

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00139

Owner: 1006 Craigflower Road Ltd., Inc.No. BC1361418
1620-1185 West Georgia Street
Vancouver, BC
V6E 4E6

Lands: PID 003-877-329
Lot 4, Section 10, Esquimalt District, Plan 13018
PID 004-830-237
Lot B, (DD399878I), Section 10, Esquimalt District, Plan 13018

Address: 1006 Craigflower Road, Esquimalt, BC
1008 Craigflower Road, Esquimalt, BC

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw, 1992, No. 2050, 47 (3) - Building Height: A 9.13-metre increase to the requirement that no building shall exceed a height of 13 metres [i.e. from 13 metres to 22.13 metres].

3. This Development Variance Permit regulates the development of lands by varying the provisions of Parking Bylaw, 1992, No. 2011 as follows:

Parking Bylaw, 1992, No. 2011, 11 - Visitor Parking: A reduction from the requirement that 1 of every 4 required parking spaces to 1 of every 10 require parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the parcel at all times [i.e. from 1 of every 4 parking space to 1 of every 10 parking spaces].

Parking Bylaw, 1992, No. 2011, 13 (1) - Number of Off-Street Parking Spaces: A reduction from the requirement that 1.3 parking spaces to 1.12 parking spaces shall be provided per dwelling unit [i.e. from 1.3 parking spaces/dwelling unit to 1.12 parking spaces/dwelling unit].

Parking Bylaw, 1992, No. 2011, 13 (2) - Number of Off-Street Parking Spaces: A reduction from the requirement that 1 parking space be provided per 25 m² of gross retail floor area to 1 parking space be provided per 36 m² [i.e. from 45 parking spaces to 31 parking spaces].

Parking Bylaw, 1992, No. 2011, 14 - Minimum Width of Manoeuvring Aisle: A reduction from the requirement of 7.6 metres for a two-way manoeuvring aisle accessing two banks of parking to 7.0 metres [i.e. from 7.6 metres to 7.0 metres].

4. Approval of this Development Variance Permit has been issued in general accordance with the site plan provided by Integra Architecture Inc., attached hereto as Schedule 'A'.
5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
7. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2024.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

CRAIGFLOWER

DEVELOPMENT PERMIT: ISSUE 2.0

Existing Address: 1006, 1008/1010 Craigflower Rd,
Esquimalt, BC



ARCHITECTURAL DRAWINGS LIST

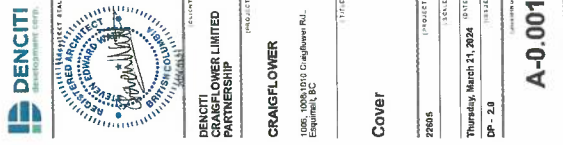
Architectural Drawing	Draw	Cover
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A-0.002	Draw	
A-0.003	Draw	
A-0.004	Draw	
A-0.005	Draw	
A-0.006	Draw	
A-0.007	Draw	
A-0.008	Draw	
A-0.009	Draw	
A-0.010	Draw	
A-0.011	Draw	
A-0.012	Draw	
A-0.013	Draw	
A-0.014	Draw	
A-0.015	Draw	
A-0.016	Draw	
A-0.017	Draw	
A-0.018	Draw	
A-0.019	Draw	
A-0.020	Draw	
A-0.021	Draw	

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO DUP00139

CORPORATE OFFICER

CONTACT LIST

CLIENT	Simon Bodlack Guadalupe Font	604.638.0771	sbodlack@dentciti.ca gfont@dentciti.ca
ARCHITECTURAL	Dentciti Craigflower LP 1550 - 1185 West Georgia Street Vancouver, BC, V6E 4E6	604.638.4220	steve@integra-arch.com manmeet@integra-arch.com
CIVIL	Steve Watt Marnieet Mann	250.727.2214	ruuck@jeanderson.com
LANDSCAPE	Ross Tuck	778.679.0105	sleogreen@ladria.ca cwin@ladria.ca
SURVEYOR	Sean Loogreen Christopher Windjack	250.727.2214	rhouston@jeanderson.com
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ELECTRICAL	Paul Duong	604.644.0544	darren@nemetz.com
TRANSPORTATION	Darren Neuman	236.464.3263	akodhg@wattconsultinggroup.com
GEOTECHNICAL	Andy Kading	250.475.3131	mail@ryzuk.com





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Vancouver, BC, V6C 1S1
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Telephone: 604 688 4220

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PROJECT TEAM)



**DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP**

CRAIGFLOWER

1006, 1008/1010 Craighflower Rd.,
Esquimalt, BC

Data

22805 (10102861)

1000

DP - 20 10346

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A-0.002

[illegible]

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO DVP 00139

CORPORATE OFFICER

1006 100TH ST NW, Suite 1000, Washington, DC 20004

1006 100TH ST NW, Suite 1000, Washington, DC 20004

1006 100TH ST NW, Suite 1000, Washington, DC 20004

PROJECT SUMMARY:	PROJECT NAME:	PROJECT OWNER/DEVELOPER:	PROJECT ARCHITECT:	PROJECT ENGINEER:	PROJECT ADDRESS:	GENERAL DESCRIPTION:
	1006 100TH ST NW, Suite 1000, Washington, DC 20004	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004	1006 100TH ST NW, Suite 1000, Washington, DC 20004	4-story mixed-use building with 100,000 sq ft of office space, 10,000 sq ft of retail space, and 10,000 sq ft of residential space.

PROJECT NAME:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
PROJECT OWNER/DEVELOPER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ARCHITECT:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ENGINEER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ADDRESS:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
GENERAL DESCRIPTION:	4-story mixed-use building with 100,000 sq ft of office space, 10,000 sq ft of retail space, and 10,000 sq ft of residential space.

PROJECT NAME:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
PROJECT OWNER/DEVELOPER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ARCHITECT:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ENGINEER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ADDRESS:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
GENERAL DESCRIPTION:	4-story mixed-use building with 100,000 sq ft of office space, 10,000 sq ft of retail space, and 10,000 sq ft of residential space.

PROJECT NAME:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
PROJECT OWNER/DEVELOPER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ARCHITECT:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ENGINEER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
PROJECT ADDRESS:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
GENERAL DESCRIPTION:	4-story mixed-use building with 100,000 sq ft of office space, 10,000 sq ft of retail space, and 10,000 sq ft of residential space.

PROJECT NAME:	1006 100TH ST NW, Suite 1000, Washington, DC 20004
PROJECT OWNER/DEVELOPER:	Shaw Group, 1000 10th Street NW, Suite 1000, Washington, DC 20004
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Total Unit Count	% of all units	Percentage of Units
1000sqm Unit	17%	15
1000sqm Unit	37%	50
1000sqm Unit	15%	20
1000sqm Unit	18%	25
1000sqm Unit	3%	4
1000sqm Unit	6%	5
Total Unit Areas	100%	134



Integra
ARCHITECTURE INC.

