

Development Permit

DP24-0057

ATTACHMENT	A
This forms part of application # DP24-0057	
Planner Initials	BC
City of Kelowna DEVELOPMENT PLANNING	



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

1007 Lanfranco Rd

and legally known as

Lot C District Lot 135 ODYD Plan 20294

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

Townhouse Housing

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

Date of Council Approval: **September 9, 2024**

Development Permit Area: Multi-Family Form and Character

Existing Zone: MF2- Townhouse Housing

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

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: 1445833 B.C. LTD, INC.NO. BC1445833

Applicant: Stirling Frazer

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0057 for Lot C District Lot 135 ODYD Plan 20294 located at 1007 Lanfranco Rd, Kelowna, BC, subject to the following:

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

AND THAT the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$59,632.81**

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

1007 LANFRANCO RD 8-UNIT TOWNHOUSE PROJECT KELOWNA, BC RESIDENTIAL DEVELOPMENT

PROJECT INFO:

CIVIC ADDRESS: 1007 LANFRANCO RD, KELOWNA, BC
 LEGAL DESCRIPTION: PLAN KAP20294, LOT C
 PROPERTY TYPE: P - TYPICAL PROPERTY
 CURRENT ZONING: RU1
 PROPOSED ZONING: MF2

PROPOSED: 8-UNITS (8 DWELLING UNITS)

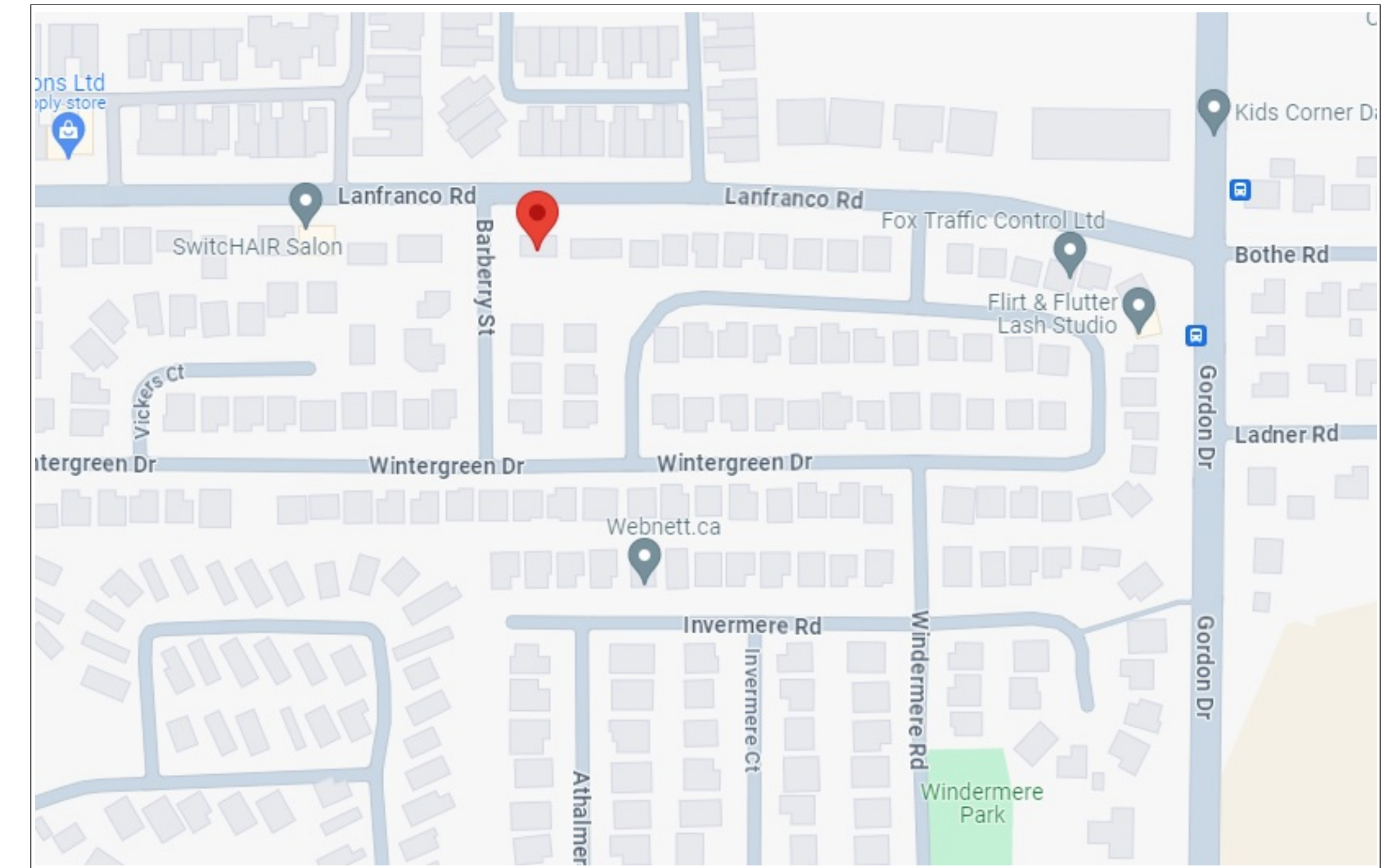
LOT AREA: 1,439 SQ.M / 15,493 SQ.FT.

CONTACT:

DESIGN: Saba Wolfe
 INARTIFEX DESIGN LTD.
 778.403.1055
 saba@inartifex.com

LANDSCAPE DESIGNER: Shelley Lynn Design
 250.681.1826
 shelleylynnndesign@gmail.com

SURVEYOR: AllTerra Land Surveying
 250.762.0122



VICINITY MAP

DATA SUMMARY:

	PERMITTED	PROPOSED
MIN. SITE AREA:	900 SQ.M.	1,439.35 SQ.M.
MAX. SITE COVERAGE OF ALL BUILDINGS:	55%	38.75% (557.79m2/1,439.35m2)
MAX. SITE COVERAGE OF ALL BUILDINGS & IMPERMEABLE SURFACES:	80%	69.43% (999.36/1,439.35m2)
MIN. FRONT YARD:	2.0m	2.0m
SIDE YARD EAST:	3.0m	3.0m
SIDE YARD WEST:	2.0m	2.0m
MIN. REAR YARD:	4.5m	4.5m
BUILDING HEIGHT:	11.0m OR 3 STOREYS	10.13m (3 STOREYS)
DENSITY:	1.0 FAR	0.791 FAR
PROPOSED UNITS:	8 UNITS	
OFF-STREET PARKING:	15 STALLS IN GARAGES, 1 ACCESSIBLE VISITOR STALL	

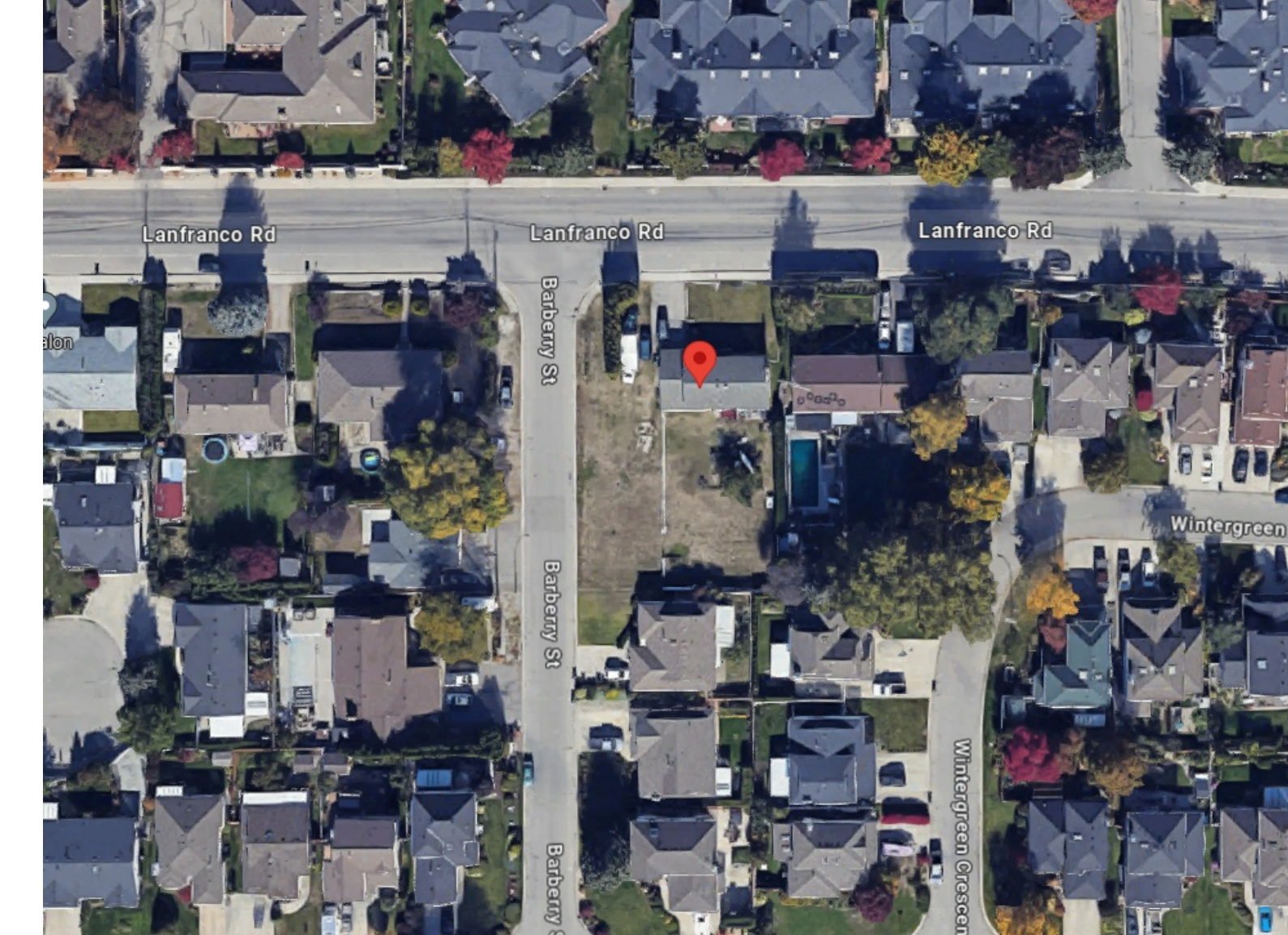
FLOOR AREA:	GROSS AREA (INCLUDES GARAGES, MECH SPACES & STAIRS)	NET AREA (EXCLUDES GARAGES, MECH SPACES & STAIRS)
UNIT 1	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 2	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 3	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 4	1,869 SQ.FT. (173.64 SQ.M)	1,279 SQ.FT. (118.82 SQ.M)
UNIT 5	2,381 SQ.FT. (221.20 SQ.M)	1,551 SQ.FT. (144.09 SQ.M)
UNIT 6	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 7	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)
UNIT 8	2,356 SQ.FT. (218.88 SQ.M)	1,572 SQ.FT. (146.04 SQ.M)

LIST OF DRAWINGS:

- A1 COVER PAGE
- A2 PERSPECTIVES
- A3 SITE PLAN
- A4 FOUNDATION PLAN
- A5 MAIN LEVEL
- A6 SECOND LEVEL
- A7 THIRD LEVEL
- A8 ROOF TOP LEVEL
- A9 ROOF PLAN MAIN LEVEL
- A10 ROOF PLAN SECON LEVEL
- A11 ROOF PLAN THIRD LEVEL
- A12 ROOF PLAN ROOF TOP LEVEL
- A13 UNIT 1 & 2 ELEVATIONS
- A14 UNIT 3 & 4 ELEVATIONS
- A15 UNIT 5, 6, 7, & 8 ELEVATIONS
- A16 UNIT 5, 6, 7, & 8 ELEVATIONS
- A17 NORTH & WEST ELEVATION COLORED RENDERINGS
- A18 SOUTH & EAST ELEVATION COLORED RENDERINGS
- A19 SITE SECTIONS
- A20 STREETSCAPE
- A21 STREETSCAPE
- A22 RENDERINGS
- A23 RENDERINGS



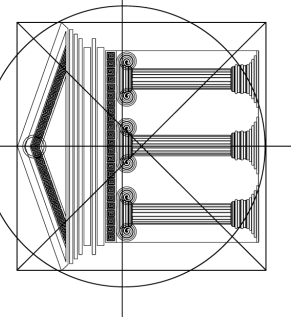
STREETVIEW NORTH (LANFRANCO RD)



OVERVIEW



STREETVIEW WEST (BARBERRY ST)



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD KELOWNA, BC

LOT C PLAN KAP20294

Sheet Title:

COVERAGE PAGE

DATE:
2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A1

SCHEDULE A

This forms part of application
DP24-0057

Planner Initials BC

City of Kelowna
DEVELOPMENT PLANNING

LANFRANCO ROAD

BARBERRY STREET

Edge of Asphalt

Edge of Asphalt

Center Line

Center Line

Sidewalk

Sidewalk

Service Box
sanitary

Storm #839
Rim: 345.62
W Inv: 343.27
E Inv: 343.32
S Inv: 343.25

Storm #811
Rim: 345.51
W Inv: 342.03
E Inv: 342.06
S Inv: 342.09

D PLAN KAP20294

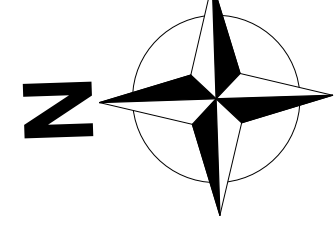
C PLAN KAP20294

16 PLAN KAP39434

15 PLAN

SITE PLAN

SCALE: 1/8" = 1'-0"
CURRENT ZONING: RU1
PROPOSED ZONING: MF2
FUTURE LAND USE: C-NHD



SITE COVERAGE BUILDINGS:

UNIT 1: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 1: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 2: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 2: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 3: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 3: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 4: GARAGE:	266 SQFT.	(24.62 SQM.)	
UNIT 4: GARAGE:	295 SQFT.	(27.41 SQM.)	
UNIT 5: GARAGE:	453 SQFT.	(42.09 SQM.)	
UNIT 5: GARAGE:	302 SQFT.	(28.06 SQM.)	
UNIT 6: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 6: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 7: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 7: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 8: GARAGE:	440 SQFT.	(40.88 SQM.)	
UNIT 8: GARAGE:	440 SQFT.	(40.88 SQM.)	
GARAGE/RECYCLE:	206 SQFT.	(19.14 SQM.)	
WATER METER:	17 SQFT.	(1.58 SQM.)	
TOTAL FOOTPRINT:	6,004 SQFT.	(557.79 SQM.)	
LOT AREA:	15,493 SQFT.	(1,439.35 SQM.)	
TOTAL COVERAGE:	38.75	%	

SITE COVERAGE BUILDINGS & DRIVEWAYS:

TOTAL BLDG AREA:	6,004 SQFT.	(557.79 SQM.)
DRIVEWAY/PATHWAY:	4,456 SQFT.	(413.98 SQM.)
VISITOR PARKING:	239 SQFT.	(22.20 SQM.)
BIKE PARKING:	58 SQFT.	(5.39 SQM.)
TOTAL AREA:	10,757 SQFT.	(999.36 SQM.)
SITE AREA:	15,493 SQFT.	(1,439.35 SQM.)
SITE COVERAGE:	69.43	%

FIN CALCULATION

UNIT 1	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 2	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 3	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 4	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 5	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 6	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 7	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
UNIT 8	NET FLOOR AREA ANALYSIS
MAIN FLOOR:	2850 SQ FT (264.50 SQM)
SECOND FLOOR:	1500 SQ FT (139.35 SQM)
TOTAL:	4350 SQ FT (403.85 SQM)
TOTAL FLOOR AREA:	34,650 SQ FT (3211.77 SQM)
LOT AREA:	15,493 SQ FT (1,439.35 SQM)
LAND:	0.791

*VISITOR AREA INCLUDES GARAGES, MECH SPACES & STAIRS
**NET AREA EXCLUDES GARAGES, MECH SPACES & STAIRS

SCHEDULE A

This forms part of application
DP24-0057

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

#1100 - 1631 Dickson Ave. | Kelowna, BC, V1Y 0B5
(778) 403-1055 | www.inartifex.com | info@inartifex.com

ELEVATOR PROPERTIES

Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

SITE PLAN

DATE:

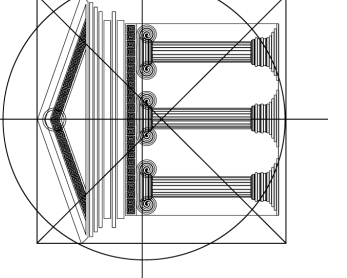
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A3



