

# The Orchard

IN THE MISSION

## **DESIGN GUIDELINES**

Lower Mission Neighbourhood

July 26, 2019

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## **1. OVERVIEW AND PRINCIPLES**

The purpose of these Design Guidelines is to guide the character, form and exterior appearance of the homes and landscape design that is consistent with the vision of the developer, for The Orchard in the Mission (“The Orchard”). This document will act as a guide for design for all lots within The Orchard development.

These Design Guidelines are written to provide for achievable compliance consistent with a neighbourhood of well-designed homes of exceptional quality. Each home will contribute to the overall character, ensuring consistent standards of design for the security and protection of each homeowner’s investment.

This document shall be read in conjunction with the attached appendices providing for the establishment of a design review authority specifically charged with regulating the design and on-site construction activity for The Orchard neighbourhood. The aim is to achieve the construction and operation of services, utilities, and buildings in a manner that minimizes site disturbance, protects adjacent properties, and encourages creative use of common building elements while using site-specific conditions to create individuality of building character. All homeowners and Builders shall abide by these regulations.

### **1.1. Context**

The requirements of these Design Guidelines will place a strong emphasis on sensitivity to the existing landscape, site features and surroundings and will demand careful attention to the building.

### **1.2. The Orchard Vision**

The quality of design, character and appearance is important to the experience that both residents and visitors have of their community. Good design, including the incorporation of high-quality landscaping, is important to the aesthetics of The Orchard. These Architectural and Landscape Design Guidelines are provided for clarity and are in place to ensure a high standard of development while encouraging creativity. It is with this goal of quality that these Guidelines were developed to establish a controlled neighbourhood character and to protect and enhance every Owner’s property value.

It will be the responsibility of each designer to create buildings that are responsive to distinct site opportunities. A major role of the Approving Officer is to encourage improved design solutions that may challenge standard design guidelines, and also prevent designs that may fully conform to the guidelines but offer no translation of distinct ‘The Orchard’ character.

# ARCHITECTURAL STYLES

One of the most important characteristics of the Orchard community is the design and quality of the homes and surrounding landscapes. Quality of design, character and appearance are important to the experience of residents and visitors alike. Excellence in home design, including style continuity and the incorporation of superior landscaping, is important to the aesthetic experience and maintaining high values at The Orchard.

While The Orchard does not impose one specific historic architectural style on any building, design review will encourage the use of consistent elements that are responsive to a selection of architectural styles as outlined broadly below. Attractive interpretations within these styles are encouraged.

In assessing individual design solutions, The Orchard design review process stresses that while a design may satisfy individual Design Guidelines, the result may not meet the spirit of the overall Design Guidelines. Equally, there may be design solutions that do not meet individual Design Guideline requirements, yet still more than meet the spirit of the Guidelines with innovative and high-quality design.

Recognizing this, proposals requiring a departure from these Design Guidelines will be considered – and approved if, in the opinion of the Approving Officer, The Orchard community is better served through modification of individual Design Guidelines if a better design results than would be achieved by strictly adhering to the guidelines expressed in this document. If a homeowner or design team propose a departure from the Design Guidelines of this document, the application for consideration must present a thoughtful and thorough rationale for the new direction. The Approving Officer will be the sole determiner of which departures are acceptable

## Okanagan Modern

Okanagan Modern homes are a blend of both Arte Moderne style and International style.

Art Moderne, also known as 'Streamline Moderne', is an architectural style that developed out of 1930s Art Deco. Arte Moderne homes have a sleek streamlined appearance and typically designed in low, horizontal shapes.

Predominant features include wrap-around windows and cube-like massing with the suggestion of speed or movement.



The International Style is a major architectural style that was developed in the 1920s and 1930s and was closely related to modernism and modern architecture. It was first defined by Museum of Modern Art curators Henry-Russell Hitchcock and Philip Johnson in 1932, based on works of architecture from the 1920s.

The style is characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and color, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass."

## Okanagan / West Coast Contemporary

An environmental awareness planted the seed for what would become West Coast Contemporary Style Architecture. As a relatively new architectural style, there is not much history to be found.

It appears to have started its development on the West coast between 1945 to 1975 in response to their rainforest climate and local landscapes. Innovation and a rejection of traditional styles was needed in order to adapt to rocky and irregular building sites.



While this style is often referred to as West Coast modern, a style from the 1940's and 1950's, the West Coast Contemporary style softens the purely modern look by adding warmth to both the exterior and interior with extensive use of wood.

Okanagan / West Coast Contemporary designs are known for their large, geometric designs and use of heavy timber structure and wood surfaces. The use of local materials like wood siding, stonework, and stucco creates a natural appearance.

## Modern Farmhouse

Modern farmhouse combines the sleek clean lines of contemporary design with the cozy farmhouse aesthetic to create a uniquely fresh take on the country living inspired style.

While every home will have subtle variations to make it unique, there are a few key architectural features that truly qualify a design as Modern Farmhouse;

- Steep gable roofs,
- Lap siding,
- Board and Batten siding,
- and Field Stone or Brick.



Recently, the standing seam metal roof has ingrained itself in Modern Farmhouse design. While this isn't a requirement for achieving the look, it does actually derive from an older, agrarian lifestyle.

With its simplistic clean lines, Modern Farmhouse architecture relies heavily on the variation of materials and textures to develop interest.

## Prairie Style Architecture

The prairie style emerged in Chicago around 1900 from the work of a group of young architects, including Frank Lloyd Wright.

Their most defining characteristic is their emphasis on the horizontal rather than the vertical.

They spread out over their lots, featuring flat or shallow hipped roof lines, rows of windows, large overhanging eaves, and bands of stone, wood or brick. Strong geometry and massing, including large central chimneys are an integral part of the architecture.



Though the exterior character is remarkable, it was the radical interior reorganization that set the Prairie Style apart. Instead of the Victorian plan with its small, compartmentalized rooms, this modern innovation opened up interior spaces by creating a more natural flow between rooms. In even relatively small houses, spaciousness was achieved by removing doors and walls and increasing the line of sight from room to room.

As the Prairie style became more widely accepted from about 1905 to 1920, it became more stylized and influenced the popular Ranch styles.

## Mid Century Modern

Mid-Century Modern denotes a style of design that was popularized from the 1930s through the 1960s. Characterized by a contemporary, seemingly futuristic aesthetic and an emphasis on function, the Mid-Century Modern movement influenced many types of design.

Predominant features include post and beam construction, flat or low sloping rooflines with exposed beams, and an emphasis of glass.



The style incorporates natural light with floor to ceiling windows, curtainwall construction and large eaves.

Exterior finishes incorporate wood, brick, metal and concrete and focus on uncluttered, sleek lines with both organic and geometric forms.

### **1.3. Design Guideline Compliance, Interpretation and Evolution**

No building, landscaping, and/or other improvements shall be constructed, placed, erected or maintained on any of the Lots at any time, and no application for a Building Permit (“BP”) can be made, unless the preliminary design (including grading, massing, and overall architecture) is first approved. The Approving Officer has been appointed by the Developer of the Orchard neighbourhood. While it will be acceptable to confirm details, colours, and final material specifications after BP submission, all aspects of the design must be approved in writing by the Approving Officer prior to commencement of construction, and all work shall be constructed in accordance with those approved plans. All Design Guidelines shall be read in conjunction with the rules and regulations of the City of Kelowna. Further, these Design Guidelines may be amended periodically by the Approving Officer or the Developer, so long as the integrity of the design concept upon which the Design Guidelines were developed is not compromised. It is the responsibility of the homeowner and their design team to obtain the current version and to ensure compliance with these Design Guidelines.

### **1.4. Design Regulation Process**

The Orchard promotes a design process and implementation of these Design Guidelines as a partnership between the Developer and the individual homeowner and is committed to investing time and effort with each building to help realize this vision. Consequently, the Approving Officer’s role is established to review individual compliance with the design guidelines articulated. The Approving Officer encourages ongoing discussion throughout the process to help realize speedy approvals and to promote design creativity that expresses the individuality of the home balanced with the natural character of each site.

### **1.5. Design Guideline Organization**

These Design Guidelines provide the primary design guidance for each building application. These guidelines present the design and construction regulation to achieve The Orchard vision through organization of detailed design regulations grouped as follows:

- Siting and Site Program
- Buildings, Massing and Form
- Architectural Elements
- Landscape and Site Elements

Of these, the guidelines in Buildings, Massing and Form are the central force for establishing homes consistent with The Orchard Vision for the neighbourhood.

### **1.6. District, Agency, Provincial and Federal Standards and Regulations**

These Design Guidelines are supplementary to all applicable District, Agency, Provincial and Federal standards and regulations. It is the responsibility of the homeowner and their design teams to ensure compliance with all standards and regulations in effect on the property. In the event of a conflict between these Guidelines and the applicable District, Provincial and Federal standards and regulations, the more restrictive situation will apply.

## **2. SITING AND DEVELOPMENT CRITERIA**

Detailed building siting criteria are defined to ensure that each homeowner’s program and building siting is sensitive to the natural landscape character, significant privacy buffers are maintained between homes, and that view opportunities are optimized for all homeowners.

**2.1. Streetscape Compatibility**

The height, style, and siting of a proposed house will be compatible with the homes on adjacent lots to ensure a gradual transition from one type of house to another. Coordination of architectural detail may be required to achieve this, particularly where a bungalow may be requested between adjacent 2 storey homes. Abrupt changes in heights of eaves and fascias should be avoided from house to house.

**2.2. Home Design Repetition**

The same house plan with “approximately” the same front elevation shall not be repeated within a 4 lot radius on either side of the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications such as changing the direction of roof slopes, size, location of windows/doors and colour selection will be required.

Houses that directly back onto one another will also be considered in terms of repetition, albeit to a lesser degree.

**2.3. Lot Description**

For the legal description, location, size, and dimensions of each of The Orchard lots, refer to the documentation provided by the registered BC Land Surveyor for The Orchard.

**2.4. Lot Area and Frontage**

Lot area, frontage, and site dimensions of each lot are or will be available from The Orchard.

**2.5. Driveways, Garages, and Parking**

In order to minimize disturbance, driveway width and cut and fill shall be kept to a minimum. Where possible, garages are encouraged to be located at the uphill side of the property, with indirect or side access to the garage, sited so that garage doors do not directly front onto the road. Where the nature of the landscape dictates, different garage locations may be acceptable. On-site surface parking is encouraged to be screened from view by a combination of planting, berms, retaining walls, landscape roofs or trellises.

**2.5.1. Driveway Design**

Driveways shall be designed, in combination with garages, to reduce visual impact and to:

- Minimize and follow site contours as much as possible to reduce cut and fill;
- Minimize impact on plant materials, rock outcrops and drainage patterns
- No wider than 6 meters (20 feet) where driveway meets property line

**2.5.2. Garage Design**

A minimum of two fully enclosed standard automobile spaces shall be provided for each residence. Garage may be attached, detached or connected by an enclosed or unenclosed connection to the home. Garages shall be designed to:

- accommodate accessory equipment (snow blowers, bicycles, etc.)
- be consistent with the architecture and quality materials of the principal buildings
- avoid a harsh, barren appearance in massing or articulation
- provide indirect access and be located at the uphill side of each lot where possible

On selected lots the garage may be located at a lower level than the main living level. In all cases, height of garage doors shall be a maximum of 9'.