2930 2101 Granville Street
Vancouver, BC, V6G 1S4
www.integra-arch.com
Telephone: 604 688 4220



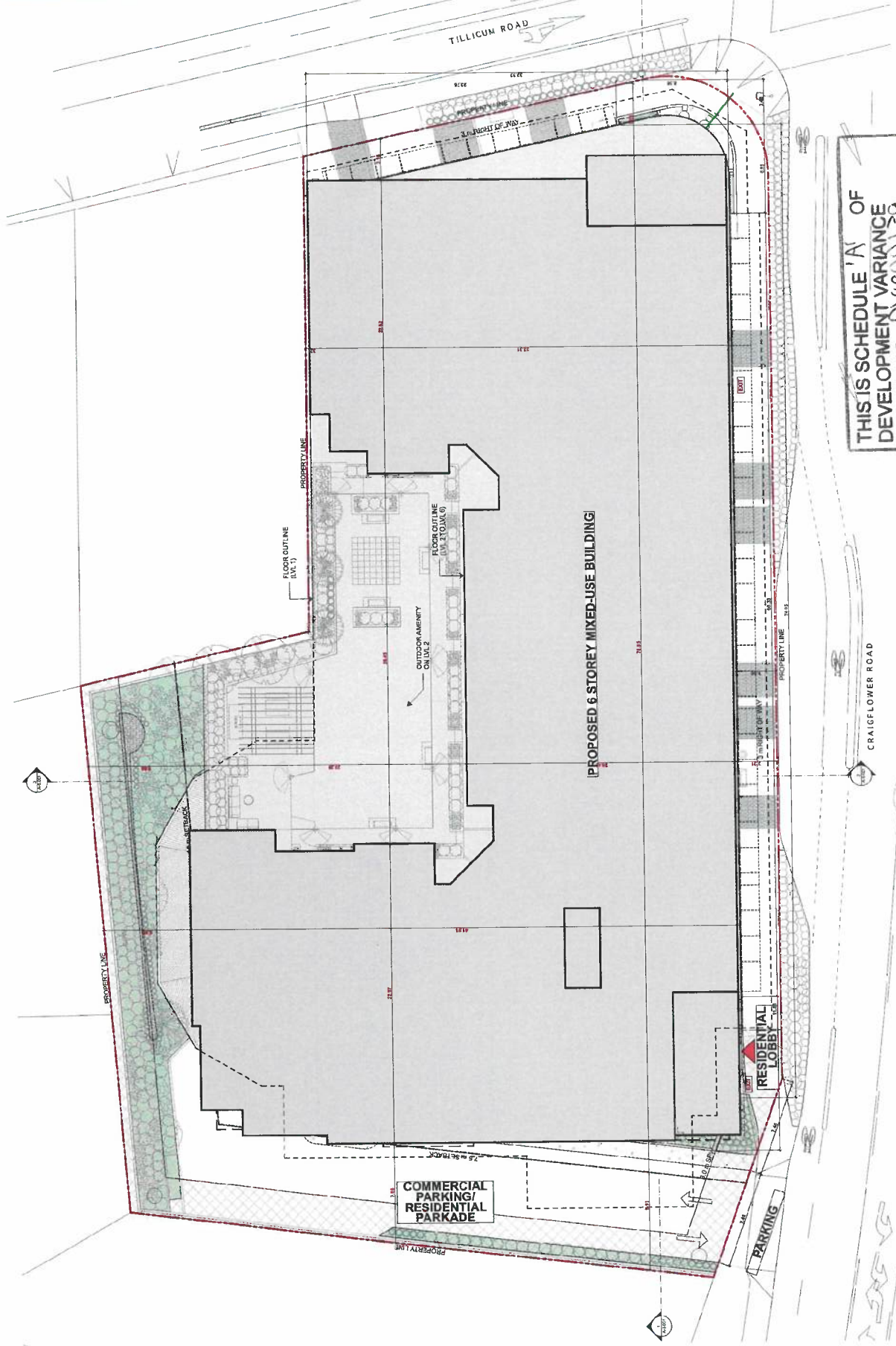
DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER
1008, 1000/1015 Craigflower Rd.
Langford, BC

Site Plan

202005
15/04/21
15/04/21
Thursday, March 21, 2024
DP - 2.0

A-1.003



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DV200139

CORPORATE OFFICER

THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. DVP 00139

CORPORATE OFFICER





Integra
ARCHITECTURE INC.
2880 20th Avenue Street
Vancouver, BC, V6C 1S4
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Telephone: 604 683 1220
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Email: info@integrainc.com

PROJECT TEAM



DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER

1006, 1008, 1010 Craigflower Rd.
Capriole, BC

11/20/21

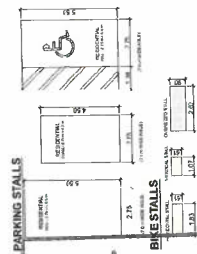
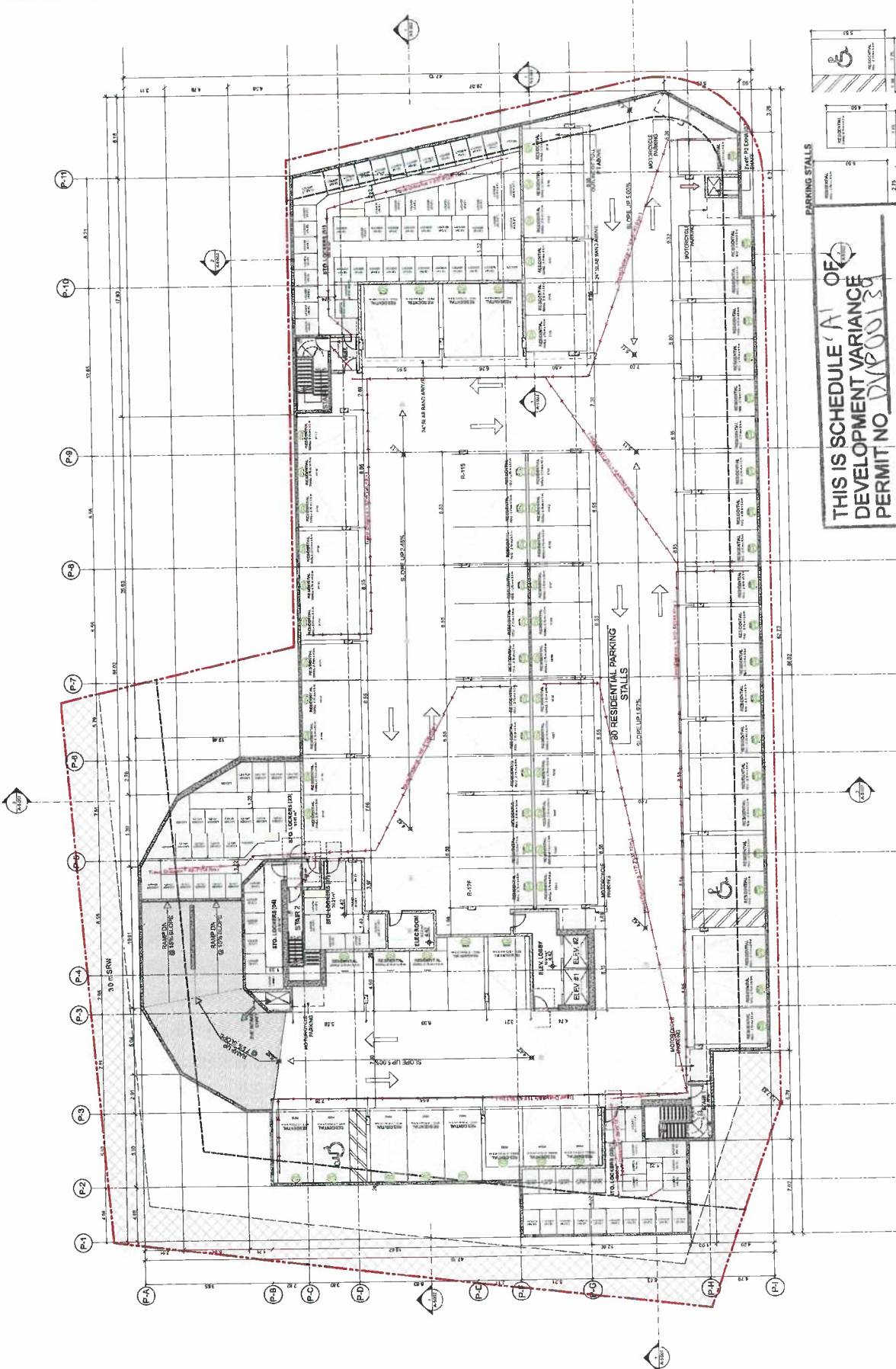
Level P2 Parking
Plan