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:
 FOUNDATION PLAN

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A4

FOUNDATION PLAN

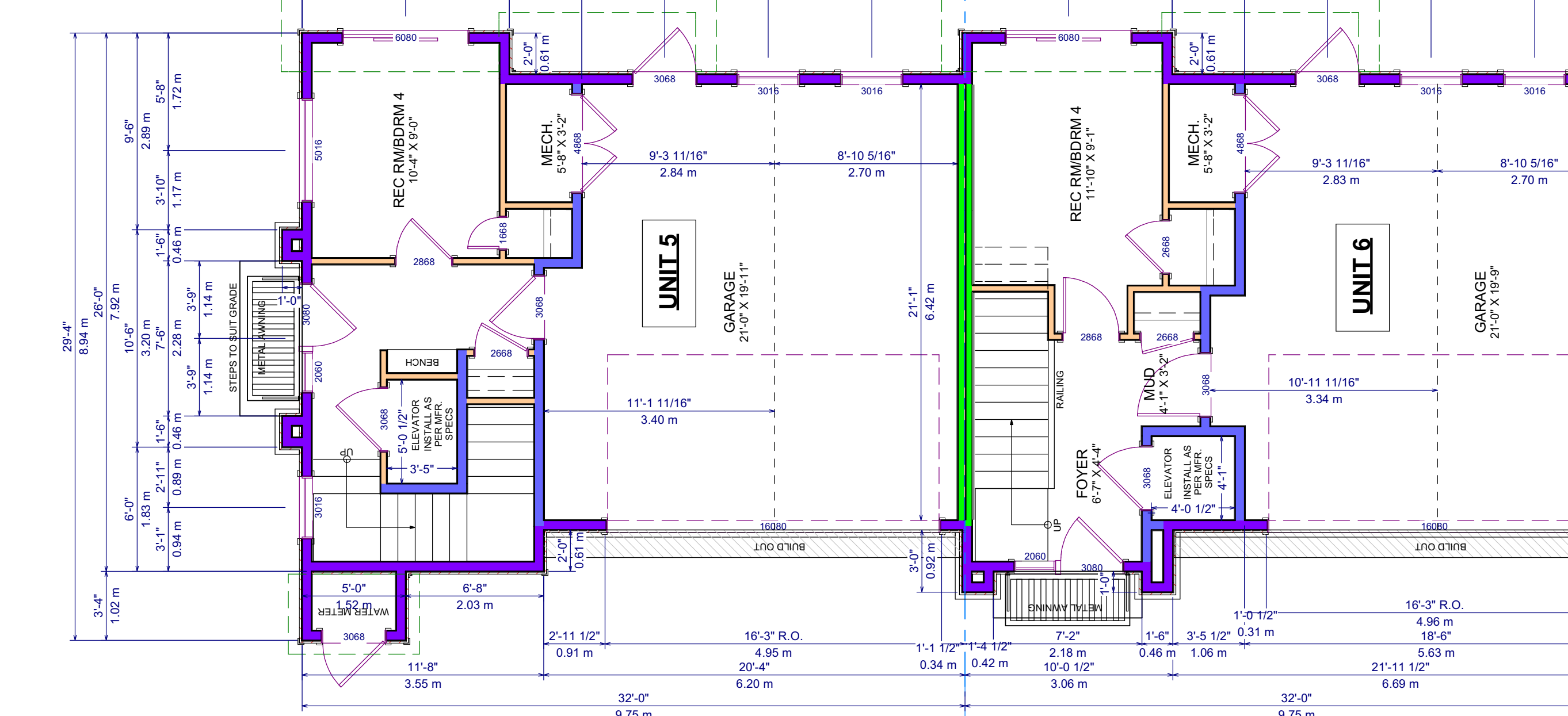


UNIT 5: GROSS AREA: 747 SQ.FT. (68,934 SQ.M.)
NET AREA: 207 SQ.FT. (19,231 SQ.M.)

MAIN LEVEL:
LIVING AREA: 295 SQ.FT.
(27,406 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,929 SQ.FT.
(179,21 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

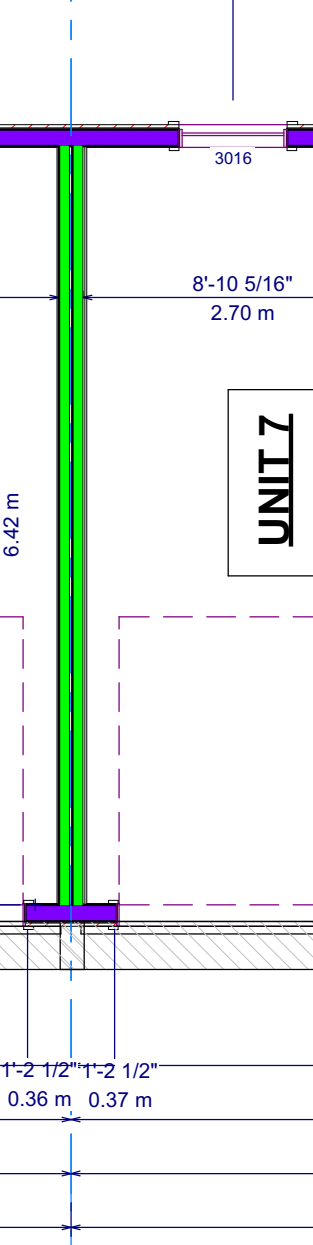


UNIT 6: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

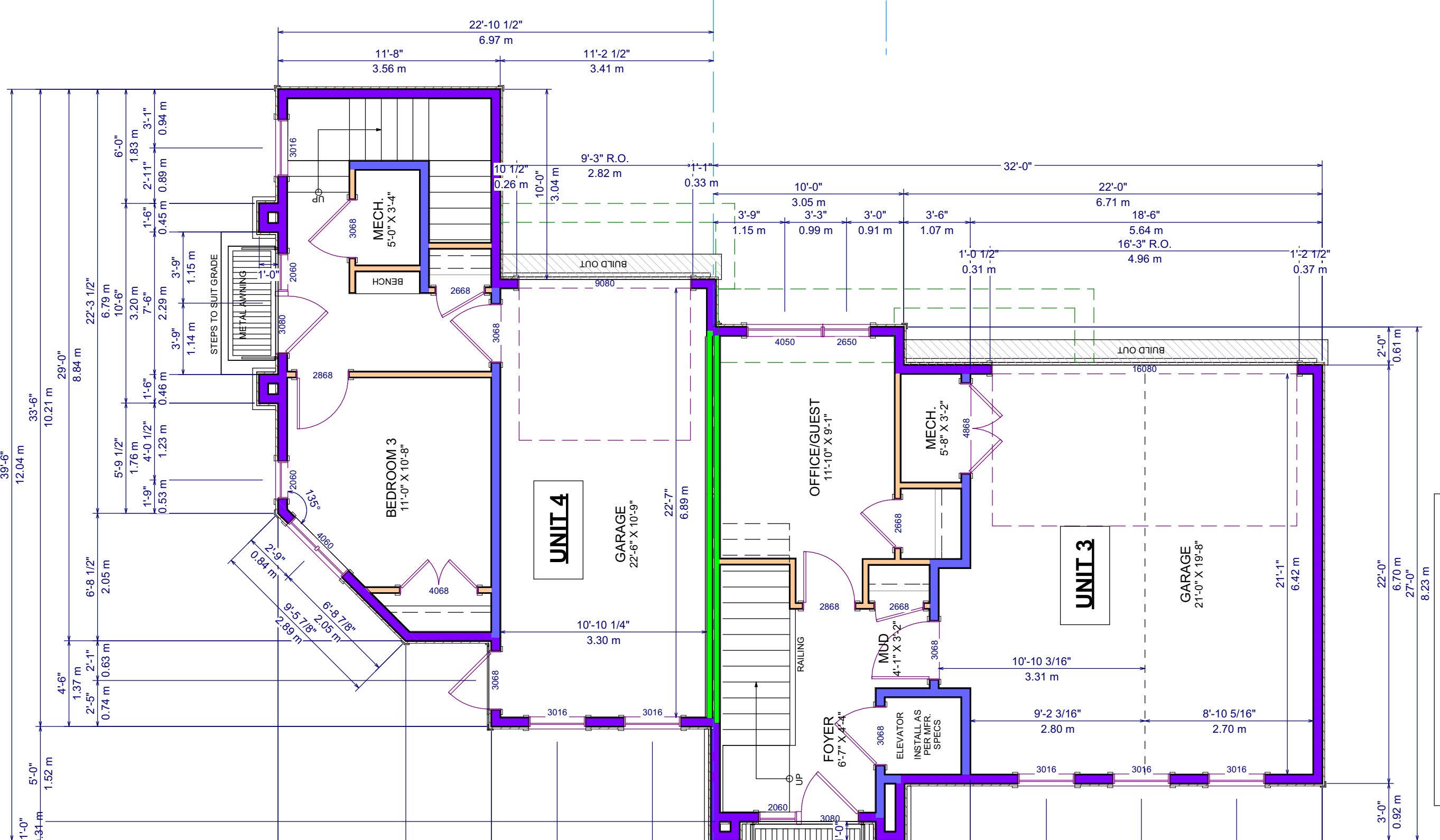
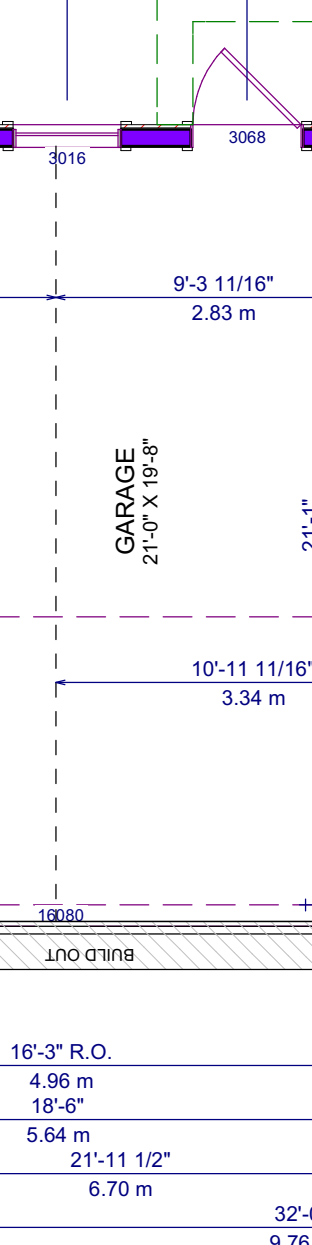


UNIT 7: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



UNIT 4: GROSS AREA: 581 SQ.FT. (53,977 SQ.M.)
NET AREA: 228 SQ.FT. (21,182 SQ.M.)

MAIN LEVEL:
LIVING AREA: 316 SQ.FT.
(29,357 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,604 SQ.FT.
(149,017 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 3: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

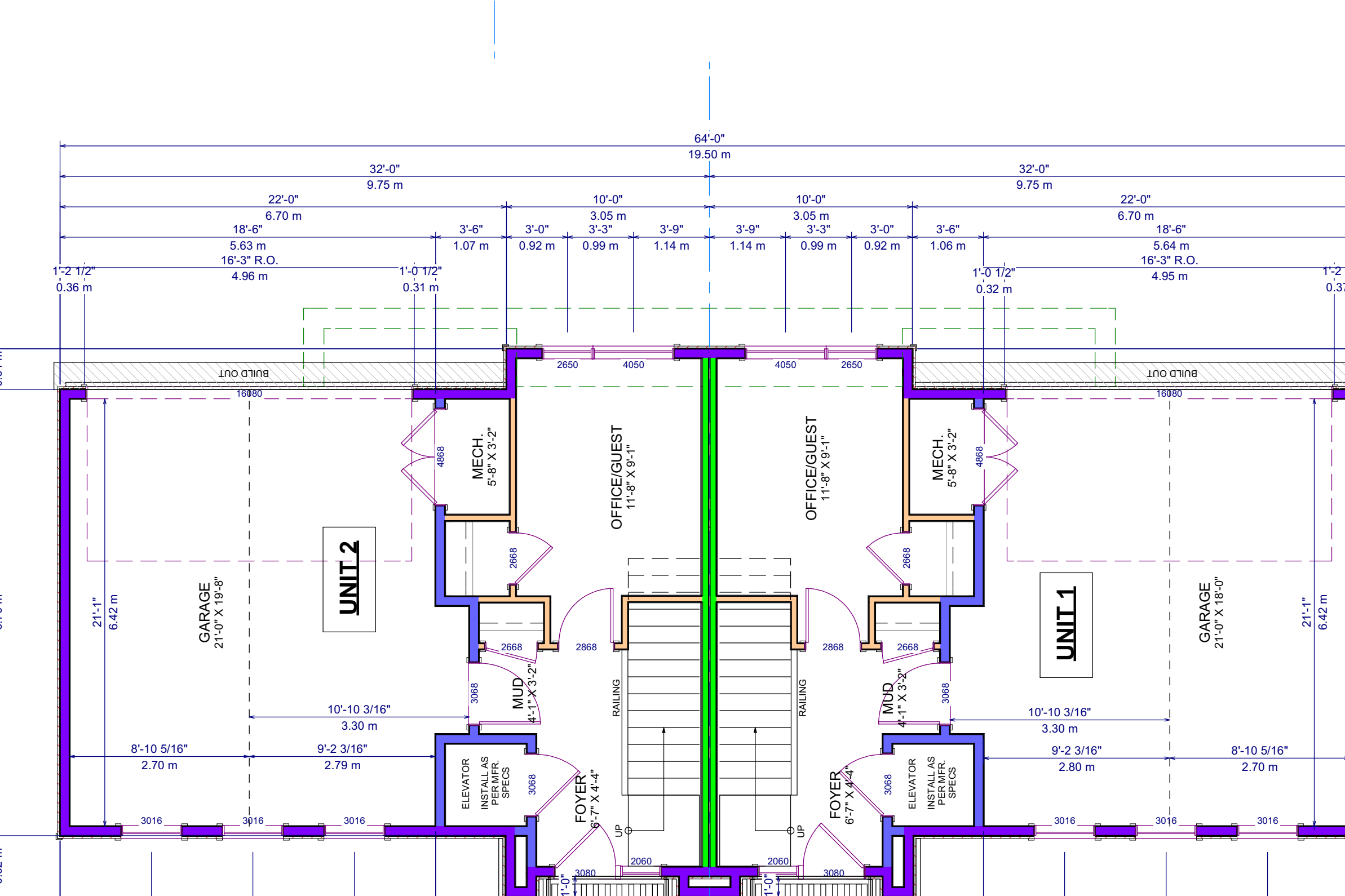
UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

UNIT 2: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



UNIT 1: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

FAIR CALCULATION - NET FLOOR AREA OF AREA

UNIT	BASE FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
UNIT 1	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 2	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 3	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 4	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 5	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 6	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 7	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
UNIT 8	228 SQ.FT. (21,182 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	48 SQ.FT. (4,462 SQ.M.)	324 SQ.FT. (30,106 SQ.M.)
TOTAL FLOOR AREA*	1,824 SQ.FT. (169,056 SQ.M.)	384 SQ.FT. (35,520 SQ.M.)	384 SQ.FT. (35,520 SQ.M.)	2,592 SQ.FT. (240,100 SQ.M.)
LOT AREA*				15,483 SQ.FT. (1,431,347 SQ.M.)
FAIR:				0.781

SCHEDULE A

This forms part of application
DP24-0057

Planner Initials **BC**

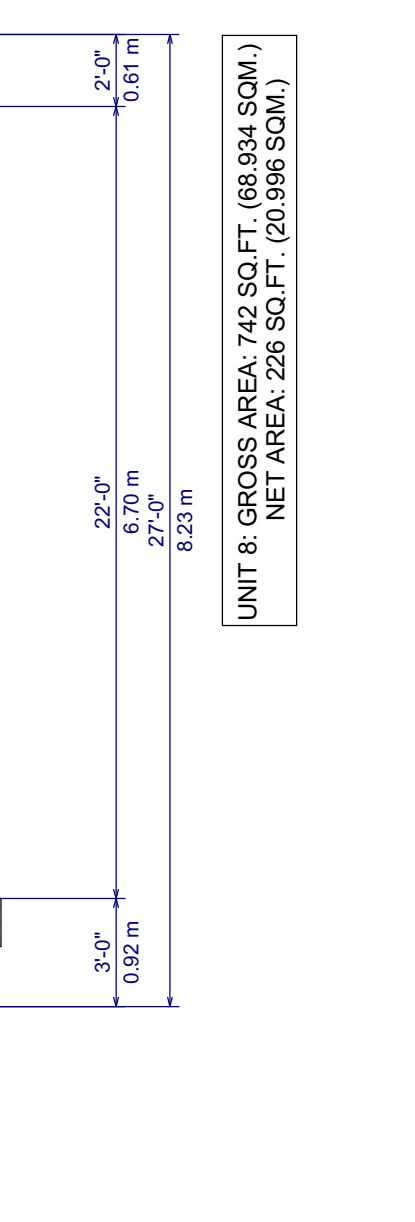
City of Kelowna
DEVELOPMENT PLANNING

UNIT 8: GROSS AREA: 742 SQ.FT. (68,934 SQ.M.)
NET AREA: 226 SQ.FT. (20,996 SQ.M.)

MAIN LEVEL:
LIVING AREA: 302 SQ.FT.
(28,057 SQ.M.)
(NOT INCLUDING GARAGE OR MECH)

**TOTAL LIVING AREA: 1,916 SQ.FT.
(178,002 SQ.M.)**

UNLESS NOTED:
WINDOW LINTELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



*GROSS AREA INCLUDES GARAGES, MECH SPACES & STAIRS
**NET AREA EXCLUDES GARAGES, MECH SPACES & STAIRS

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Design, Drafting, Interiors.