### 2.5.3. Parking

All surface parked cars, with the exception of those parked on driveways, shall be screened from view from neighbours and roadways with plantings, berms, retaining walls, landscape roofs or trellises, and must be contained within the Disturbed Area.

Parking is restricted to areas identified as parking areas on the Construction Plans. Additional parking for suites must be addressed during the architectural approval process.

## 2.6. **Easements and Utilities**

All services shall be underground, with any on-site trenching fully restored to existing grade and landscaped with native material to match surrounding site natural character. Grading and site improvements shall not interfere with utilities or drainage with easements. All utility connections (water, sewer, gas, electricity, phone and cable, etc.) shall:

- be installed underground from existing services with re-vegetation over
- include the screening or enclosure of utility boxes / meters

## 2.7. **Lot Drainage**

Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must conform to the "City of Kelowna Standards for Lot Grading" and to the accepted lot grading plan for the subdivision.

Onsite water disposal methods such as rock pits or dry wells are not recommended for this site.

Perimeter drains should discharge to the municipal storm drain or a storm water detention pond, but should not be discharged to the ground. For residences located near slopes, roof drains should also be directed to the municipal storm drain. Please note that the municipal storm drain connection is usually at the front the lot. Please check for depth to ensure proper slope for roof and perimeter drains.

## 3. **BUILDINGS- MASSING AND FORM**

Building form and massing are required to achieve the appearance of structures integrated into the landscape and to emphasize a single storey eave definition, with terraced massing and rooflines adding variety and individuality. Respect for neighbouring privacy, view, and sunlight access and the establishment of a roofscape and yard which maximizes the natural setting as viewed from above are essential elements of the building massing.

### 3.1. **Massing and Form Articulation**

A building massing expressing different elements that make up the structure is encouraged. Some ways this can be achieved include:

Wall Planes:

- offset wall planes to modulate façade
- emphasize horizontal scale and form
- Avoid large monolithic massing and uninterrupted wall planes.

Architectural Details:

- incorporate Features such as, dormers, balconies, porches
- express rafters, purlins, doors, windows, decks, railings, chimneys, etc. for building texture and individuality
- detail overall architectural style consistently throughout the building

Landscape:

- retain all indigenous Landscape in Undisturbed Areas, and consider measures to retain indigenous Landscape wherever possible within the Disturbed Area
- incorporate outdoor spaces, such as courtyards, porches or verandahs

**3.2. General Siting Considerations:**

Homes will be required to be sited to:

- Follow site contours wherever possible
- Minimize site disturbance
- Retain significant site features, such as rock outcroppings, trees, etc.
- Lot slopes should be absorbed within the building massing such as using stepped foundations to minimize the need for grades steeper than 3:1.

**3.3. Building Height**

Building height is limited at the discretion of the Approving Officer to encourage buildings that terrace down with the natural slope of the landscape and that are horizontal in scale and form with a low eave. Two storey elevation heights in the same plane and without an intervening deck or terraced plan change are discouraged and will only be permitted in specific circumstances at the discretion of the Approving Officer.

Full three-storey rear elevations are not acceptable.

**3.3.1. Main Floor Elevation**

The Main floor elevation at front entry shall not exceed 2'-6" above grade as measured from the centerline of property at top of curb, sidewalk or asphalt. Exposed concrete foundation walls shall not exceed a height of 8 inches above level grades and 1'6" above sloped grades.

**3.3.2. Height Limits**

Building sites at The Orchard are combination of hillside view lots and flat meadow lots. Additional care must be utilized in all hillside lots to ensure suitable treatment of slopes to establish a comfortable transition to neighbouring homes. Stepping of the roof ridge or roof planes is recommended to establish a varied massing of the home, with views being protected for the homeowner on the uphill side.

**3.4. Roof Massing**

**3.4.1. Roof Form**

The roof massing shall emphasize horizontal lines, sympathetic to the site and building concept of terracing, rather than one large volume. The primary unifying characteristic between buildings is low sloped, sheltering roof profiles. Roofs should be simple in form with small, low sloped shed, gable, or hip forms used to articulate the roofs and visually break up the roof mass. All flues are to be contained in

chimney boxes.

#### 3.4.2. Roof Slopes

Unless flat, slopes shall range between 1:12 and 4:12 except under the circumstance where an alternate design demonstrates a superior fit with the existing landscape and site conditions. For architectural Style 'Modern Farmhouse' dominant roof slopes shall be no less than 10:12

#### 3.4.3. Flat Roofs

Flat roofs may be used for secondary roof elements such as entry areas, porte cocheres, deck roofs, terraces, and connectors between massing elements or similar enclosures – provided that the visible surface of the flat roof is designed and finished to the satisfaction of Approving Officer.

#### 3.4.4. Landscape Roofs:

Landscape roofs are permitted. Note that landscape roofs will be required to meet all applicable Code requirements.

#### 3.4.5. Eave Height Limits

Varied eave heights are encouraged to break up the roof form, with lower scale roofs and lower eave heights on roofs nearest the side yard setbacks. The use of landscape elements, such as courtyard walls and trellis elements is also encouraged between the building and the side yard setback. Maximum Eave Height measured from the Main Floor elevation to the underside of the eave shall be as approved by the Approving Officer on a case-by-case basis during the design review process.

#### 3.4.6. Eave Overhangs

Eave overhangs present natural opportunities to provide for solar protection of window and door openings and outdoor living space. As such they become major elements in the character of the buildings and their integration with outside spaces. Roof overhangs shall be minimum 1'-6".

### 3.5. **Exterior Walls**

The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of single storey elements, step backs, overhangs, and landscaping, and/or other means of horizontal and vertical articulation that break up massive forms.

#### 3.5.1 Exterior Wall Modulation

No single wall plane in plan may exceed the lesser of 30'-0" or 40% of the elevation horizontally on any exterior exposure without change in façade finish, projection, or recess. Flat building walls over one storey in height and over 30'-0" feet in horizontal dimension shall be discouraged to minimize unarticulated wall mass. A minimum 6" projection or recess by minimum of 5 feet wide must be incorporated.

### 3.6. **Shade Devices**

To achieve solar protection of wall openings and outdoor spaces, trellises and similar devices can present opportunities to achieve terracing and a closer integration between building and land.

Shading devices shall be stepped with the site contours to minimize grading and cut and fill slopes and be designed to visually integrate with landscape.

### 3.7. **Balconies, Decks, Patios, and Courtyards**

Balconies, decks and patios are encouraged as elements that help articulate the individual identity of the

home and provide an effective transition between the building and its surroundings by reducing the apparent mass through a terracing appearance.

### 3.7.1. Balcony and Deck Design

Balconies, porches, and decks shall be designed to be:

- located and sized to protect from snow shedding from adjacent roofs
- except for upper floor balconies, be supported by substantial support columns, preferably on a stone base
- complement the architecture of the home and other landscape elements
- Long continuous horizontal or repetitive balconies are strongly discouraged

### 3.7.2. Patio and Courtyard Design

Patios and courtyards present the opportunity to use walls for outdoor space enclosure and provision of privacy – the walls or screens used can assist in terracing the building form to the natural contour.

## 3.8. Foundations

Foundations shall be stepped with the site contours to minimize grading and cut and fill slopes while minimizing the amount of exposed concrete. Wherever possible, exposed foundations are to be covered with architectural finish. If stone is used, it shall be installed to avoid the appearance of being suspended from the supporting wall behind. All other finishes are to be extended within 8" of grade. Exposed concrete foundation walls shall not exceed a height of 8 inches above level grades and 1'6" above sloped grades.

## 3.9. Retaining Walls

### 3.9.1. Design

Retaining walls and low landscape walls shall be designed based on the consideration of site contours, natural features or man-made improvements, and shall:

- be placed within property lines.
- be natural rock similar to that which is native to the site. Other materials such as cultured stone or concrete materials of similar aesthetic appearance will be considered by the Landscape Design Consultant on a lot by lot basis.
- be finished in natural/neutral colour tones and designed to complement the style of the home.
- include backfill fabric and 'Big O' weeping tile.
- step with grading to avoid use of guardrails wherever possible
- complement the architecture of the home and other landscape elements

To reduce the visual impact of retaining walls, the incorporation of other landscape elements in the expression of a retaining wall is strongly encouraged, including trellises, planters, berms and multiple stepped retaining walls. Retaining wall modulation for walls over 4'0" in height should be designed to reduce impact by following existing natural contours. Additionally, where retaining walls are contiguous from one property to another, they should be constructed of the same material as the first installation to maximize visual continuity.

### 3.9.2. Height of Retaining Wall

Where larger grade differences are to be retained, stepped retaining walls shall be used with the distance between walls and the wall height being consistent with the existing slope. Retaining wall height must not exceed 1.5 metres without relief (terraced).

### 3.9.3. Height Measurement

The height of retaining walls and low landscape walls shall be measured vertically on the exposed face from the finished grade on the exterior side of the wall. Raising the finished grade by placing fill solely for the purpose of adding additional height to a wall is not permitted, unless the design demonstrates a superior fit with the existing landscape. If a wall is placed on a berm, the height shall be measured vertically from the base of the berm. However, raising finished grade on the downhill side of a retaining wall is encouraged to lessen the visual impact and to reduce the necessity for guardrails.

### 3.9.4. Existing conditions

Lot slopes should be absorbed within the building massing such as using stepped foundations to minimize the need for retaining walls. Any costs incurred due to changes made to existing lot grade, resulting in the construction of retaining walls, shall be the responsibility of homeowner making the change. It shall be the responsibility of that homeowner to retain the grades to the original elevation of the adjacent property.

## 4. ARCHITECTURAL ELEMENTS: CHARACTER, MATERIALS AND COLOUR

Architectural expression shall reinforce building massing and terracing with materials and details of quality and durability. Designs shall blend with the landscape through material and colour selections.

### 4.1. **Roofs**

Roofs are a major element and will be coloured to blend with the landscape and present a natural, simple and uncluttered image from above.

Roof materials will be durable, non-reflective, and non-combustible. Quality detailing will be emphasized within a limited number of 'chimney' enclosures – as well as a recommendation that roof venting be achieved through integral eave/ridge or gable detailing.

#### 4.1.1. Eaves and Soffits

Soffits with exposed structure (open rafter ends, purlins and / or beams) are encouraged - flat soffits are also acceptable. Natural wood soffits are encouraged; however, metal or Masonite are permitted, and the Approving Officer shall have the authority to approve or reject other proposed materials at their sole discretion.

#### 4.1.2. Fascia and Gutter

Fascia height is a minimum of 5½" and maximum 24" and is to be constructed of smooth wood or rough sawn material (may be aluminum covered). Aluminum fascia gutter will be permitted as long as it is mounted to the required fascia material.

Eaves troughs are required on every eave of the roof structure that will allow water to fall directly to the ground. Eaves troughs must be of the continuous formed type and downspouts leading from eaves troughs should be positioned so as to maximize drainage while minimizing the impact on exterior aesthetics. Every effort should be made to avoid locating downspouts on the front elevation of the home.