27805
3/2" = 1'-0"

Thursday, March 21, 2024

DP: 2.0

A-2.001



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. D1800139

CORPORATE OFFICER

1 Level P2 Parking Plan
SCALE 1/8" = 1'-0"



Integra
ARCHITECTURE INC.
2000-2010 Renald Street
Vancouver, BC, V6C 1S4
www.integra.ca
Telephone: 604.683.4220
Fax: 604.683.4221

1/24/2024



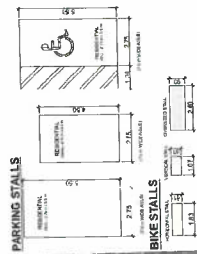
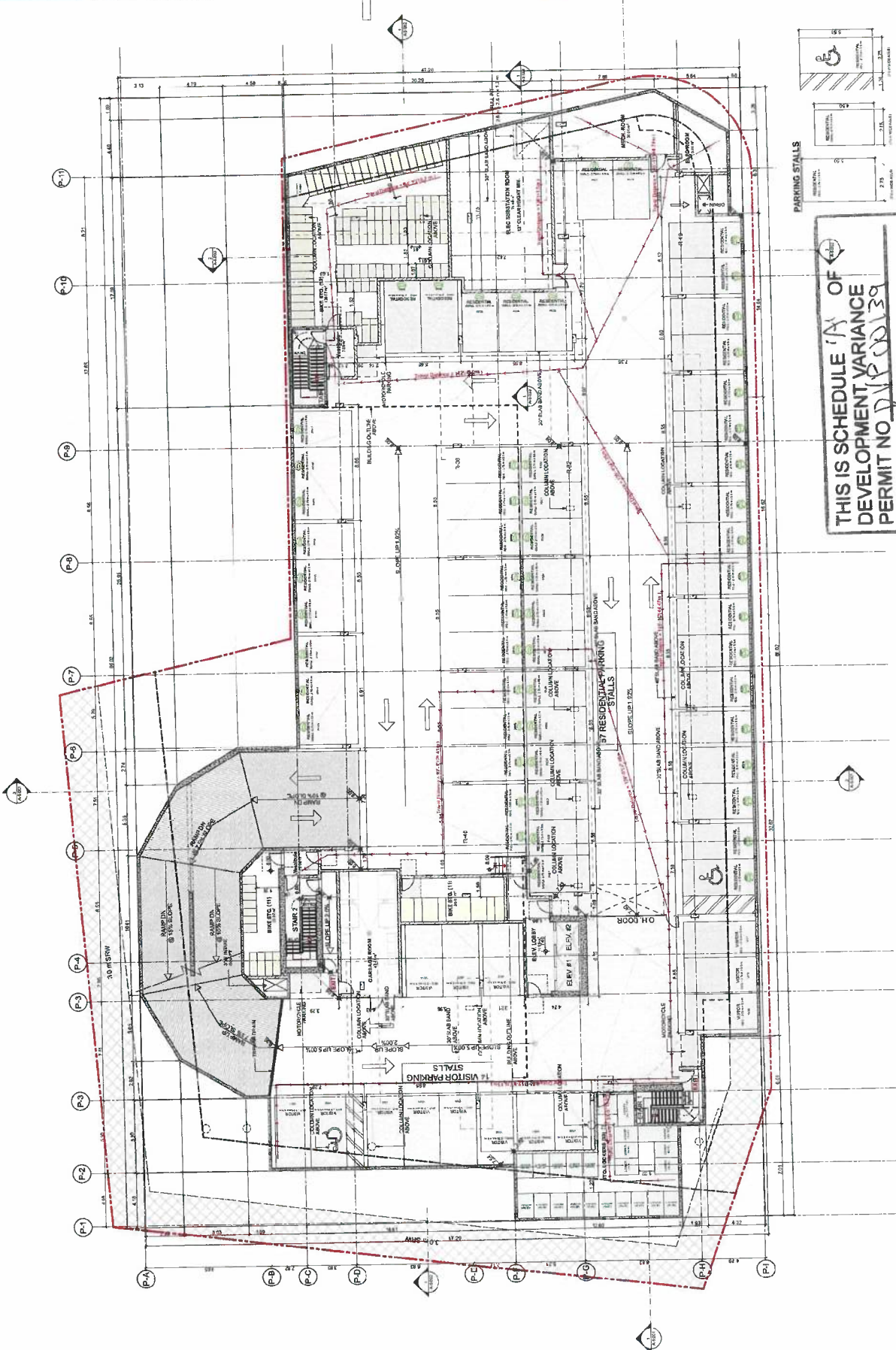
DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER
1000-1000-1000 Craigflower Rd.
Langford, BC

Level P1 Parking
Plan

28005
302" x 1'-0"
Thursday, March 21, 2024
DP - 2.0

A-2.002



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DP 00139

CORPORATE OFFICER

1 Level P1 Parking Plan



Integra
ARCHITECTURE INC.
2200-27th Avenue, Suite 100
Vancouver, BC V6K 3K5
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Fax: 604.688.4221
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PROJECT TEAM



DENCITI
development corp.



DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER

100-1000-010 Craigflower Pl.
Vancouver, BC

Level 1 Floor Plan

2200-27th Avenue, Suite 100
Vancouver, BC V6K 3K5
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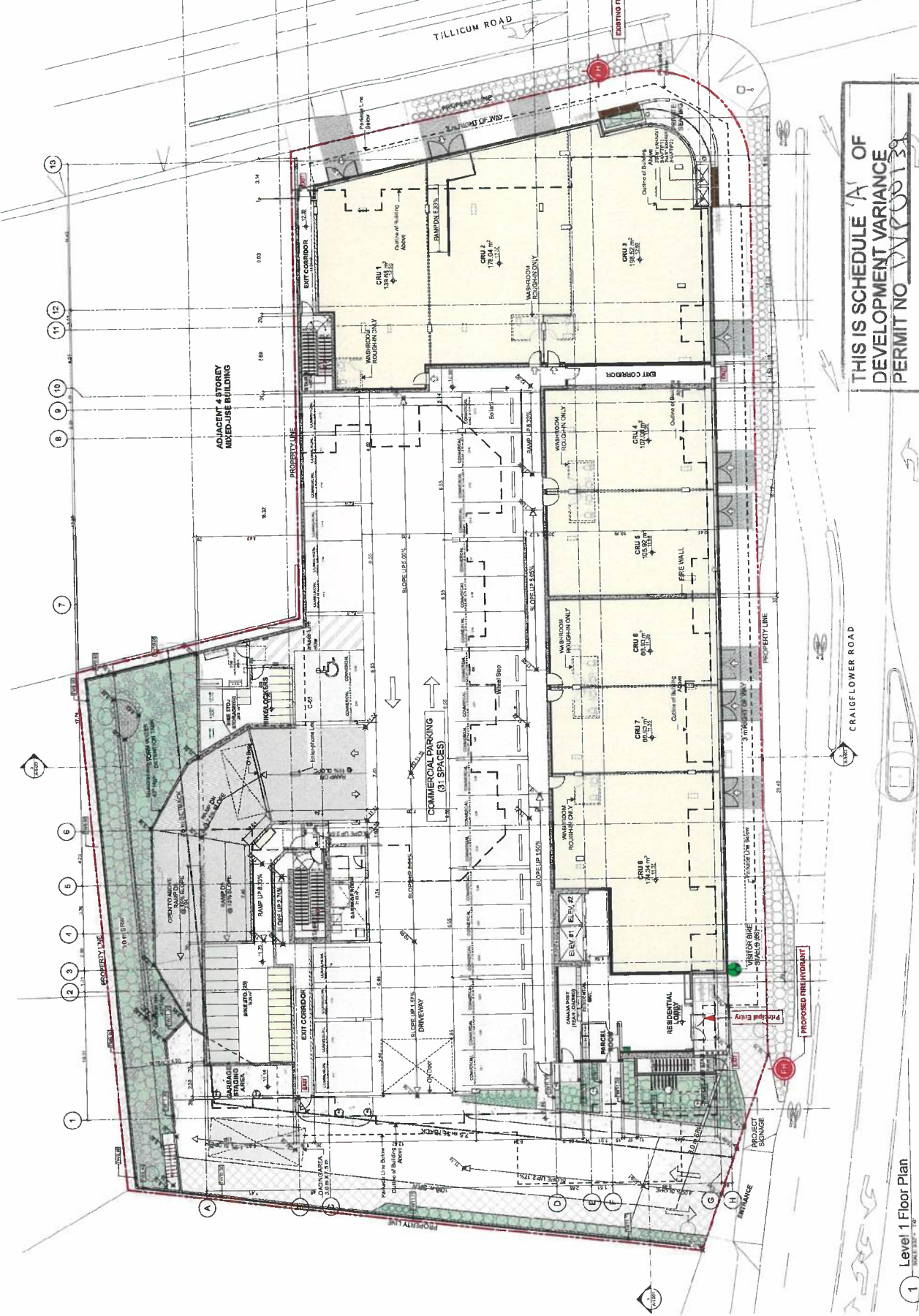
A-2.003

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. 2200-27th

CORPORATE OFFICER

Level 1 Floor Plan

1





2220 20th Avenue Street
Vancouver, BC, V6C 1S4
www.integra-btcn.com
Telephone: 604 688 4220



**DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP**

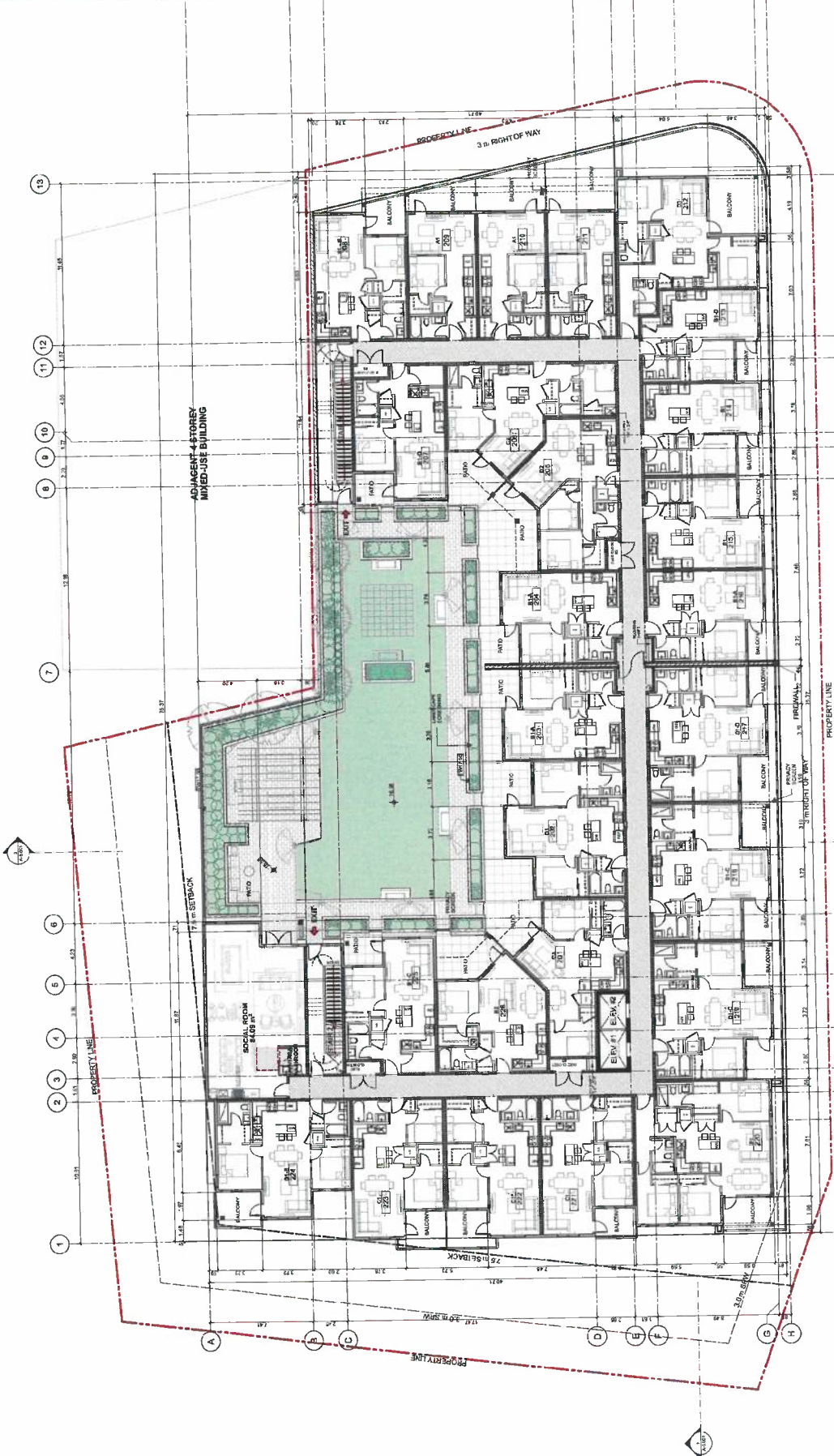
CRAIGFLOWER

1008, 1008/1010 Crayflower Rd.,
Esquimalt, BC

Level 2 Floor Plan

22&05
3/32" @ 1'-0"
Thursday, March 21, 2024
DP - 2.0

A-2.004



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO 22P00139

CORPORATE OFFICER

1 Level 2 Floor Plan



Integra
ARCHITECTURE INC.
2881-2701 Renouin Street
Vancouver, BC, V6C 1S4
www.integrarch.com
Telephone: 604 686 4220
Fax: 604 686 4221
info@integrarch.com