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ELEVATOR PROPERTIES

Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

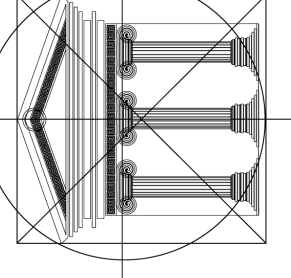
Sheet Title:
MAIN LEVEL

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:
A5



Proposed
 Project For:
 8-UNIT
 TOWNHOUSE
 PROJECT

1007
 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

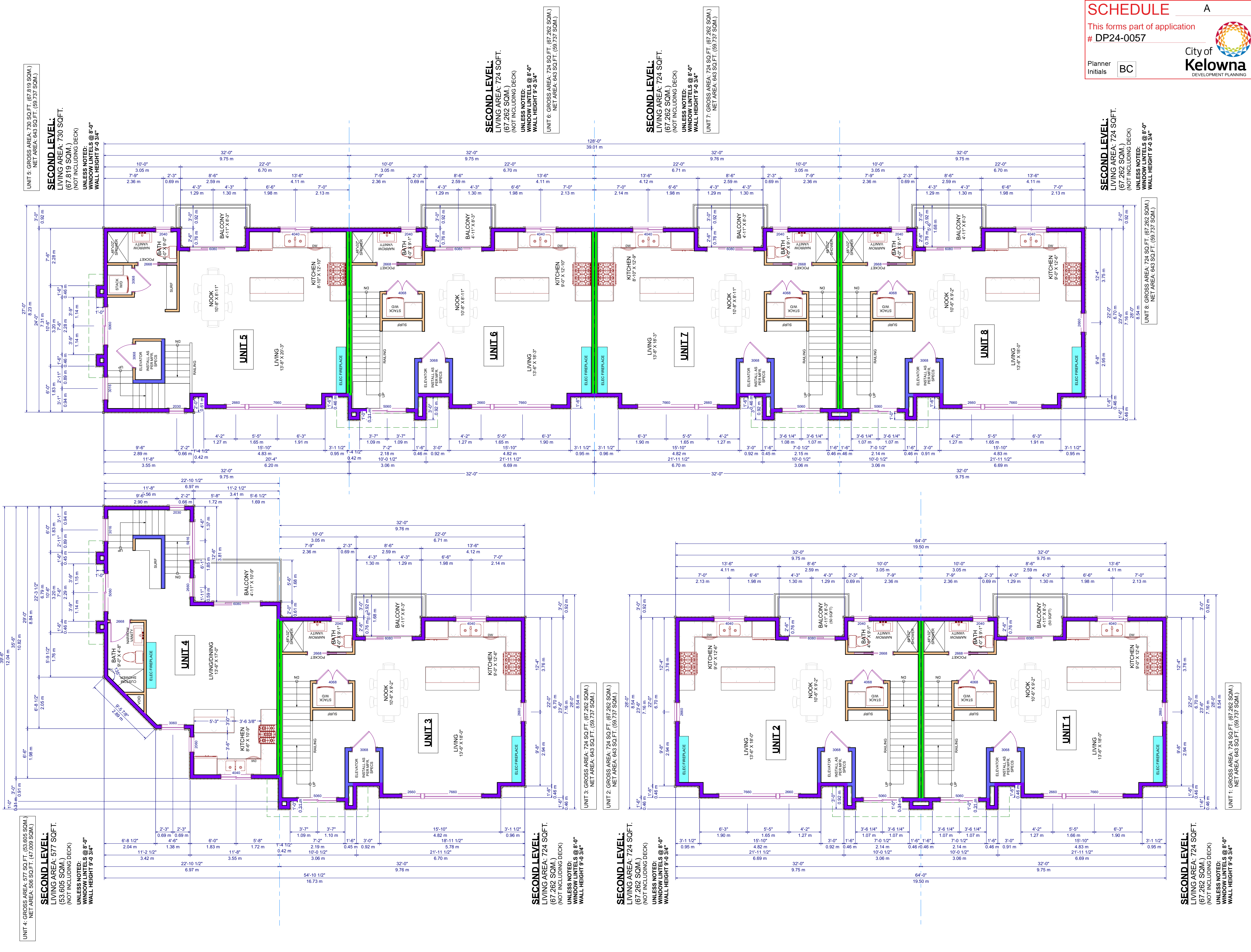
Sheet Title:
 SECOND LEVEL

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

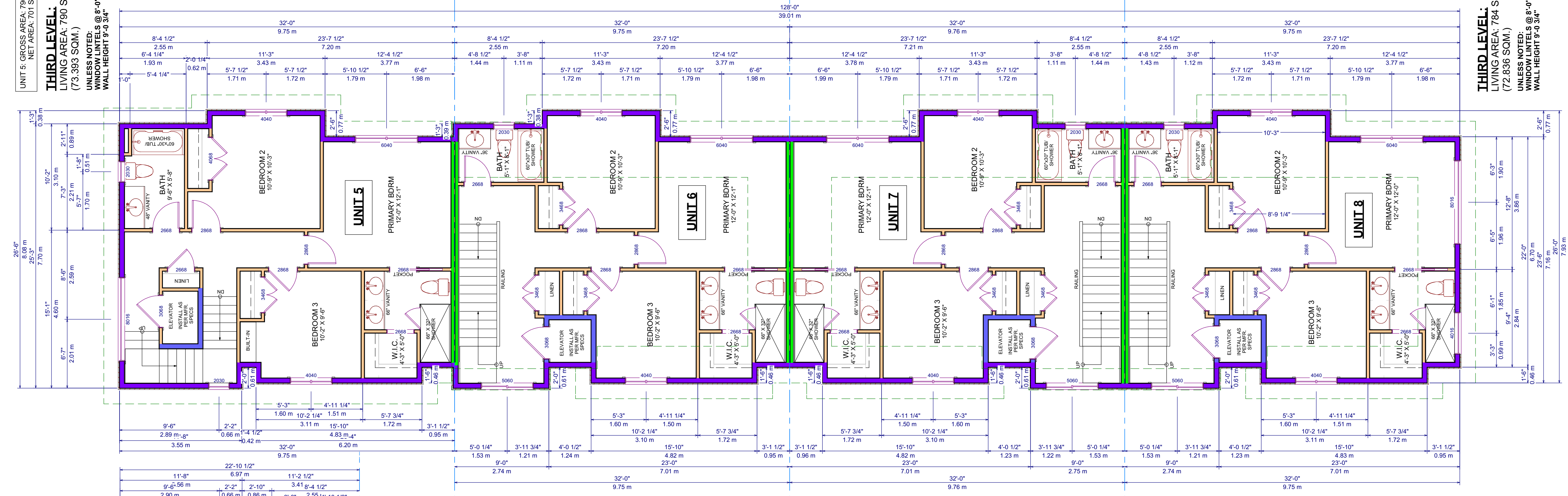
SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A6



UNIT 5: GROSS AREA: 790 SQ.FT. (73,393 SQ.M.)
NET AREA: 701 SQ.FT. (65,125 SQ.M.)

THIRD LEVEL:
LIVING AREA: 790 SQ.FT.
(73,393 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

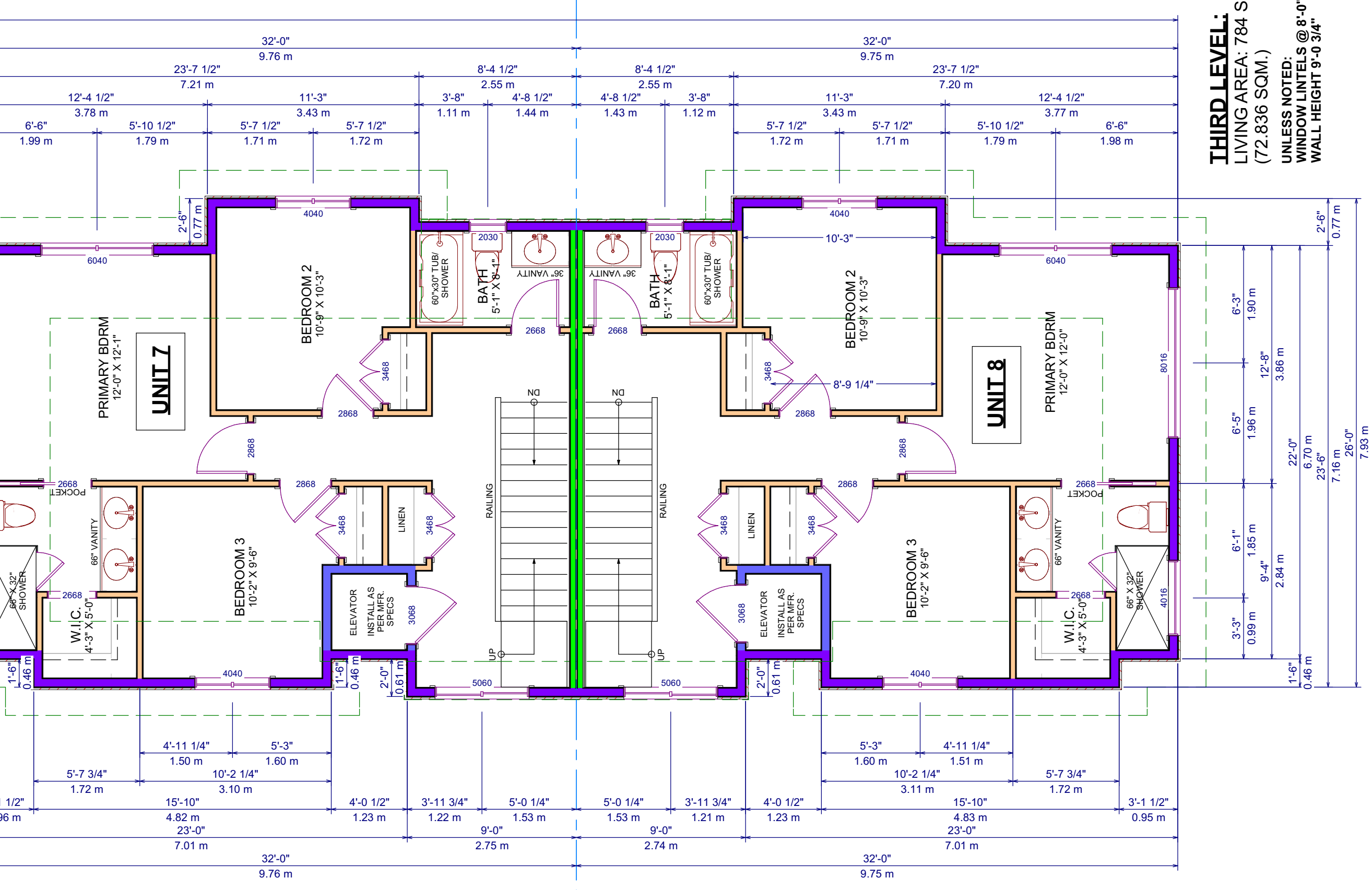


UNIT 6: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

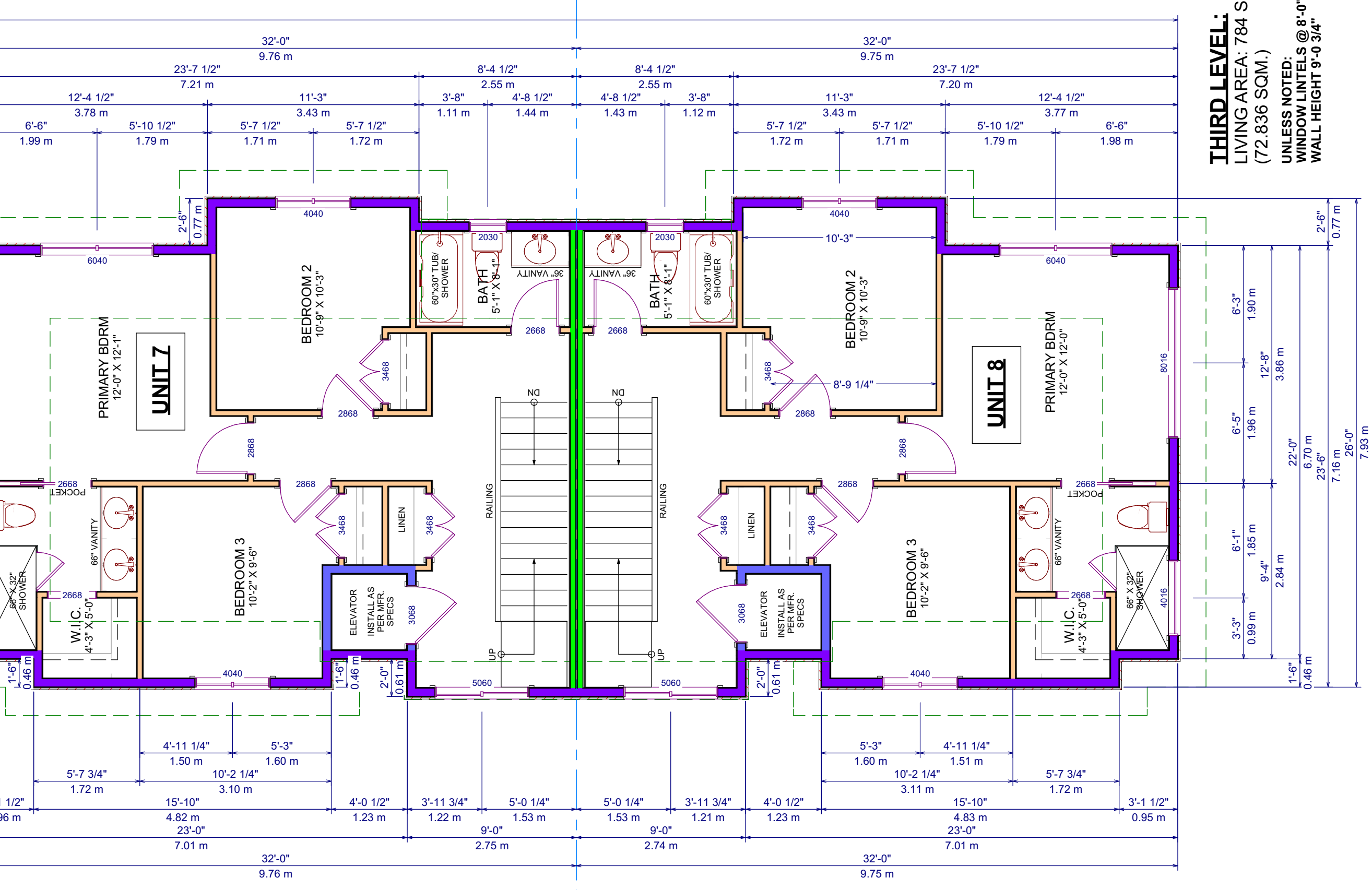
UNIT 7: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



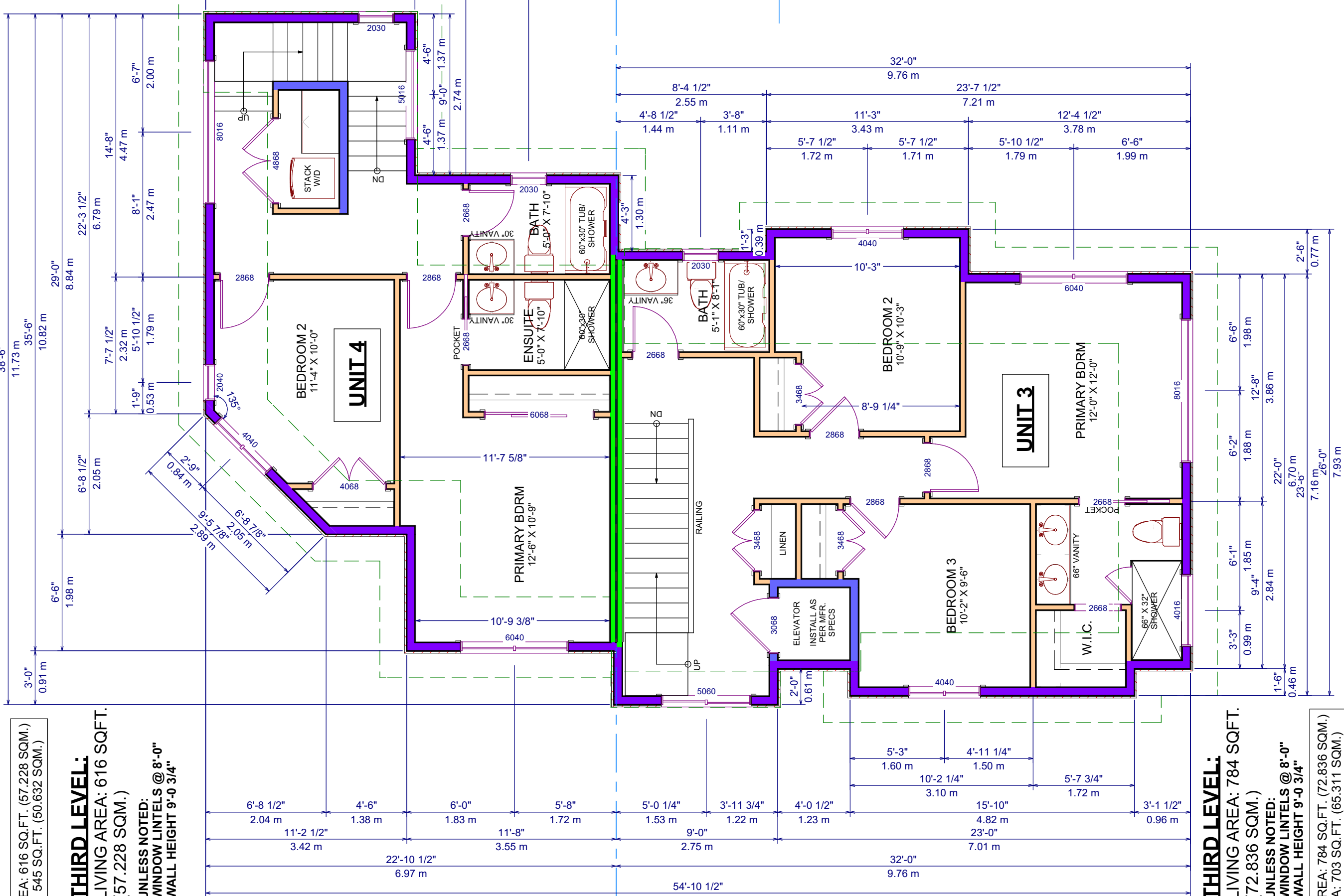
UNIT 8: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



UNIT 4: GROSS AREA: 616 SQ.FT. (57,228 SQ.M.)
NET AREA: 545 SQ.FT. (50,632 SQ.M.)

