Development Permit & Development Variance Permit DP20-0017 & DVP20-0096

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

550 Clifton Road, Kelowna BC

and legally known as

Lot 2 Section 31 Township 26 ODYD Plan KAP86216

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

ATTACHMENT A
This forms part of application
DP20-0017 & DVP20-0096
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

Multiple Dwelling Housing

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

Date of Council Decision:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM4 – Transitional Low Density Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

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

NOTICE

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

Owner: Ryan Peak ULC, Inc. No. A0066628

Applicant: Mark Aquilon

Planner: Arlene Janousek

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

DRAFT

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 8.2.6(d): Tandem Parking Regulations
To allow tandem parking outside of the Urban Core on the subject property.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of $ $249,825.63

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

4. INDEMNIFICATION

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

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

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

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

DRAFT

ZONING OUTLINE

ZONING	**RM4**		
	MINIMUM	**ACTUAL**	
MINIMUM LOT WIDTH	30 m	118.8 m*	*ESTIMATED
MINIMUM LOT DEPTH	30 m	89.7 m*	*ESTIMATED
MINIMUM LOT AREA	900 sm	10480 sm*	
TOTAL GROSS FLOOR AREAS			
Commercial		0 sm	
Residential		3260 sm	Buildings 1-12
TOTAL		**3260** sm	
BUILDING AREAS for F.A.R.			
COMMERICAL	0 sf	**0.00** sm	
RESIDENTIAL	75063 sf	**6973.35** sm	
TOTAL	75063 sf	**6973.35** sm	
BUILDING COVERAGE AREA			
BUILDING AREA	35098.00 SF	**3260.60** SM	
Driveways, parking	9515.00 SF	**883.94** SM	
Paved roads	1616.80 SF	**150.11** SM	
Total Paved Site Coverage		**1034.05** SM	
Total Paved & Bld		**4294.66** SM	

	MAXIMUM	ACTUAL
FLOOR AREA RATIO (FAR)	0.650	
Screened Parking 0.20	0.019	
TOTAL	**0.669**	**0.665**

SITE COVERAGE	**MAXIMUM**	**ACTUAL**	
BUILDING AREA ON SITE	50%	31.11%	
BUILDING AREA & SITE COVERAGE	60%	40.98%	

SETBACKS	MINIMUM	ACTUAL		
Front Street CaraGlen rd (north property line)	4.5 m	**4.5**	**m**	
Side Yard street Flanking rd (Clifton east ppl)	4.5 m	**4.5**	**m**	Setback taken from KAP85915 road dedication
Side yard (south property line)	4.5 m	**4.5**	**m**	
Side Yard Flanking street (west ppl) CaraGlenn	4.5 m*	**4.5**	**m**	
Rear yard (7.5 to second storey) south ppl	7.5 m*	**7.5**	**m**	Setback 9m to third storey elevation. 7.5m at 2 storey elevation.

	MAXIMUM	**ACTUAL**
BUILDING HEIGHT	3 storeys (13m)	**3 storeys Max. Height 12.9m**

ADDITIONAL REGULATIONS

14.4.6

(b) MINIMUM AREAS OF PRIVATE OPEN SPACE
7.5 sq m / bachelor dwelling
15 sq m / 1 bdrm dwelling
25 sq m / dwelling with +1 bdrm

		REQUIRED		PROVIDED AT UNITS	
0 Studio Units (under 600sq.ft)	@6 sm/unit	0 sm			
0 1 Bedroom Units	@10 sm/unit	0 sm			
12 2 Bedroom Units	@25 sm/unit	300 sm			
34 3 Townhome Units	@25 sm/unit	850 sm	SF		
TOTAL PRIVATE OPEN SPACE		**1150 sm**	**12378 SF**	**860.6256 sm***	**9264 SF***
Green Space 1				**790 sm**	**8503 SF**
Green Space 2				**190 sm**	**2045 SF**
Provided TOTAL PRIVATE OPEN SPACE				**1840.626**	**19812 SF**

PARKING

	GFA Sq. Ft.	GFA Sq. m	GLA Sq. Ft.	GLA Sq. m	PARKING CALCULATIONS	Required	STALLS Provided
COMMERCIAL - MAIN FLOOR							
COMMERCIAL BUILDING 1 AREA SUMMARY							
Main Floor	0	0					
TOTAL	0	**0**			GFA @ 1.75 STALLS per 100 sm =	**0.0**	**0**
Loading							
Commercial	0	0			GFA @ 1 STALL per 1900 sm =	0.0	
TOTAL	0	0				0.0	1
APARTMENT HOUSING							
RESIDENTIAL PARKING SUMMARY							
					46 TOTAL UNITS **RESIDENTIAL STALLS REQUIRED**	**92.0**	**92**
					PARKING VARIANCE REQUIRED FOR 36 STALL TANDEM STALLS		36 (40%)
					REGULAR STALLS		36 (60%)

VISITOR PARKING CALCULATIONS	No. Residential Units Required					Required	Provided
	Min.	0.14	Res. Stalls @	1 stall per	req'd stalls	6.4	0
SEE DRAWING LEGEND BELOW	Max.	0.2	Res. Stalls @	1 stall per	req'd stalls	**9.2**	9

UNIT TYPE

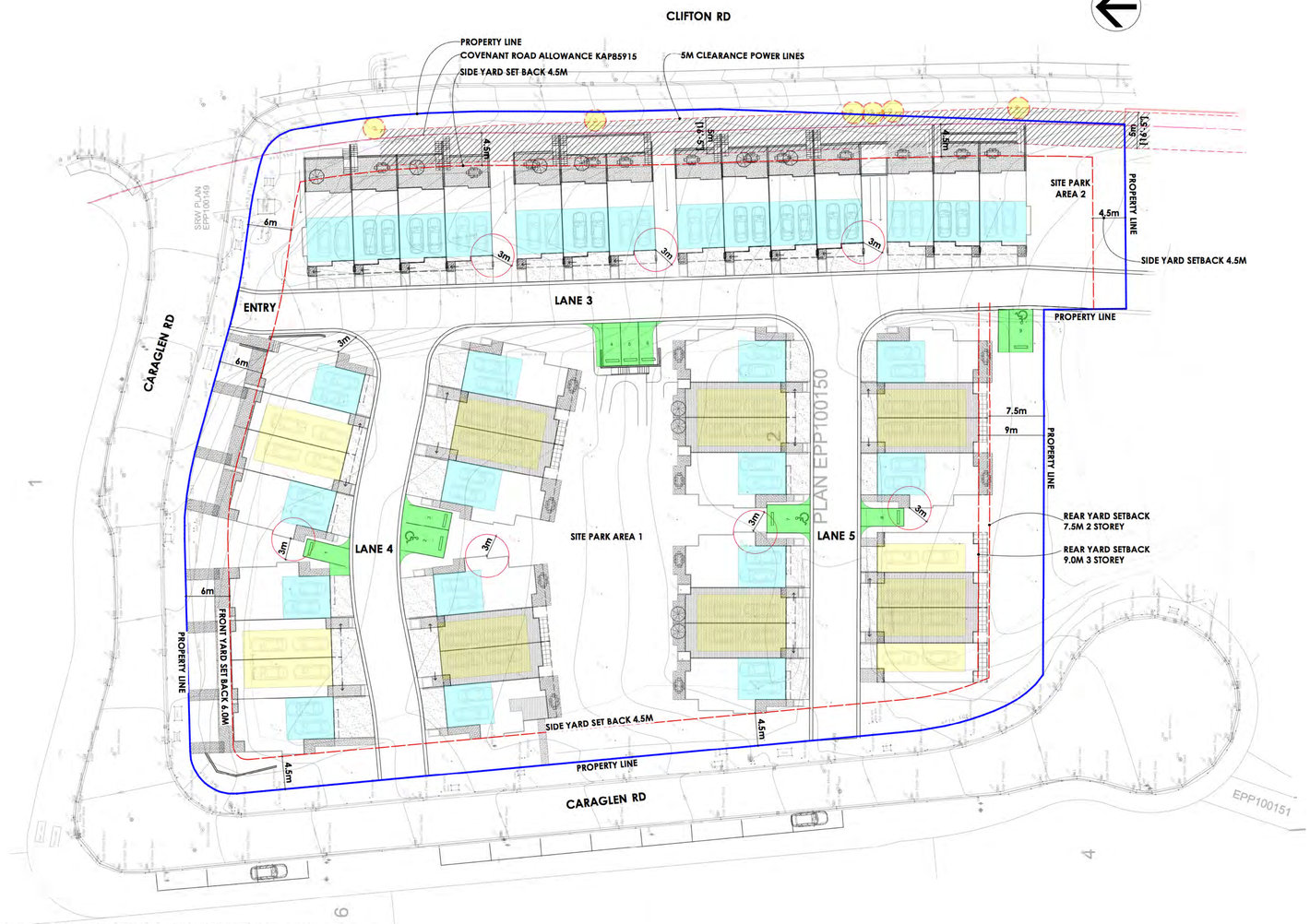
UNIT SCHEDULE OPTIONS

UNIT TYPE	2 BED 1272 SQ.FT - 1588 SQ.FT	2 BED 1469 SQ.FT - 2165 SQ.FT	3 BED & DEN 1985 SQ.FT - 2082 SQ.FT	3 BED & BONUS RM 1304 SQ.FT -	Total Bld. Unit #:
BUILDING 1	0	0	0	4	4
BUILDING 2	0	0	0	3	3
BUILDING 3	0	0	0	4	4
BUILDING 4	0	0	0	3	3
BUILDING 5	2	0	2	0	4
BUILDING 6	2	2	0	0	4
BUILDING 7	2	2	0	2	4
BUILDING 8	2	2	0	0	4
BUILDING 9	2	0	2	0	4
BUILDING 10	2	1	1	0	4
BUILDING 11	0	2	0	2	4
BUILDING 12	0	2	0	2	4
UNIT TYPE TOTALS	12	11	5	20	46

PARKING BY UNIT TYPE

UNIT PARKING SCHEDULE

UNIT TYPE	2 BED 1272 SQ.FT - 1588 SQ.FT		3 BED 1469 SQ.FT - 2165 SQ.FT		3 BED & DEN 1985 SQ.FT - 2082 SQ.FT		3 BED & BONUS RM 1304 SQ.FT -		UNIT PARKING STALLS		
	Min.: CAR STALL 2.5M X 6M	Max.: CAR STALL 2.5M X 6M	Min.: CAR STALL 2.5M X 6M	Max.: CAR STALL 2.5M X 6M	Min.: CAR STALL 2.5M X 6M	Max.: CAR STALL 2.5M X 6M	Min.: CAR STALL 2.5M X 6M	Max.: CAR STALL 2.5M X 6M	# Full Size Stalls	# Small Size Stalls	# Tandem Stalls
BUILDING 1	0	0	0	0	0	0	4	4	**4**	**4**	**0**
BUILDING 2	0	0	0	0	0	0	3	3	**3**	**3**	**0**
BUILDING 3	0	0	0	0	0	0	4	4	**4**	**4**	**0**
BUILDING 4	0	0	0	0	0	0	3	3	**3**	**3**	**0**
BUILDING 5	0	Tandem	0	0	2	2	0	0	**2**	**2**	**4**
BUILDING 6	0	Tandem	0	Tandem	0	0	0	0	**0**	**0**	**8**
BUILDING 7	0	Tandem	2	2	0	0	0	0	**2**	**2**	**4**
BUILDING 8	0	Tandem	2	2	0	0	0	0	**2**	**2**	**4**
BUILDING 9	0	Tandem	0	0	2	2	0	0	**2**	**2**	**4**
BUILDING 10	0	Tandem	0	0	2	2	0	0	**2**	**2**	**4**
BUILDING 11	0	0	0	Tandem	0	0	2	2	**2**	**2**	**4**
BUILDING 12	0	0	0	Tandem	0	0	2	2	**2**	**2**	**4**
								Total	**92**		
								%	30%	30%	40%
								Parking Totals	28	28	36



1 ZONING - OVERALL SITE
Scale 1" = 30'0"

LEGEND

- VISITOR PARKING
  2.5M X 6M STANDARD STALL = 6
  3.9M X 6M H'CAP STALL = 2
  3.3 X 6.0M H'CAP VAN STALL = 1
- RESIDENTIAL PARKING 60%
- RESIDENTIAL PARKING - TANDEM 40%
- FORTIS - POWER POLE LOCATION
- FORTIS - 5M CLEARANCE
- 2 BEDROOM UNIT LOCATIONS

SCHEDULE A
This forms part of application
DP20-0017 & DVP20-009
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

BLUEGREEN ARCHITECTURE INC.
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P | 236.420.3550 F |
2 - 436 Lorne Street, Kamloops BC, V2C 1W3
P | 250.374.1112 F | 250.374.2279

CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Zoning Outline

DATE 2020.02.26
SCALE 1" = 30'-0"
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A0.03

SCHEDULE A

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DP20-0017 & DVP20-009

Planner Initials AJ

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DEVELOPMENT PLANNING



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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Site Plan - Overall

DATE 2020.02.26
SCALE 1:250
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

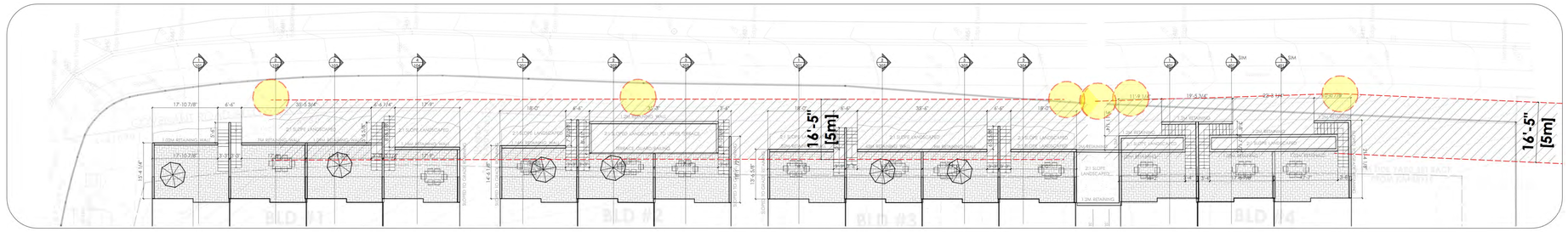
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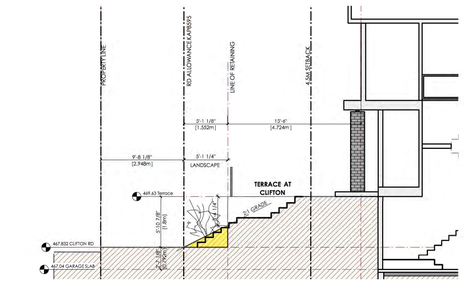
SCHEDULE B

This forms part of application
DP20-0017 & DVP20-0099

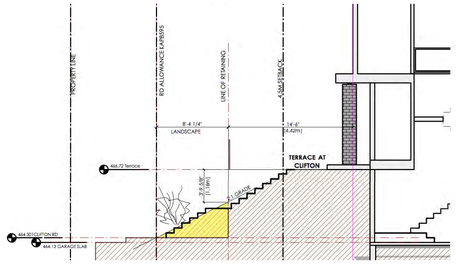
Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

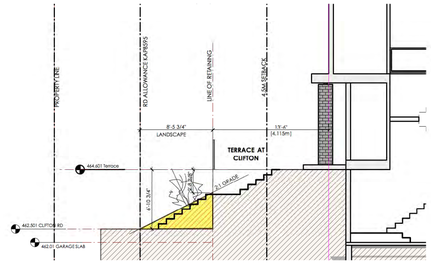




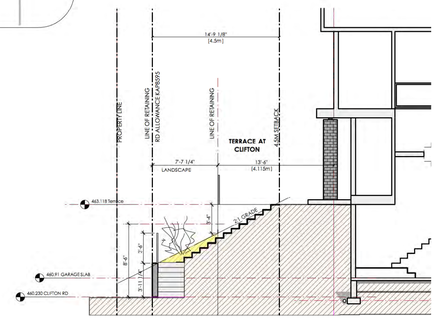
1 BUILDING 1 UNIT 101
Scale 1: 100



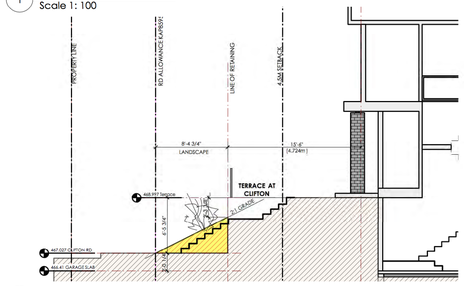
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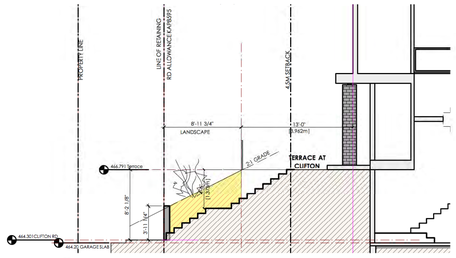
1 BUILDING 3 UNIT 301
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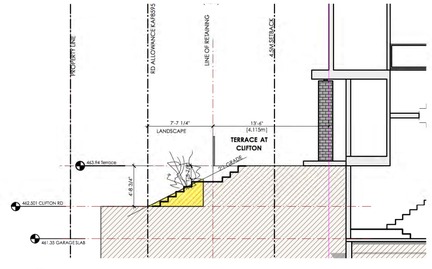
1 BUILDING 4 UNIT 401 / 402 / 403
Scale 1: 100