PROJECT NAME



PROJECT NO.
22065
3/22" = 1'-0"
Thursday, March 21, 2024
UP - 2.0

CRAIGFLOWER
1085, 1085/109 Craigflower Rd.
Vancouver, BC

Level 3 to 6 Floor
Plan

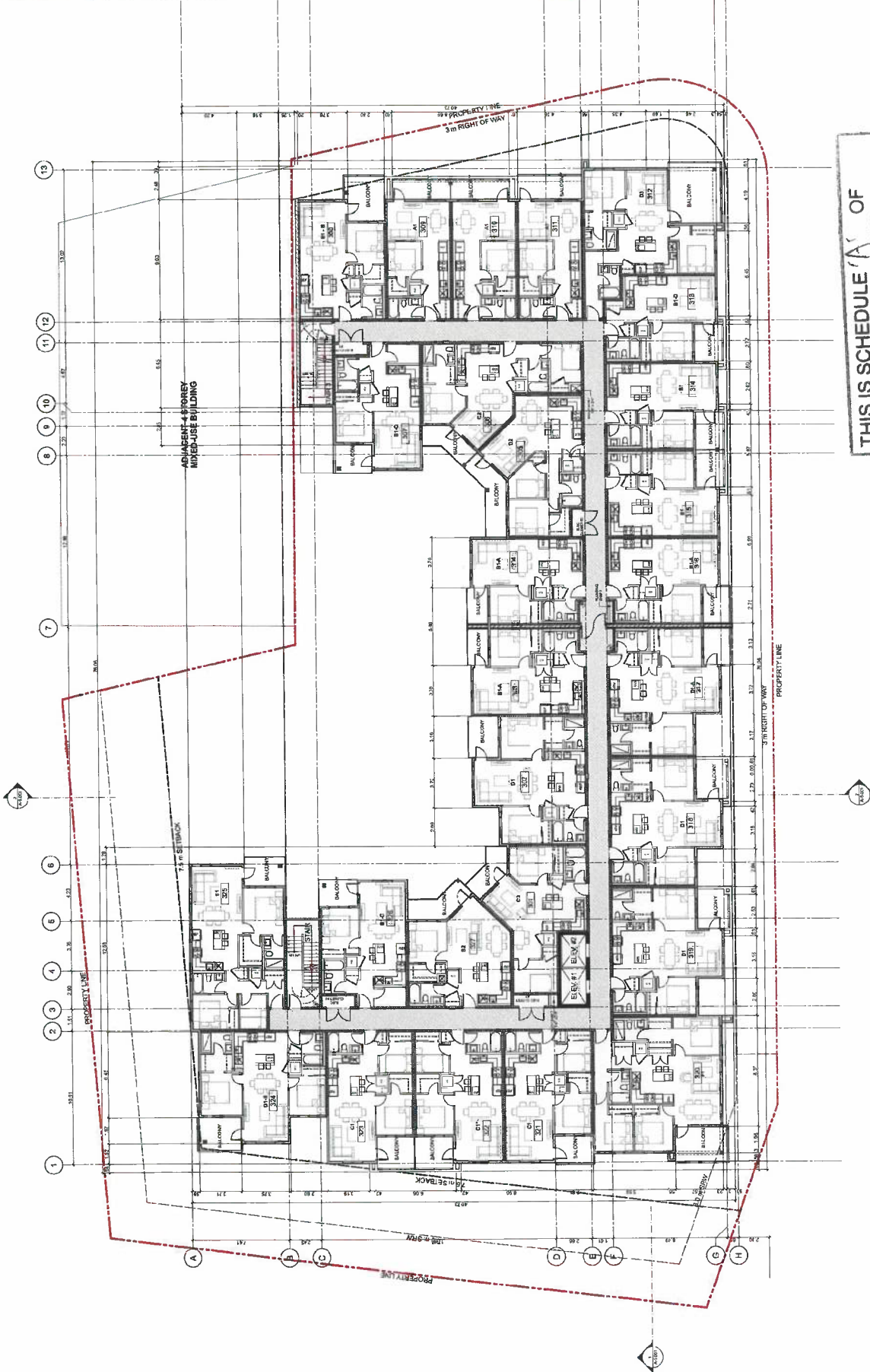
THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DV 00139

CORPORATE OFFICER

Level 3 Floor Plan

TABLE 100 - 1.1

A-2.005



[illegible]

**DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP**

CRAIGFLOWER

1008, 1008, 1010 Craigflower Rd.,
Fresno, BC

Building Elevations

Address: _____

[illegible]

706

	8	8
888888		

A-4.001

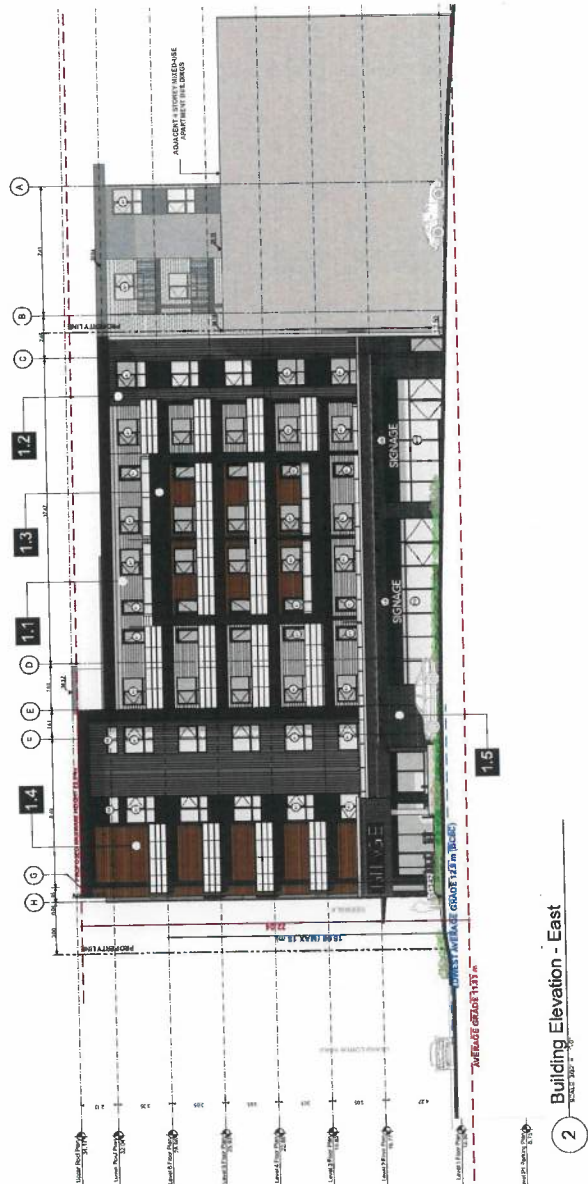


THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP 00139

CORPORATE OFFICER

Case	Case	Protein (kDa)	Species	Cloning
1	1	15.5	Human	Cloned into
2	2	15.5	Human	Cloned into
3	3	15.5	Human	Cloned into
4	4	15.5	Human	Cloned into
5	5	15.5	Human	Cloned into
6	6	15.5	Human	Cloned into
7	7	15.5	Human	Cloned into
8	8	15.5	Human	Cloned into
9	9	15.5	Human	Cloned into
10	10	15.5	Human	Cloned into
11	11	15.5	Human	Cloned into
12	12	15.5	Human	Cloned into
13	13	15.5	Human	Cloned into
14	14	15.5	Human	Cloned into
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24	24	15.5	Human	Cloned into
25	25	15.5	Human	Cloned into
26	26	15.5	Human	Cloned into
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30	30	15.5	Human	Cloned into
31	31	15.5	Human	Cloned into
32	32	15.5	Human	Cloned into
33	33	15.5	Human	Cloned into
34	34	15.5	Human	Cloned into
35	35	15.5	Human	Cloned into
36	36	15.5	Human	Cloned into
37	37	15.5	Human	Cloned into
38	38	15.5	Human	Cloned into
39	39	15.5	Human	Cloned into
40	40	15.5	Human	Cloned into
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97	97	15.5	Human	Cloned into
98	98	15.5	Human	Cloned into
99	99	15.5	Human	Cloned into
100	100	15.5	Human	Cloned into

KEY PLAN



Building Elevation - East

2



Integra
ARCHITECTURE INC.