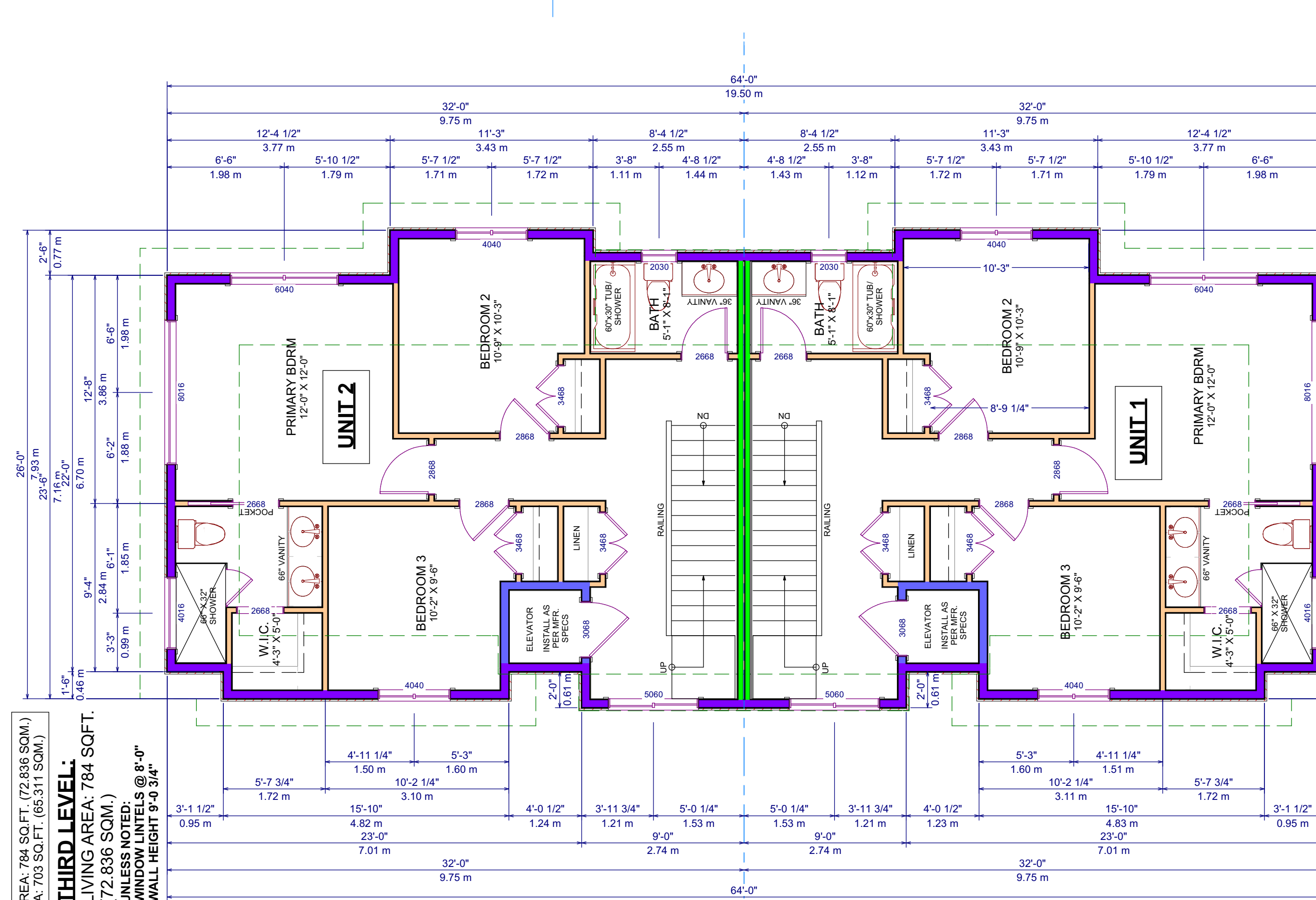
THIRD LEVEL:
LIVING AREA: 616 SQ.FT.
(57,228 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

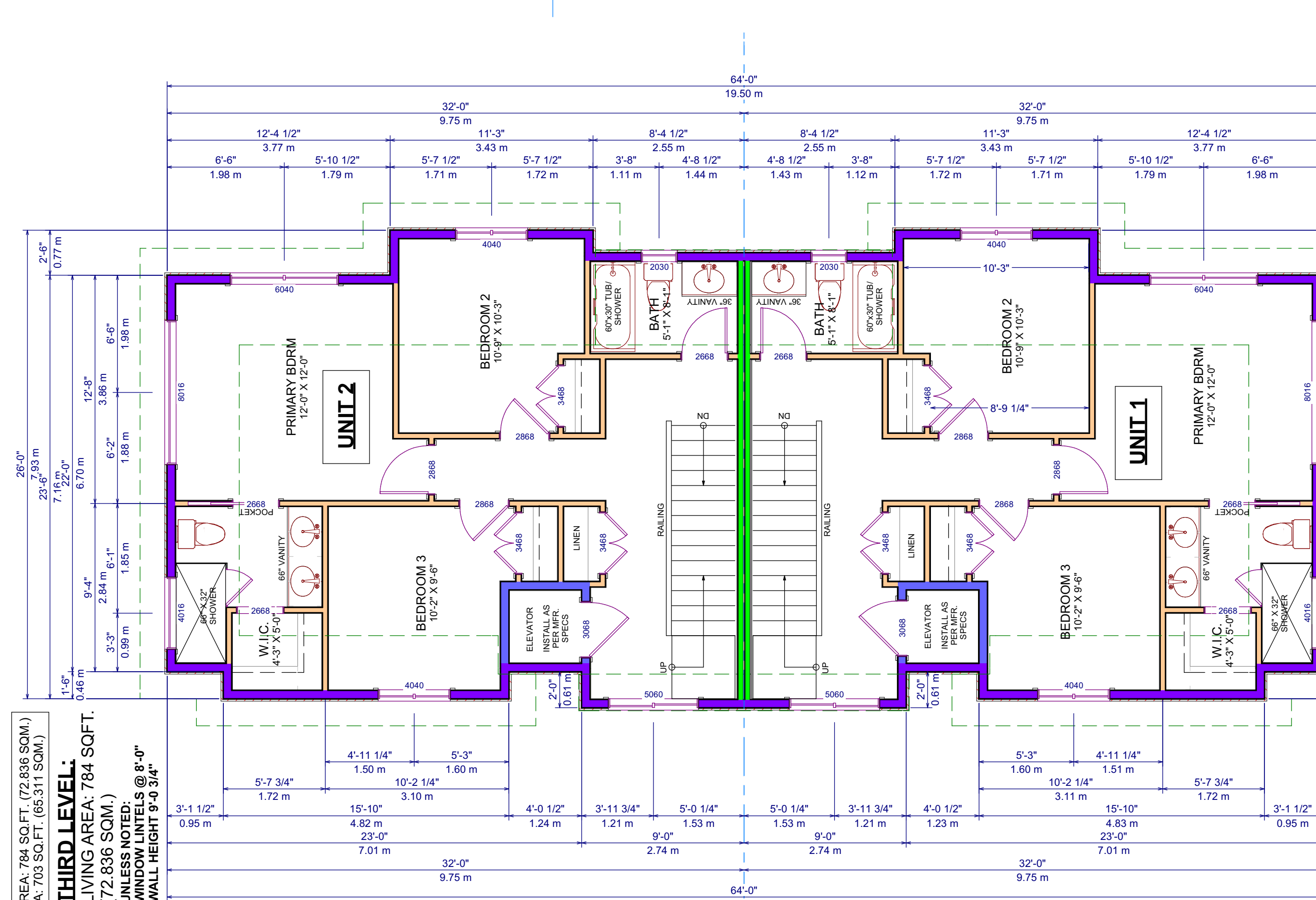
UNIT 2: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"

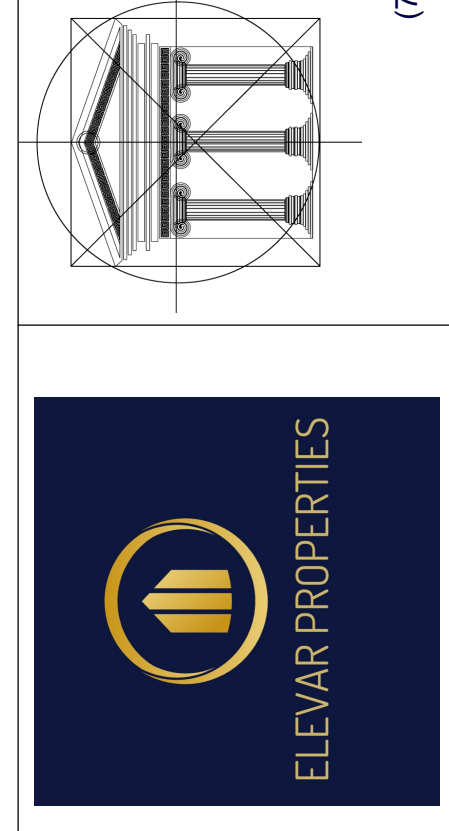


UNIT 1: GROSS AREA: 784 SQ.FT. (72,836 SQ.M.)
NET AREA: 703 SQ.FT. (65,311 SQ.M.)

THIRD LEVEL:
LIVING AREA: 784 SQ.FT.
(72,836 SQ.M.)
UNLESS NOTED:
WINDOW LITELS @ 8'-0"
WALL HEIGHT 9'-0 3/4"



SCHEDULE A
This forms part of application
DP24-0057
Planner Initials BC
City of Kelowna
DEVELOPMENT PLANNING



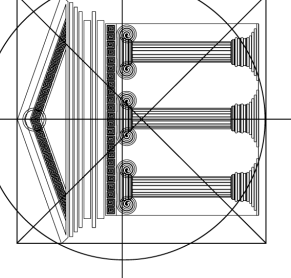
Proposed Project For:
8-UNIT TOWNHOUSE PROJECT
1007 LANFRANCO RD
KELOWNA, BC
LOT C
PLAN KAP20294

Sheet Title:
THIRD LEVEL

DATE:
2024-01-26
REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:
A7



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

ROOF TOP LEVEL

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

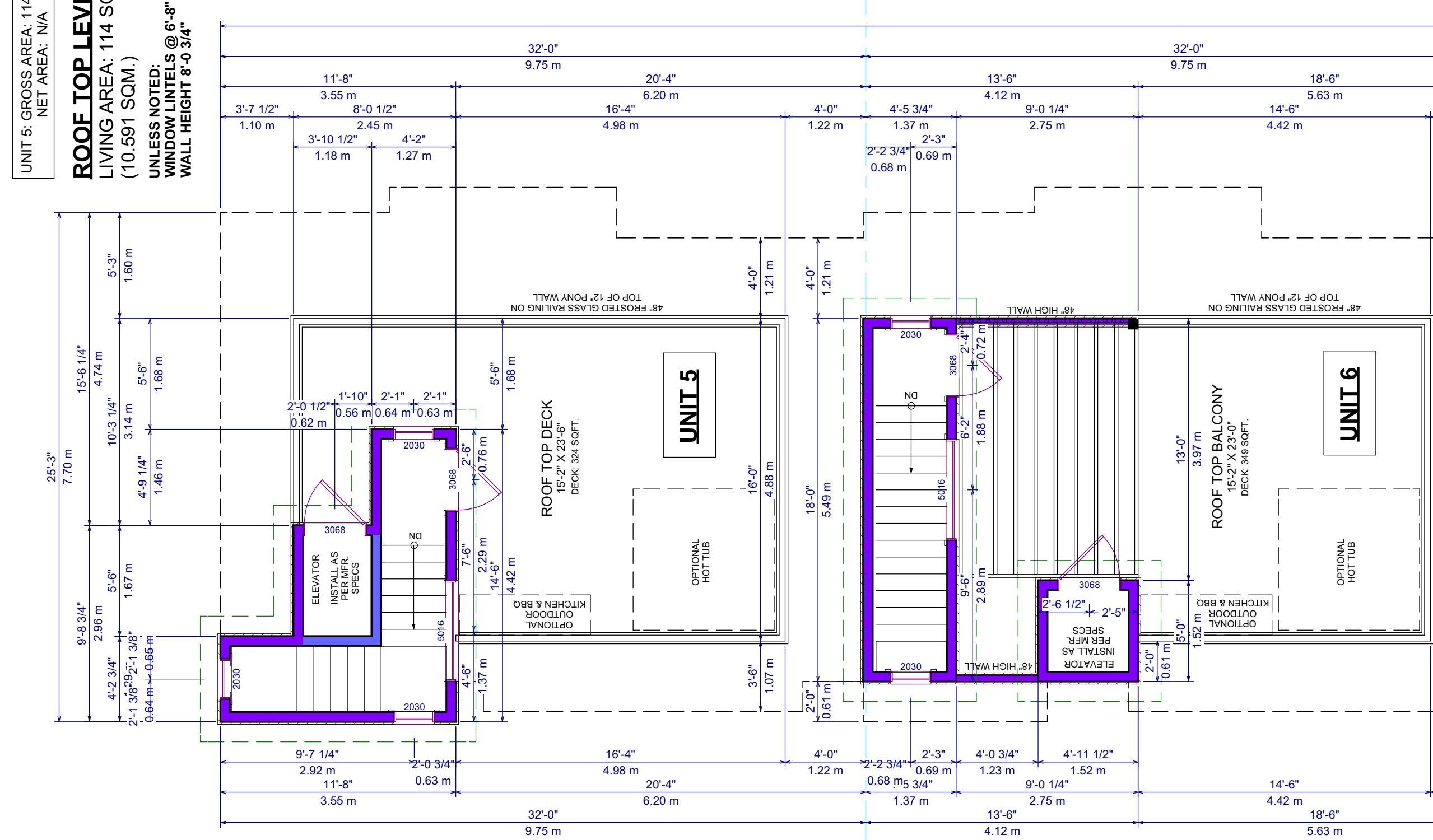
SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A8

UNIT 5: GROSS AREA: 114 SQ.FT. (10,591 SQ.M.)
 NET AREA: N/A

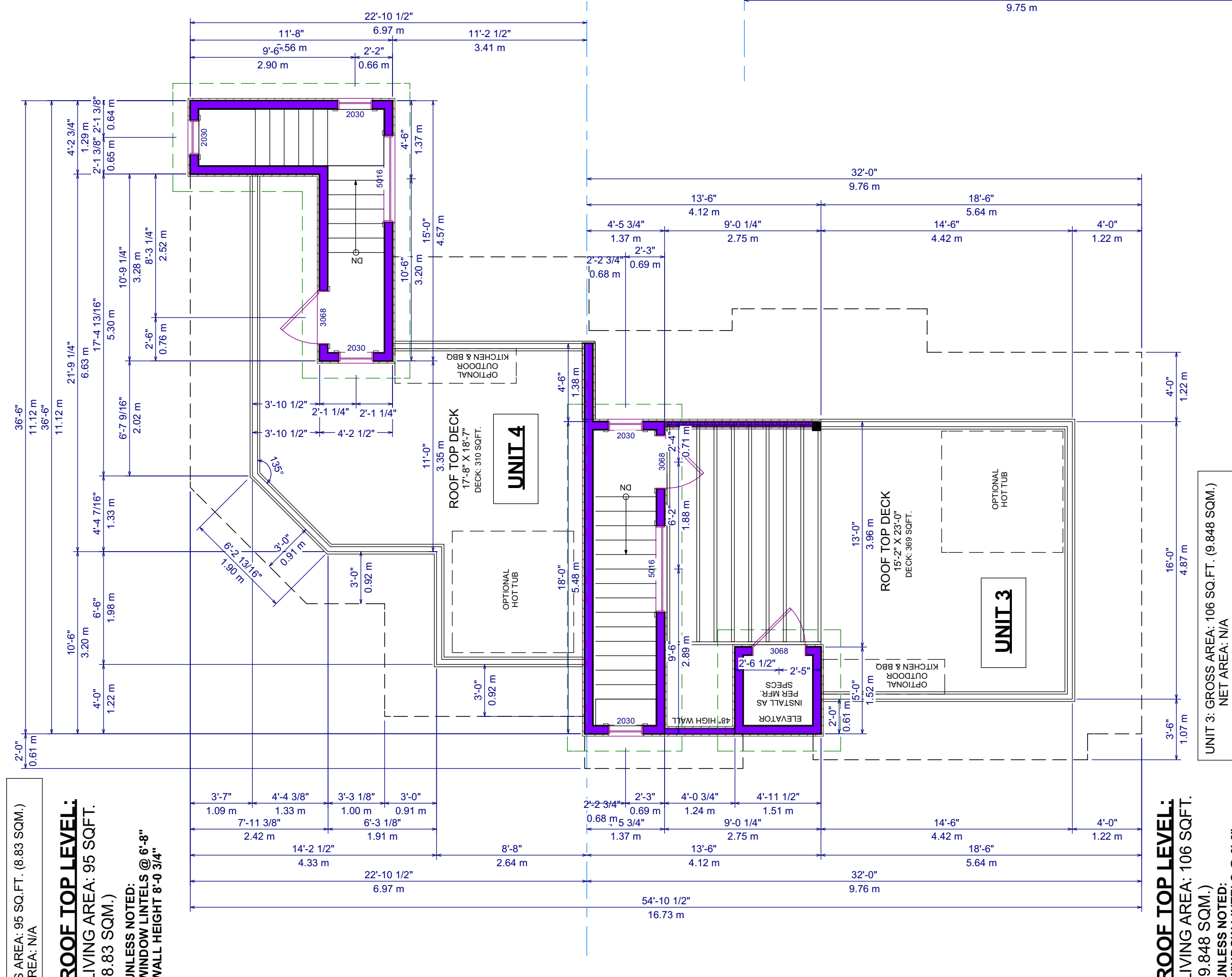
ROOF TOP LEVEL:
 LIVING AREA: 114 SQ.FT.
 (10,591 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"



ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"
 NET AREA: N/A

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"
 NET AREA: N/A

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"
 NET AREA: N/A

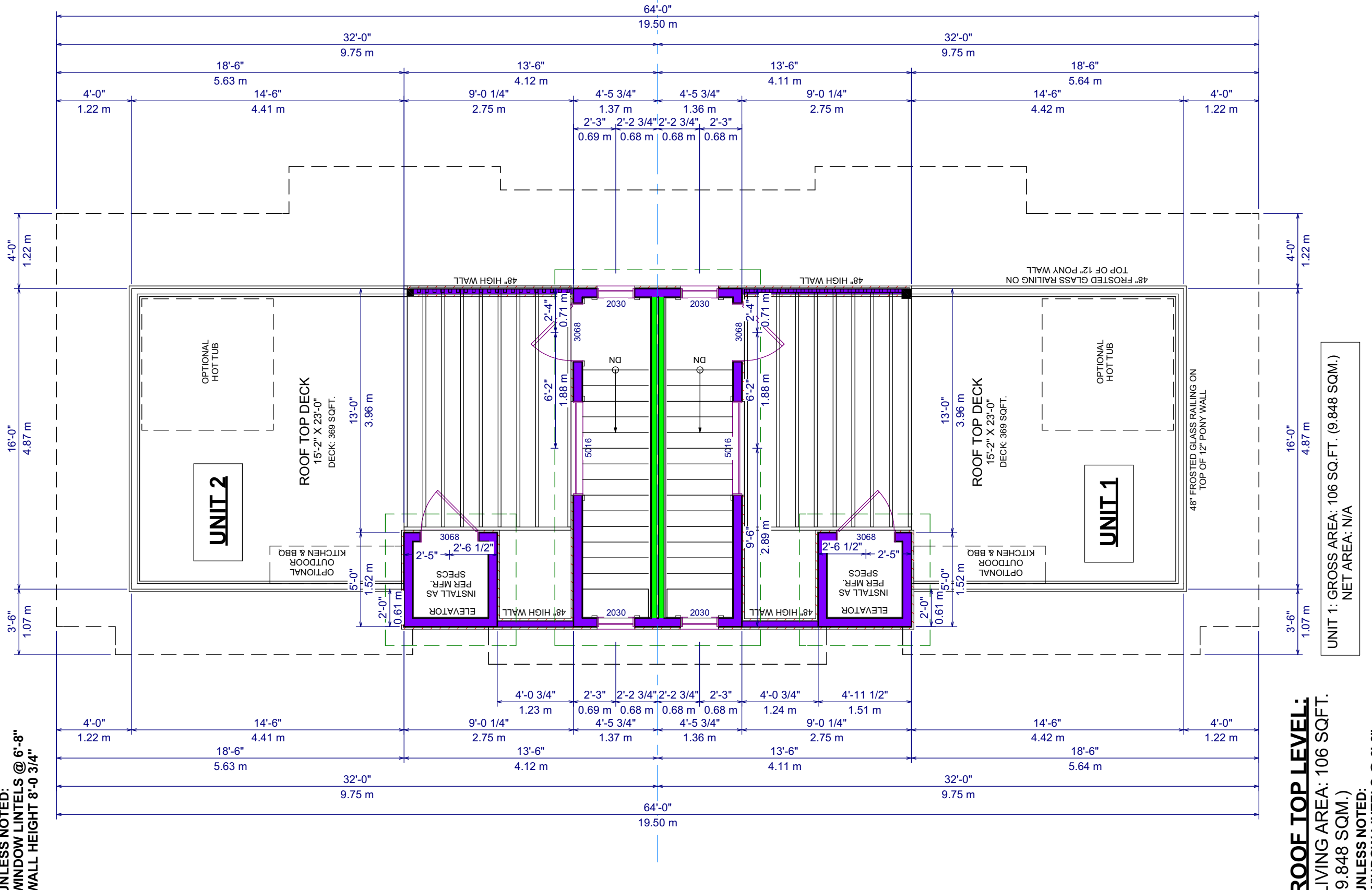


ROOF TOP LEVEL:
 LIVING AREA: 95 SQ.FT.
 (8,83 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

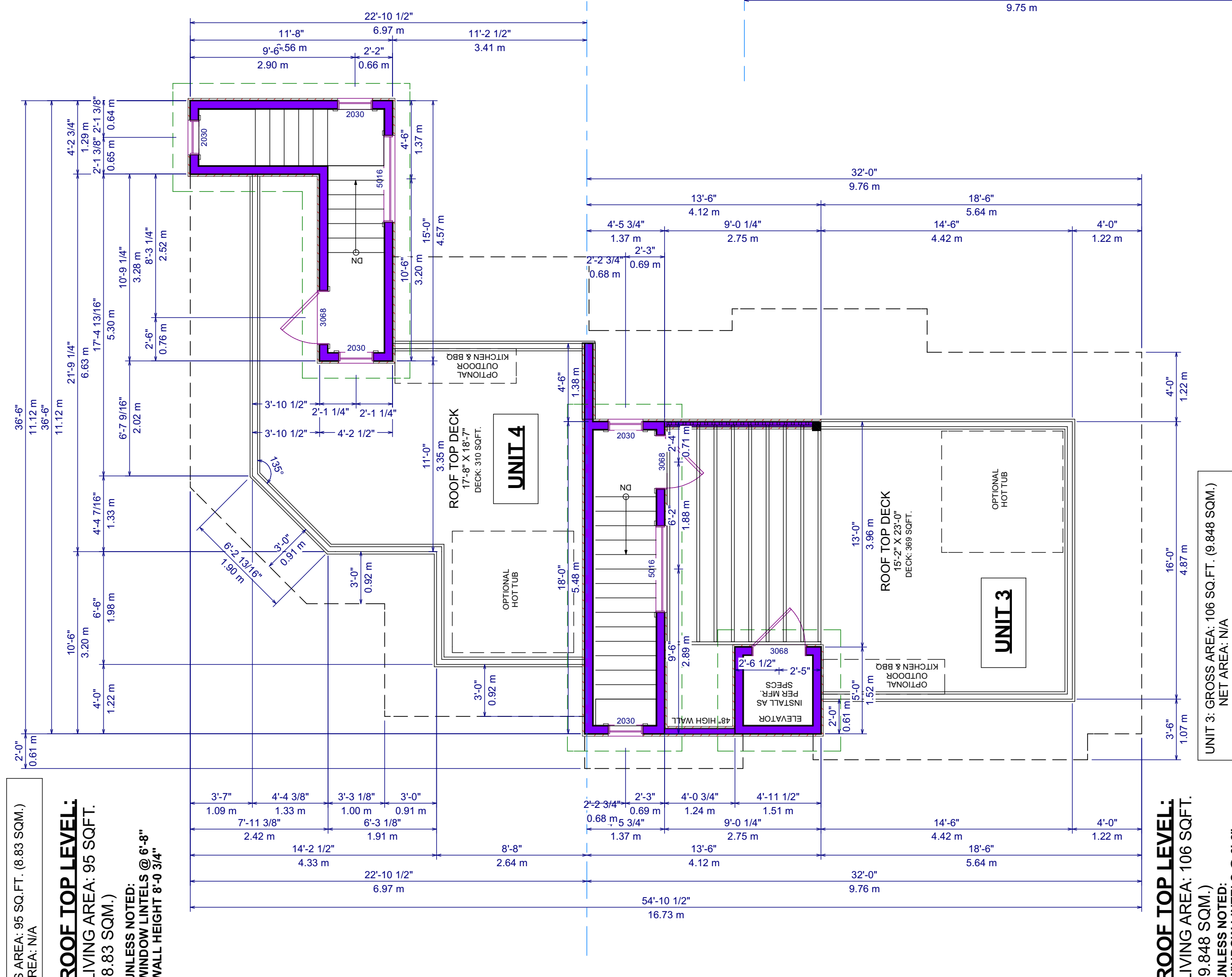
ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"



ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

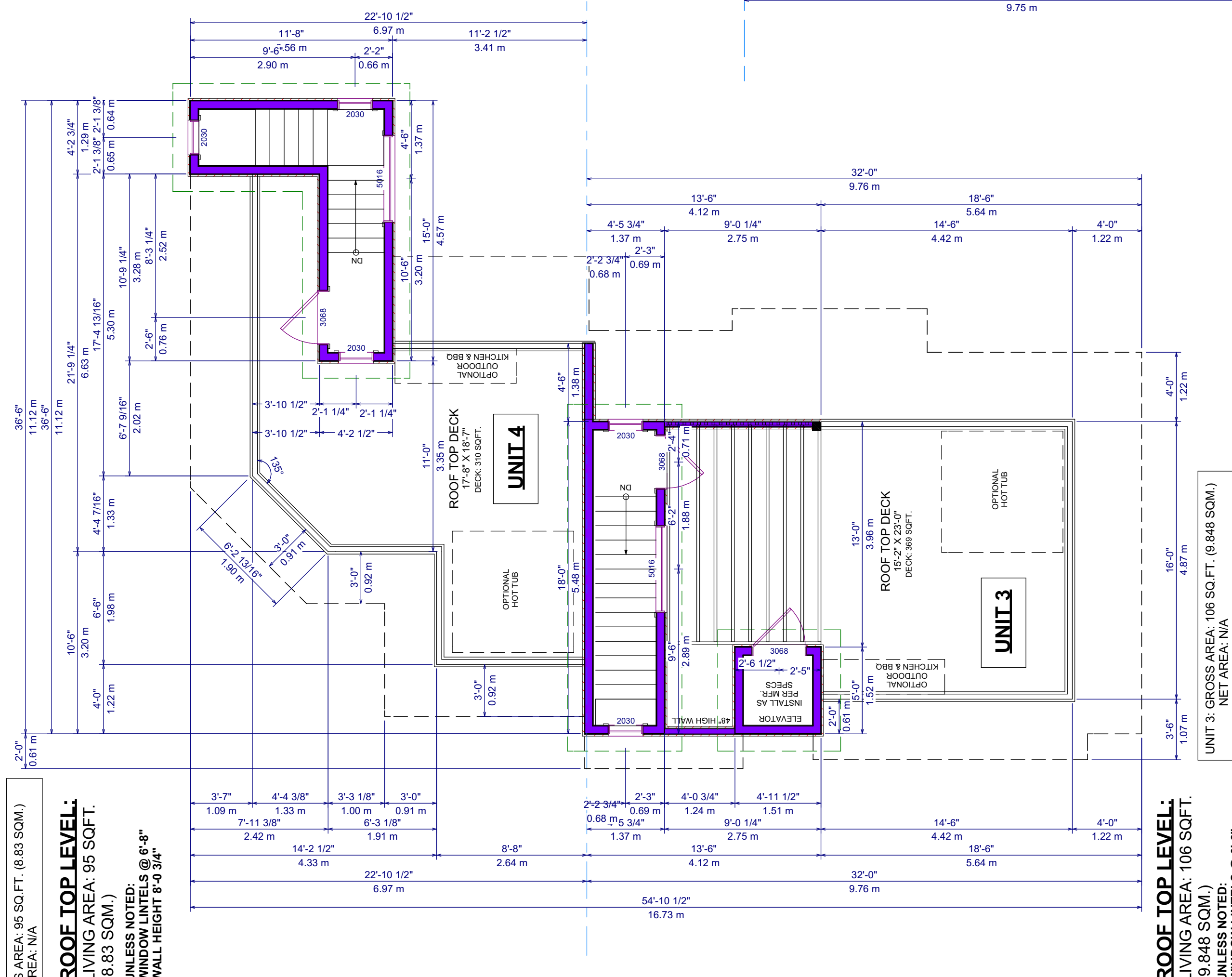
ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"



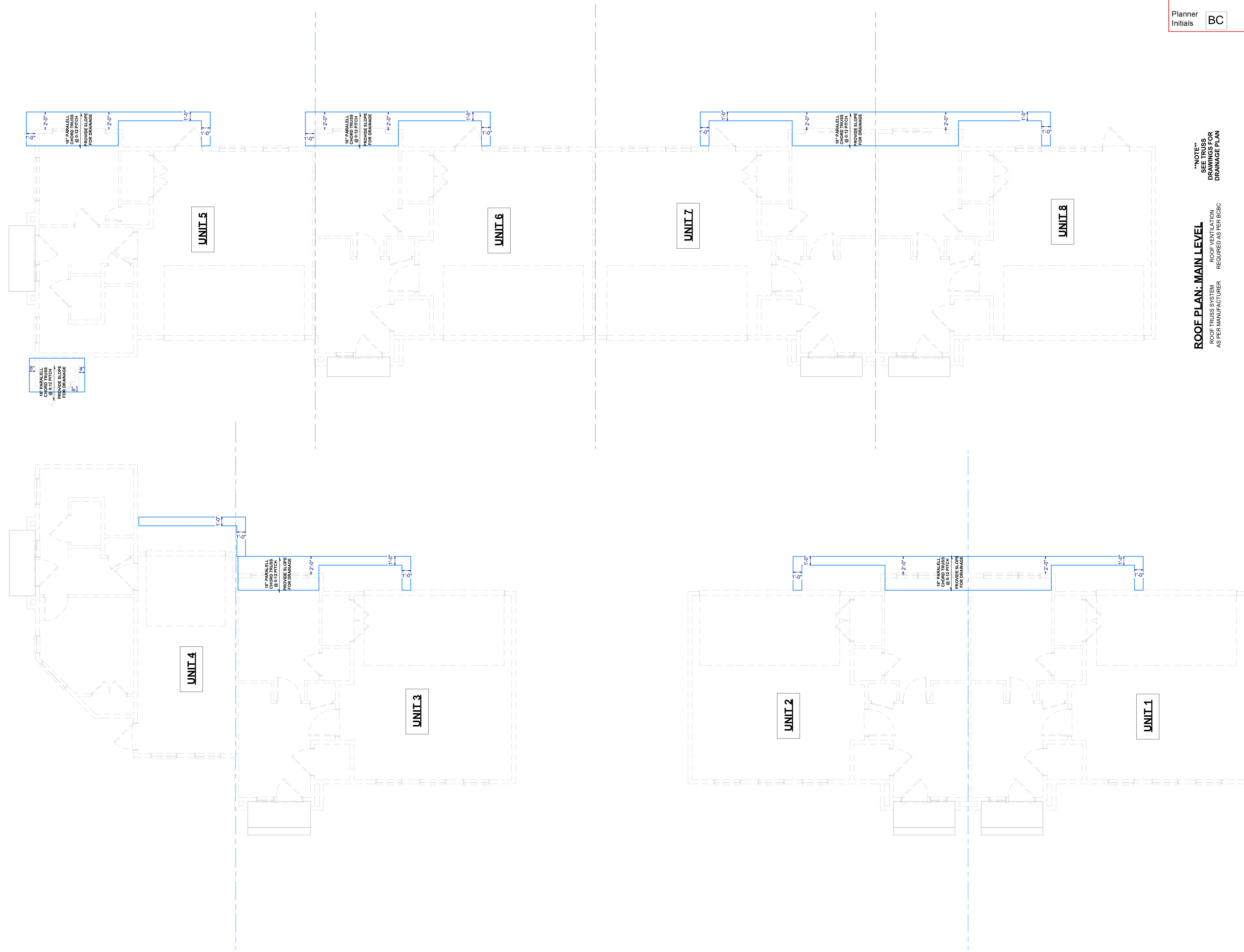
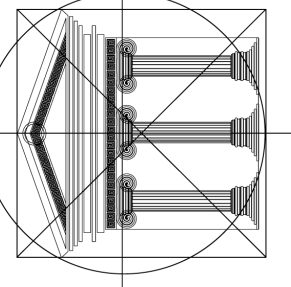
ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"

ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"



ROOF TOP LEVEL:
 LIVING AREA: 106 SQ.FT.
 (9,848 SQ.M.)
 UNLESS NOTED:
 WINDOW LINTELS @ 6'-8"
 WALL HEIGHT 8'-0 3/4"