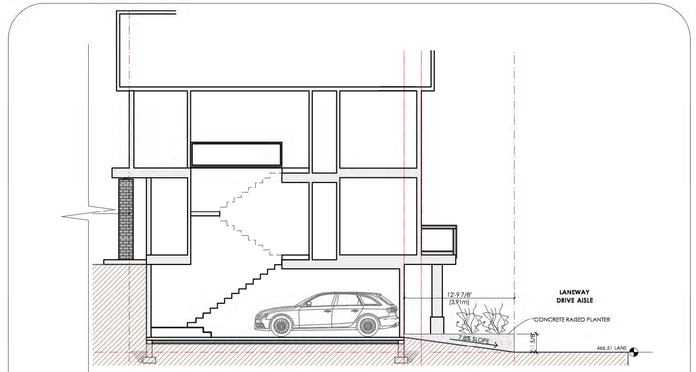
2 BUILDING 1 UNIT 102
Scale 1: 100



2 BUILDING 2 UNIT 202
Scale 1: 100



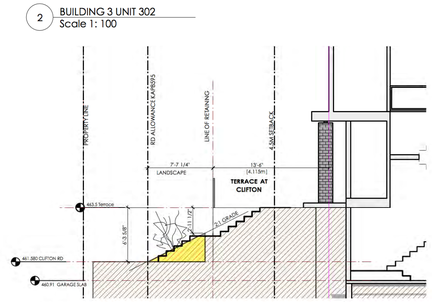
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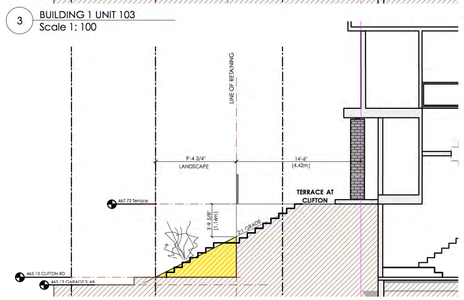
2 BUILDING 1 UNIT 102 - DRIVEWAY SECTION
Scale 1: 100

3 BUILDING 1 UNIT 103
Scale 1: 100

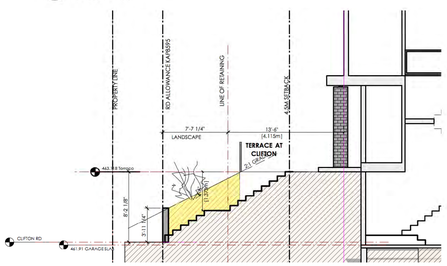
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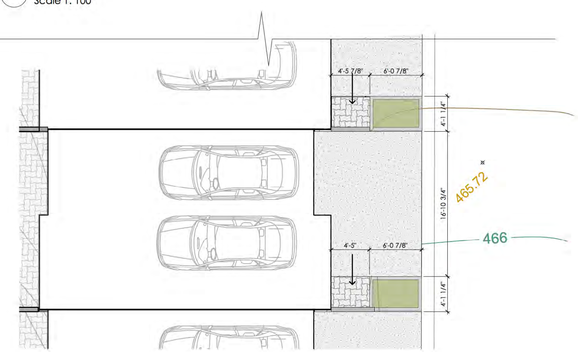
3 BUILDING 3 UNIT 303
Scale 1: 100



4 BUILDING 1 UNIT 104
Scale 1: 100



4 BUILDING 3 UNIT 304
Scale 1: 100



2 BUILDING 1 UNIT 102 - DRIVEWAY PLAN
Scale 1: 100

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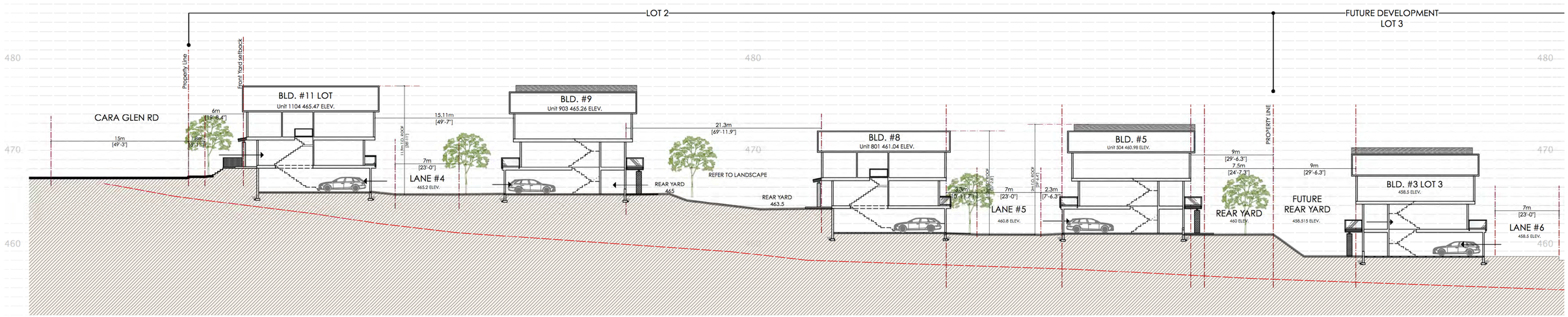
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Site Plan Details - Retaining

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP
PROJECT 19.757

A1.1



1 Site Section
Scale: 1:200



2 Site Section
Scale: 1:200



3 Site Section
Scale: 1:200

SCHEDULE B

This forms part of application
DP20-0017 & DVP20-009(

City of Kelowna
DEVELOPMENT PLANNING

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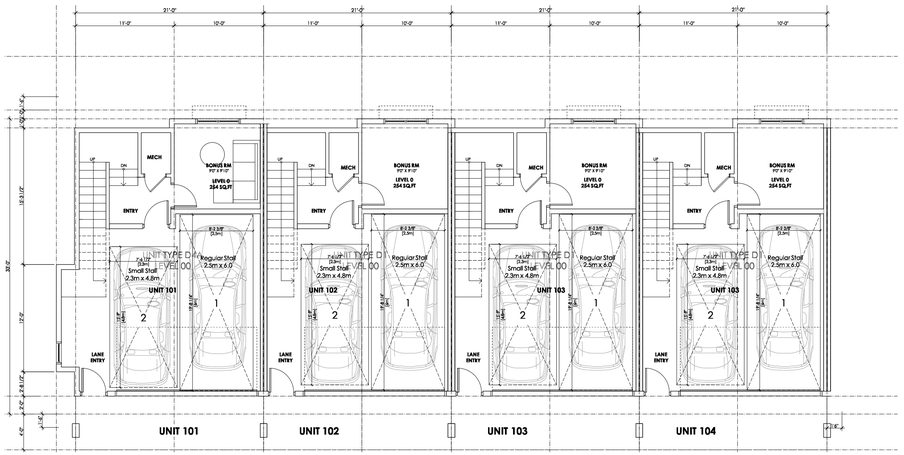
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

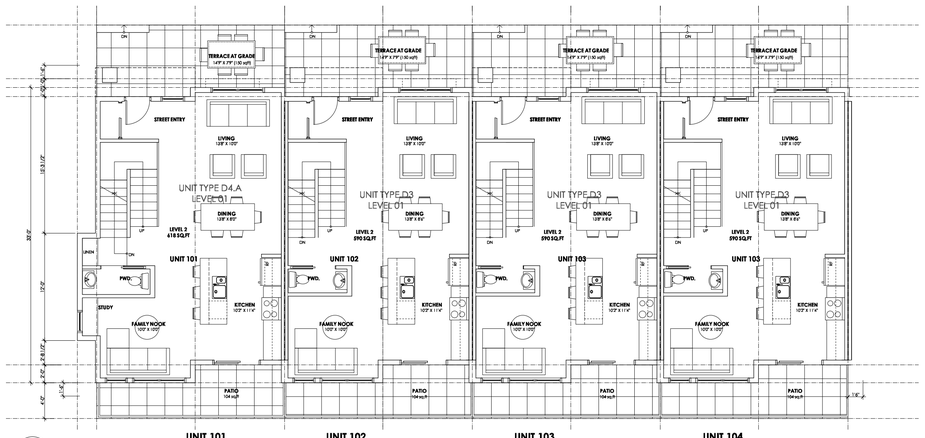
Building Site Sections

DATE 2020.02.26
SCALE 1:200
ISSUED FOR REV DP
PROJECT 19.757

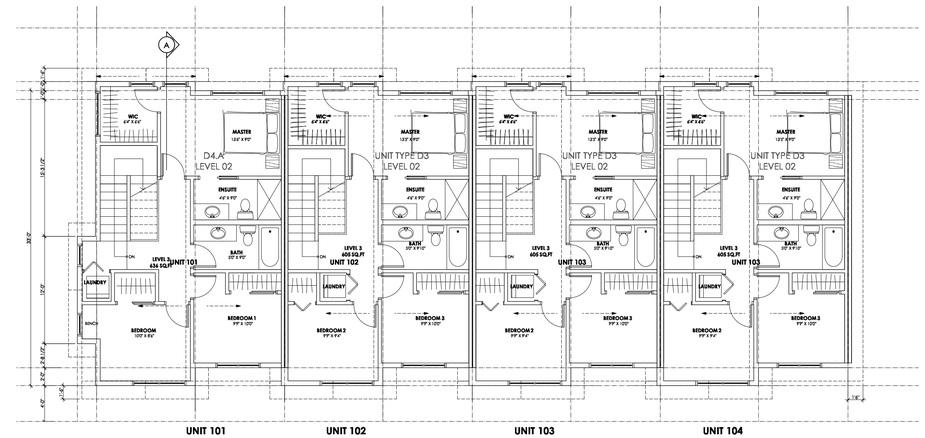
A2.0



1 Building 1 - Lower Level
Scale 1/8" = 1'-0"



2 Building 1 - Main Level
Scale 1/8" = 1'-0"



3 Building 1 - Upper Level
Scale 1/8" = 1'-0"

SCHEDULE

A & B

This forms part of application
DP20-0017 & DVP20-009

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ

Material Board

1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRESTLED STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WAREHOUSE STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

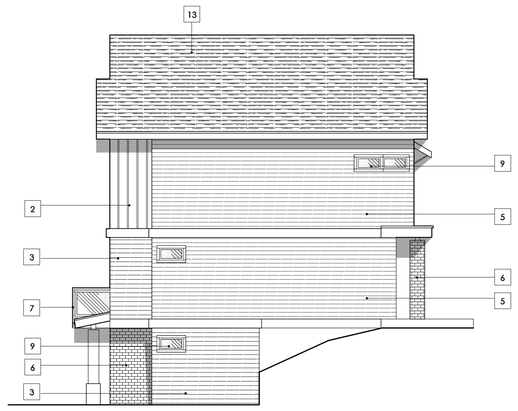
Building Areas

Bld 1 (4 units)

Unit 101				
3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm	
	Level 02	618 SF	57.4 sm	
	Level 03	636 SF	59.1 sm	
	Gross footprint level 1	670 SF	62.2 sm	
	Unit Area (1/2/3)	**1504** SF	139.7 sm	
Unit 102				
3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm	
	Level 02	390 SF	54.8 sm	
	Level 03	405 SF	54.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	**1445** SF	134.2 sm	
Unit 103				
3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm	
	Level 02	390 SF	54.8 sm	
	Level 03	405 SF	54.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	**1445** SF	134.2 sm	
Unit 104				
3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm	
	Level 02	390 SF	54.8 sm	
	Level 03	405 SF	54.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	**1445** SF	134.2 sm	
UNIT AREA SUBTOTAL		**5839** SF	**542.4** sm	
PRIVATE OPEN SPACE SUBTOTAL				
SUBTOTAL GROSS AREA Level 1		**2590** SF	240.6 sm	
SUBTOTAL Building FAR total		**5839** SF	542.4 sm	
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm	



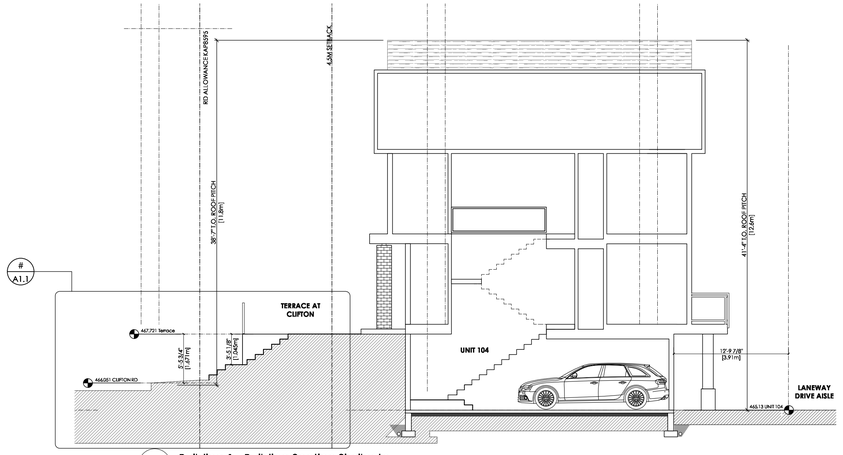
E-1 Building 1 - Lane Elevation
Scale 1/8" = 1'-0"



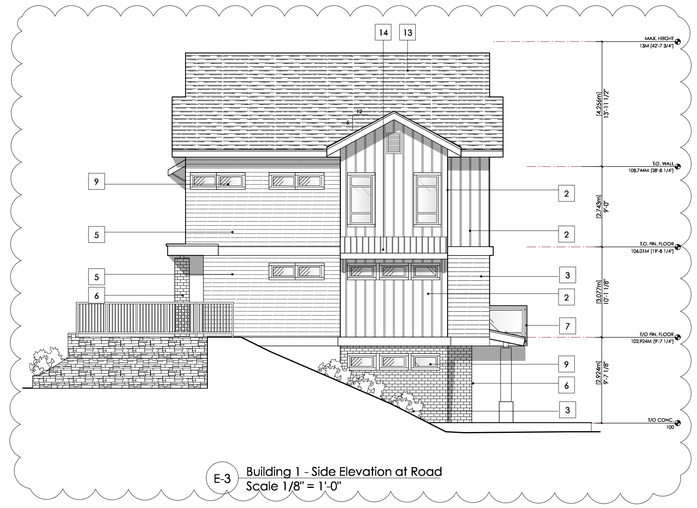
E-4 Building 1 - Side Elevation Non street View
Scale 1/8" = 1'-0"



E-2 Building 1 - Clifton Elevation
Scale 1/8" = 1'-0"



A Building 1 - Building Section Similar to.
Scale 1/8" = 1'-0"



E-3 Building 1 - Side Elevation at Road
Scale 1/8" = 1'-0"

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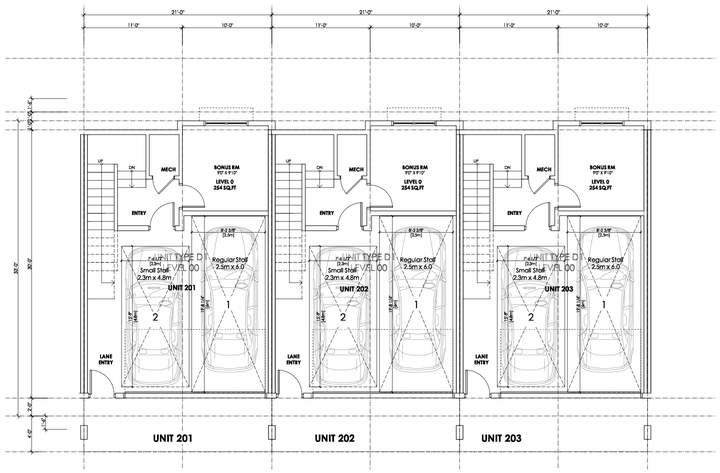
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