2530 270 Granville Street
Vancouver, BC V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

[illegible]

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. 175P00139

CORPORATE OFFICER



**DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP**

CRAIGFLOWER

000, 100B1010 Crazyflower Rd.,
Esquimalt BC

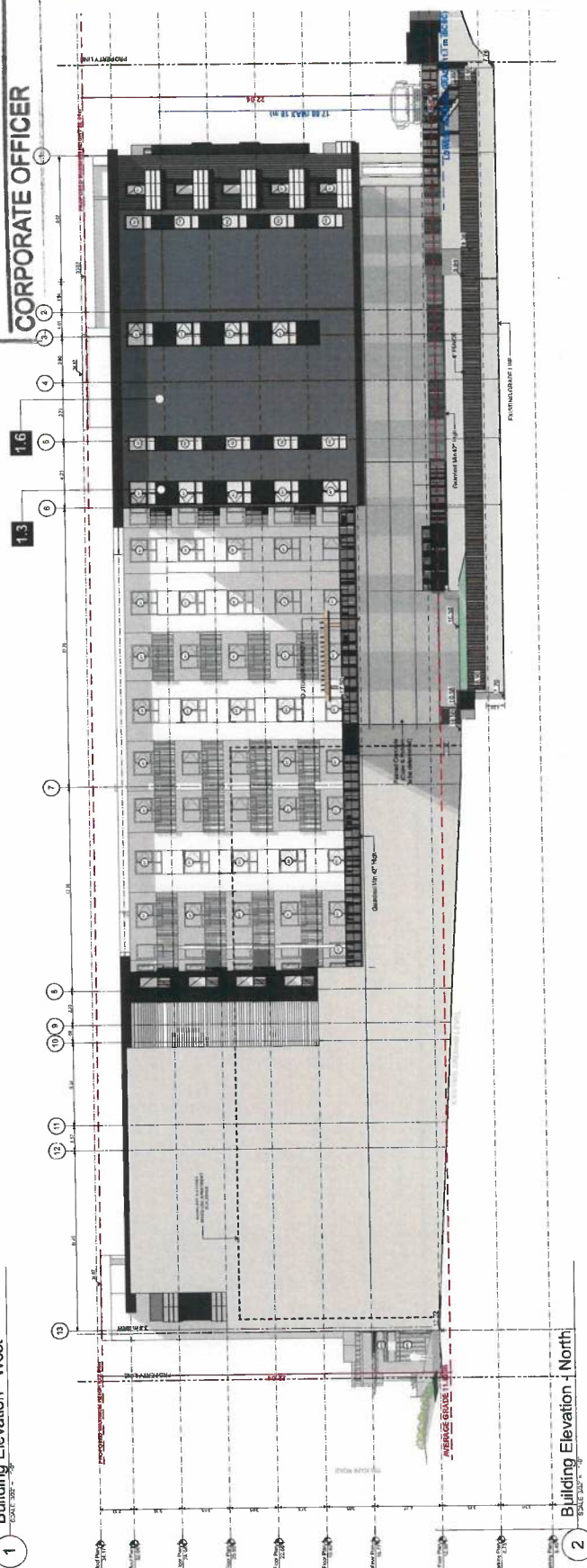
Building Elevations

2605
PROJECT
32" x 1'-0"
Thursday, March 21, 2024
DATE
PP - 2.0

A-4.002



Building Elevation - West

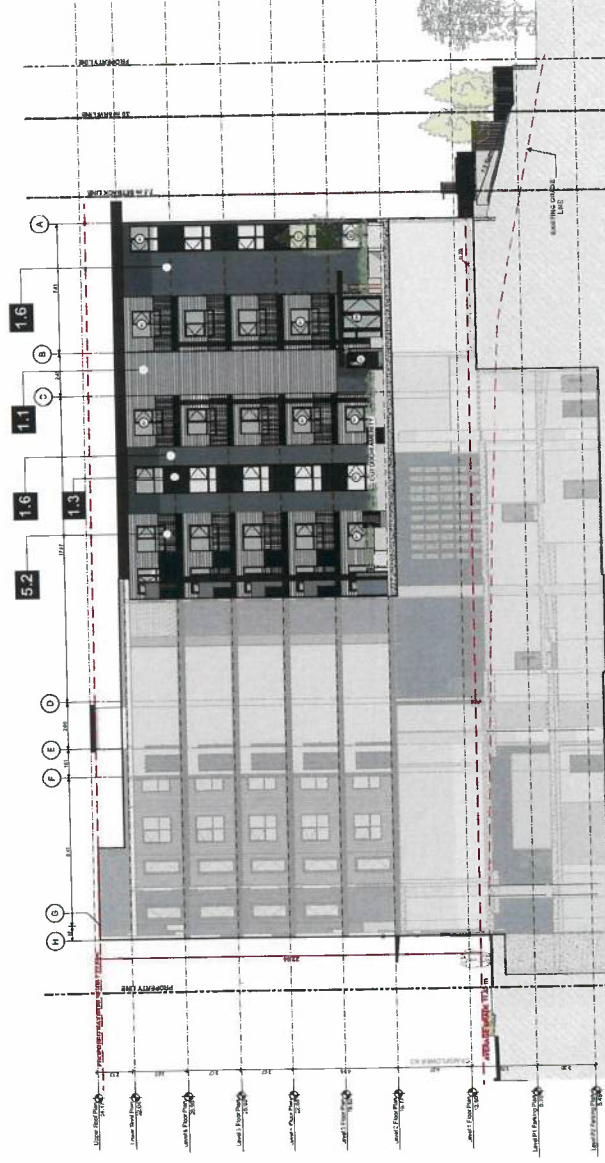
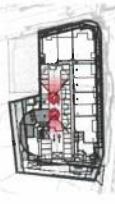


Building Elevation - North

THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. **D1800139**
 CORPORATE OFFICER