#### 4.1.3. Roof Materials

Roof materials shall be non-reflective and shall integrate with the colours of the vegetation, rock and earth of the site. All sloped roofing is to be from a colour range as approved by the Approving Officer. Roof materials are to be fire resistant. The following materials are permitted:

- slate, natural or composite

- metal roofing
- fiberglass shingles
- landscape roof, with any combination of hard or soft landscaping

The following materials are not permitted:

- clay tile, glazed tile, ceramic tile
- metal reflective roofing
- cedar shingles

The Approving Officer may approve other materials that meet the Intent of the Guidelines at their sole discretion.

#### 4.1.4. Gutters and Downspouts

Gutters and downspouts are to be:

- located to avoid long sections of downpipe located freestanding from building surfaces
- of a material and colour to integrate with the backing materials to which they are attached

#### 4.1.5. Ancillary Roof Elements

Ancillary roof elements (such as flues, vents, mechanical equipment, snow management devices, heat trace systems, lightning rods, solar devices, etc.) shall be organized to minimize roof clutter and roof penetration. No visible reflective finishes are permitted. Materials and colour are to blend with the background materials to which they are attached.

### 4.2. **Walls**

#### 4.2.1. Exterior Wall Materials and Window System

The intent at The Orchard is to have a palette consisting of two or a maximum of three materials on wall surfaces. The following materials are generally permitted:

- natural stone
- manufactured stone
- rammed earth
- heavy timber
- wood siding
- cementitious siding detailed to have the appearance of wood
- poured concrete bush hammered or textured, in limited amounts only
- stucco, with pattern and finish to be approved by the Approving Officer
- corrugated metal siding

It is recommended that heavy timber construction should be used as an important accent material, finished in a colour that blends with the landscape. The Approving Officer may approve other materials that meet the intent of the Guidelines. The following materials are not permitted:

- glass block
- concrete masonry units, cinder block pre-cast concrete
- asphalt shingles or wood shakes
- plastic materials

- turned, 'manufactured' or round log
- alluvial rock or river rock
- vinyl Siding

The Approving Officer may approve other materials that meet the Intent of the Guidelines at their sole discretion.

#### 4.2.2. Stone

Stone is to be of a colour, texture, and character that is consistent with natural materials found on site.

Where stone or brick facing extends to an outside corner it must wrap around that corner a minimum of 2 feet along the side of the home.

The use of rounded stone such as alluvial rock or river rock is not permitted.

#### 4.2.3. Heavy Timber

Heavy timber shall be:

- square cut, typical minimum nominal dimension of at least 10" for columns and 8" for struts and beams
- Creatively detailed to appear as an authentic structural element and an expression of individual home character

#### 4.2.4. Stucco

Stucco walls shall be:

- acrylic finish
- formed with proper trim and headers and enhanced by accents

The use of synthetic stucco systems will be reviewed by the Approving Officer on a case-by-case basis.

#### 4.2.5. Wood Siding

Wood siding shall be:

- channel, ship lap, T&G, board and batten or wood shingles
- Horizontal siding using composite wood or hardiplank to have corner boards
- appearance grade to be clear
- treated with preservatives, stains or pigmented stains to prevent solar deterioration (or used within areas shaded from solar degradation)

#### 4.2.6. Wall Penetrations and Meter Detailing

Direct vent, mechanical venting, service meters, and similar wall penetrations are encouraged to be located within chimney chases, concealed as soffit venting, located within the wall as specific design elements, or similar unobtrusive locations. Through-wall venting is to be located only on side elevations. Haphazard location and overt visibility is not acceptable.

### **4.3. Doors and Windows**

#### 4.3.1. Doors & Windows

Exterior doors, including garage doors, and their associated hardware shall be designed to complement and enhance the individual identity of the home. Hardware materials shall be wrought iron, cast brass, bronze, or similar metals. Window frames and mullions shall be of a consistent or complementary

proportion throughout the home. Rectilinear windows are encouraged: arched and/or Palladian window styles are strongly discouraged. Bay windows may be used to enhance views and provide interest to exterior walls. The following window shapes are discouraged:

- circular windows
- arch head windows

#### 4.3.2. Glass

Glazing shall be double pane thermal units as a performance minimum. Optional energy saving features such as “low E” are strongly encouraged. Tinted or coloured glass may be permitted if under deep overhang and will be reviewed by the Approving Officer on a case-by-case basis: mirrored or reflective glass is not permitted. Where divided light windows are used, true divided lights are encouraged: “snap-in grid” divided lights or bars inserted between glazing panes are not permitted. All glass is to emphasize the transparent quality of glass, and reflection is to be minimized.

#### 4.3.3. Lintels, Sills and Structural Elements

For openings in stone or stucco walls the lintel and sill shall be, or be detailed to appear to be, authentic structural elements, such as precast concrete, heavy timber or stone. The expression of other structural elements (lookout beams, exposed rafter tails, brackets, braces, etc.) is encouraged to articulate the individual identity and high quality of the home.

#### 4.3.4. Exterior Trim, Casing and Other Elements

Exterior trims, casings and similar elements, decorative or functional, such as windowsills and headers, doorframes, eave and rake fascias, shall be consistent with the architectural appearance of the building and provide for simplicity and high quality in the detailing.

### 4.4. **Foundations**

#### 4.4.1. Foundation Design

Foundations shall be stepped with the site contours to minimize grading and cut and fill slopes and be designed to visually integrate with landscape walls in order to reinforce the natural setting between buildings and the landscape.

#### 4.4.2. Foundation Wall Finish

Minimize quantity of exposed concrete unless it is specially detailed as an architectural finish. Approving Officer shall have the authority to approve or reject any proposed finishes that do not comply with the intent of these Guidelines.

### 4.5. **Chimneys and Vents**

Chimneys shall include caps, down-draft deflectors, spark arresters and roof saddles. Vents, mechanical requirements, and any other roof penetration shall be consolidated within chimneys and concealed in a chase to eliminate roof clutter and leakage potential. Exterior materials for chimneys and vent chases shall either be stone or the wall material of the main or upper floor. Chimney flues are not permitted to be visible and are to be contained within flue boxes faced to match the building.

### 4.6. **Sun screening Devices**

All sunscreen devices shall be made of materials, construction and detail that will withstand the weathering inherent in the site conditions and exposure. Use of wood is discouraged without thorough consideration of the weathering potential.

#### **4.7. Roof Patios, Balconies and Decks**

Roof terraces (including main floor patios built over basement living space), balconies and decks are encouraged as elements that help articulate the individual identity of the home and to provide an effective transition between the building and its surroundings by reducing the apparent mass.

##### **4.7.1. Design**

The underside of cantilevered and/or exposed balconies shall be finished with a material compatible with the exterior wall or soffit material. Use of wood soffit in these areas is strongly encouraged.

##### **4.7.2. Railings**

Avoid railings in landscape areas wherever possible by keeping patios and deck surfaces below the minimum Code height difference that requires a guardrail by using berms and stepped retaining edges to lessen apparent height. When necessary, railings shall be designed to complement the architecture of the home. They shall be light in appearance with a significant portion of the area left visually open by using railing patterns constructed of metal, wood or glazing - all support systems are to be designed as a major element of the building character. Guard systems of glass and powder coated aluminum are encouraged, but should only be used where due consideration is given to reflectivity impact on neighbouring properties.

#### **4.8. Details**

Well-articulated detail is essential to the declaration that The Orchard is a community of high quality. All architectural detail is to reflect a strong sense of high-quality design and workmanship.

#### **4.9. Exterior Colours**

##### **4.9.1. General**

All material and colour samples shall be submitted for review and approval at the time of architectural submission, and approval shall not be provided without these presentation materials in place. No mirror glass, reflective materials or unpainted metal is permitted.

##### **4.9.2. Stains and Paints**

Paint and stain colours shall blend with the colours of the landscape. Stains shall be semi-transparent or solid (or as required for solar protection), applied as subtle accents to the natural wood hues with a low reflectance applied only in areas protected from fading or ultra violet damage. Accent colours may be used to highlight architectural features such as doors, windows, trims, fascias, frieze boards and signage, and shall be based on a palette that references colours of the vegetation, flora and fauna in and around each neighbourhood.

#### **4.10. Green Building Practices**

To minimize the environmental impact, designs are recommended to include low energy and water consumption features and re-useable materials through the application of Green Building Practices. Design Submissions are to include a summary statement of all Green Building strategies proposed.

##### **4.10.1. Solar Design**

Solar orientation can have a significant impact on energy consumption – both heating and cooling. Passive shading devices such as deep roof overhangs, trellises and operable window shading devices should be considered.

Passive solar design features shall also be integrated, such as high thermal density paving on an outdoor

terrace (to re-radiate heat absorbed during the day, making these spaces comfortable during the cooler evenings), and courtyards designed to provide protection from the western sun will be valuable to extending livability through seasons. Solar panels (if used) shall be located to maximize solar exposure, minimize visual impact and reduce impact to neighboring properties.

#### 4.10.2. Water Conservation

Water conservation is an essential component of The Orchard building practice. Water metering will be incorporated in all homes, and owners are required to practice water conservation measures within their homes. Green construction guidelines are to be addressed during the design of the home to most effectively implement water saving technologies. Landscaping is to emphasize Xeriscape practice with minimal irrigation, and building fixtures and systems are to provide for water conservation. Pools, hot tubs, water features, and other potentially water consumptive amenities are to be carefully considered for minimal impact.

#### 4.10.3. Interior Fireplaces

Wood burning fireplaces or wood stoves are not permitted for air quality reasons

### **4.11. Accessory Buildings**

The design of accessory buildings, such as pool houses, gazebos, and free-standing storage buildings shall be consistent in material, finish, and quality to the architecture of the principal building. All accessory buildings are fully subject to these Design Guidelines and are to be reviewed and approved by the Approving Officer.

### **4.12. Manufactured Housing**

Factory built or manufactured units are not permitted.

### **4.13. Exterior Artwork**

Exterior artwork for permanent or temporary display shall not be directly visible from adjacent properties or roadways and will be reviewed by the Approving Officer on a case-by-case basis.

## **5. LANDSCAPE AND SITE ELEMENTS**

The Orchard community vision is based on the principle of homes set in a natural preserve – visually independent of specifically located lot lines, and with homes and site improvements in a specific balance with the natural landscape.

Every effort will be made during the review process to avoid disruption or loss of established site landscape features that provide high quality indigenous landscape character.

All aspects of the landscaping must conform to the Design Guidelines and incorporate materials from the Approved Landscape List as provided in Appendix C. A detailed landscape plan prepared by a qualified professional shall be submitted to the Approving Officer prior to commencement of landscaping in a form substantially similar to the design template provided in Appendix C. In all cases, owners will be required to install one street tree (specified by the Developer) at the front of their property and incorporate a consistent street edge in accordance with a planting plan set out by the Developer's landscape architect. Incomplete submissions will be returned without review.

### **5.1. Indigenous Landscape and Plant Selection**

#### 5.1.1. Design and Plant Selection

All plants and materials shall be selected from the Approved Landscape List as attached in Appendix C to achieve an ongoing native landscape character that is appropriate to the specific microclimatic conditions and vegetation character of each site. To avoid browsing by deer and elk, species that are less palatable to big game shall be used.