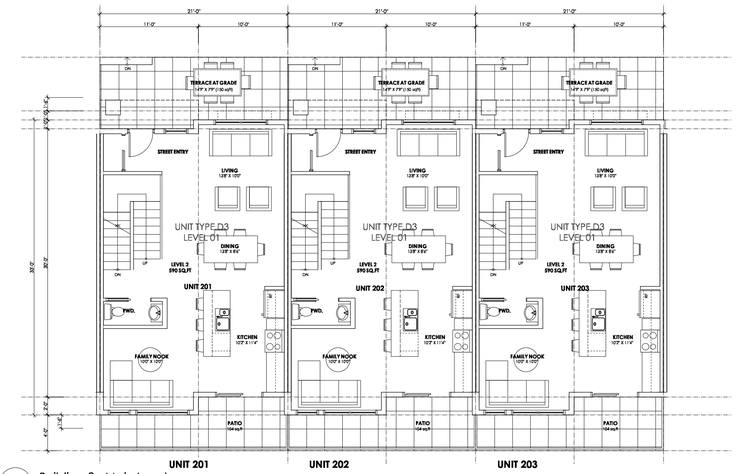
Building #1 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

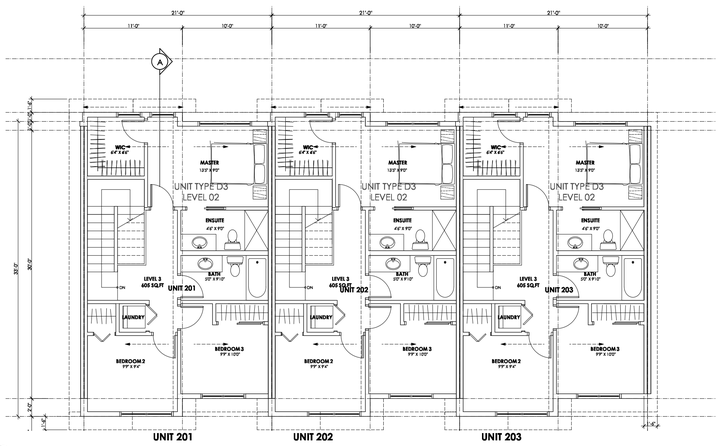
A3.0



1 Building 2 - Lower Level
Scale 1/8" = 1'-0"



2 Building 2 - Main Level
Scale 1/8" = 1'-0"



3 Building 2 - Upper Level
Scale 1/8" = 1'-0"

Building Areas

Bld 2 (3 units)

Unit 201	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1448 SF	134.2 sm	
Unit 202	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1448 SF	134.2 sm	
Unit 203	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1446 SF	134.2 sm	
		SF	sm	
UNIT AREA SUBTOTAL		4338 SF	402.7 sm	
PRIVATE OPEN SPACE SUBTOTAL				
SUBTOTAL GROSS AREA Level 1		1920 SF	178.4 sm	
SUBTOTAL Building FAR total		4338 SF	402.7 sm	
Covered parking, bike storage (not part of area)		0 SF	0.0 sm	

Material Board

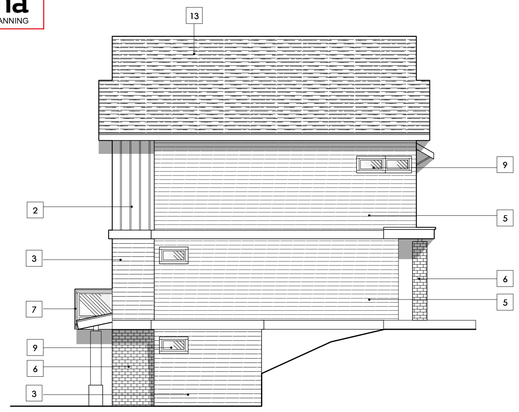
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SITES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRES-NED STREET	14	METAL STANDING SEEM ATSHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WAREHOUSE STONE COL: RANCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B

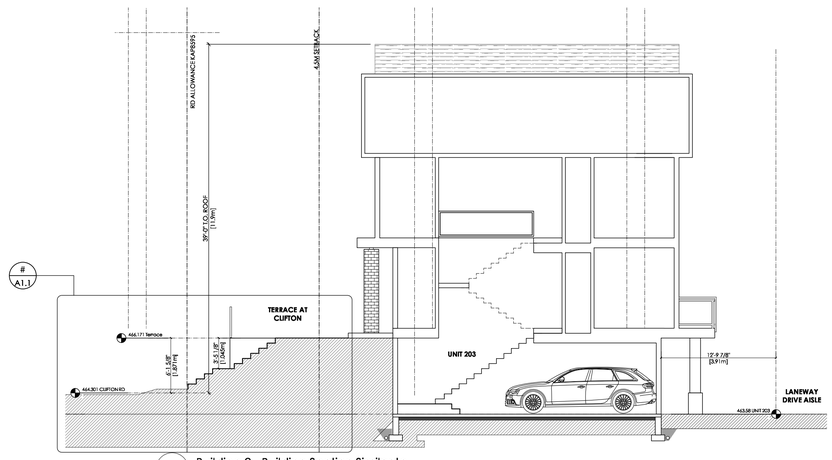
This forms part of application
DP20-0017 & DVP20-0091

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING



E-4 Building 2 - Side Elevation Non street View
Scale 1/8" = 1'-0"



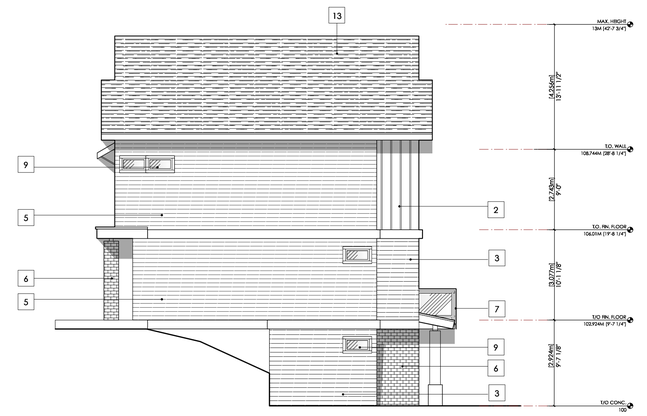
A Building 2 - Building Section Similar to.
Scale 1/8" = 1'-0"



E-1 Building 2 - Lane Elevation
Scale 1/8" = 1'-0"



E-2 Building 2 - Clifton Elevation
Scale 1/8" = 1'-0"



E-3 Building 2 - Side Elevation
Scale 1/8" = 1'-0"

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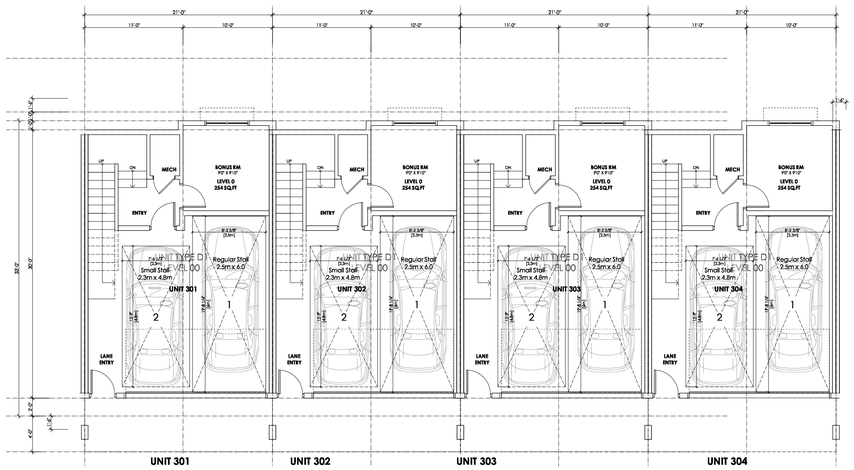
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

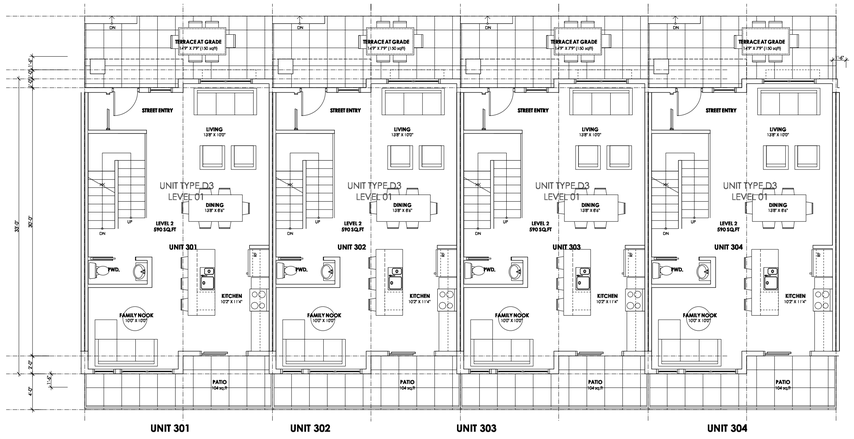
Building #2 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

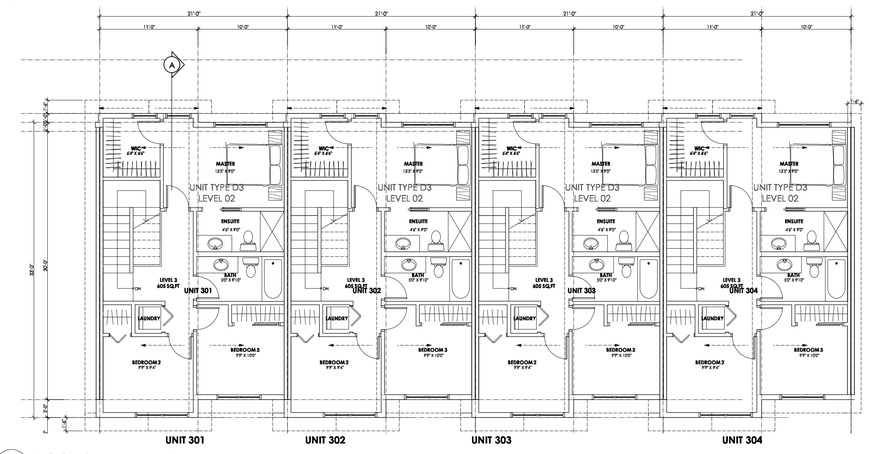
A3.1



1 Building 3 - Lower Level
Scale 1/8" = 1'-0"



2 Building 3 - Main Level
Scale 1/8" = 1'-0"



3 Building 3 - Upper Level
Scale 1/8" = 1'-0"

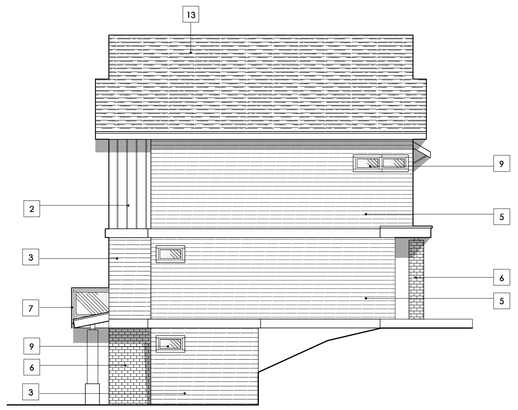
Building Areas

Bld 3 (4 units)

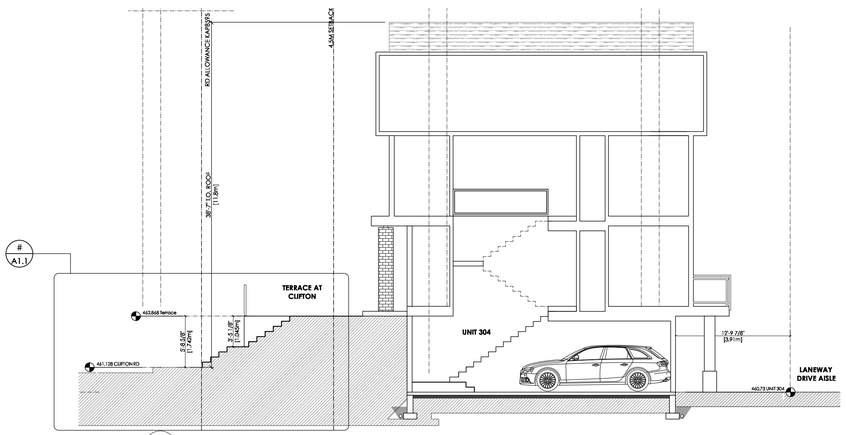
Unit 301	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1445 SF	134.2 sm	
Unit 302	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1445 SF	134.2 sm	
Unit 303	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1445 SF	134.2 sm	
Unit 304	Level 01	250 SF	23.2 sm	
3 Bedroom plus bonus room	Level 02	590 SF	54.8 sm	
	Level 03	605 SF	56.2 sm	
	Gross footprint level 1	640 SF	59.5 sm	
	Unit Area (1/2/3)	1445 SF	134.2 sm	
		SF	sm	
UNIT AREA SUBTOTAL		5780 SF	537.0 sm	
PRIVATE OPEN SPACE SUBTOTAL				
SUBTOTAL GROSS AREA Level 1		2560 SF	179.8 sm	
SUBTOTAL Building FAR total		5780 SF	400.8 sm	
Covered parking, bike storage (not part of area)		0 SF	0.0 sm	

1	HARDI BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDI BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDI BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHN GRAY
5.1	ACCENT COLOUR 1: HARDI BOARD 5" LAP SIDING COL: CLEANING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDI BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDI BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDI BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDI BOARD 5" LAP SIDING COL: TREELINED STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WARRINGSEE STONE BRICK: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B
This forms part of application
DP20-0017 & DVP20-009
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ
Material Board



E-4 Building 3 - Side Elevation Non street View
Scale 1/8" = 1'-0"



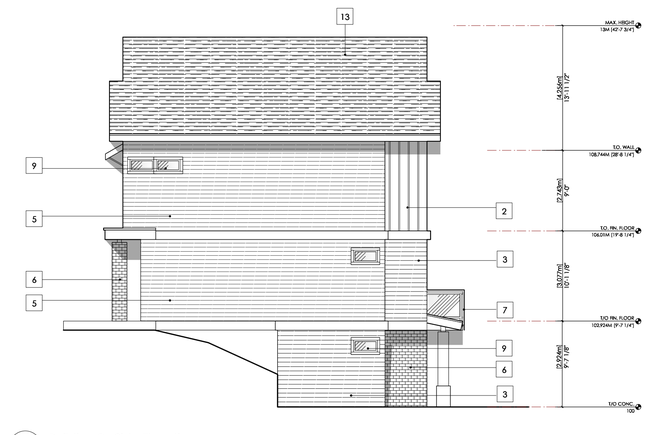
A Building 3 - Building Section
Scale 1/8" = 1'-0"



E-1 Building 3 - Lane Elevation
Scale 1/8" = 1'-0"



E-2 Building 3 - Clifton Elevation
Scale 1/8" = 1'-0"



E-3 Building 3 - Side Elevation
Scale 1/8" = 1'-0"

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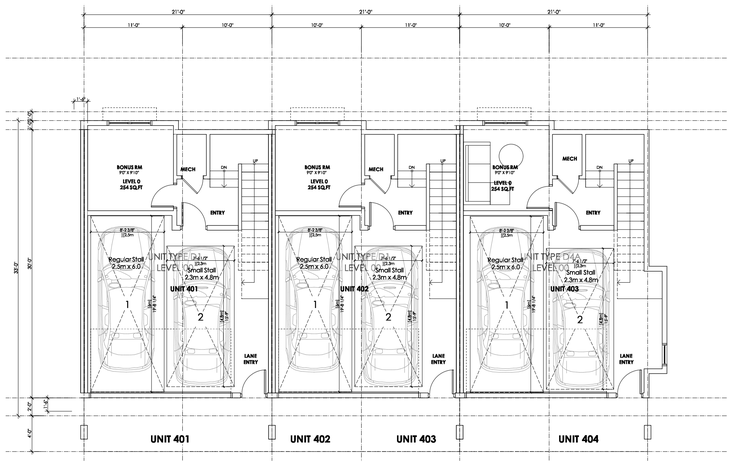
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