ROOF PLAN: MAIN LEVEL
 ROOF TRUSS SYSTEM AS PER MANUFACTURER
 ROOF VENTILATION REQUIRED AS PER BCBC

NOTES:
 SEE TRUSS DRAWINGS FOR DRAINAGE PLAN

Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

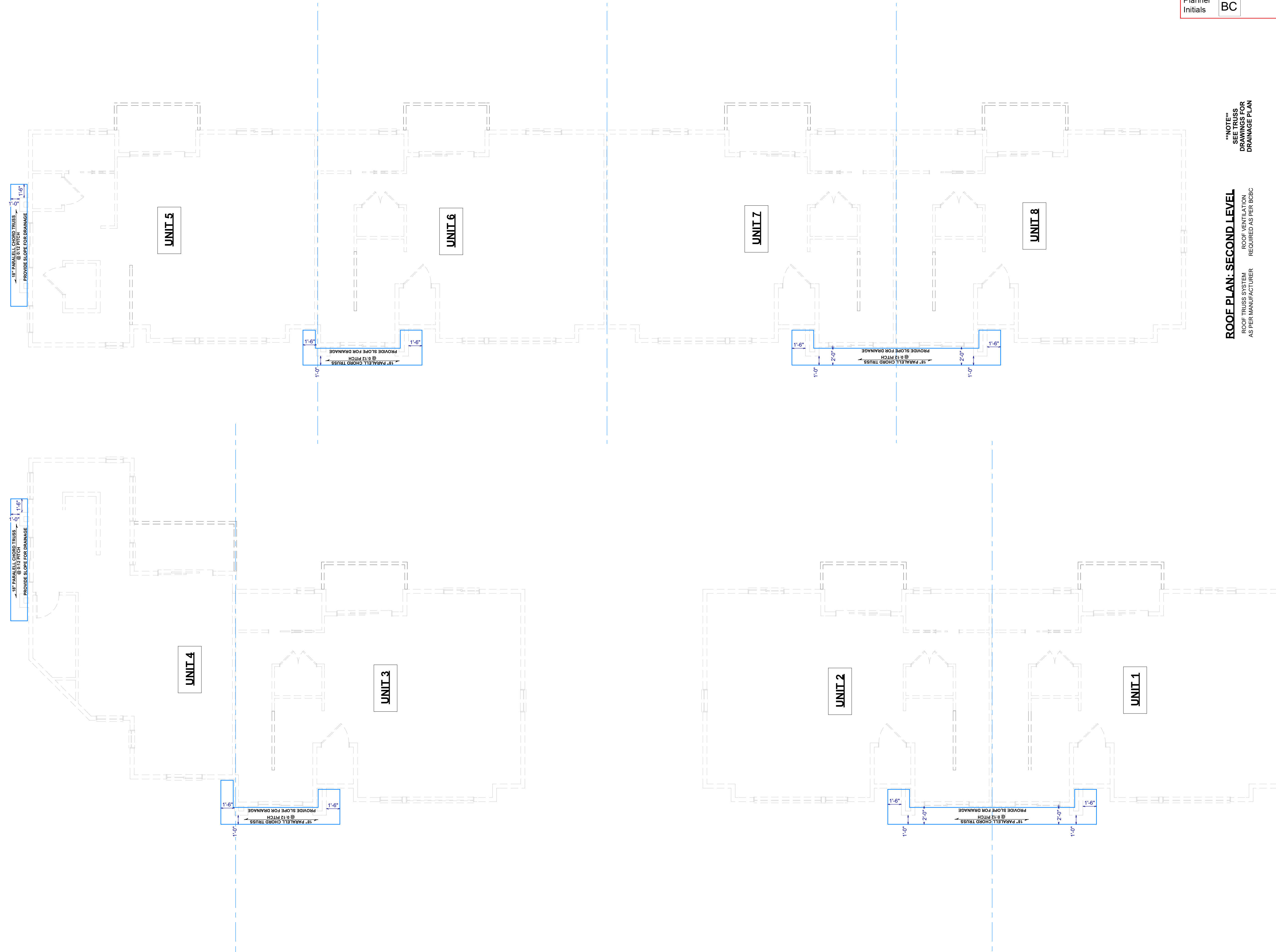
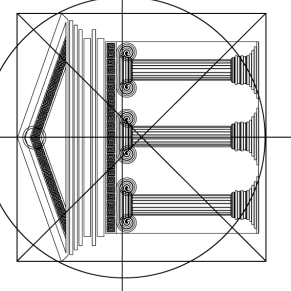
ROOF PLAN
 MAIN LEVEL

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A9



NOTES:
 SEE TRUSS
 DRAWINGS FOR
 DRAINAGE PLAN

ROOF PLAN: SECOND LEVEL
 ROOF TRUSS SYSTEM
 AS PER MANUFACTURER
 ROOF VENTILATION
 REQUIRED AS PER BCBC

Proposed
 Project For:

8-UNIT
 TOWNHOUSE
 PROJECT

1007
 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

ROOF PLAN
 SECOND LEVEL

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

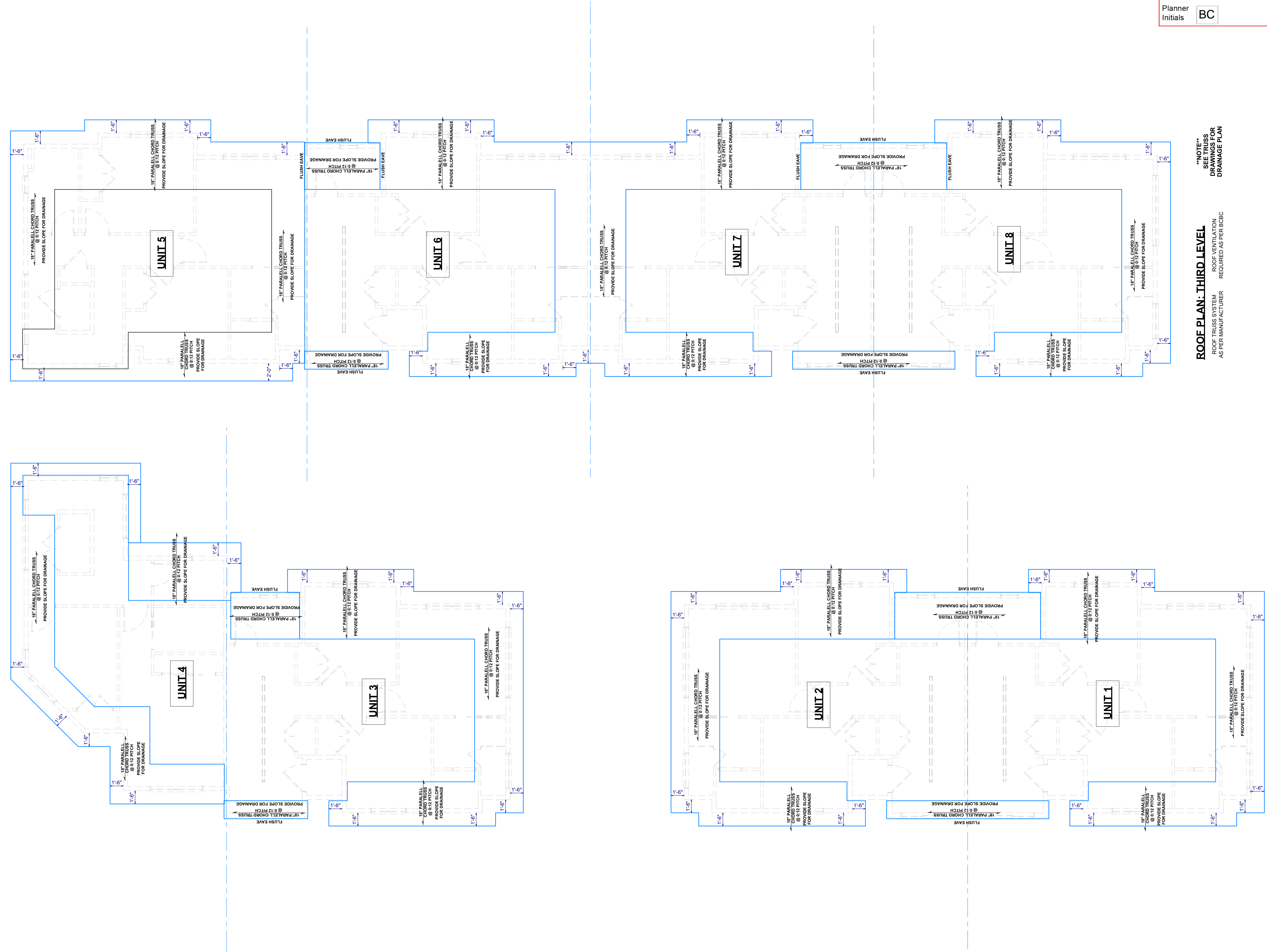
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REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

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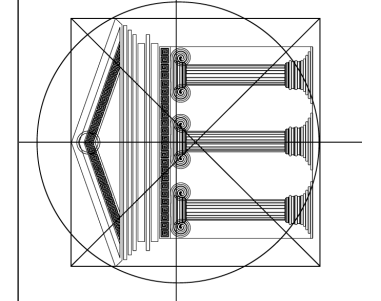
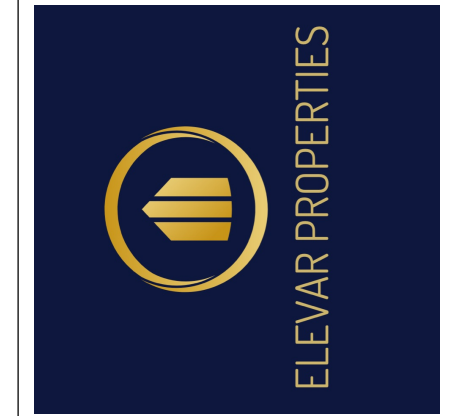
A10



ROOF PLAN: THIRD LEVEL
 ROOF TRUSS SYSTEM AS PER MANUFACTURER
 ROOF VENTILATION REQUIRED AS PER BCBC

"NOTE:"
 SEE TRUSS DRAWINGS FOR DRAINAGE PLAN

SCHEDULE A
 This forms part of application
 # DP24-0057
 Planner Initials **BC**
 City of Kelowna
 DEVELOPMENT PLANNING



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Proposed Project For:

8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

Sheet Title:
 ROOF PLAN
 THIRD LEVEL

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

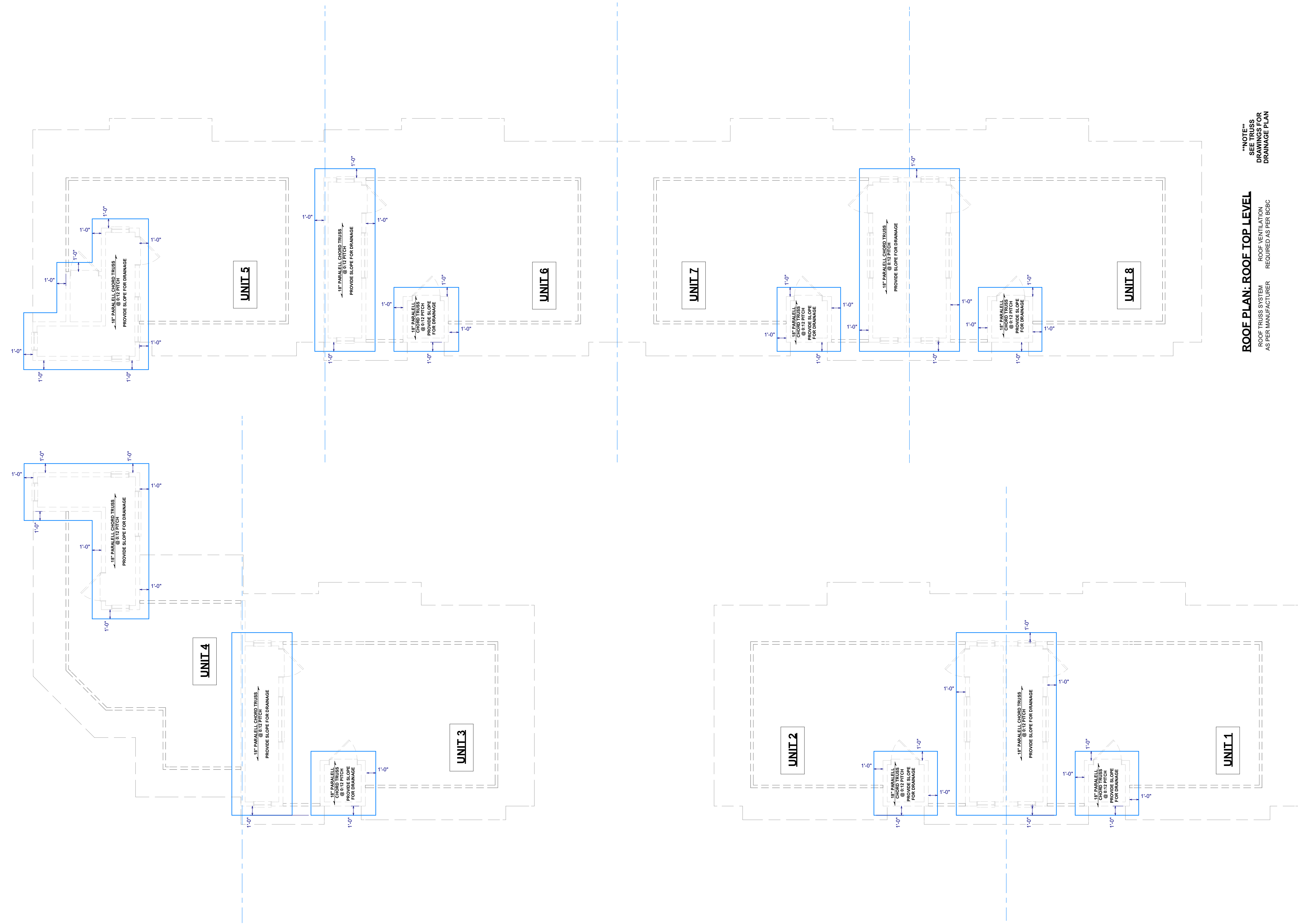
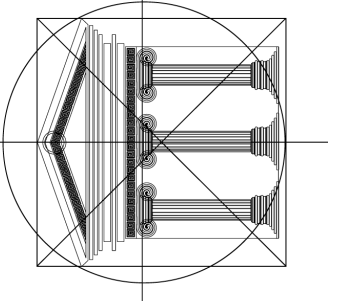
SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A11

SCHEDULE A

This forms part of application
DP24-0057

Planner Initials **BC**



"NOTE"
SEE TRUSS
DRAWINGS FOR
DRAINAGE PLAN

ROOF PLAN: ROOF TOP LEVEL
ROOF TRUSS SYSTEM
AS PER MANUFACTURER
ROOF VENTILATION
REQUIRED AS PER CBC

Proposed
Project For:

8-UNIT
TOWNHOUSE
PROJECT

1007
LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

ROOF PLAN
ROOF TOP
LEVEL

DATE:

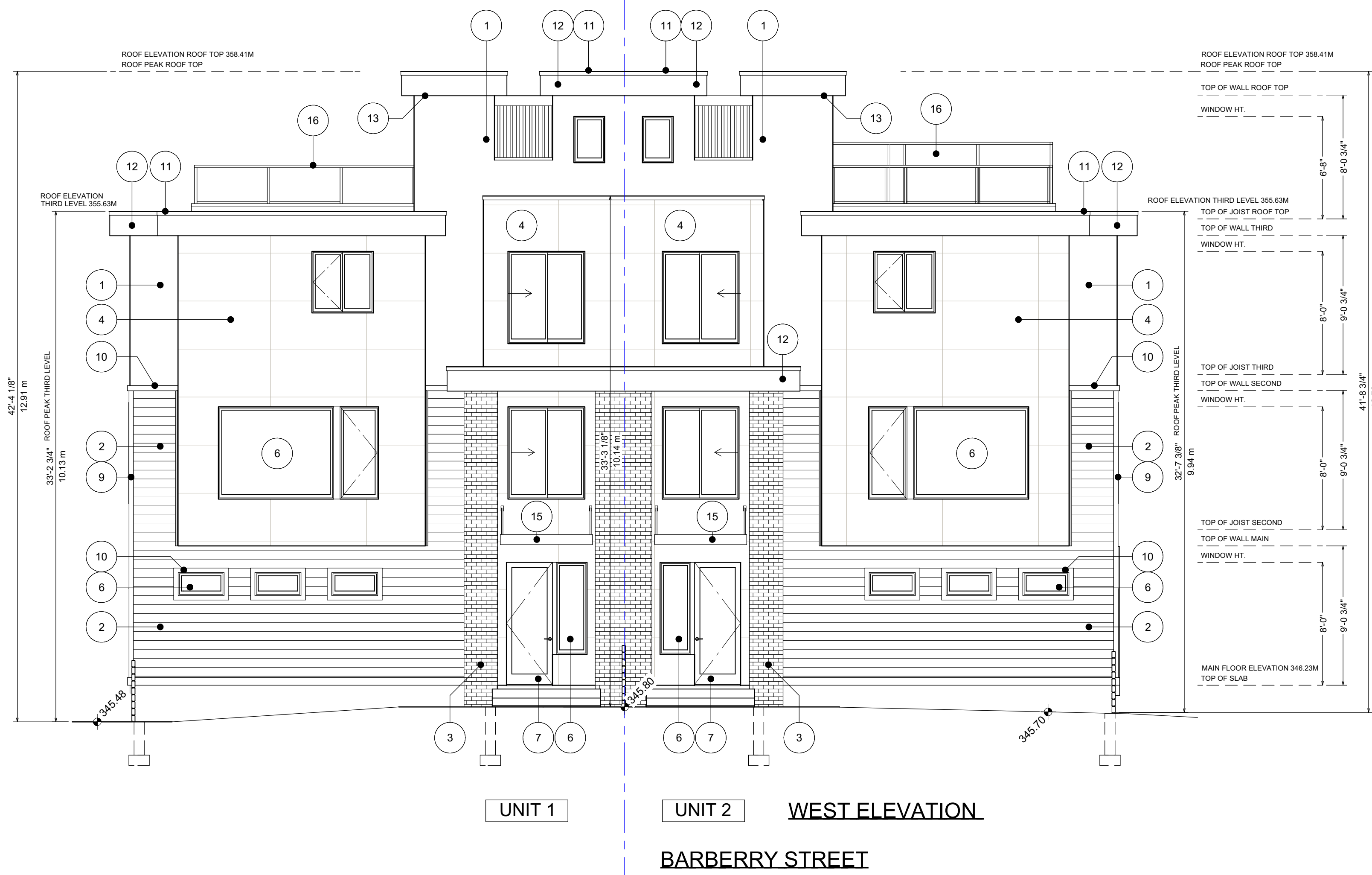
2024-01-26

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- REV 2: 2024-05-17
- REV 3: 2024-05-24
- REV 4: 2024-06-17