#### 5.1.2. Xeriscape Encouraged

The Orchard promotes the principle of Xeriscape, which is a water conscious, creative landscape, based on the use of indigenous and native planting. It also deals with moisture retention techniques that increase survival rates in this type of climate.

#### 5.1.3. Manicured Landscape limits

Consistent with The Orchard vision to respect and preserve the existing indigenous landscape setting, manicured landscape materials are discouraged. Specifically, any landscape proposal that incorporates lawn areas will be carefully reviewed.

### **5.2. Water Conservation: Landscape Design and Maintenance**

#### 5.2.1. Irrigation Systems

Irrigation must be installed for the entire lot, with the only exception being any No Build areas. A copy of the approved application for Irrigation Approval, as per the City of Kelowna Bylaw No. 10480, is required to be submitted along with the landscape plan.

### **5.3. Driveways and Pathways**

Driveway and path design are to avoid significant cut or fill, minimizing drive width and limiting on-site exposed and to use site-based colour for all paving materials.

To the extent possible, hillside garages shall be located close to the road, with indirect or side access where feasible, sited so that garage doors do not directly front onto the road. Where the nature of the landscape dictates, other home sites may introduce different garage locations and, on certain sites there will be a mandatory garage location due to the constraints of the existing landscape features.

Driveways shall not be placed directly along any property line. There must be a minimum of 3 feet soft landscape provided between the property line and the driveway and extending along the front 1/3 portion of the lot.

#### 5.3.1. Driveway Portion within the Right of Way

Homeowners are responsible for the driveway, drainage and landscaping within the street right of way, between the property line and the roadway edge.

#### 5.3.2. Driveway and Pathway Design and Materials

Informal edging is encouraged. Paving material is to be coloured to blend with the natural tones of the vegetation, rock, and earth. Permeable materials are recommended.

The following general materials are permitted:

- stone pavers, cobbles, or flagstone
- Grass Crete, brick pavers
- coloured, textured and natural concrete, exposed aggregate

The Approving Officer may approve other materials that meet the intent of the Guidelines. The following materials are not permitted:

- asphalt

At the discretion of Approving Officer, materials other than those listed may not be permitted.

#### **5.4. Landscape Patios and Courtyards**

Landscape patios (built on grade), and courtyards are encouraged as elements that help articulate the individual identity of the home and provide an effective transition between the building and its surroundings by reducing the apparent mass through a terraced appearance.

#### **5.5. Landscape Walls, Fences and Screens**

Low landscape walls and other screening elements shall be minimized. Acceptable applications include courtyards and the screening of automobiles and service elements, including exterior mechanical equipment. Outdoor privacy shall be accommodated through architectural elements, berming or grade changes, and planting.

##### 5.5.1. Design

Fencing is not permitted within the front 1/3 portion of any side yard building.

Only fencing chosen for The Orchard will be permitted for use and must be approved by the Landscape Design Consultant prior to installation. Approved fencing shall be:

- black ornamental iron
- black powder coated chain link; must be screened with greenery (trees, shrubs, and perennials) to disguise its appearance
- Lots with a rear elevation facing a street shall use black ornamental iron only.

Fences of similar aesthetic appearance will be considered by the Landscape Design Consultant on a lot by lot basis. Driveway gates, traditional or electronic fencing or screens that follow property lines or interrupt wildlife migration corridors are discouraged. Courtyard walls, low landscape walls and screens shall be designed to consider site contours, natural features, man-made improvements and screening requirements, and shall complement the architecture of the home and other landscape elements.

The following materials are permitted provided that the walls of the fencing and /or screen are incorporated as part of the home design:

- plant materials and living fences
- cut stone or boulders (with planting between rocks)
- concrete with a stone veneer

At the discretion of Approving Officer, materials other than those listed may not be permitted.

##### 5.5.2. Height

Fences and screen walls shall be a maximum 5'-0" from finished grade.

##### 5.5.3. Animal Enclosure

Animal run enclosures and accommodation shall be within the structure, courtyards or similar elements. Restriction of wildlife movement throughout the site is discouraged.

#### **5.6. Boulevards**

- It shall be the responsibility of each Owner to irrigate, landscape and maintain the boulevard along their frontage as per the City of Kelowna bylaws.
- In preparation for irrigation of the boulevard, the Developer will place pvc irrigation sleeves under the access lane of each of these lots so that the Owner can complete the irrigation installation at the time of landscape construction.
- The boulevard planting plan must be included on the landscape plan for these specific lots.

#### **5.7. Pergolas, Trellises, Arbors and Gazebos**

Pergolas, trellises, arbors and gazebos shall complement the architecture of the home and other landscape elements.

#### **5.8. Pools, Hot Tubs**

Pool, hot tub and deck designs shall minimize retaining walls and enhance the terracing and massing of the home. Negative edge pools and residential / landscape elements shall be used where possible to minimize the use of fencing to satisfy pool enclosure regulations.

Mechanical equipment must be enclosed in a structure architecturally related to the house and other landscape structures, or adequately screened. Consideration should be given to location of operating mechanical equipment which may affect sound levels to adjacent properties.

Approved screening shall be at sole discretion of the Approving Officer.

#### **5.9. Outdoor Storage, Trash Collection and Service Areas**

##### **5.9.1. Concealed Location:**

All outdoor storage, trash collection and service area enclosures, exterior equipment, outdoor mechanical and electrical equipment (meters, transformers, heat pumps, air conditioning units, etc.) and recreational facilities, including swimming pools, shall be screened from view from public areas, roadways, and adjacent lots.

##### **5.9.2. Storage of Seasonal Recreational Equipment and Furniture**

Adequate storage areas shall be provided within the residence for outdoor furniture and recreational equipment.

##### **5.9.3. Storage and Collection of Trash**

All trash and trash receptacles are to be stored within the main building or accessory buildings, and be placed in the trash pick-up location in a well-maintained bin on the day of pick-up only.

#### **5.10. Recreation Vehicles, Boats, and Sports Equipment**

Storage of recreation vehicles, boats and boating equipment, sport equipment, or similar seasonal items shall be contained within the main building or accessory buildings that are of the same architectural style and quality as the main building.

#### **5.11. Exterior Mechanical Equipment**

Window or wall mounted air conditioning units, and permanent or temporary overhead structures to cover recreational facilities are not permitted: open structure designs, such as trellises and pergolas will be reviewed by the Approving Officer on a case by case basis. All exterior equipment, including mechanical equipment, shall be concealed or screened by materials that complement the architecture of the home and other landscape elements, and acoustically contained to prevent interference with neighbouring

windows, courtyards, interior spaces, or decks. Separate satellite receivers are permitted only in a location as approved by the Approving Officer.

### **5.12. Grading, Drainage**

Grading of the site shall be the minimum necessary to accommodate proposed site improvements. Designs shall minimize grading; both cut and fill. Existing drainage shall be retained and only modified where it is not practical to do otherwise.

#### **5.12.1. Grading**

Grading shall be designed to:

- transition smoothly into existing contours, or be minimized through stone retaining
- be re-vegetated to match existing vegetation
- be maximum 2:1 slope (unless Soils Engineer recommends a lesser slope)
- re-use topsoil and cut material as fill for use on the same project

#### **5.12.2. Drainage**

Buildings and site improvements shall minimize adverse impacts on natural or existing drainage patterns, avoiding conditions that lead to soil erosion. Site drainage shall not be directed onto another lot. Run off volumes entering and exiting the site shall not change from pre-development to post-development. Drainage patterns may be modified where a Licensed Civil Engineer certifies the design which will be reviewed by the Approving Officer on a case-by-case basis. Run off from roofs, driveways, paving and other impervious surfaces shall be directed away from building foundations to natural or improved drainage channels, or dispersed into shallow sloping grass swales with a minimum 2% gradient. Open grass swales are preferred over culverts and piping as the grass will clean the run off before it enters the groundwater system. Exposed drainpipe or impervious man-made swale lining material is not permitted. Storm drainage shall not connect into sanitary sewer systems.

Headwalls, ditches and similar drainage structures are to be built of a stone consistent with that found on site. Ends of metal or concrete pipes are to be concealed.

#### **5.12.3. Snow Management**

Adequate areas for snow storage shall be provided for driveways, parking areas, pathways, patios, decks and roofs to hold a minimum 30% of the area to be cleared. Snow storage areas shall be located for the easiest snow clearing and shall not include delicate plants.

### **5.13. Residence Signage**

Street address signs are required and shall be designed to be located adjacent to the driveway access, visible from the road.

### **5.14. Other Items**

#### **5.14.1. Play equipment:**

Shall be constructed of natural materials that complement the architecture and colouration of the home and landscape elements. wing sets, trampolines, and similar items shall be located in the rear of the lot screened from public view. Basketball hoops shall not be fixed to the buildings or be visible from the roadway.

#### **5.14.2. Outdoor Entertainment:**

Built-in exterior barbeque grills, outdoor fireplaces, fire pits, or similar outdoor entertainment facilities

shall be finished with stone consistent with the architecture of the home.

5.14.3. Satellite dishes:

Shall be concealed as much as reasonably possible (in the opinion of the DC) from view by other lots, public areas, roadways and adjacent lots. Rooftop or visible wall mounted installations are not permitted.

5.14.4. Flagpoles

No flagpoles shall be prohibited.

5.14.5. Accessory Buildings

Accessory building suitable for residential purposes (i.e. garden storage, pool equipment, barbeque enclosure, etc.) shall be erected and placed so as not to obstruct any view corridors of adjacent properties. All accessory buildings shall match the home style and finish. Metal storage sheds are not allowed.

## **APPENDICES**

- A. Design Control Process**
- B. Application Forms**
- C. Approved Landscape List**

**APPENDIX A. DESIGN CONTROL PROCESS AND REGULATIONS****1. Approving Officer****1.1. Purpose**

The Approving Officer is to review the design of all construction and alterations within The Orchard community, and to approve or reject all or any part of the plans and specifications submitted in connection therewith, determine whether or not improvements have been constructed in accordance with any such approved plans and specifications, and determine the release and forfeiture of Compliance Deposits.

The purpose of the Approving Officer is to review each proposed building or open space design against the contents of neighbourhood specific Design Guidelines to be defined at the time of each subdivision. Approving Officer reserves the right to determine what is appropriate in the translation of guidelines to individual buildings, recognizing that what is appropriate for one site may be unsuitable for another. Incomplete or inconsistent submissions as required below will automatically be denied progress to consideration by the Approving Officer within 48 business hours upon delivery. Any such decision will be communicated to the Applicant.

**1.2. Enforcement**

The Approving Officer shall be the sole arbiter and interpreter of these Guidelines, and shall have the power to enforce these guidelines in conjunction with the Developer. Decisions of the Approving Officer shall be final and binding upon all Lot owners and their contractors and agents.

**2. Other Governing Regulations**

It is the responsibility of the homeowner, Architect, Contractor and the design team to become familiar with all local, provincial and federal codes and regulations applicable to development within The Orchard. Regulations that may apply include, but are not limited to:

- Declaration of Building Restrictions for the development;
- All applicable District, Provincial and Federal Environmental;
- City of Kelowna Zoning Regulations;
- City of Kelowna Official Community Plan;
- BC Building Code;
- BC Plumbing Code;
- BC Electric Code;
- Uniform Fire Code;
- Applicable Accessibility Standards for Buildings and Facilities;
- Other applicable local, provincial, and federal codes and regulations.