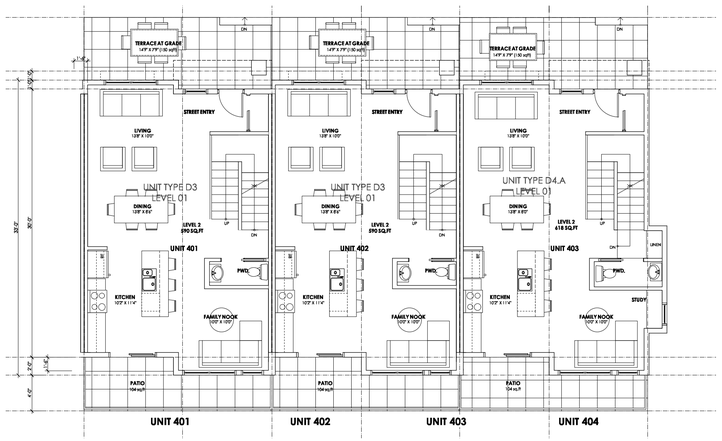
Building #3 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

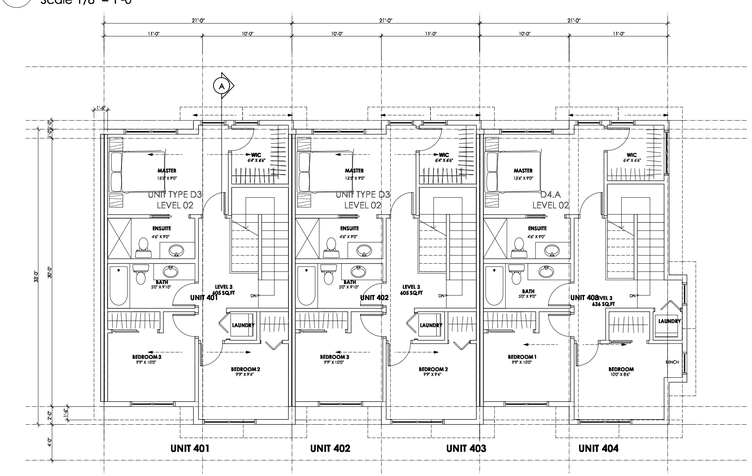
A3.2



1 Building 4 - Lower Level
Scale 1/8" = 1'-0"



2 Building 4 - Main Level
Scale 1/8" = 1'-0"



3 Building 4 - Upper Level
Scale 1/8" = 1'-0"

Building Areas

Bld 4 (3 units)

Unit 401 3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm
	Level 02	590 SF	54.8 sm
	Level 03	605 SF	56.2 sm
	Gross footprint level 1	640 SF	59.5 sm
	Unit Area (1/2/3)	**1445** SF	134.2 sm
Unit 402 3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm
	Level 02	590 SF	54.8 sm
	Level 03	605 SF	56.2 sm
	Gross footprint level 1	640 SF	59.5 sm
	Unit Area (1/2/3)	**1445** SF	134.2 sm
Unit 403 3 Bedroom plus bonus room	Level 01	250 SF	23.2 sm
	Level 02	618 SF	57.4 sm
	Level 03	636 SF	59.1 sm
	Gross footprint level 1	670 SF	62.2 sm
	Unit Area (1/2/3)	**1504** SF	139.7 sm
		SF	sm
UNIT AREA SUBTOTAL		**4394** SF	**408.2** sm
PRIVATE OPEN SPACE SUBTOTAL			
SUBTOTAL GROSS AREA Level 1		**1950** SF	179.8 sm
SUBTOTAL Building FAR total		**4394** SF	400.8 sm
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm

Material Board

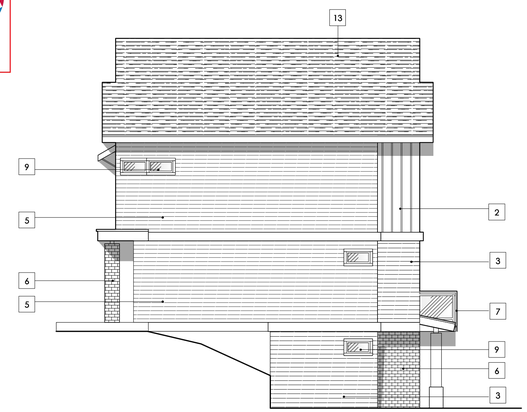
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SITES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRELLIS RED STRIPE	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WARM EDGE STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B

This forms part of application
DP20-0017 & DVP20-0091

Planner Initials AJ

City of **Kelowna**
DEVELOPMENT PLANNING



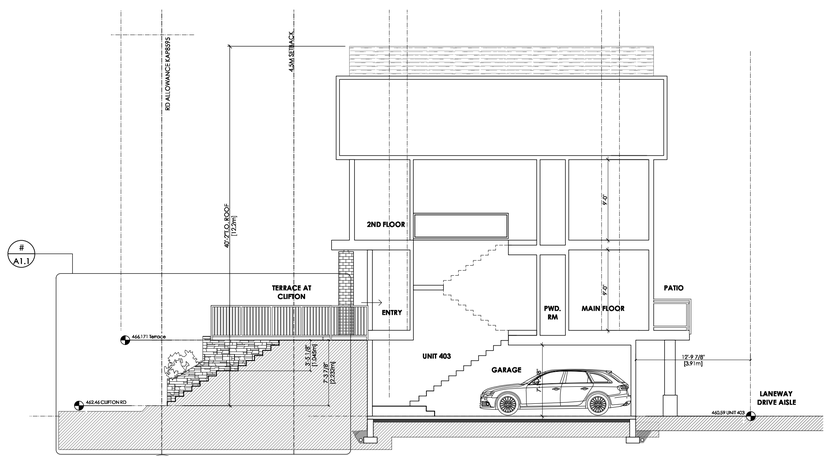
E-4 Building 4 - Side Elevation Non street View
Scale 1/8" = 1'-0"



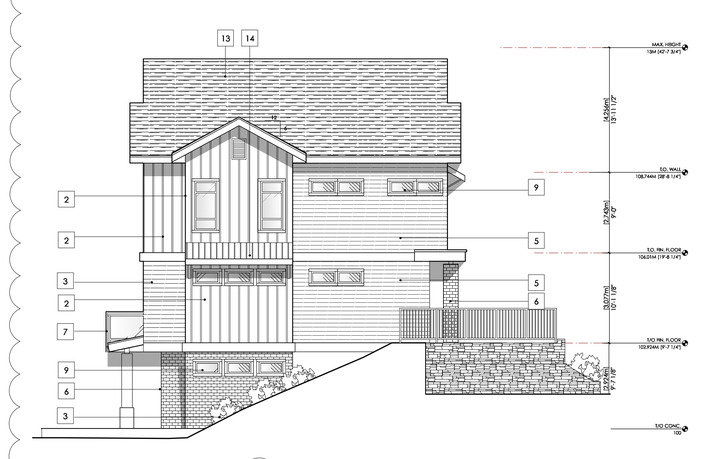
E-1 Building 4 - Lane Elevation
Scale 1/8" = 1'-0"



E-2 Building 4 - Clifton Elevation
Scale 1/8" = 1'-0"



A Building 4 - Building Section Similar to.
Scale 1/8" = 1'-0"



E-3 Building 4 - Side Elevation at Road
Scale 1/8" = 1'-0"

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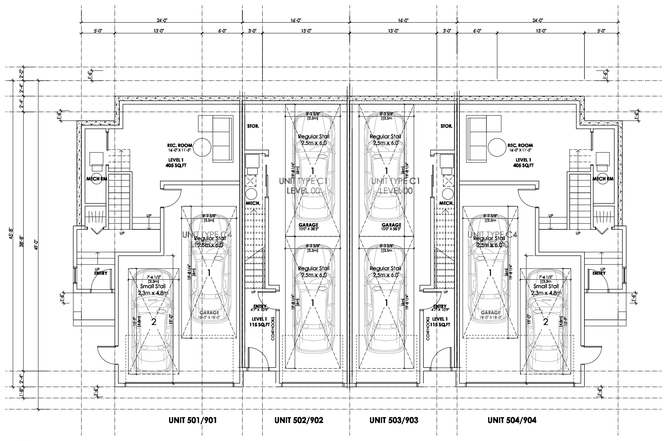
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #4 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.3



1 Building 5/9 - Lower Level
Scale 3/32" = 1'-0"

Building Areas 5/9

Bld 5 (9 the same) (4 units)

				PRIVATE OPEN SPACE	
Unit 501	Level 01	512 SF	47.6 sm	120 SF	11.1 sm
3 Bedroom plus den	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	400 SF	37.2 sm	0 SF	9.3 sm
	Gross footprint level 1	940 SF	87.3 sm		
	Unit Area (1/2/3)	**2082** SF	193.4 sm		
Unit 502	Level 01	100 SF	9.3 sm	100 SF	9.3 sm
2 Bedroom	Level 02	572 SF	53.1 sm	102 SF	9.5 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1272** SF	118.2 sm		
Unit 503	Level 01	100 SF	9.3 sm	100 SF	9.3 sm
2 Bedroom	Level 02	572 SF	53.1 sm	102 SF	9.5 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1272** SF	118.2 sm		
Unit 504	Level 01	512 SF	47.6 sm	120 SF	11.1 sm
3 Bedroom plus den	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	810 SF	75.2 sm	0 SF	0.0 sm
	Gross footprint level 1	940 SF	87.3 sm		
	Unit Area (1/2/3)	**2082** SF	193.4 sm		
		SF	sm	SF	sm
UNIT AREA SUBTOTAL		**4708** SF	423.2 sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				**1004** SF	**93.3** sm
SUBTOTAL GROSS AREA Level 1		**3252** SF	**302.1** sm		
SUBTOTAL Building FAR total		**4708** SF	**423.2** sm		
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm		

Material Board

1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TIRELESS STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK: MARTIN GLASS STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B

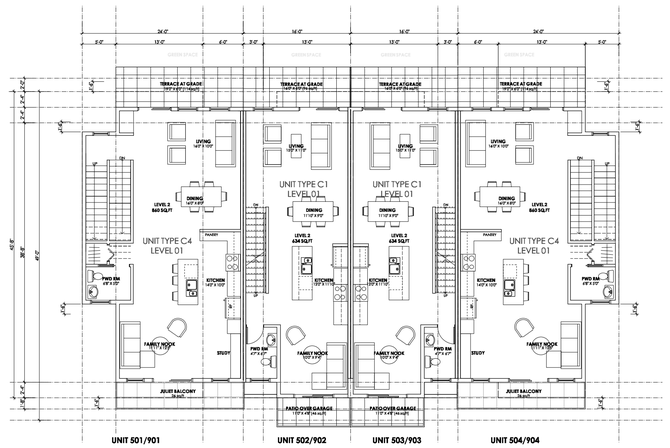
This forms part of application
DP20-0017 & DVP20-0091

Planner Initials AJ

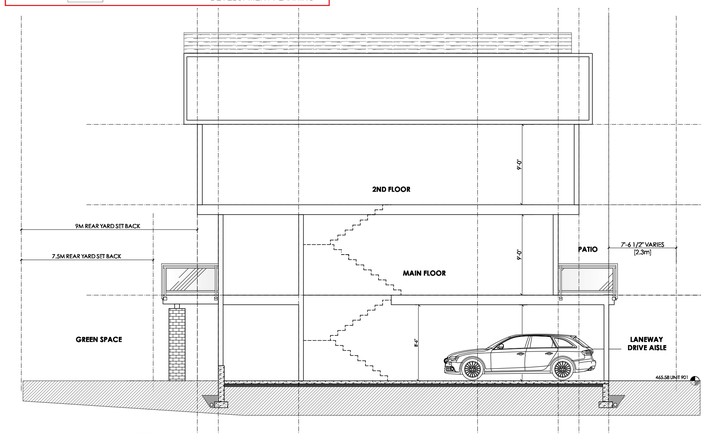
City of Kelowna
DEVELOPMENT PLANNING



E-1 Building 5 - Lane Elevation
Scale 1/8" = 1'-0"

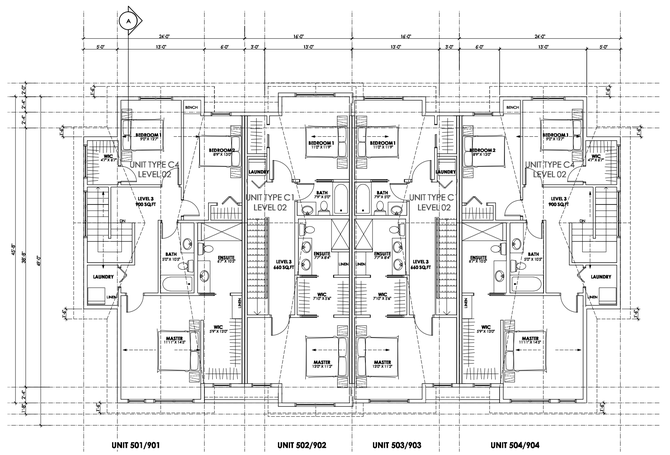


2 Building 5/9 - Main Level
Scale 3/32" = 1'-0"

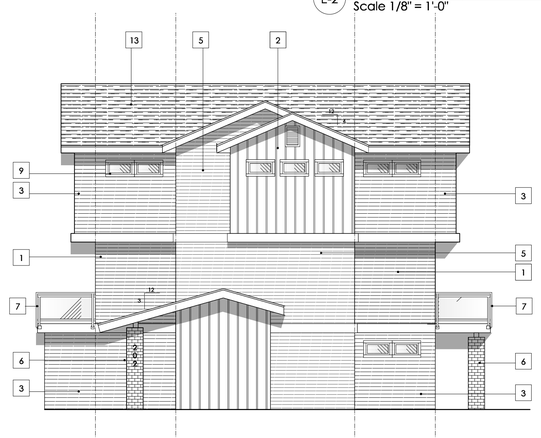


A Building 5/9 - Building Section Unit 901
Scale 1/8" = 1'-0"

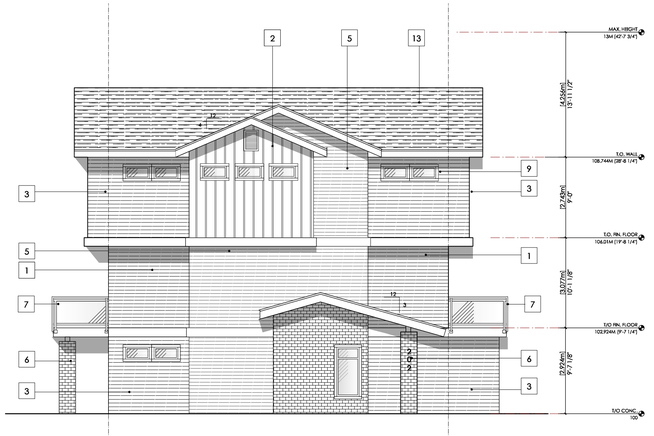
E-2 Building 5- Green Space
Scale 1/8" = 1'-0"



3 Building 5/9 - Upper Level
Scale 3/32" = 1'-0"



E-4 Building 5- Side Elevation Lane view
Scale 1/8" = 1'-0"



E-3 Building 5- Side Elevation Lane view
Scale 1/8" = 1'-0"

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P | 250.374.1112 F | 250.374.2279

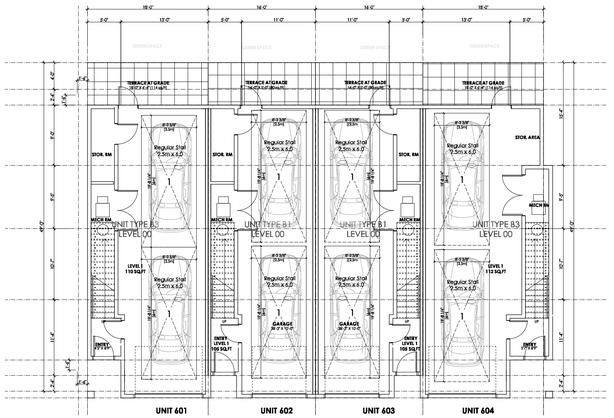
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