PROJECT NAME

KEY PLAN



1 Building Elevation - West (Internal)



2 Building Elevation - East (Internal)



PROJECT TEAM



**DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP**

CRAIGFLOWER

1000, 1000, 1010 Craydunni Rd.,

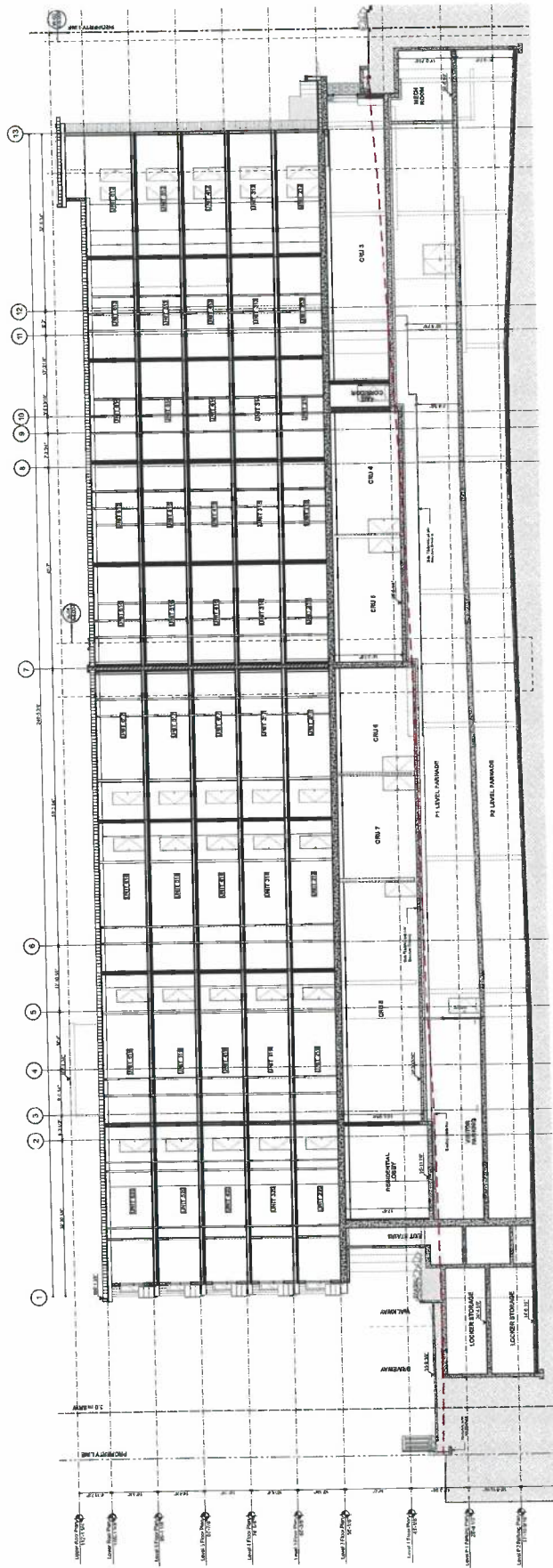
Building Sections

99605 (PROJECT)

3/32" = 1'-0" SCALE

Thursday, March 21, 2024

A-5.001



SECTION 1-1



SECTION 2-2

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DW 00139

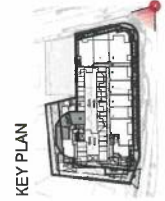
CORPORATE OFFICER



2 View Along Craigflower & Tillicum Road

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. D1900139

CORPORATE OFFICER



Perspective Render (1)	
22805	PROJECT 1
	DESIGN 1
Thursday, March 21, 2024	DATE
DP - 2.0	REVISION
A-8.005	




DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER

1005, 1025, 1010 Craigflower Rd.
Squamish BC

PROJECT NAME



Integra
ARCHITECTURE INC.
2950, 2700, Grande Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

PROJECT TEAM



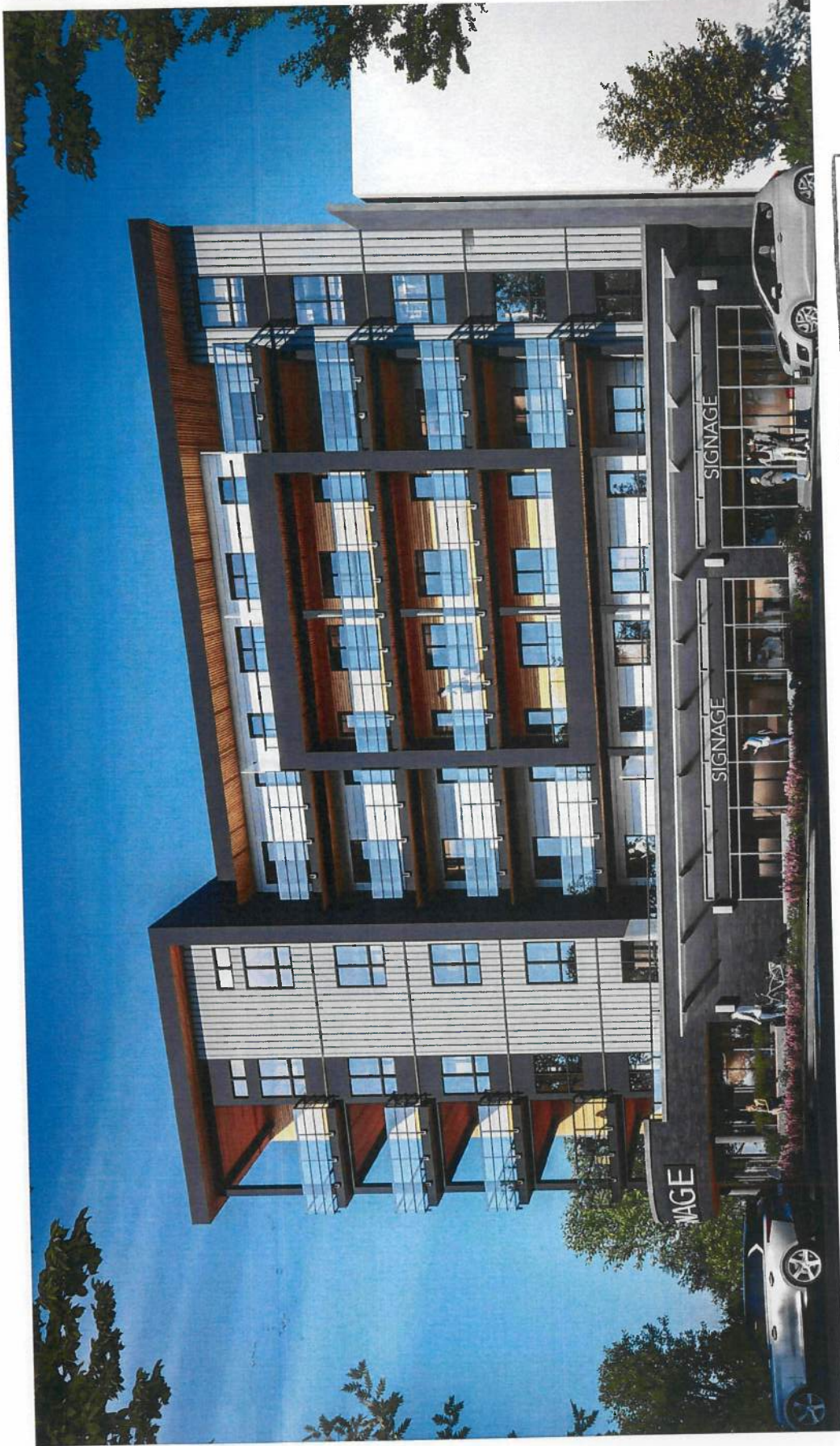
DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER
1006, 1005, 1015 Craigflower Rd.
Equinix, BC

PROJECT
SHEET
TITLE

Perspective
Render (2)

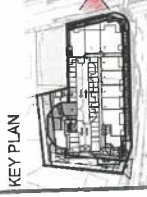
2020
PROJECT
TITLE
Thursday, March 21, 2024
DP - 2.8
A-8.006