The design review and approval process is supplemental to any City of Kelowna development or building permitting processes, and decisions are to abide within all official City of Kelowna processes and design direction.

### **3. Amendments to the Design Guidelines**

These Guidelines are not intended to be a static document. The Approving Officer or Developer is entitled to make amendments to these Guidelines as it feels necessary to maintain quality and consistency in The Orchard community.

### **4. Design Review Process**

The Design Review Process is intended to encourage design innovation in responding to the site character and facilitate timely approval consistent with maintaining the standards and intent set out in these guidelines.

#### **4.1. Design Review Stages**

Review by the Approving Officer is a multi-stage process broadly as follows:

- Stage One: Schematic Design Submission and Initial Review
- Stage Two: Site and / or Review Meeting – Drawing Revisions as Required
- Stage Three: Construction Plan Review and Approval prior to BP Submission
- Stage Four: Site Construction and Compliance
- A more detailed description of the design review process may be found in Appendix B

#### **4.2. Submission Requirements**

- Site Plan(s) clearly indicating Lot Number and Civic Address. Site plans should include:
  - Location of adjacent buildings (if appropriate)
  - All lot setbacks
  - Grading
  - Driveways (location and materials) and patios (materials)
  - Retaining Walls
  - Landscape plan/planting
- Site sections showing relationship to upper and lower properties
- All Floor Plans (to scale)
- All elevations clearly showing:
  - Materials/window specifications
  - Building height(s)
  - Eaves/soffit materials and downspout locations
- Roof Plan(s) including
  - Materials
  - Locations of all venting
- Colour Rendering and/or Materials Board

Note that at the discretion of the Approving Officer, it may be acceptable to apply for Building Permit with all requirements satisfied except confirmed colour and material boards, with the intent that these components will be submitted shortly thereafter for final review.

#### **4.3. Request for a Design Departure**

Request for a Design Departure is encouraged for designs that better satisfy the intent of these Design Guidelines than is possible through strict adherence to them.

A request for a Design Departure shall include the reason for the request and as much information as the homeowner and design team feel necessary to clearly explain the Design Departure. A decision to approve a Request for Design Departure will be made only if the design meets the Vision for Neighbourhood and if, in the sole opinion of the Approving Officer, it results in a better design than would be achieved by strict adherence to the Design Guidelines.

If the homeowner is considering making a Request for a Design Departure from one or more of the requirements of these Guidelines, the Approving Officer must be presented with such request as early as possible in the review and approval process for timely and efficient consideration. It shall be submitted and approved in principle before the Schematic Review stage.

At their request, the Approving Officer may require a walking tour to review specific site characteristics. It is strongly recommended that the homeowner's design team attend.

#### **4.4. Stage One: Schematic Design Submission and Initial Review**

The Schematic Plan Review will assess the design for consistency with the requirements of these Design Guidelines.

The Approving Officer will complete the Sketch Plan Review within 10 working days of its submission, and notify the homeowner in writing of its findings. If the design is not approved, the homeowner shall submit a revised application. No site alternation to topography, features, or vegetation may occur until this Schematic Design Review is approved.

#### **4.5. Stage Two: Site / Review Meeting**

It is expected that after the initial review is completed, it will be necessary to meet with the Owner and Design Team (preferably on site) to review all comments and develop an understanding and agreement on what additional information or potential revisions may be necessary in order to obtain approval of the initial design.

#### **4.6. Stage Three: Construction Plan Review and Approval**

The Construction Plan Review will assess the design for consistency with the approved Schematic Design Review. It is expected that at this stage in the process, the construction documents will be fully developed to a level consistent with complete working drawings, ready to be issued for Building Permit and commencement of construction.

#### **4.7. Additional Consultation Fees**

If the design is not approved the homeowner shall submit a revised application. Additional fees may be levied by the Architectural and Landscape Design Consultants for revisions and/or consultation deemed excessively time consuming in the sole discretion of the Architectural and Landscape Design Consultants, acting reasonably.

The Architectural and Landscape Design Consultants shall be required to provide written notice indicating when the review process is likely to require further reductions to the compliance deposit prior to such fees starting to accrue.

Once the Construction Plan Review application is approved, the homeowner may submit a Building Permit Application to the City of Kelowna. Notification of review and approval by the Approving Officer shall be provided to the applicant for submission to the City of Kelowna with the permitting documentation. If any changes are made to the layout of the interior or the appearance of the exterior, the homeowner shall notify the Approving Officer, and redesign may be required.

#### **4.8. Step Four: Site Construction and Compliance Review**

All The Orchard homeowners agree to allow site access to the Approving Officer or its representative to inspect all work in progress at any time during construction. If there are any deviations from the approved plans for which the homeowner or homeowner's Representative has not received written approval, work on the project shall cease until all changes are remedied and approved by the Approving Officer.

Notwithstanding the above, the absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with design regulations.

At the Substantial Completion of construction (generally consistent with Occupancy Permit), the Approving Officer shall conduct a Final Site Review to determine overall compliance with the previously approved drawings. Once this inspection has been conducted, the Approving Officer shall issue a Certificate of Compliance for release of Compliance Deposits.

If inspections additional to those specified in the Guidelines are required, either at the homeowner's request or due to Non-Compliance, the homeowner shall reimburse the Approving Officer for the costs, expenses and fees incurred in performing such additional inspections, or the same shall be deducted from the Compliance Deposit, after notice to the homeowner.

Inspections by the Approving Officer are independent of the inspections required by the City of Kelowna Building Department.

#### **4.9. Modifications**

All intended construction changes to the originally approved plans must be resubmitted for re-approval. The homeowner and/or Contractor shall submit any exterior changes prior to commencing the work, and if changes are made without the Approving Officer's approval, the Approving Officer reserves the right to stop all construction until the matter is settled. There is no fee for the review of modifications submitted during the initial construction process and prior to detection by the Approving Officer.

All changes, alterations or additions to an existing home, landscape or property or any part of the approved plans shall be submitted for approval by the Approving Officer. After construction is complete and the Final inspection is approved, a review of modifications will cost 5% of the total cost of the modifications up to a maximum of \$500.00. Approval must be granted, in writing by the Approving Officer before the modification work may commence.

#### **4.10. Fire Mitigation**

Fire mitigation is the responsibility of the individual lot owner.

### **5. Fees, Deposits and Fines**

A partially refundable deposit for compliance of the Architecture/Home design and construction, retaining walls and landscape design and construction guidelines in the amount of \$10,000 must be placed into Trust with the Orchard upon and concurrent with closing of the lot sale. Builder's will be required to enter into a Trust Agreement with the Orchard governing the treatment of these funds. Please note that no interest will be paid on the Compliance Deposit.

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**Compliance Deposit**

A partially refundable deposit for compliance of the Architecture/Home design and construction, retaining walls, landscape design, construction guidelines and in some cases, maintenance and irrigation of Riparian and/or Agricultural landscape restoration areas, in the amount of \$10,000 must be placed into Trust with the Orchard upon and concurrent with closing of the lot sale. Builders will be required to enter into a Trust Agreement with the Orchard governing the treatment of these funds. Please note that no interest will be paid on the Compliance Deposit. Upon completion, inspection and compliance with design review process, no damage to improvements made by the Orchard, and in the case of any lots bordering Riparian and/or Agricultural landscape restoration areas, the return by the City of Kelowna to the Orchard all of the security placed for NATURAL ENVIRONMENT AND FARM PROTECTION DEVELOPMENT PERMIT DP16-0228 and DP16-0229 requiring the submittal of a British Columbia Society of Landscape Architects Schedule L-3, the remaining funds shall be refunded; with the balance of \$2,500 paid to the Architectural and Landscape Design Consultants.

The compliance deposit is additionally intended to ensure timely repairs or replacement and cleanup of improvements damaged by construction and other related activities as a result of any action by the Builders.

If not remedied suitably within 10 business days of the occurrence, damages or cleanup to the Orchard improvements; the Orchard shall complete the repairs and deduct the cost from the compliance deposit. The Orchard will furnish a copy of the paid invoice to the Builder when security deposit is not refunded in full and shall further apply a 10% administration fee. If no repairs, replacement or cleanup is required during the construction period as deemed complete upon occupancy being granted, 100% of the compliance deposit, minus the Architectural and Landscape Design fees noted above will be returned to Builder promptly.

Improvements to the Orchard shall include but not be limited to streets, sidewalks, gates, fences, landscaping, hardscaping and irrigation systems or other property of the Orchard or City of Kelowna.

The Orchard has placed security totaling \$561,000 with the City of Kelowna to ensure completion of the planned Riparian and Agricultural planting, irrigation, maintenance and landscape survival. Following transfer of title to the Builder, requirement not to disturb these protected areas or irrigation and allow access for the maintenance of such areas shall be the obligation of the Builder and any failure to do so, which results in costs to the Orchard or circumstances which give rise to a reduction in the amount of security returned to the Orchard by the City of Kelowna shall reduce the amount of the compliance deposit refunded to the Builder. Proportional irrigation costs borne by the Orchard and as required by the City of Kelowna shall be further deducted from the compliance deposit.

**Review Fee**

A refundable compliance deposit and a non-refundable review fee are due prior to the commencement of the review process. The review fee and compliance deposit will be established from time to time by The Orchard. Owners or their agents are required to notify The Orchard in writing, of any existing damage to surface improvements, civil works, legal pins and utilities immediately upon execution of the Offer to Purchase and Agreement for Sale. The Orchard will retain the compliance deposit for any of the following infractions: a) violation of the guidelines and approvals; b) changes to the approved design plans made without approval of the Design Review Consultant; c) damage to surface improvements, civil works, legal pins and utilities; d) failure to clean up site; e) unauthorized dumping; and f) failure to remove excavation material spilled on roads, sidewalks, or neighbouring lots.

**6. Timelines - Construction/Landscape**

Construction of the home must commence within 24 months of completion of initial lot purchase from the Developer. Substantial Completion of construction (generally consistent with Occupancy Permit) shall

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be completed no more than 12 months from issuance of building permit. Landscape shall be completed no more than 6 months from substantial completion of the home.

In the event any of the above listed milestones are not achieved within the specified timeline, the full compliance deposit in trust with the Orchard, minus any fees owed to the Architectural and Landscape design consultants shall be paid to the Orchard as a penalty for non-compliance. Furthermore, the property owner will then be required to re-initiate the Architectural Design Review Process listed above and place a new compliance deposit amounting to \$10,000 in Trust with the Orchard. In this instance, the timeline specified above will recommence at such point.

## **7. Final Approval – Compliance Deposit Refund**

Upon completion of construction of the home and all required landscaping, the Owner shall request a final inspection to be done by the Architectural and Landscape Design Consultants.

Final inspections for landscaping will not be granted from November 15th through to April 1st due to the winter season.