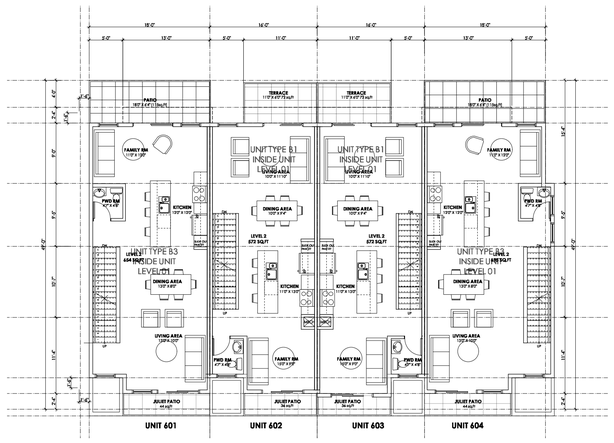
Building #5 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

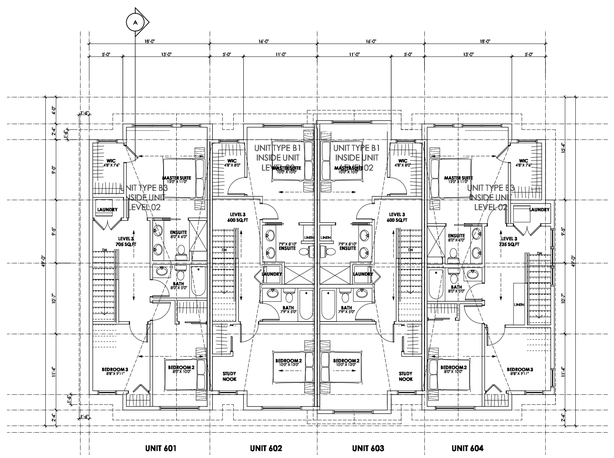
A3.4



1 Building 6 - Lower Level
Scale 3/32" = 1'-0"



2 Building 6 - Main Level
Scale 3/32" = 1'-0"



3 Building 6 - Upper Level
Scale 3/32" = 1'-0"

Building Areas

Bld 6 (4 units)

				PRIVATE OPEN SPACE	
Unit 601	Level 01	110 SF	10.2 sm	120 SF	11.1 sm
3 Bedroom	Level 02	634 SF	60.8 sm	180 SF	16.7 sm
	Level 03	705 SF	65.5 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1469 SF**	136.5 sm		0.0
Unit 602	Level 01	105 SF	9.8 sm	114 SF	10.6 sm
2 Bedroom	Level 02	572 SF	53.1 sm	198 SF	14.7 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1377 SF**	118.6 sm		
Unit 603	Level 01	105 SF	9.8 sm	120 SF	11.1 sm
2 Bedroom	Level 02	572 SF	53.1 sm	180 SF	16.7 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1377 SF**	118.6 sm		
Unit 603	Level 01	110 SF	10.2 sm	120 SF	11.1 sm
3 Bedroom	Level 02	634 SF	60.8 sm	180 SF	16.7 sm
	Level 03	705 SF	65.5 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1469 SF**	136.5 sm		
		SF	sm	0 SF	0.0 sm
UNIT AREA SUBTOTAL		**5492 SF**	**510.2** sm		
PRIVATE OPEN SPACE SUBTOTAL				**872 SF**	**81.0 sm**
SUBTOTAL GROSS AREA Level 1		**2052** SF	179.8 sm		
SUBTOTAL Building FAR total		**5492** SF	400.8 sm		
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm		

Material Board

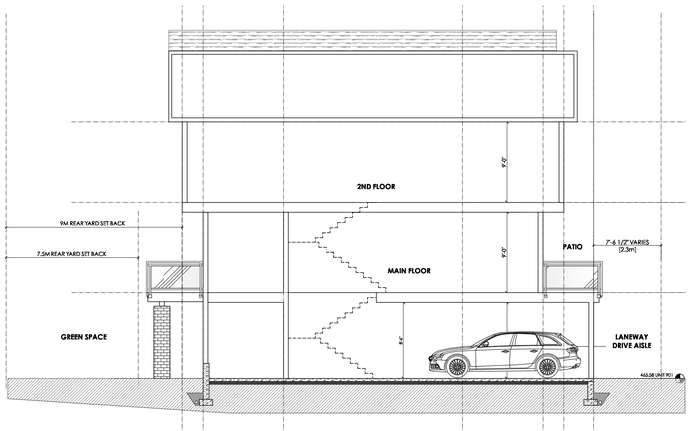
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2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLIDEMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
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5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TREELINED STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MIND STONE BRICK WAREHOUSE STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B

This forms part of application
DP20-0017 & DVP20-009(

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

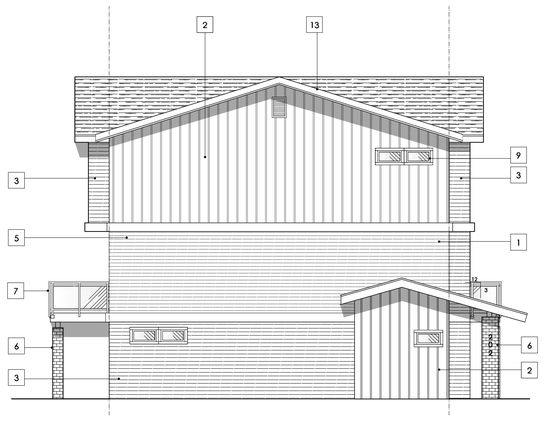


A Building 6 - Building Section Similar
Scale 1/8" = 1'-0"

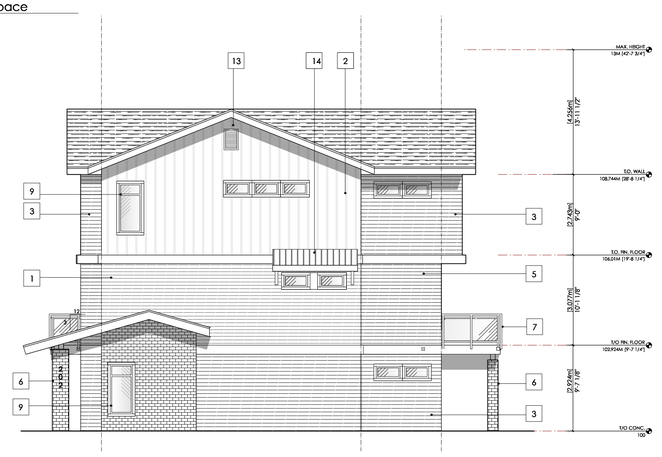


E-1 Building 6 - Lane Elevation
Scale 1/8" = 1'-0"

E-2 Building 6 - Green Space
Scale 1/8" = 1'-0"



E-4 Building 6 - Side Elevation UNIT 601 No Street View
Scale 1/8" = 1'-0"



E-3 Building 6 - Side Elevation UNIT 604 at Lane
Scale 1/8" = 1'-0"

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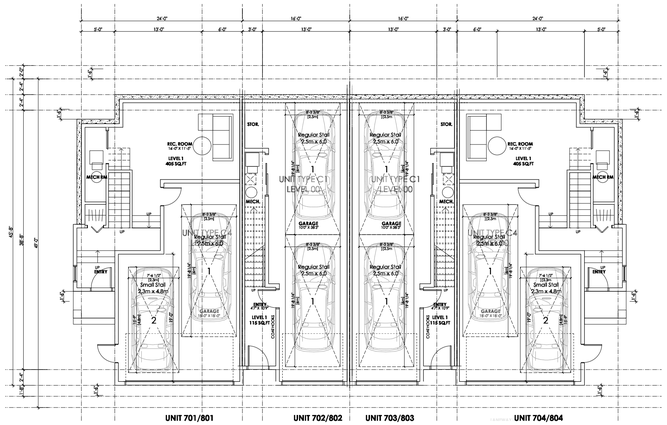
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #6 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.5



1 Building 7/8 - Lower Level
Scale 3/32" = 1'-0"

Building Areas 7/8

Bld 8 (7 the same) (4 units)

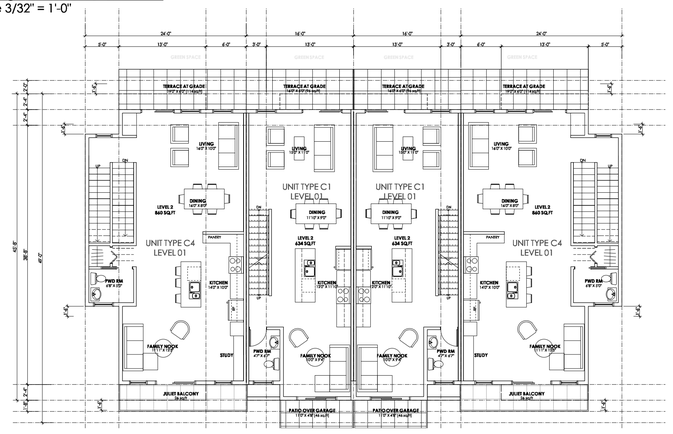
				PRIVATE OPEN SPACE	
Unit 701	Level 01	405 SF	37.6 sm	0 SF	0.0 sm
3 Bedroom	Level 02	860 SF	79.9 sm	190 SF	17.7 sm
	Level 03	900 SF	83.6 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	2165 SF	201.1 sm		0.0
Unit 702	Level 01	115 SF	10.7 sm	0 SF	0.0 sm
2 Bedroom	Level 02	634 SF	58.9 sm	144 SF	13.4 sm
	Level 03	660 SF	61.3 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	1409 SF	130.9 sm		
Unit 703	Level 01	115 SF	10.7 sm	0 SF	0.0 sm
2 Bedroom	Level 02	634 SF	58.9 sm	144 SF	13.4 sm
	Level 03	660 SF	61.3 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	1409 SF	130.9 sm		
Unit 704	Level 01	405 SF	37.6 sm	0 SF	9.3 sm
3 Bedroom	Level 02	860 SF	79.9 sm	190 SF	17.7 sm
	Level 03	900 SF	83.6 sm	0 SF	0.0 sm
	Gross footprint level 1	979 SF	90.9 sm		
	Unit Area (1/2/3)	2165 SF	201.1 sm		
		SF	sm	SF	sm
UNIT AREA SUBTOTAL		7168 SF	666.0 sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				668 SF	62.1 sm
SUBTOTAL GROSS AREA Level 1		3334 SF	179.8 sm		
SUBTOTAL Building FAR total		7168 SF	400.8 sm		
Covered parking, bike storage (not part of area)		0 SF	0.0 sm		

Material Board

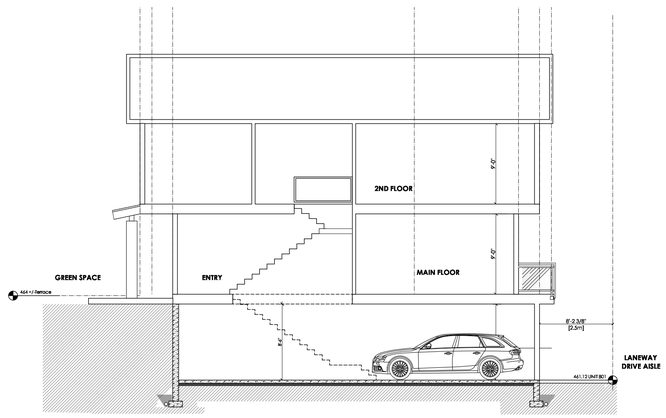
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLORS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TREELAND STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WAREHOUSE STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE



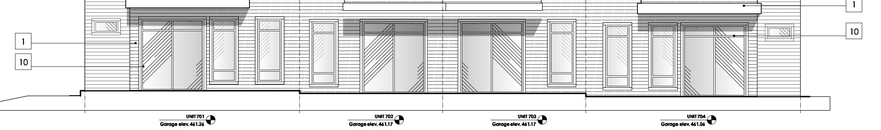
E-1 Building 7 - Lane Elevation
Scale 1/8" = 1'-0"



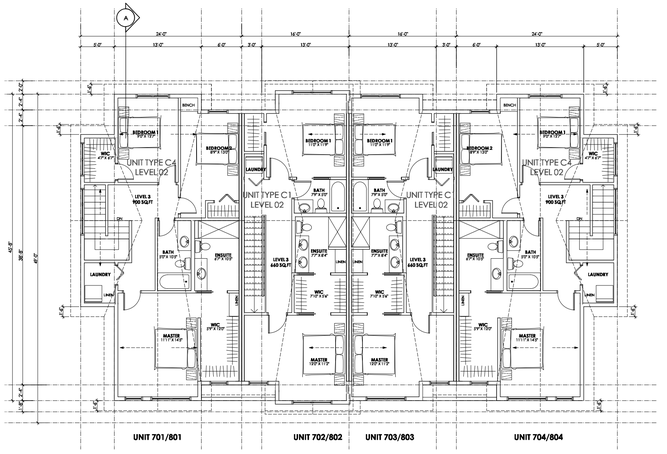
2 Building 7/8 - Main Level
Scale 3/32" = 1'-0"



A Building 7/8 - Building Section Unit 801
Scale 1/8" = 1'-0"

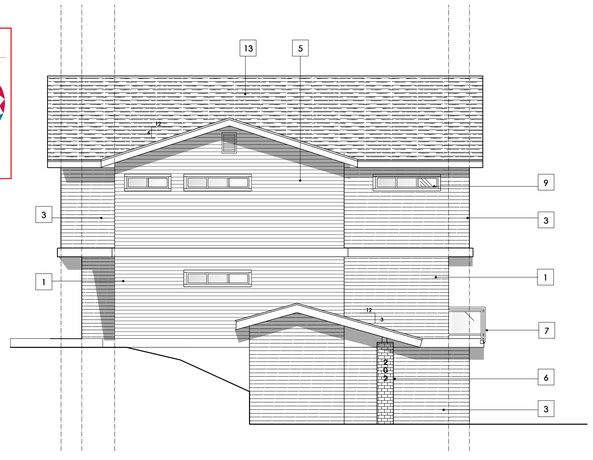


E-2 Building 7 - Green Space
Scale 1/8" = 1'-0"

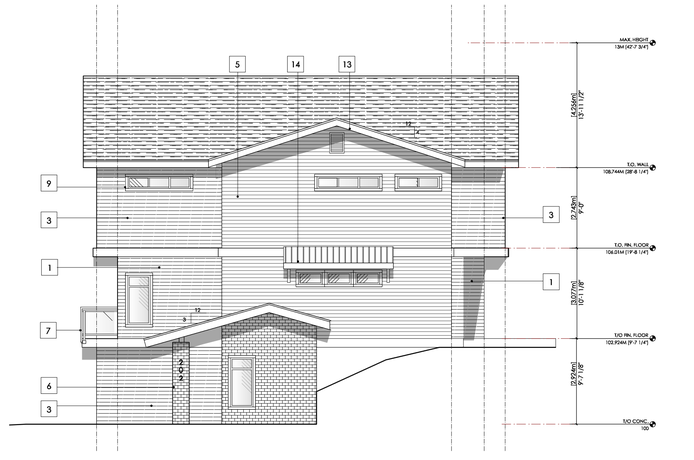


3 Building 7/8 - Upper Level
Scale 3/32" = 1'-0"

SCHEDULE A & B
This forms part of application
DP20-0017 & DVP20-0096
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ



E-4 Building 7 - Side Elevation None Street View
Scale 1/8" = 1'-0"



E-3 Building 7 - Side Elevation Street View
Scale 1/8" = 1'-0"

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P | 250.374.1112 F | 250.374.2279

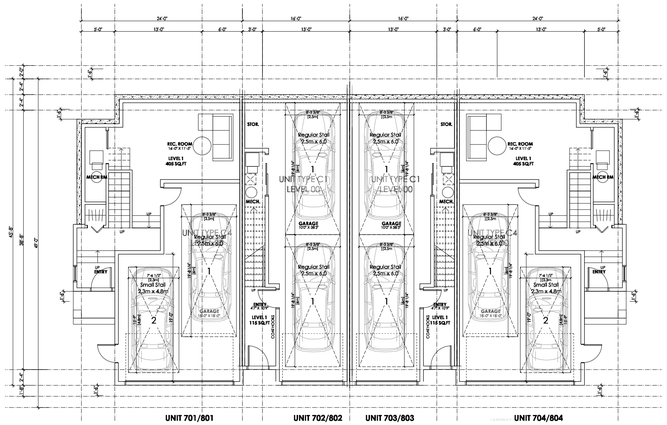
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