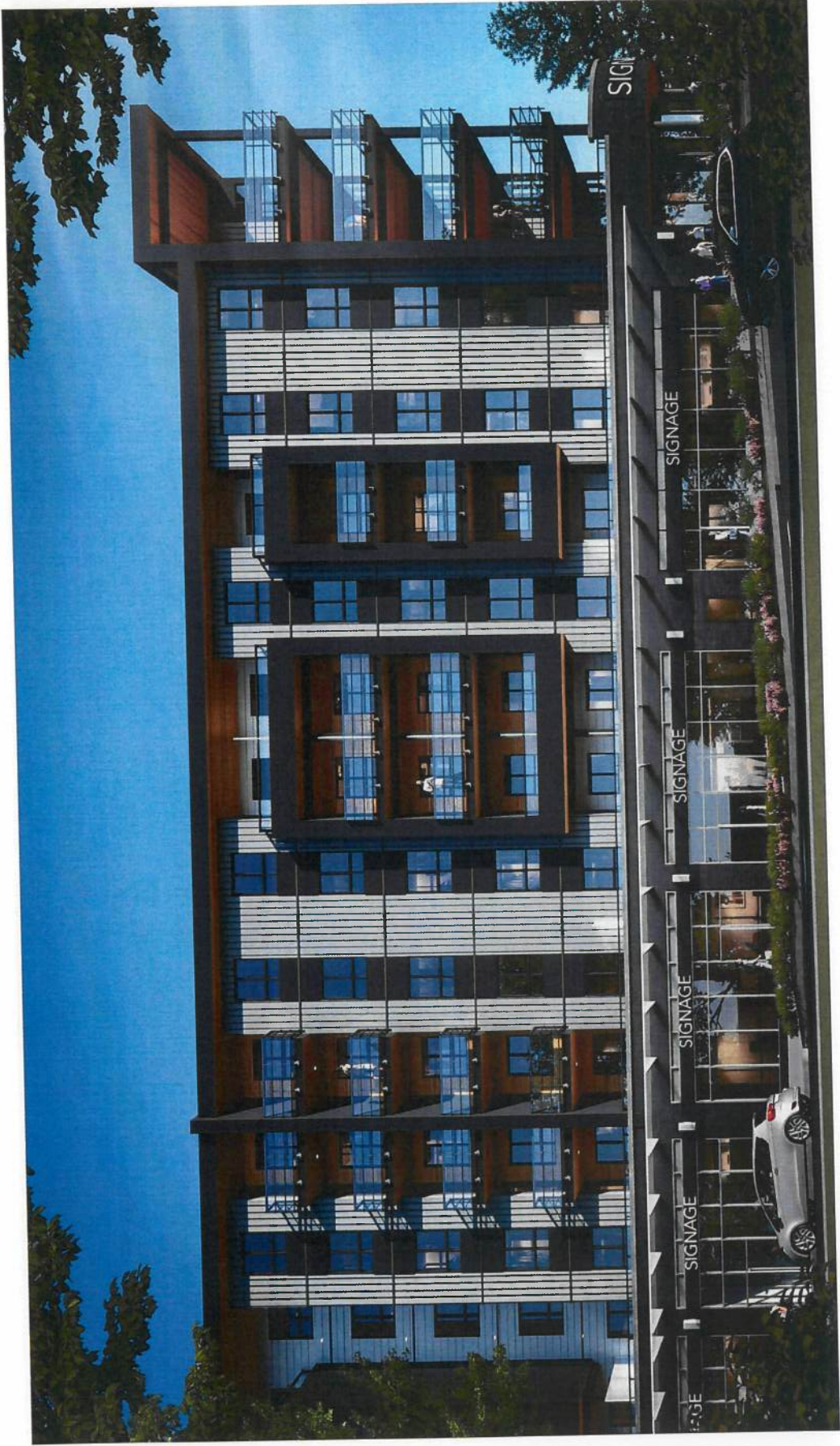


1 View Along Tillicum Road

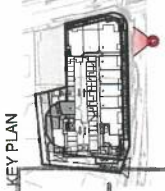
THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. VIP 00129

CORPORATE OFFICER





1 View Along Craigflower Road



THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. DVP00139

CORPORATE OFFICER

PROJECT NAME

DENCITI
 development corp.



DENCITI
 CRAIGFLOWER LIMITED
 PARTNERSHIP

CRAIGFLOWER
 1008-1028-1010 Craigflower Rd.
 Squamish, BC

PROJECT

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Integra
ARCHITECTURE INC.
2330-2001 Garrold Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688-4220
Fax: 604 688-4221
Email: info@integra-arch.com
Integra Architecture Inc. is a registered professional corporation under the laws of the Province of British Columbia. The corporation is a member of the British Columbia Association of Architects (BCAA) and the International Association of Architects and Artisans (IAA).

PROJECT NAME



DENCITI
LIMITED
PARTNERSHIP

CRAIGFLOWER

1005, 1006/1010 Craigflower Rd.,
Surrey, BC

1/1/2023

Perspective
Render (4)

2805

1/1/2023

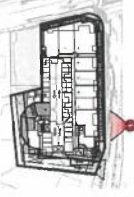
Thursday, March 21, 2024 (PST)

DP - 28

1/1/2023

A-8.008

KEY PLAN



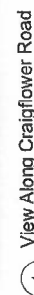
THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DP00139

CORPORATE OFFICER

View Along Craigflower Road

1





THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DP00139



CORPORATE OFFICER



(CLIENT) **DEN CITY**
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER

1008, 1008/1010 Grayhurst Rd.,
Esquimalt, BC

[illegible]Perspective
Render (5)

2260\$ (PROJECT)

Thursday, March 21, 2024

OP - 2.0

A-8.009

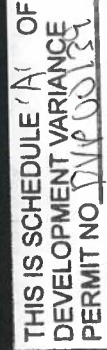


ELECTRICITY

	Total
<hr/>	
Cash Sales	

22805 PROPERTY

A-8 010



KEY PLAN



CORPORATE OFFICER

View of Residential Lobby



Integra
ARCHITECTURE INC.
2530-2000 Glenview Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 1020
Fax: 604 689 1021
Email: info@integra-arch.com

PROJECT NAME



DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

CRAIGFLOWER

1005, 1005 1015 Craigflower Rd.,
Vancouver, BC

1005

1006

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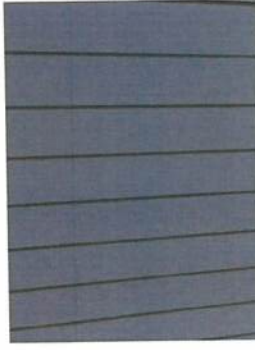
1346



1.1 | Arctic White | Lap Siding (Hardie or sim.)



1.4 | Cedar | Cementitious Board (Hardie or sim.)
2.1 | Cedar | Vinyl (Sagiper or sim.)



1.2 | Night Gray | Shiplap Vertical Siding (Hardie or sim.)



1.7 | Grey | Cast In Place Concrete



1.6 | Night Gray | Panel (Hardie or sim.)



5.1 | Black | Vinyl Windows
5.2 | Black | Railings



1.5 | Charcoal | Cultured Stone (Leidgestone) or sim



2.2 | Light Gray | Aluminum Soffit



3.1 | Charcoal | Powder Coated Alu. Matt or sim
4.1 | Charcoal | Powder Coated Alu. Matt or sim

Material and colour legend		
Colour	Product (to match)	Location
CLADDING		
1.1 Arctic White	Lap Siding w/ 7" Exposure - (James Hardie or similar)	Exterior walls
1.2 Night Gray	Shiplap Vertical Siding - (Hardie or similar)	Exterior walls
1.3 Charcoal	Panel - (Hardie or similar)	Exterior walls
1.4 Cedar	Cementitious Board - (Hardie or similar)	Exterior walls
1.5 Cultured Stone	Cultured Stone - (Leidgestone or similar)	Exterior walls
1.6 Night Gray	Panel - (Hardie or similar)	Exterior walls
1.7 Grey	Cast In Place Concrete	Exterior walls
ROOFING		
2.1 Cedar	Vinyl - Cedar Siding (Sagiper or similar)	Roofing
2.2 Light Gray	Aluminum Soffit	Roofing
TRIM / FLASHINGS		
3.1 Charcoal	Charcoal Powder coated Aluminum Matt	Flashings
ROOF DECKS		
4.1 Charcoal	Charcoal Powder coated Aluminum Matt	Roofs / Overhangs / Flashings
WINDOW GLAZING		
5.1 Black	Vinyl Windows	Windows
5.2 Black	Railings	Black Balustrade / Railings
FEATURE WOOD		
6.1 Night Gray	Hardie Panel	Exterior Columns



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DV200139

CORPORATE OFFICER

Material Board

25005
15000
Thursday, March 21, 2024
DP - 2.0
A-8.015