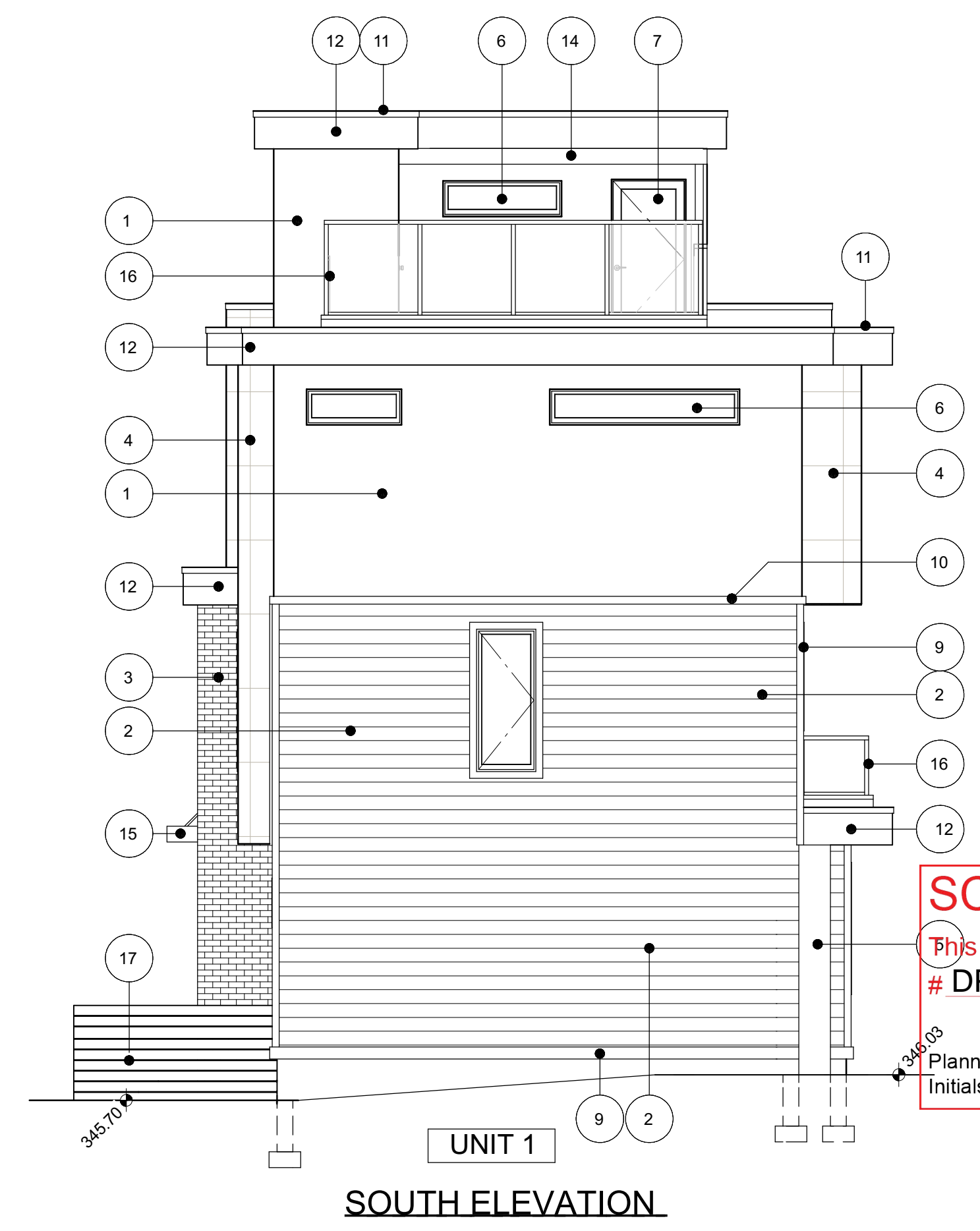
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(UNLESS OTHERWISE NOTED)

SHEET NO.:

A12

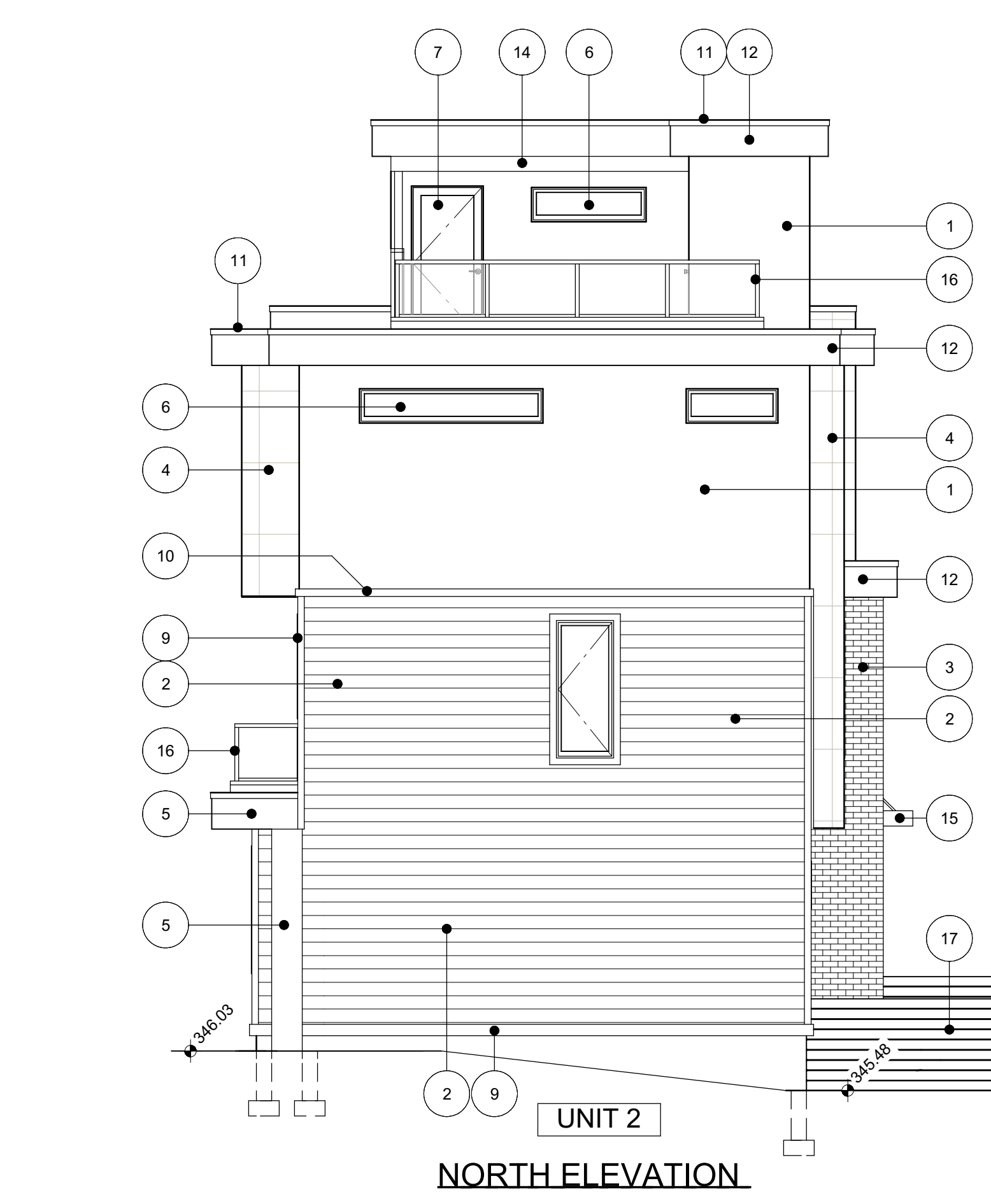


- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
 5. HARDI-PANEL IN BLACK
 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
 8. GARAGE DOOR IN BLACK
 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD

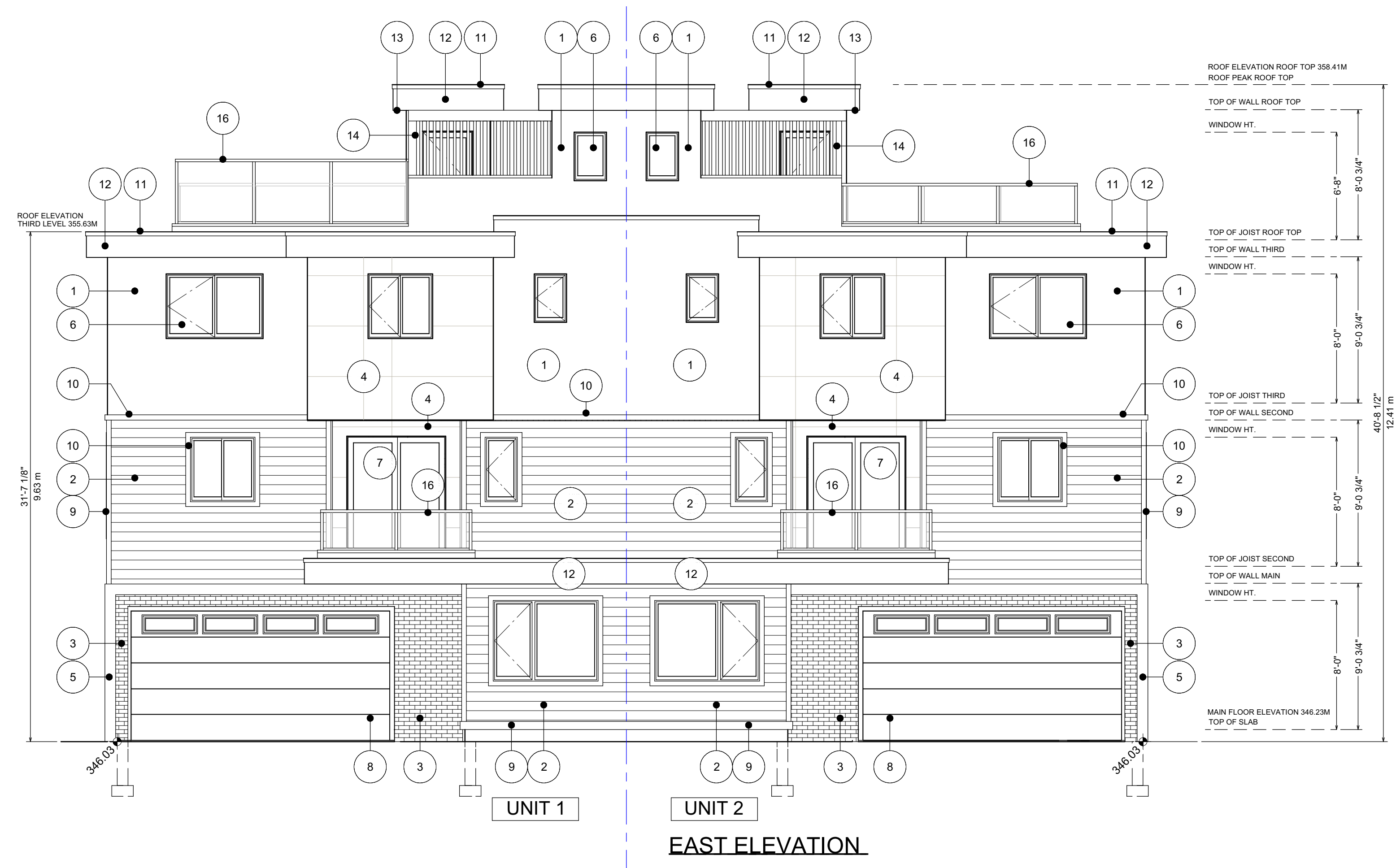


- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
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 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
 8. GARAGE DOOR IN BLACK
 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD

SCHEDULE A
 This forms part of application
 # DP24-0057
 Planner Initials BC
 City of Kelowna
 DEVELOPMENT PLANNING



- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
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 13. SOFFIT IN BLACK
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 17. PRIVACY FENCE IN LIGHT WOOD



- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
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 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD

Proposed Project For:
 8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

Sheet Title:
 UNIT 1 & 2 ELEVATIONS

DATE:
 2024-01-26

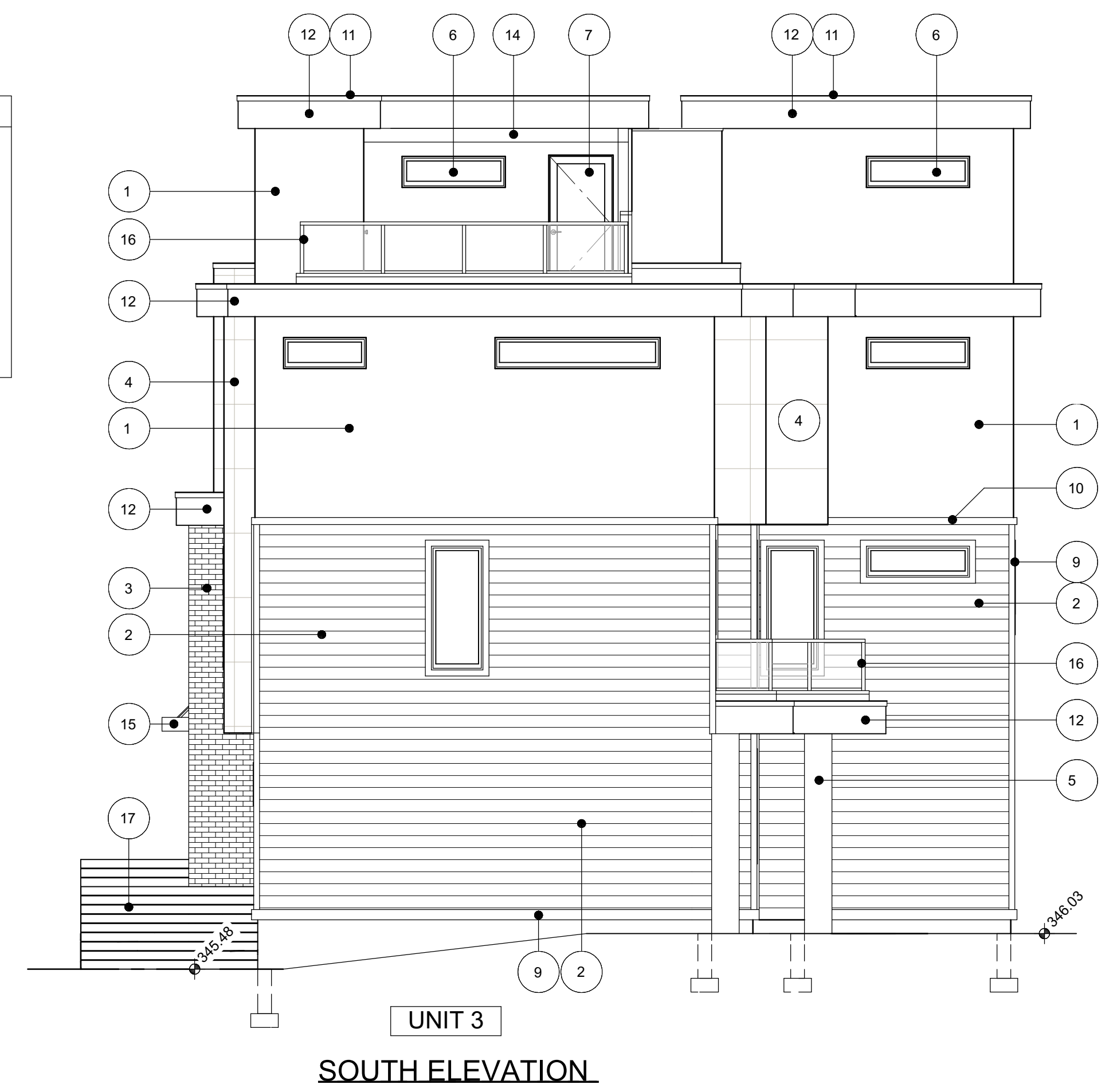
REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