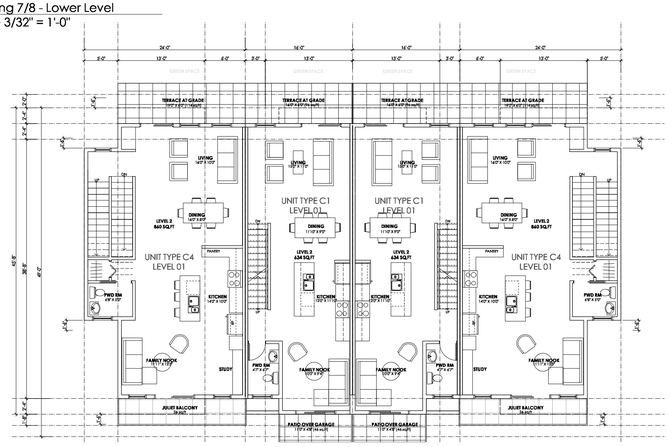
Building #7 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

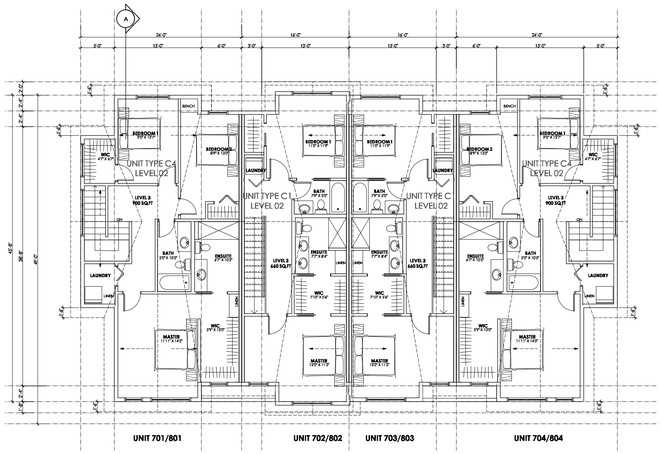
A3.6



1 Building 7/8 - Lower Level
Scale 3/32" = 1'-0"



2 Building 7/8 - Main Level
Scale 3/32" = 1'-0"



3 Building 7/8 - Upper Level
Scale 3/32" = 1'-0"

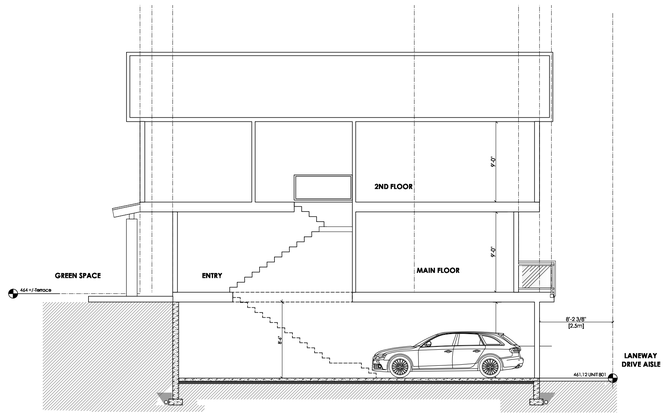
Building Areas 7/8

Bld 8 (7 the same) (4 units)

				PRIVATE OPEN SPACE	
Unit 701	Level 01	405 SF	37.6 sm	0 SF	0.0 sm
3 Bedroom	Level 02	860 SF	79.9 sm	190 SF	17.7 sm
	Level 03	900 SF	83.6 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	**2165** SF	201.1 sm		
					0.0
Unit 702	Level 01	115 SF	10.7 sm	0 SF	0.0 sm
2 Bedroom	Level 02	634 SF	58.9 sm	144 SF	13.4 sm
	Level 03	660 SF	61.3 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	**1409** SF	130.9 sm		
Unit 703	Level 01	115 SF	10.7 sm	0 SF	0.0 sm
2 Bedroom	Level 02	634 SF	58.9 sm	144 SF	13.4 sm
	Level 03	660 SF	61.3 sm	0 SF	0.0 sm
	Gross footprint level 1	683 SF	63.5 sm		
	Unit Area (1/2/3)	**1409** SF	130.9 sm		
Unit 704	Level 01	405 SF	37.6 sm	0 SF	9.3 sm
3 Bedroom	Level 02	860 SF	79.9 sm	190 SF	17.7 sm
	Level 03	900 SF	83.6 sm	0 SF	0.0 sm
	Gross footprint level 1	979 SF	90.9 sm		
	Unit Area (1/2/3)	**2165** SF	201.1 sm		
		SF	sm		sm
UNIT AREA SUBTOTAL		**7148** SF	**664.0** sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				**668 SF**	**62.1 sm**
SUBTOTAL GROSS AREA Level 1		**3334** SF	179.8 sm		
SUBTOTAL Building FAR total		**7148** SF	400.8 sm		
Covered parking, bike storage (not part of area)		0 SF	0.0 sm		

Material Board

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		17	CONCRETE BASE



A Building 7/8 - Building Section Unit 801
Scale 1/8" = 1'-0"

SCHEDULE A & B

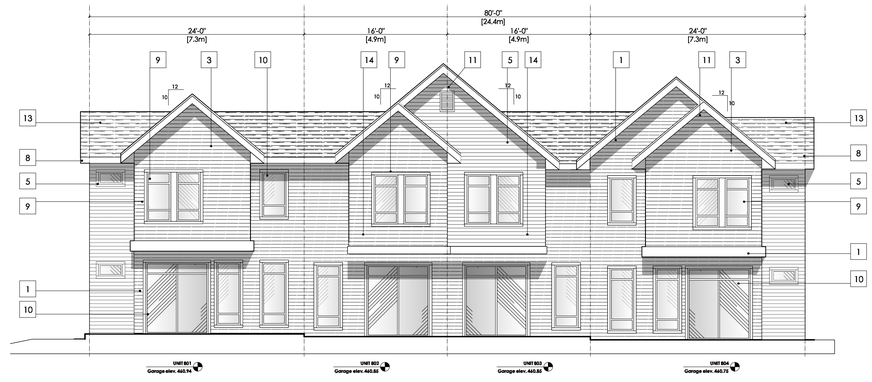
This forms part of application
DP20-0017 & DVP20-009(

City of Kelowna
DEVELOPMENT PLANNING

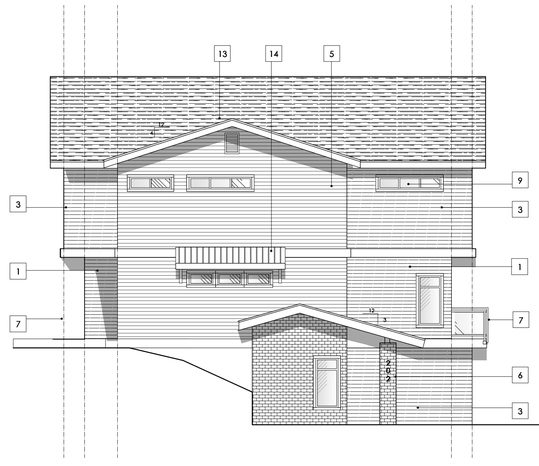
Planner Initials AJ



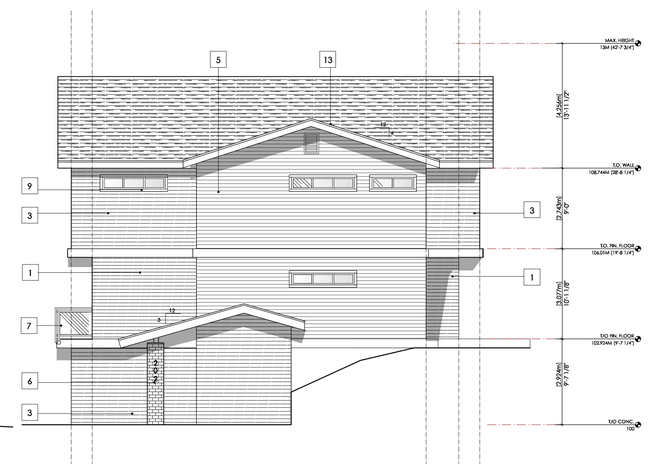
E-1 Building 8 - Lane Elevation
Scale 1/8" = 1'-0"



E-2 Building 8 - Green Space
Scale 1/8" = 1'-0"



E-3 Building 8 - Side Elevation Lane View
Scale 1/8" = 1'-0"



E-3 Building 8 - Side Elevation no street view
Scale 1/8" = 1'-0"

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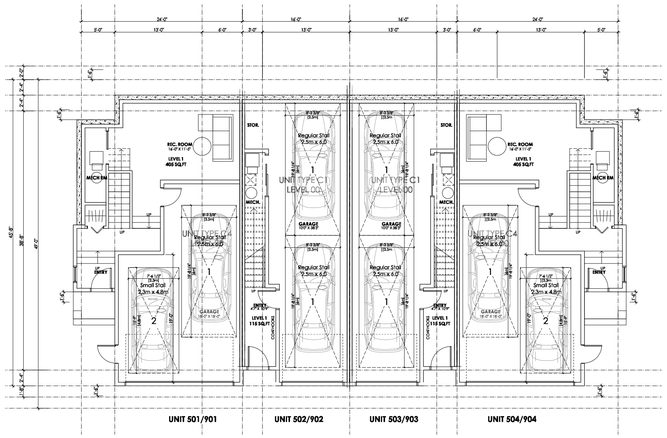
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #8 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.7



1 Building 5/9 - Lower Level
Scale 3/32" = 1'-0"

Building Areas 5/9

Bld 5 (9 the same) (4 units)

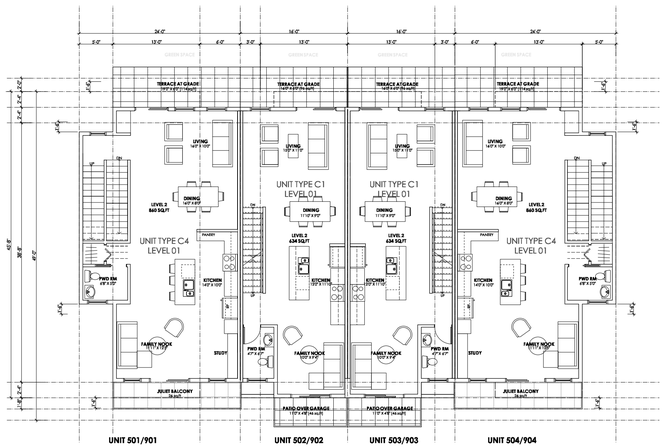
				PRIVATE OPEN SPACE	
Unit 501	Level 01	512 SF	47.6 sm	120 SF	11.1 sm
3 Bedroom plus den	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	790 SF	73.4 sm	0 SF	9.3 sm
	Gross footprint level 1	940 SF	87.3 sm		
	Unit Area (1/2/3)	**2082** SF	193.4 sm		0.0
Unit 502	Level 01	100 SF	9.3 sm	100 SF	9.3 sm
2 Bedroom	Level 02	572 SF	53.1 sm	102 SF	9.5 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1272** SF	118.2 sm		
Unit 503	Level 01	100 SF	9.3 sm	100 SF	9.3 sm
2 Bedroom	Level 02	572 SF	53.1 sm	102 SF	9.5 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1272** SF	118.2 sm		
Unit 504	Level 01	512 SF	47.6 sm	120 SF	11.1 sm
3 Bedroom plus den	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	810 SF	75.2 sm	0 SF	0.0 sm
	Gross footprint level 1	942 SF	87.5 sm		
	Unit Area (1/2/3)	**2082** SF	193.4 sm		
		SF	sm		sm
UNIT AREA SUBTOTAL		**6708** SF	623.2 sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				**1004** SF	**93.3 sm**
SUBTOTAL GROSS AREA Level 1		**3252** SF	**302.1** sm		
SUBTOTAL Building FAR total		**6708** SF	**623.2** sm		
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm		

Material Board

1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TREELINED STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK: MARSHGLASS STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE



E-1 Building 9 - Lane Elevation
Scale 1/8" = 1'-0"



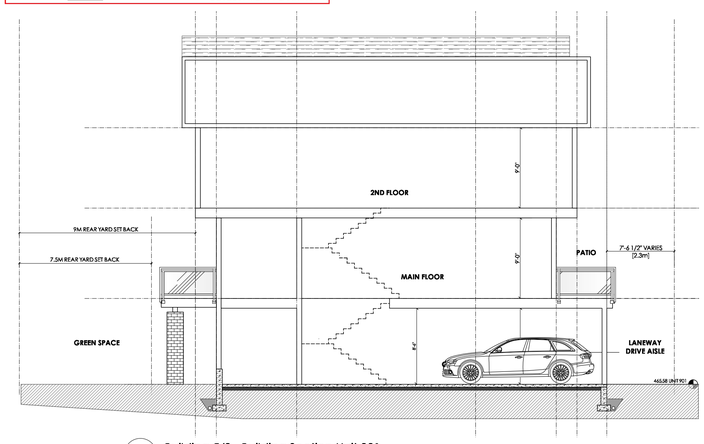
2 Building 5/9 - Main Level
Scale 3/32" = 1'-0"

SCHEDULE A & B

This forms part of application
DP20-0017 & DVP20-009(

Planner Initials AJ

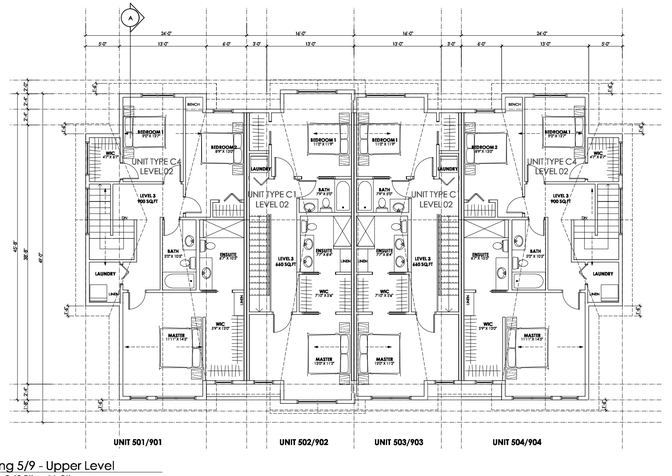
City of Kelowna
DEVELOPMENT PLANNING



A Building 5/9 - Building Section Unit 901
Scale 1/8" = 1'-0"



E-2 Building 9 - Green Space
Scale 1/8" = 1'-0"



3 Building 5/9 - Upper Level
Scale 3/32" = 1'-0"



E-4 Building 9 - Side Elevation None Street View
Scale 1/8" = 1'-0"



E-3 Building 9 - Side Elevation Street View
Scale 1/8" = 1'-0"

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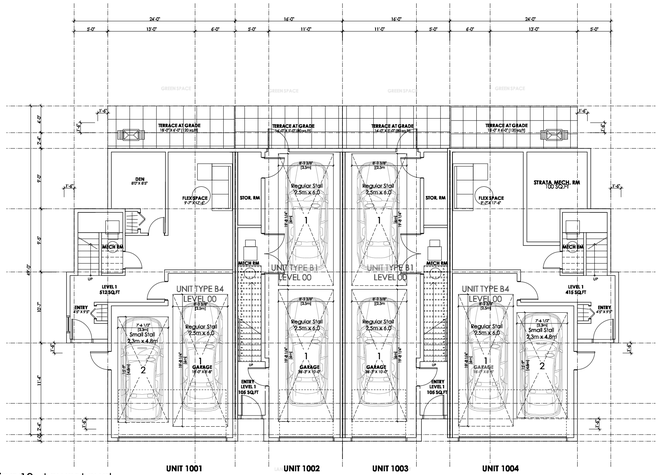
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

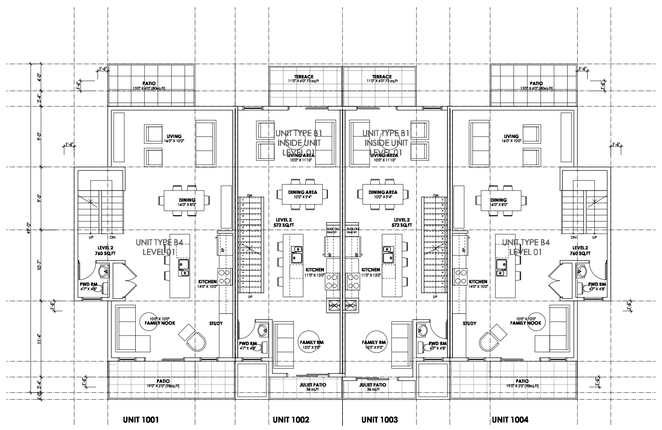
Building #9 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