**Applicants shall email [info@theorchardkelowna.com](mailto:info@theorchardkelowna.com) to request a copy of the “Compliance Refund Application” form. Completed forms may be returned via email. A sample of the form has been provided in Appendix B.**

Upon final approval of the Architectural, and Landscape, Design Consultants, The Orchard will release the compliance deposit, less a \$2,500 administration and inspection fee, net of applicable taxes, within 10 business days of receipt of approvals, minus any fees incurred by The Orchard to repair damaged improvements.

For the avoidance of doubt, excess fees may be subtracted, where appropriate and paid to the Architectural and Landscape Design Consultants for revisions and/or consultation deemed excessively time consuming in the sole discretion of the Architectural and Landscape Design Consultants, acting reasonably.

The Architectural and Landscape Design Consultants shall be required to provide written notice indicating when the review process is likely to require further reductions to the compliance deposit prior to such fees starting to accrue.

### **7.1. Return of Deposits**

Deposits will be returned to the homeowner, without interest, less a \$2,500 administration and inspection fee, less any additional fees, net of applicable taxes, within 10 business days of receipt of final approval.

### **7.2. Approval of Design**

The plans will be stamped as approved by the Approving Officer after the Final Review is completed and approved, all fees and deposits are paid and the homeowner signs the Compliance Agreement.

## **8. Non-Liability**

Neither the Approving Officer, nor the Developer, nor any successors, assigns, directors, officers, employees or agents of any of them (collectively, the “Releasees”), shall be liable to any neighbourhood association or to any homeowner, contractor or other person, corporation or other entity (Person”) for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of, or failure to approve, any plans, drawings and specifications, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, (c) the development, or manner of development of any property with The Orchard (d) the enforcement or non-enforcement of any breach of any of the Design Guidelines by or on behalf of any The Orchard homeowner, (e) any decision

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made or judgment exercised by the Approving Officer under the Design Guidelines, or (f) the execution and filing of an estoppels certificate whether or not the facts therein are correct; provided, however, that such member has, with actual knowledge possessed by him, acted in good faith. Every homeowner and other Person who submits plan for approval agrees, by submission of such plans and specifications, that he/she/it will not bring any action or suit against any of the Releasees to recover damage in connection with these Design Guidelines. Approval by the Approving Officer, any member thereof or the Developer shall not be deemed to be a representation or warranty that the homeowners plan or specifications or the actual construction of any improvements comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances and local building codes. It shall be the sole responsibility of the homeowner or other Person submitting plans to the Approving Officer or performing any construction to comply therewith.

**APPENDIX B. APPLICATION FORMS**

**HOUSE PLAN APPROVAL APPLICATION (1 of 4 pages)**



OWNER INFORMATION		
LAST NAME	FIRST	DATE
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

BUILDING LOT INFORMATION	
DEVELOPMENT	<i>The Orchard in the Mission</i>
PID	LEGAL DESCRIPTION
CIVIC ADDRESS	

ARCHITECT/DESIGNER INFORMATION		
COMPANY	CONTACT NAME	
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

BUILDER/CONTRACTOR INFORMATION		
COMPANY	CONTACT NAME	
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

DESIGN GUIDELINES CHECKLIST		
HOUSE/BUILDING PLAN INFORMATION		COMMENTS (OFFICE USE ONLY)
ANY RESTRICTIVE COVENANTS?	YES/NO	
SECOND STRUCTURE?	YES/NO	
MAIN FLOOR LIVING AREA	SQ FT	MEET GUIDELINES?
SECOND FLOOR LIVING AREA	SQ FT	
GARAGE AREA	SQ FT	
BASEMENT AREA	SQ FT	
ROOF SLOPE(S)		
ROOF HEIGHT		MEET RU-1 or RU-2?
MAIN FLOOR ELEVATION		
CRAWL SPACE/BASEMENT ELEVATION		
UPPER FLOOR ELEVATION		
GARAGE ELEVATION		
EXISTING GRADE ELEVATION		
PROPOSED GRADE ELEVATION		
CORNER LOT?	YES/NO	
EXPOSED FOUNDATION MAX. 18"?	YES/NO	

HOUSE PLAN APPROVAL APPLICATION (2 of 4 pages)



EXTERIOR FINISHES		
<i>* min. 3 cladding materials</i>	MATERIAL	FINISH/COLOURS
SIDING		
STUCCO		
BRICK		
STONE		
CHIMNEYS		
TRIM		
FASCIA		
GUTTERS		
SOFFITS/VENTING		
ROOFING-PRIMARY		
ROOFING-SECONDARY		
ENTRY DOOR		
EXTERIOR DOORS		
PATIO DOORS		
GARAGE DOORS		
DOOR TRIM		
WINDOWS		
WINDOW TRIM		
RAILINGS		
POSTS/COLUMNS		
BEAMS		
SKYLIGHTS		

HARDSCAPE DESIGN		
	MATERIAL	FINISH/COLOUR
DRIVEWAYS		
PATIOS		
SIDEWALKS		
	MATERIAL/FINISH	LOCATION/HEIGHT
RETAINING WALLS		
FENCING		
SITE SECTIONS PROVIDED?	YES/NO	
POOL	YES/NO	

HOUSE PLAN APPROVAL APPLICATION (3 of 4 pages)



**REQUIREMENTS:**

- SITE PLAN(S) CLEARLY INDICATING LOT NUMBER AND CIVIC ADDRESS AND SHOULD INCLUDE:
  - LOCATION OF ADJACENT BUILDINGS (IF APPROPRIATE)
  - ALL LOT SETBACKS
  - GRADING
  - DRIVEWAYS (LOCATION AND MATERIALS) AND PATIOS (MATERIALS)
  - RETAINING WALLS
  - LANDSCAPE PLAN/PLANTING
- SITE SECTIONS SHOWING RELATIONSHIP TO UPPER AND LOWER PROPERTIES
- ALL FLOOR PLANS TO SCALE
- ALL ELEVATIONS CLEARLY SHOWING:
  - MATERIALS/COLOURS/WINDOW SPECIFICATIONS
  - BUILDING HEIGHT(S)
  - EAVES/SOFFIT MATERIALS AND DOWNSPOUT LOCATIONS
- ROOF PLAN(S) INCLUDING
  - MATERIALS
  - LOCATION OF ALL VENTING
- COLOUR RENDERING AND/OR MATERIALS BOARD

**DESIGN REVIEW PROCESS:**

1. INITIAL REVIEW
  - COMPLETED APPLICATION FOR REVIEW
  - PRELIMINARY SCHEMATIC DESIGN DRAWINGS
2. SITE VISIT
3. REVIEW MEETING
4. SECOND REVIEW
  - E-MAIL PLANS TO: [mullinsdrafting@shaw.ca](mailto:mullinsdrafting@shaw.ca), WITH RECOMMENDED REVISIONS INCLUDED
  - COLOUR SELECTIONS/MATERIALS BOARD
5. FINAL APPROVAL FOR BUILDING PERMIT
  - 4 SETS, FULL SIZED, OF ALL DRAWINGS AND PLANS FOR FINAL APPROVAL (PERMIT, CLIENT/BUILDER, DEVELOPER, MDG RECORD SET)
  - ONE ELECTRONIC COPY OF ALL FINAL DRAWINGS AND PLANS
  - A CERTIFICATE OF COMPLIANCE FOR BUILDING PERMIT WILL BE REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT WITH THE CITY OF KELOWNA
  - APPLICATION FOR BUILDING PERMIT & APPLICABLE FEES ARE RESPONSIBILITY OF LOT OWNER
6. FIELD REVIEW FOR FINAL COMPLIANCE (*A MINIMUM OF THREE FIELD REVIEWS WILL BE REQUIRED AT:*)
  - INITIAL SITE ORIENTATION BEFORE CONCRETE POUR
  - FINAL FRAMING INCLUDING ROOF FRAMING
  - FINAL EXTERIOR MATERIAL APPLICATION AND LANDSCAPING
7. FINAL CERTIFICATE OF COMPLIANCE
  - A FINAL CERTIFICATE OF COMPLIANCE WILL BE ISSUED ALONG WITH STAMPED, APPROVED COPIES OF THE PLANS (ONE EACH FOR THE OWNER, DEVELOPER, BUILDER AND CITY)

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HOUSE PLAN APPROVAL APPLICATION (4 of 4 pages)



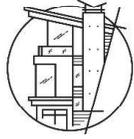
**ADDITIONAL ITEMS:**

IF ADDITIONAL FIELD REVIEW BEYOND THE THREE INCLUDED IN THE DESIGN FEE ARE REQUIRED TO CONFIRM COMPLIANCE THEY SHALL BE PAID BY THE OWNER/PURCHASER PRIOR TO DC ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE AT A RATE OF \$250.00 PER VISIT

RE-SUBMISSION FEE OF \$1000.00 SHALL BE SUBMITTED WITH ANY RE-SUBMISSION OF DOCUMENTATION PREVIOUSLY REJECTED BY DC AND WILL BE PAYABLE BY OWNER/PURCHASER

PRE-DESIGN GUIDANCE FEE OF \$500.00 IS TO SUBMIT FOR ANY REQUESTED PRE-DESIGN CONFERENCES BEYOND THE INITIAL REVIEW MEETING; ANY GRAPHICS OR DRAWINGS REQUESTED BY THE CLIENT DURING THIS PRE-DESIGN WILL BE CHARGED ON AN HOURLY RATE OF \$125.00/ HOUR AND WILL BE PAYABLE BY THE OWNER/PURCHASER

ALL ADDITIONAL CHARGES SHALL BE DEDUCTED FROM THE COMPLIANCE DEPOSIT



**MULLINS**  
DESIGN GROUP

**DATE:**

**INITIAL SUBMISSION**

**SITE VISIT**

**2<sup>ND</sup> REVISION**

**COMMENTS:**

**FINAL APPROVAL/SIGNED:**

LEE MULLINS – MULLINS DESIGN GROUP  
PHONE: 250 717 3415

203-1889 SPALL ROAD, KELOWNA, BC V1Y 4R2  
EMAIL: [MULLINSDRAFTING@SHAW.CA](mailto:MULLINSDRAFTING@SHAW.CA)

LANDSCAPE PLAN APPROVAL APPLICATION



**OWNER INFORMATION**

LAST NAME	FIRST	DATE
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

**BUILDING LOT INFORMATION**

DEVELOPMENT	<i>The Orchard in the Mission</i>
PID	LEGAL DESCRIPTION
CIVIC ADDRESS	

**LANDSCAPER INFORMATION**

COMPANY	CONTACT NAME	
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

**REQUIREMENTS:**

A FULL SCALE, professionally prepared plan (similar to the example provided in Appendix C) on one complete layout, for all areas of the entire lots that indicates the following:

**PLANT LEGEND LISTING ALL:**

- Tree Species
- Shrubs
- Perennials
- Grasses
- Hedges

**HARDSCAPE INCLUDING:**

- Driveway Location
- Retaining Walls
- Pool / Pool Equipment
- Ponds
- Waterfalls
- Patios
- Decks
- Pathways
- Arbours
- Gazebos
- Other Structures & Features

**LANDSCAPE MATERIALS:**

- Mulch
- Rock
- Other:
- Location of all plant materials
- Location of grass areas

**LOCATION & DESCRIPTION OF:**

- Fencing
- Front Feature
- Landscape Lighting
- A copy of approved Irrigation Application, City of Kelowna Bylaw No. 10480

Submitted By:

Date:

Received By:

Date:

Approved By:

Date:

**COMPLIANCE DEPOSIT REFUND APPLICATION**



OWNER INFORMATION		
LAST NAME	FIRST	DATE
MAILING ADDRESS		APT/UNIT #
CITY	PROVINCE	POSTAL CODE
PHONE	EMAIL	

BUILDING LOT INFORMATION	
DEVELOPMENT	<i>The Orchard in the Mission</i>
PID	LEGAL DESCRIPTION
CIVIC ADDRESS	

I hereby certify that I have completed construction of my home and landscape in accordance with the plans approved by your architecture and landscape consultants.