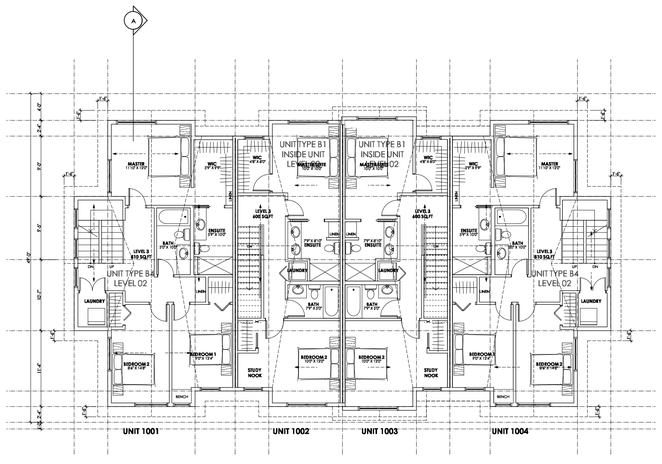
A3.8



1 Building 10 - Lower Level
Scale 3/32" = 1'-0"



2 Building 10 - Main Level
Scale 3/32" = 1'-0"



3 Building 10 - Upper Level
Scale 3/32" = 1'-0"

Building Areas

Bld 10 (4 units)

				PRIVATE OPEN SPACE	
Unit 1001					
3 Bedroom plus den	Level 01	415 SF	38.4 sm	118 SF	11.0 sm
	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	810 SF	75.2 sm	0 SF	0.0 sm
	Gross footprint level 1	942 SF	87.5 sm		
	Unit Area (1/2/3)	**1985** SF	184.4 sm		0.0
Unit 1002	Level 01	105 SF	9.8 sm	80 SF	7.4 sm
2 Bedroom	Level 02	572 SF	53.1 sm	108 SF	10.0 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1377** SF	118.4 sm		
Unit 1003	Level 01	105 SF	9.8 sm	80 SF	7.4 sm
2 Bedroom	Level 02	572 SF	53.1 sm	108 SF	10.0 sm
	Level 03	600 SF	55.7 sm	0 SF	0.0 sm
	Gross footprint level 1	684 SF	63.5 sm		
	Unit Area (1/2/3)	**1377** SF	118.4 sm		
Unit 1004	Level 01	512 SF	47.6 sm	118 SF	11.0 sm
3 Bedroom	Level 02	760 SF	70.6 sm	180 SF	16.7 sm
	Level 03	810 SF	75.2 sm	0 SF	0.0 sm
	Gross footprint level 1	942 SF	87.5 sm		
	Unit Area (1/2/3)	**2082** SF	193.4 sm		
UNIT AREA SUBTOTAL		**6621** SF	**615.1** sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				**972 SF**	**90.3 sm**
SUBTOTAL GROSS AREA Level 1		**3252** SF	179.8 sm		
SUBTOTAL Building FAR total		**6621** SF	400.8 sm		
Covered parking, bike storage (not part of area)		0 **SF**	0.0 sm		

Material Board

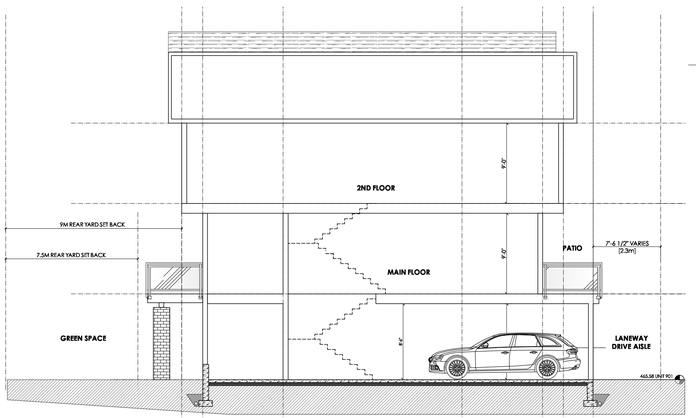
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SITES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRELLIS RED STAIN	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINES STONE BRICK WAREHOUSE STONE COL: RAINCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE

SCHEDULE A & B

This forms part of application
DP20-0017 & DVP20-009

Planner Initials AJ

City of **Kelowna**
DEVELOPMENT PLANNING



A Building 10 - Building Section Similar
Scale 1/8" = 1'-0"



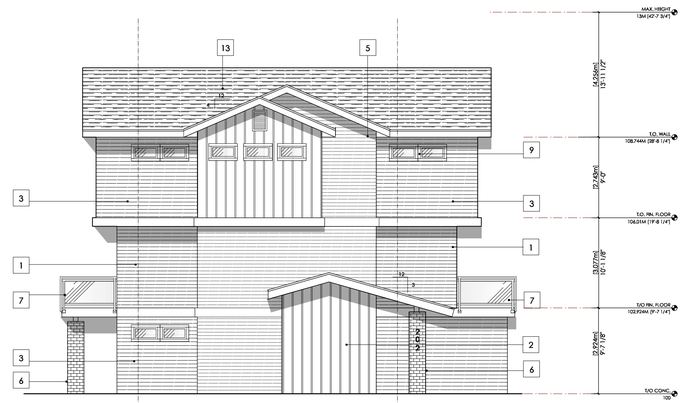
E-1 Building 10 - Lane Elevation
Scale 1/8" = 1'-0"



E-2 Building 10 - Green Space
Scale 1/8" = 1'-0"



E-4 Building 10 - Side Elevation Street View
Scale 1/8" = 1'-0"



E-3 Building 10 - Side Elevation Non Street View
Scale 1/8" = 1'-0"

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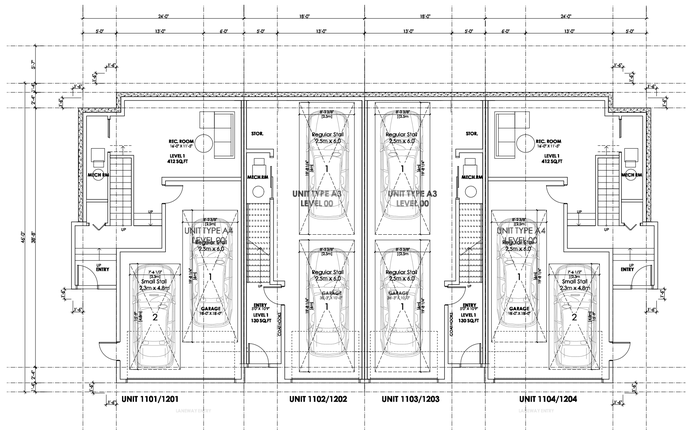
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #10 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.9



1 Building 11/12 - Lower Level
Scale 3/32" = 1'-0"

Building Areas 11/12

Bld 12 (11 the same) (4 units)

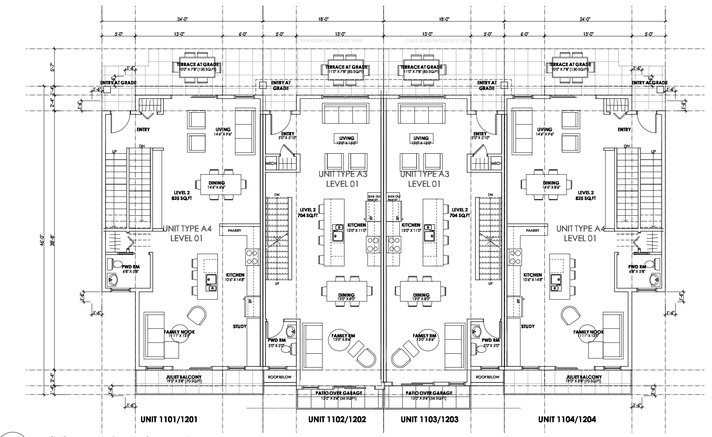
				PRIVATE OPEN SPACE	
Unit 1101	Level 01	412 SF	38.3 sm	0 SF	0.0 sm
3 Bedroom	Level 02	825 SF	76.6 sm	215 SF	20.0 sm
	Level 03	895 SF	83.1 sm	0 SF	0.0 sm
	Gross footprint level 1	987 SF	91.7 sm		
	Unit Area (1/2/3)	**2132** SF	198.1 sm		0.0
Unit 1102	Level 01	130 SF	12.1 sm	0 SF	0.0 sm
3 Bedroom	Level 02	754 SF	70.0 sm	164 SF	15.2 sm
	Level 03	754 SF	70.0 sm	0 SF	0.0 sm
	Gross footprint level 1	768 SF	71.3 sm		
	Unit Area (1/2/3)	**1588** SF	147.5 sm		
Unit 1103	Level 01	130 SF	12.1 sm	0 SF	0.0 sm
3 Bedroom	Level 02	754 SF	70.0 sm	164 SF	15.2 sm
	Level 03	754 SF	70.0 sm	0 SF	0.0 sm
	Gross footprint level 1	768 SF	71.3 sm		
	Unit Area (1/2/3)	**1588** SF	147.5 sm		
Unit 1104	Level 01	412 SF	38.3 sm	0 SF	0.0 sm
3 Bedroom	Level 02	825 SF	76.6 sm	215 SF	20.0 sm
	Level 03	895 SF	83.1 sm	0 SF	0.0 sm
	Gross footprint level 1	987 SF	91.7 sm		
	Unit Area (1/2/3)	**2132** SF	198.1 sm		
		SF	sm		sm
UNIT AREA SUBTOTAL		**7440** SF	**691.2** sm	0 SF	0.0 sm
PRIVATE OPEN SPACE SUBTOTAL				**758 SF**	**70.4 sm**
SUBTOTAL GROSS AREA Level 1		**3510** SF	179.8 sm		
SUBTOTAL Building FAR total		**7440** SF	400.8 sm		
Covered parking, bike storage (not part of area)		0 SF	0.0 sm		

Material Board

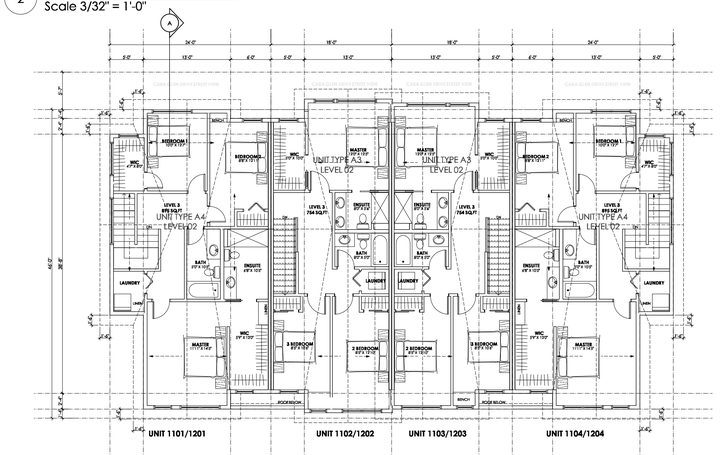
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
5.3	ACCENT COLOUR 3: HARDIE BOARD 5" LAP SIDING COL: BAYOU BLUE	12	GARAGE DOOR (VARIOUS SIZES) COL: GREY
5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRELLIS STREET	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINTS STONE BRICK WAREHOUSE STONE COL: RANCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE



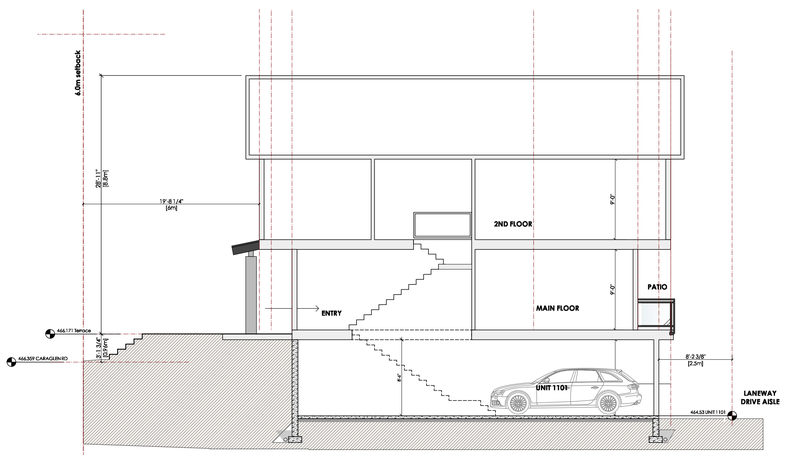
E-1 Building 11 - Lane Elevation
Scale 1/8" = 1'-0"



2 Building 11/12 - Main Level
Scale 3/32" = 1'-0"



3 Building 11/12 - Upper Level
Scale 3/32" = 1'-0"



A Building 11/12 - Building Section Similar to
Scale 1/8" = 1'-0"



E-2 Building 11/ - CaraGlen Rd
Scale 1/8" = 1'-0"

SCHEDULE A & B

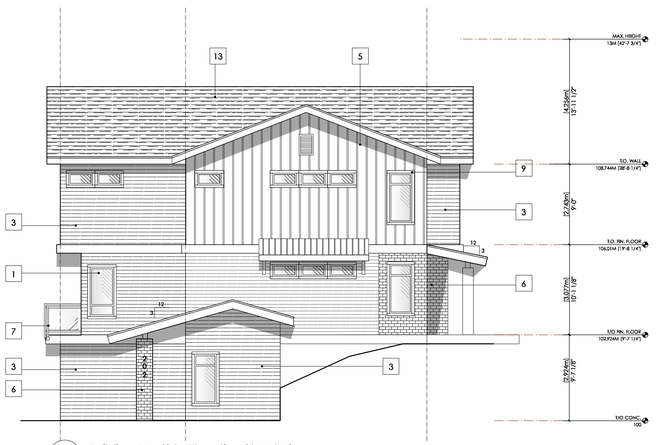
This forms part of application
DP20-0017 & DVP20-009

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ



E-4 Building 11 - Side Elevation None Street View
Scale 1/8" = 1'-0"



E-3 Building 11 - Side Elevation Street View
Scale 1/8" = 1'-0"

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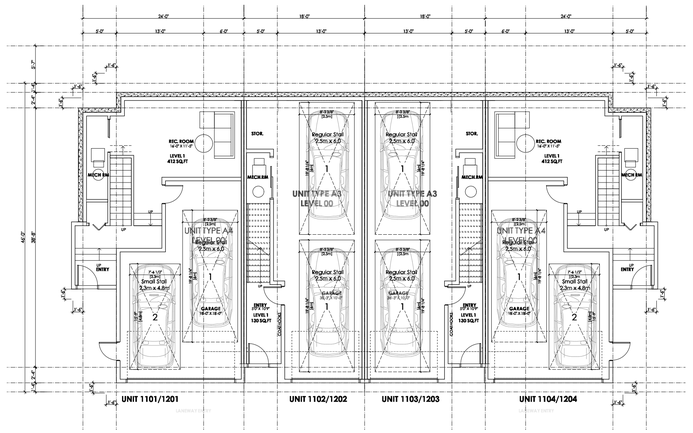
CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #11 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.10



1 Building 11/12 - Lower Level
Scale 3/32" = 1'-0"

Building Areas 11/12

Bld 12 (11 the same) (4 units)