At this time, I would like to request a final inspection of both my home and landscape

**SUBMITTED BY:**

**DATE:**

If approval is granted and full security for your Lot has been returned to the Developer pursuant to NATURAL ENVIRONMENT AND FARM PROTECTION DEVELOPMENT PERMIT numbers DP16-0228 and DP16-0229, The Orchard will release the compliance deposit, less all professional, administration and inspection fees, net of applicable taxes, within 10 business days of receipt of approval.

**FOR OFFICE USE ONLY:**

**Architectural Approval Received    Date:**

**Landscape Approval Received    Date:**

**Refund Cheque Processed    Date:**

**APPENDIX C. APPROVED LANDSCAPE LIST**

**FENCING MATERIALS**

BLACK ORNAMENTAL IRON



BLACK POWDERCOATED CHAIN LINK



Note: Maximum fence height is 1.5m  
Suppliers:  
- Tri-West Fence and Gate Ltd.  
- Lynx Brand Fence Products

**SHRUB BED EDGER**

PERMALOC



Cleanline Edger

BARKMAN



Granite Edger

**RETAINING WALLS**

C.I.P. CONCRETE



Architectural finish

Boardform finish

CONCRETE BLOCK

Techo-Bloc



Barkman



Other



Valleystone (Basalte)



AB Europa (Expocrete)



ZenWall (Expocrete)



Architectural finish



CONCRETE BLOCK

Techo-Bloc



Barkman



Other



Valleystone (Basalte)



AB Europa (Expocrete)



ZenWall (Expocrete)



**DRIVEWAY MATERIALS**

C.I.P. CONCRETE



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

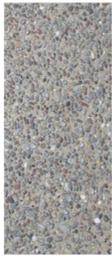


PERMEABLE

Techo-Bloc



Inffo



Exposed aggregate

Abbotsford



Classic Standard



Piazza



Metropolitan



Light sandblast

Techo-Bloc



Blu-80



Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

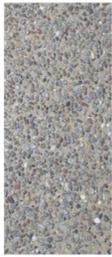


PERMEABLE

Techo-Bloc



Inffo



Exposed aggregate

Abbotsford



Classic Standard



Piazza



Metropolitan



Light sandblast

Techo-Bloc



Blu-80



Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

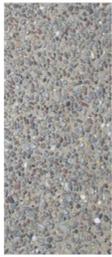


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Exposed aggregate

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Metropolitan



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Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

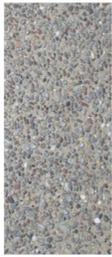


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Inffo



Exposed aggregate

Abbotsford



Classic Standard



Piazza



Metropolitan



Light sandblast

Techo-Bloc



Blu-80



Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

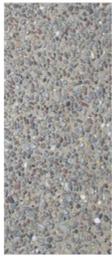


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Linea



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Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

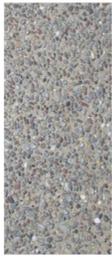


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Inffo



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Abbotsford



Classic Standard



Piazza



Metropolitan



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Blu-80



Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway



Boardwalk



Holland

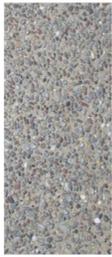


PERMEABLE

Techo-Bloc



Inffo



Exposed aggregate

Abbotsford



Classic Standard



Piazza



Metropolitan



Light sandblast

Techo-Bloc



Blu-80



Linea



Sleek



Broom finish

UNIT PAVERS

Barkman



Broadway

TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD
<i>Acer x freemanii</i> 'Armstrong'	Armstrong maple	Min. 4cm Cal.	18m x 4.5m
<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze maple	Min. 4cm Cal.	15m x 10m
<i>Acer</i> 'Red Rocket'	Red Rocket maple	Min. 4cm Cal.	11m x 4m
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold maidenhair tree	Min. 4cm Cal.	15m x 10m
<i>Gleditsia triacanthos</i> v. <i>inermis</i> 'Skyline'	Skyline honeylocust	Min. 4cm Cal.	12m x 10m
<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky coffee tree	Min. 4cm Cal.	15m x 9m
<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise witch hazel	1.8m HT.	4.5m x 4.5m
<i>Hamamelis x intermedia</i> 'Jelena'	Jelena witch hazel	1.8m HT.	3.5m x 3.5m
<i>Liquidambar</i> 'Emerald Sentinel'	Emerald Sentinel sweetgum	Min. 4cm Cal.	9m x 3.5m
<i>Magnolia</i> 'Butterflies'	Butterflies magnolia	Min. 4cm Cal.	6m x 4.5m
<i>Magnolia</i> 'Elizabeth'	Elizabeth magnolia	Min. 4cm Cal.	10m x 6m
<i>Magnolia kobus</i>	Kobus magnolia	Min. 4cm Cal.	9m x 9m
<i>Picea pungens</i> 'Fat Albert'	Fat Albert spruce	1.8m HT.	4.5m x 3m
<i>Pinus cembra</i>	Swiss Stone pine	1.8m HT.	12m x 6m
<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf pine	1.8m HT.	9m x 4.5m
<i>Quercus macrocarpa</i> 'Urban Pinnacle'	Urban Pinnacle bur oak	Min. 4cm Cal.	15m x 7.5m
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk tree lilac	Min. 4cm Cal.	7.5m x 6m
<i>Tilia cordata</i> 'Halla'	Summer Sprite linden	Min. 4cm Cal.	6m x 4m

SHRUBS & GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Aronia melanocarpa</i> 'Viking'	Black chokeberry	#02 Container	1.5m O.C.
<i>Berberis thunbergii</i> 'Emerald Carousel'	Emerald Carousel barberry	#02 Container	1.5m O.C.
<i>Berberis thunbergii</i> 'Monlars'	Golden Nugget barberry	#02 Container	0.5m O.C.
<i>Berberis thunbergii</i> 'Monomb'	Cherry Bomb barberry	#02 Container	1.2m O.C.
<i>Buxus</i> 'Green Gem'	Green Gem boxwood	#02 Container	0.6m O.C.
<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem boxwood	#02 Container	0.9m O.C.
<i>Caryopteris x clematensis</i> 'Dark Knight'	Bluebeard	#02 Container	0.9m O.C.
<i>Cornus sericea</i> 'Farrow'	Arctic Fire dogwood	#02 Container	1.0m O.C.
<i>Cornus sericea</i> 'Kelsey'	Kelsey dwarf dogwood	#02 Container	0.75m O.C.
<i>Euonymus alatus</i> 'Select'	Fire Ball burning bush	#02 Container	1.5m O.C.
<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little Quick Fire hydrangea	#02 Container	1.5m O.C.
<i>Juniperus virginiana</i> 'Idylwild'	Idylwild juniper	#02 Container	2.0m O.C.
<i>Juniperus sabina</i> 'Scandia'	Scandia juniper	#02 Container	1.8m O.C.
<i>Magnolia stellata</i>	Star magnolia	#02 Container	4.0m O.C.
<i>Picea abies</i> 'Nidiformis'	Nest spruce	#02 Container	1.5m O.C.
<i>Pinus mugo</i> 'Pumilio'	Dwarf mugo pine	#02 Container	2.0m O.C.
<i>Pinus strobus</i> 'Sea Urchin'	Dwarf Eastern white pine	#02 Container	1.2m O.C.
<i>Rhus aromatica</i> 'Gro-low'	Gro-low sumac	#02 Container	2.0m O.C.
<i>Rosa</i> 'Morden Sunrise'	Morden Sunrise rose	#02 Container	0.75m O.C.
<i>Salix purpurea</i> 'Nana'	Dwarf Arctic willow	#02 Container	2.5m O.C.

SHRUBS & GROUNDCOVERS CONTINUED

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Soiraea betulifolia</i> 'Tor Gold'	Glow Girl birchleaf spirea	#02 Container	1.0m O.C.
<i>Soiraea media</i> 'Double Play Blue Kazoo'	Double Play Blue Kazoo spirea	#02 Container	0.9m O.C.
<i>Syringa meyeri</i> 'Palabini'	Dwarf Korean lilac	#02 Container	2.0m O.C.
<i>Viburnum carlesii</i> 'Spice Baby'	Spice Baby viburnum	#02 Container	1.5m O.C.

PERENNIALS & BULBS	COMMON NAME	SIZE	SPACING
<i>Achillea millefolium</i>	Yarrow	#01 Container	0.9m O.C.
<i>Alchemilla mollis</i>	Lady's mantle	#01 Container	0.6m O.C.
<i>Arctostaphylos uva-ursi</i>	Bearberry	#01 Container	0.9m O.C.
<i>Aruncus aethusifolius</i>	Dwarf goatsbeard	#01 Container	0.5m O.C.
<i>Aster x frikartii</i> 'Monch'	Aster	#01 Container	0.5m O.C.
<i>Astilbe chinensis</i> var. <i>pumila</i>	Chinese astilbe	#01 Container	0.3m O.C.
<i>Bergenia cordifolia</i>	Pigsquawk	#01 Container	0.5m O.C.
<i>Coreopsis verticillata</i> 'Zagreb'	Threadleaf coreopsis	#01 Container	0.9m O.C.
<i>Echinacea purpurea</i>	Coneflower	#01 Container	0.5m O.C.
<i>Geranium sanguineum</i>	Hardy geranium	#01 Container	0.6m O.C.
<i>Hebeborus x nigercors</i> 'Snow Love'	Lenten rose	#01 Container	0.6m O.C.
<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns daylily	#01 Container	0.5m O.C.
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Container	0.5m O.C.
<i>Heuchera</i> 'Citronelle'	Citronelle coral bells	#01 Container	2.0m O.C.
<i>Heuchera</i> 'Frosted Violet'	Frosted Violet coral bells	#01 Container	1.8m O.C.
<i>Hosta</i> 'Blue Angel'	Blue Angel hosta	#01 Container	1.2m O.C.
<i>Hosta</i> 'Stained Glass'	Stained Glass hosta	#01 Container	0.9m O.C.
<i>Iris sibirica</i> 'Blue King'	Blue King Siberian Iris	#01 Container	0.6m O.C.
<i>Lavandula angustifolia</i> 'Hidcote'	English lavender	#01 Container	0.5m O.C.
<i>Liatris spicata</i>	Blazing star	#01 Container	0.5m O.C.
<i>Nepeta x faassenii</i> 'Dropmore Blue'	Catmint	#01 Container	0.6m O.C.
<i>Nepeta racemosa</i> 'Walker's Low'	Catmint	#01 Container	0.6m O.C.
<i>Pachysandra terminalis</i>	Japanese spurge	#01 Container	0.6m O.C.
<i>Perovskia atriplicifolia</i> 'Little Spire'	Dwarf Russian sage	#01 Container	1.2m O.C.
<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	#01 Container	0.6m O.C.
<i>Salvia nemorosa</i> 'Sensation Deep Blue'	Deep Blue meadow sage	#01 Container	0.45m O.C.
<i>Salvia nemorosa</i> 'Sensation Deep Rose'	Deep Rose meadow sage	#01 Container	0.45m O.C.
<i>Sedum</i> 'Autumn Joy'	Autumn Joy sedum	#01 Container	0.6m O.C.

GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Bouteloua gracilis</i>	Blue grama	#01 Container	0.5m O.C.
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition blue grama	#01 Container	0.5m O.C.

GRASSES CONTINUED

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Briza media</i>	Quaking grass	#01 Container	0.5m O.C.
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather reed grass	#01 Container	0.9m O.C.
<i>Calamagrostis brachytricha</i>	Korean feather reed grass	#01 Container	0.9m O.C.
<i>Helictotrichon sempervirens</i>	Blue oat grass	#01 Container	0.75m O.C.
<i>Koeleria macrantha</i>	Junegrass	#01 Container	0.5m O.C.
<i>Miscanthus sinensis</i> 'Gracillimus'	Gracillimus maiden grass	#01 Container	1.5m O.C.
<i>Miscanthus sinensis purpurascens</i>	Flame grass	#01 Container	1.0m O.C.
<i>Miscanthus sinensis</i> 'Strictus'	Zebra grass	#01 Container	1.8m O.C.
<i>Miscanthus sinensis</i> 'Yaku Jima'	Yaku Jima maiden grass	#01 Container	1.2m O.C.
<i>Deschampsia cespitosa</i>	Tufted hair grass	#01 Container	0.9m O.C.
<i>Deschampsia cespitosa</i> "Bronzeschleier"	Bronze Veil tufted hair grass	#01 Container	0.9m O.C.
<i>Deschampsia cespitosa</i> 'Goldtau'	Gold Dew tufted hair grass	#01 Container	0.75m O.C.
<i>Panicum virgatum</i>	Switch grass	#01 Container	0.9m O.C.
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal switch grass	#01 Container	0.9m O.C.
<i>Panicum virgatum</i> 'Northwind'	Northwind switch grass	#01 Container	0.9m O.C.
<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah switch grass	#01 Container	0.9m O.C.
<i>Pennisetum alopecuroides</i>	Fountain grass	#01 Container	1.2m O.C.
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny fountain grass	#01 Container	0.6m O.C.
<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose fountain grass	#01 Container	1.0m O.C.
<i>Schizachyrium scoparium</i>	Little bluestem	#01 Container	0.6m O.C.
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Container	0.5m O.C.

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 Address: 1629 K.L.O. Rd, Kelowna, BC

**DOGWOOD NURSURY**

Phone: (250) 768-3355  
 Email: [dogwood@shawbiz.ca](mailto:dogwood@shawbiz.ca)  
 Address: 3417a Paynter Road, Westbank BC

**ECO TURF FARMS**

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 Toll Free: 1 (866) 923-8873  
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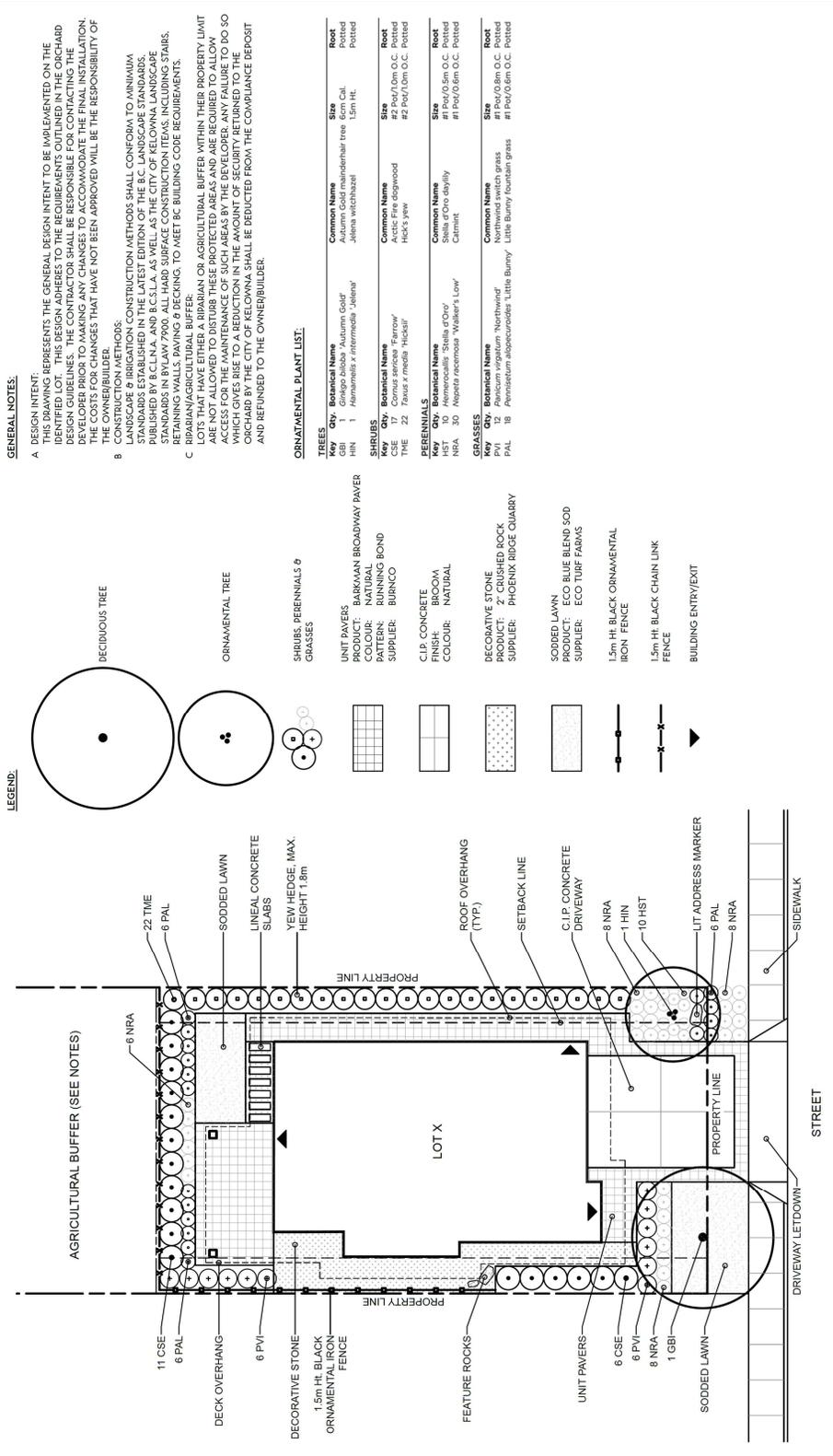
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 Address: 2468 Hayman Rd, West Kelowna, BC V1Z 1Z9



**GENERAL NOTES:**

**A. DESIGN INTENT:**  
THIS DRAWING REPRESENTS THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE IDENTIFIED LOT. THIS DESIGN ADHERES TO THE REQUIREMENTS OUTLINED IN THE ORCHARD DESIGN GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPLICABLE LOCAL JURISDICTIONS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE COSTS FOR CHANGES THAT HAVE NOT BEEN APPROVED WILL BE THE RESPONSIBILITY OF THE OWNER/BUILDER.

**B. CONSTRUCTION METHODS:**  
LANDSCAPE & IRRIGATION CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED BY THE CALIFORNIA STATE BOARD OF PERMITS AND STANDARDS PUBLISHED IN RYLAW 7900. ALL HARD SURFACE CONSTRUCTION ITEMS, INCLUDING STAIRS, STANDING WALLS, PAVING & DECKING, TO MEET BC BUILDING CODE REQUIREMENTS.

**C. RIPARIAN/AGRICULTURAL BUFFER:**  
LOTS THAT HAVE EITHER A RIPARIAN OR AGRICULTURAL BUFFER WITHIN THEIR PROPERTY LIMIT SHALL MAINTAIN THE BUFFER. THE MAINTENANCE OF SUCH AREAS BY THE DEVELOPER, ANY FAILURE TO DO SO WHICH GIVES RISE TO A REDUCTION IN THE AMOUNT OF SECURITY RETURNED TO THE ORCHARD BY THE CITY OF KELOWNA SHALL BE DEDUCTED FROM THE COMPLIANCE DEPOSIT AND RETURNED TO THE OWNER/BUILDER.

**ORNAMENTAL PLANT LIST:**

Key	Qty	Botanical Name	Common Name	Size	Root
TREES					
HN	1	<i>Hamamelis x intermedia 'Jelena'</i>	Jelena witchhazel	8m Cal. 1.5m Ht.	Root Posted
SHRUBS					
CSE	17	<i>Cornus sericea 'Farrow'</i>	Active Fire dogwood	#2 Pot/0.6m O.C. Posted	Root
TME	22	<i>Taxus x media 'Hickel'</i>	Hick's yew	#2 Pot/0.6m O.C. Posted	Root
PERENNIALS					
NRA	30	<i>Nipota racemosa 'Walker's Low'</i>	Walker's Low	#1 Pot/0.5m O.C. Posted	Root
GRASSES					
PVI	12	<i>Panicum virgatum 'Northwind'</i>	Northwind switch grass	#1 Pot/0.6m O.C. Posted	Root
PAL	18	<i>Artemisium abrotanoides 'Little Bunny'</i>	Little Bunny fountain grass	#1 Pot/0.6m O.C. Posted	Root

- UNIT PAVERS:**  
PRODUCT: BARKMAN BROADWAY PAYER  
COLOUR: NATURAL  
PATTERN: RUNNING BOND  
SUPPLIER: BUINCO
- CLIP CONCRETE:**  
FINISH: BROOM  
COLOUR: NATURAL
- DECORATIVE STONE:**  
PRODUCT: 2" CRUSHED ROCK  
SUPPLIER: PHOENIX RIDGE QUARRY
- SODDED LAWN:**  
PRODUCT: ECO BLUE BLEND SOD  
SUPPLIER: ECO TURF FARMS
- 1.5m HT BLACK ORNAMENTAL IRON FENCE:**  
SUPPLIER: 1.5m HT BLACK CHAIN LINK FENCE
- BUILDING ENTRY/EXIT:**

**PROJECT:** XYZ RESIDENCE  
LOT X-XXX ORCHARD STREET  
KELOWNA, BC V1S 2G3

**OWNER/BUILDER:** XYZ COMPANY  
(XXX) XXX-XXXX  
info@xyzcompany.com

**LANDSCAPE COMPANY:** XYZ COMPANY  
(XXX) XXX-XXXX  
info@xyzcompany.com

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2019	ISSUED FOR PERMITS
2	2019	REVISED PERMITS

**SCALE:** 1:150

**DATE:** 2019-07-01

**PROJECT NO.:** 10000

**SCALE:** 1:150