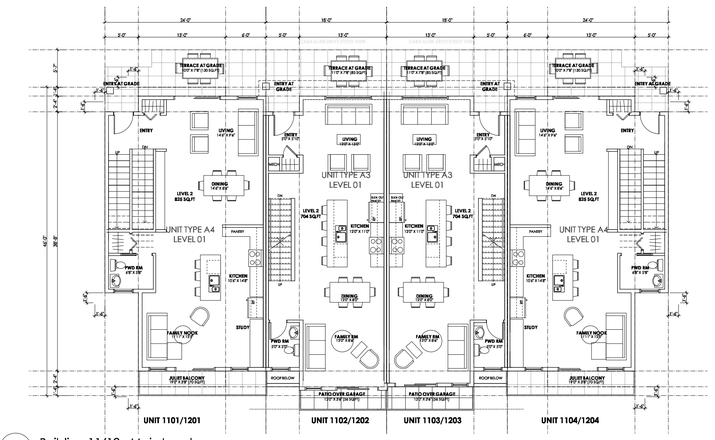
				PRIVATE OPEN SPACE	
Unit 1101	Level 01	412 SF	38.3 sm	0 SF	0.0 sm
3 Bedroom	Level 02	825 SF	76.6 sm	215 SF	20.0 sm
	Level 03	895 SF	83.1 sm	0 SF	0.0 sm
	Gross footprint level 1	967 SF	91.7 sm		
	Unit Area (1/2/3)	**2132** SF	198.1 sm		
					0.0
Unit 1102	Level 01	135 SF	12.1 sm	0 SF	0.0 sm
3 Bedroom	Level 02	754 SF	65.4 sm	164 SF	15.2 sm
	Level 03	754 SF	70.0 sm	0 SF	0.0 sm
	Gross footprint level 1	768 SF	71.3 sm		
	Unit Area (1/2/3)	**1588** SF	147.5 sm		
Unit 1103	Level 01	130 SF	12.1 sm	0 SF	0.0 sm
3 Bedroom	Level 02	754 SF	65.4 sm	164 SF	15.2 sm
	Level 03	754 SF	70.0 sm	0 SF	0.0 sm
	Gross footprint level 1	768 SF	71.3 sm		
	Unit Area (1/2/3)	**1588** SF	147.5 sm		
Unit 1104	Level 01	412 SF	38.3 sm	0 SF	0.0 sm
3 Bedroom	Level 02	825 SF	76.6 sm	215 SF	20.0 sm
	Level 03	895 SF	83.1 sm	0 SF	0.0 sm
	Gross footprint level 1	967 SF	91.7 sm		
	Unit Area (1/2/3)	**2132** SF	198.1 sm		
		SF	sm	0 SF	0.0 sm
	UNIT AREA SUBTOTAL	**7440** SF	**691.2** sm		
	PRIVATE OPEN SPACE SUBTOTAL			**758 SF**	**70.4 sm**
	SUBTOTAL GROSS AREA Level 1	**3510** SF	179.8 sm		
	SUBTOTAL Building FAR total	**7440** SF	400.8 sm		
	Covered parking, bike storage (not part of area)	0 SF	0.0 sm		

Material Board

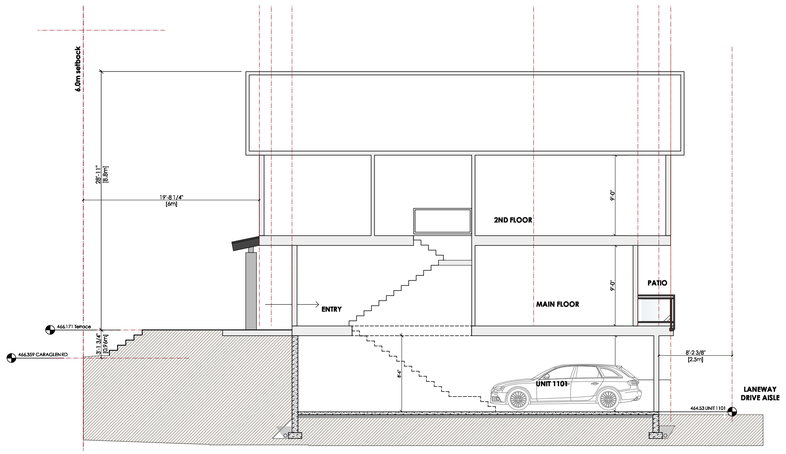
1	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: WHITE HOUSE	7	ALUMINUM RAILING W/ GLASS COL: IRON ORE (DARK GREY)
2	HARDIE BOARD & BATTEN COL: VARIOUS COLOURS	8	FASCIA BOARD AND SOFFIT HARDIE TRIM COL: IRON ORE (DARK GREY)
3	HARDIE BOARD 5" LAP SIDING SMOOTH FINISH COL: EARTHEN GRAY	9	VINYL RESIDENTIAL WINDOWS COL: BLACK WINDOW TRIM: HARDIE TRIM COL: EARTHEN GRAY
5.1	ACCENT COLOUR 1: HARDIE BOARD 5" LAP SIDING COL: GLEAMING GRAY	10	VINYL RESIDENTIAL WINDOWS COL: WHITE WINDOW TRIM: HARDIE TRIM COL: WHITE HOUSE
5.2	ACCENT COLOUR 2: HARDIE BOARD 5" LAP SIDING COL: COLONIAL BLUE	11	DECORATIVE GRILLE COL: DARK GREY
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5.4	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: COPPER PENNY	13	ASPHALT SHINGLES COL: DARK GREY
5.5	ACCENT COLOUR 4: HARDIE BOARD 5" LAP SIDING COL: TRELLIS STEEL	14	METAL STANDING SEEM AT SHED ROOF COL: SILVER
6	BRICK VENEER CREATIVE MINTS STONE BRICK WAREHOUSE STONE COL: RANCLOUD CRAFT BRICK	15	FLAT ROOF AT ENTRY
		16	ACCENT LIGHTING
		17	CONCRETE BASE



E-1 Building 12 - Lane Elevation
Scale 1/8" = 1'-0"



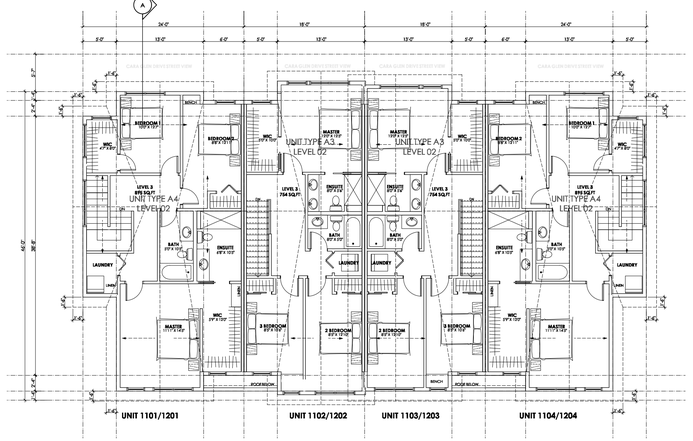
2 Building 11/12 - Main Level
Scale 3/32" = 1'-0"



A Building 11/12 - Building Section Similar to
Scale 1/8" = 1'-0"



E-2 Building 12 - CaraGlen Rd
Scale 1/8" = 1'-0"



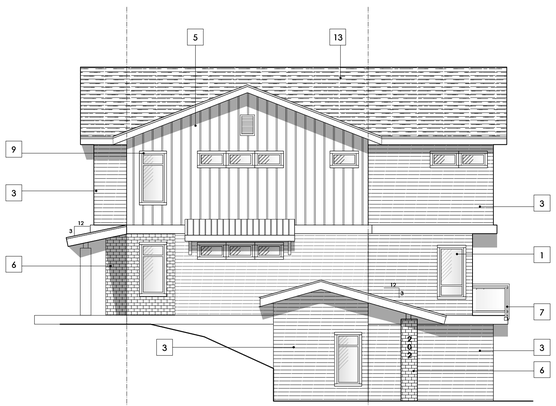
3 Building 11/12 - Upper Level
Scale 3/32" = 1'-0"

SCHEDULE A & B

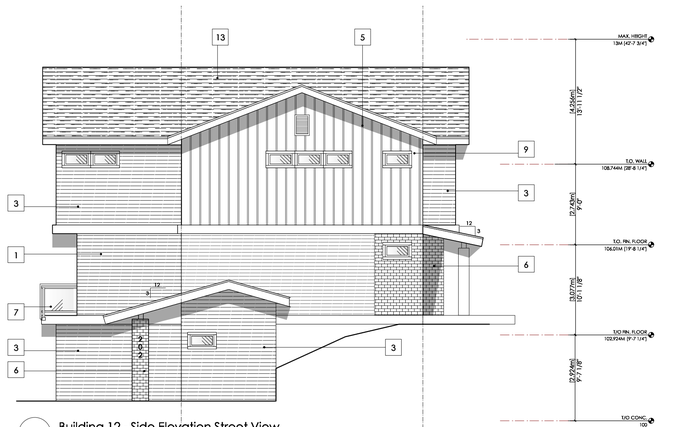
This forms part of application
DP20-0017 & DVP20-009

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING



E-4 Building 12 - Side Elevation None Street View
Scale 1/8" = 1'-0"



E-3 Building 12 - Side Elevation Street View
Scale 1/8" = 1'-0"

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P | 250.374.1112 F | 250.374.2279

CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building #12 Plans & Elevations

DATE 2020.02.26
SCALE AS NOTED
ISSUED FOR REV DP 20.03.30
PROJECT 19.757

A3.11



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

1 Lane 4 North View Bld. 11/12
Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

4 BLD. 11 LANE 3 ELEVATION
Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

2 CaraGlen Rd - Street Elevation (South View)
Scale 3/32"





Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

3 CaraGlen Rd - Street Elevation (East View)
Scale 3/32"

SCHEDULE B
This forms part of application
DP20-0017 & DVP20-0091
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building & Site Elevations
Building 11/12

DATE 2020.02.26
SCALE 3/32" = 1'-0"
ISSUED FOR REV DP
PROJECT 19.757

A4.0



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

1 Lane 4 South View Bld. 9/10
Scale 3/32"



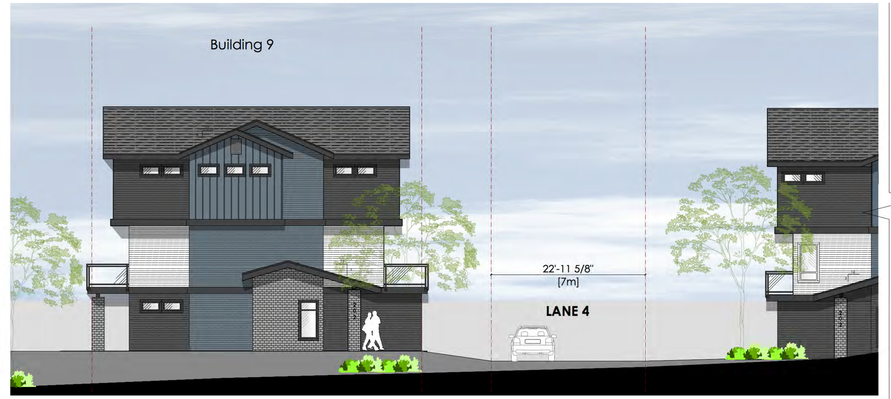
Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

2 Green Space Elevation -
Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

3 Lane 5 North View Bld. 7/8
Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

4 BLD. 9 LANE 3 ELEVATION
Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

5 BLD. 8 LANE 3 ELEVATION
Scale 3/32"

SCHEDULE B
This forms part of application
DP20-0017 & DVP20-009
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building & Site Elevations
Building 9/10/7/8

DATE 2020.02.26
SCALE 3/32" = 1'-0"
ISSUED FOR REV DP
PROJECT 19.757

A4.1

SCHEDULE B
This forms part of application
DP20-0017 & DVP20-009(
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ



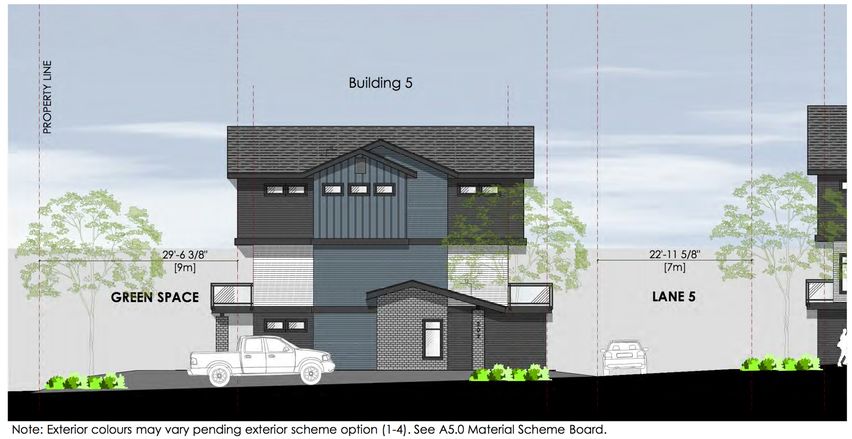
Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

1 Green Space Elevation - Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

2 Lane 5 South View Bld. 6 & 5 Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

3 BLD. 5 LANE 3 ELEVATION Scale 3/32"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

3 Green Space Elevation - Scale 3/32"

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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building & Site Elevations
Building 6/5

DATE 2020.02.26
SCALE 3/32" = 1'-0"
ISSUED FOR REV DP
PROJECT 19.757

A4.2



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

1 Clifton Rd Elevation
Scale 3/32" = 1'-0"



Note: Exterior colours may vary pending exterior scheme option (1-4). See A5.0 Material Scheme Board.

2 Lane way - Bld 1/2/3/4
Scale 3/32" = 1'-0"

SCHEDULE B
This forms part of application
DP20-0017 & DVP20-009(
City of Kelowna
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Planner Initials AJ

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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Building & Site Elevations
Building 1/2/3/4

DATE 2020.02.26
SCALE 3/32" = 1'-0"
ISSUED FOR REV DP
PROJECT 19.757

A4.3





1 Light Blue Accent Colour Scheme
Scale: NTS





2 Rust Accent Colour Scheme
Scale: NTS





3 Green Accent Colour Scheme
Scale: NTS





4 Blue Accent Colour Scheme
Scale: NTS

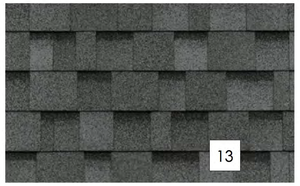
Material Colour Schedule

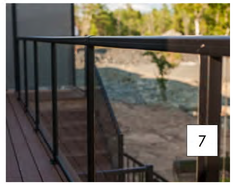
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SCHEDULE B
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DP20-0017 & DVP20-009(
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

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CARRINGTON HOMES

Knox Village - Lot #2
Kelowna BC

Materials Board and Colour Schemes

DATE 2019.12.18
SCALE NTS
ISSUED FOR DP
PROJECT 19.757

A5.0



SCHEDULE C

This forms part of application

DP20-0017 & DVP20-009(

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	7	6cm CAL.
CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	35	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	65	#02 CONT. /1.5M O.C. SPACING
COTINUS COGGYGRIA 'NCC01' USPPAF	WINECRAFT BLACK SMOKEBUSH	65	#02 CONT. /1.5M O.C. SPACING
EUONYMOUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	104	#02 CONT. /1.25M O.C. SPACING
JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	104	#02 CONT. /1.25M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	148	#01 CONT. /1.0M O.C. SPACING
SALIX INTEGRA 'FLAMINGO'	FLAMINGO WILLOW	37	#02 CONT. /2.0M O.C. SPACING
SPIRAEA BUMALDA 'FROEBELII'	FROEBEL SPIREA	104	#02 CONT. /1.25M O.C. SPACING
SYRINGA X 'BAILBELLE' PP12294	TINKERBELLE LILAC	148	#01 CONT. /1.0M O.C. SPACING
ROSA 'OSO EASY' PAPRIKA	PAPRIKA ROSE	106	#01 CONT. /0.75M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	37	#02 CONT. /2.0M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	164	#01 CONT. /0.6M O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	164	#01 CONT. /0.6M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	106	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	OVERDAM FEATEHR REED GRASS	106	#01 CONT. /0.75M O.C. SPACING
ECHINACEA BIG SKY 'TWILIGHT'	TWILIGHT CONEFLOWER	106	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	164	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	59	#01 CONT. /1.0M O.C. SPACING
IRIS GERMANICA 'LIVE MUSIC'	PEACH BEARDED IRIS	164	#01 CONT. /0.6M O.C. SPACING
NEPETA X FAASENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	164	#01 CONT. /0.6M O.C. SPACING
PENSTEMON BARBATUS 'PURPLE HAZE'	PURPLE HAZE BEARD TONGUE	164	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	59	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA OCCIDENTALIS 'GREEN WIZARD'	GREEN WIZARD CONEFLOWER	164	#01 CONT. /0.6M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	164	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	41	#02 CONT. /1.2M O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

KNOX VILLAGE
550 & 510 CLIFTON ROAD
Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	19.12.18	Development Permit
2	20.02.26	Development Permit Revision
3	20.03.31	Development Permit Revision
4	20.04.28	Development Permit Revision
5		

PROJECT NO	19-116
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 28, 2020
SCALE	1:250

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

L 1/2

ISSUED FOR REVIEW ONLY

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ATTACHMENT B
This forms part of application
DP20-0017 & DVP20-0096
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?		✓	
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		