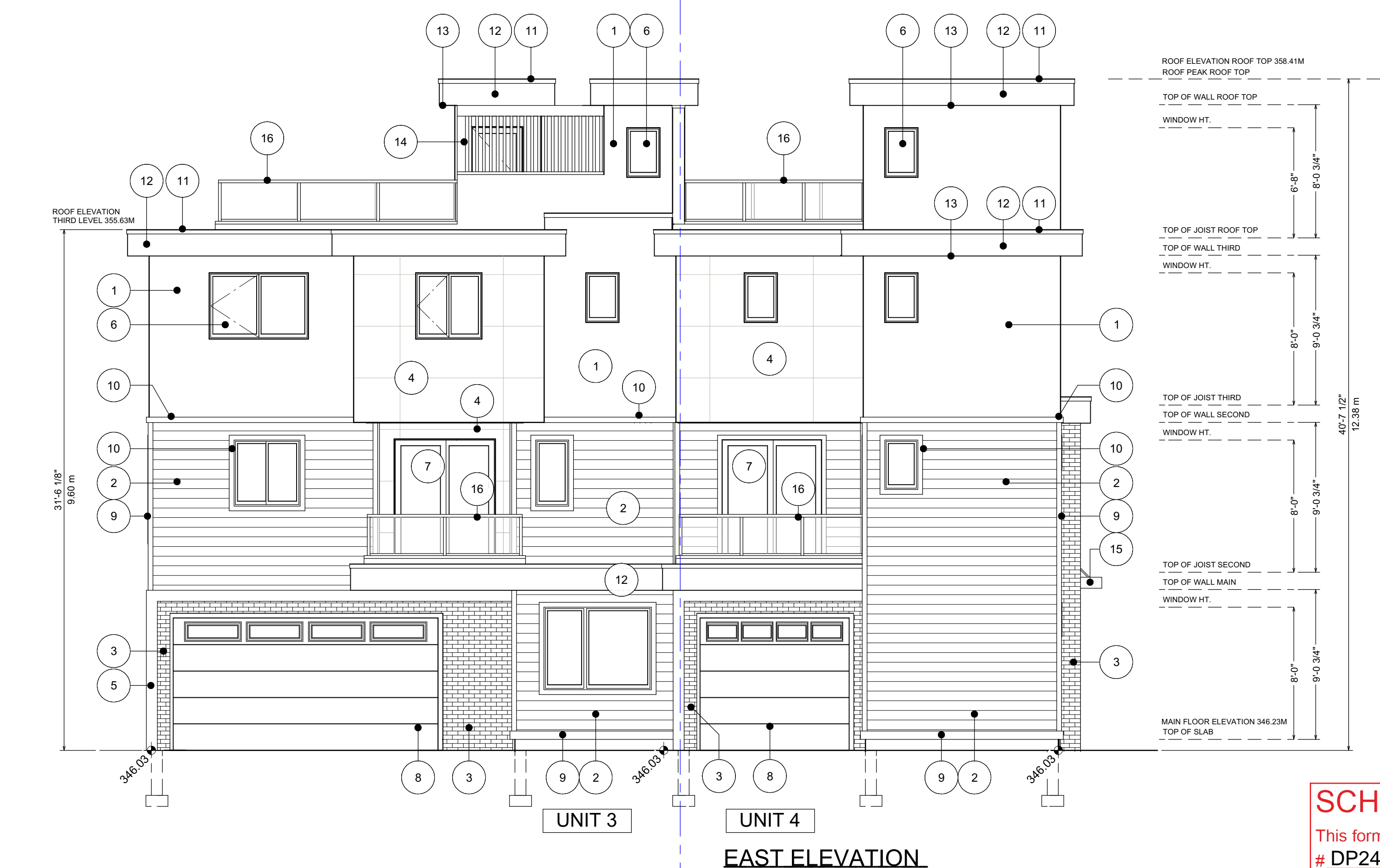
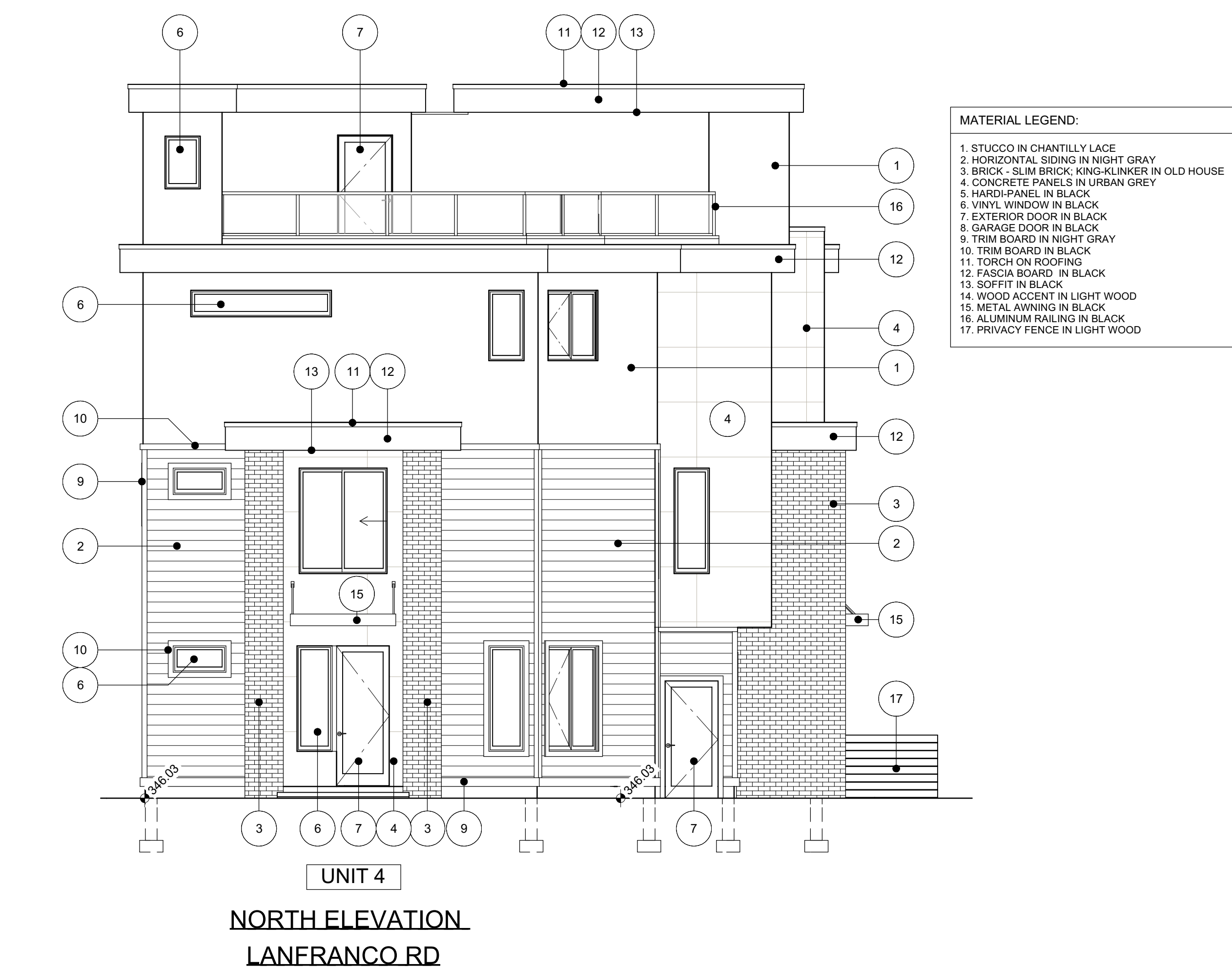
SHEET NO.:
A13



- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
 5. HARD-PANEL IN BLACK
 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
 8. GARAGE DOOR IN BLACK
 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD



- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
 4. CONCRETE PANELS IN URBAN GREY
 5. HARD-PANEL IN BLACK
 6. VINYL WINDOW IN BLACK
 7. EXTERIOR DOOR IN BLACK
 8. GARAGE DOOR IN BLACK
 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
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 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD



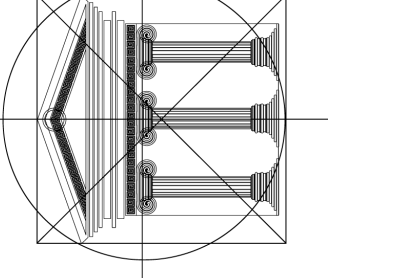
- MATERIAL LEGEND:**
1. STUCCO IN CHANTILLY LACE
 2. HORIZONTAL SIDING IN NIGHT GRAY
 3. BRICK - SLIM BRICK; KING-KLINKER IN OLD HOUSE
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 5. HARD-PANEL IN BLACK
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 7. EXTERIOR DOOR IN BLACK
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 9. TRIM BOARD IN NIGHT GRAY
 10. TRIM BOARD IN BLACK
 11. TORCH ON ROOFING
 12. FASCIA BOARD IN BLACK
 13. SOFFIT IN BLACK
 14. WOOD ACCENT IN LIGHT WOOD
 15. METAL AWNING IN BLACK
 16. ALUMINUM RAILING IN BLACK
 17. PRIVACY FENCE IN LIGHT WOOD

SCHEDULE B

This forms part of application
DP24-0057

Planner Initials BC

City of Kelowna
DEVELOPMENT PLANNING



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

UNIT 3 & 4 ELEVATIONS

DATE:

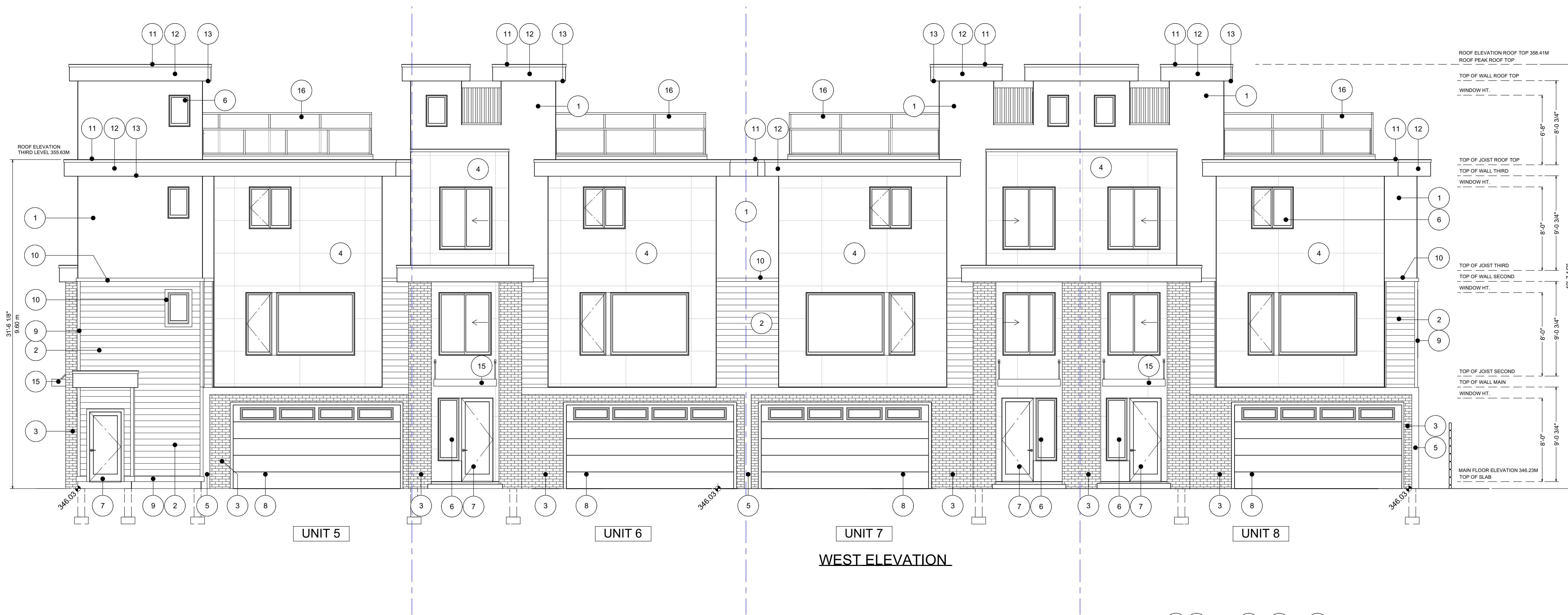
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

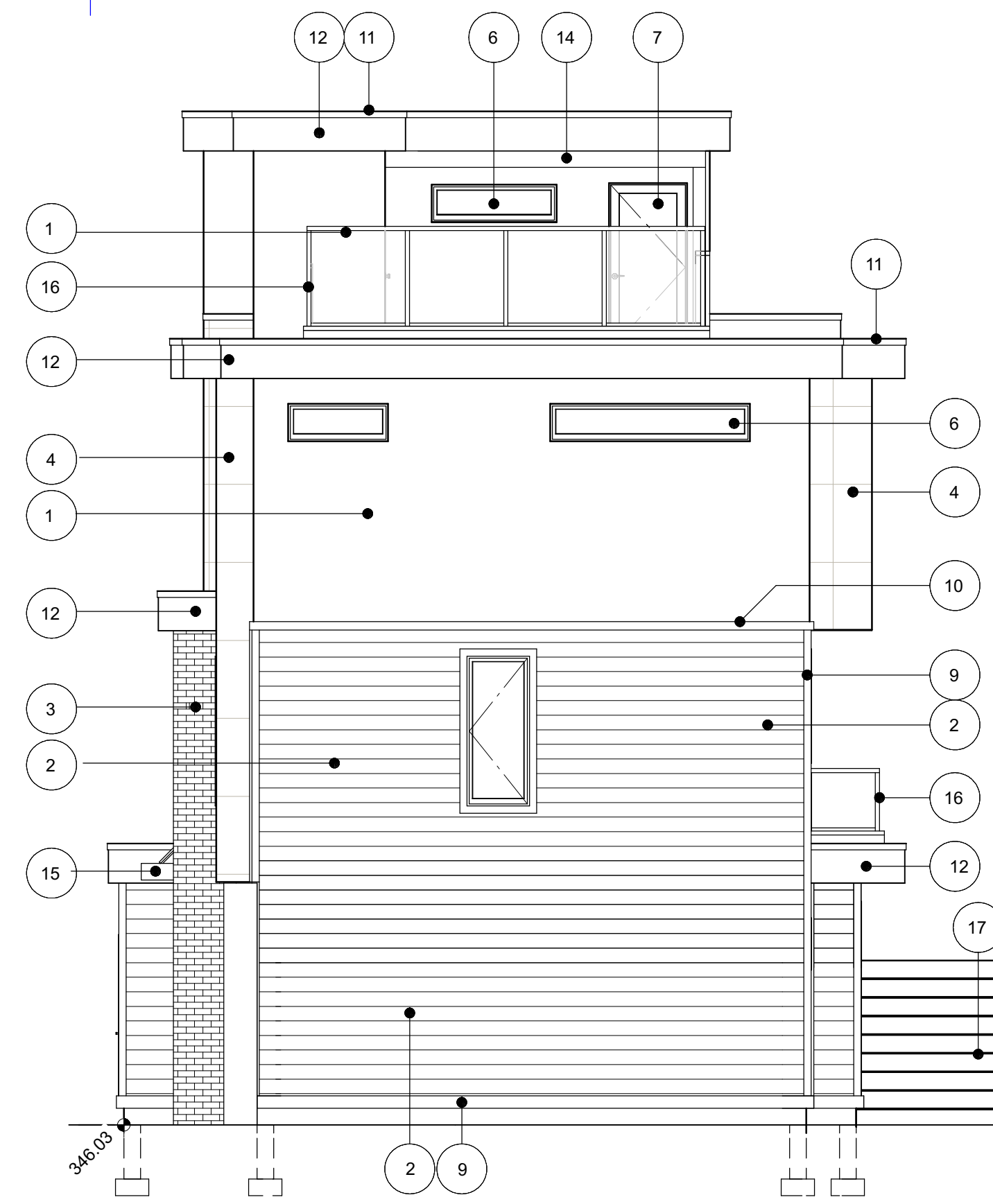
A14



MATERIAL LEGEND:

1. STUCCO IN CHANTILLY LACE
2. HORIZONTAL SIDING IN NIGHT GRAY
3. BRICK - SLIM BRICK, KING-KLINKER IN OLD HOUSE
4. CONCRETE PANELS IN URBAN GREY
5. HARD-PANEL IN BLACK
6. VINYL WINDOW IN BLACK
7. EXTERIOR DOOR IN BLACK
8. GARAGE DOOR IN BLACK
9. TRIM BOARD IN NIGHT GRAY
10. TRIM BOARD IN BLACK
11. TORCH ON ROOFING
12. FASCIA BOARD IN BLACK
13. SOFFIT IN BLACK
14. WOOD ACCENT IN LIGHT WOOD
15. METAL AWNING IN BLACK
16. ALUMINUM RAILING IN BLACK
17. PRIVACY FENCE IN LIGHT WOOD

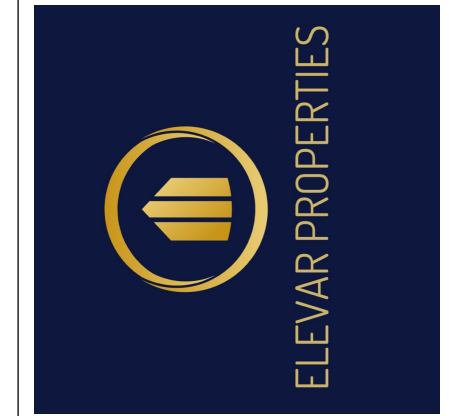
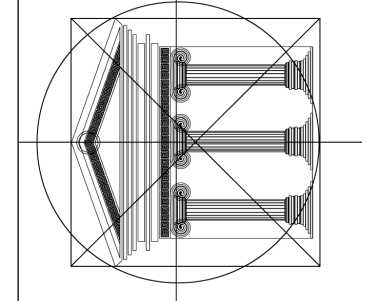
WEST ELEVATION



MATERIAL LEGEND:

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2. HORIZONTAL SIDING IN NIGHT GRAY
3. BRICK - SLIM BRICK, KING-KLINKER IN OLD HOUSE
4. CONCRETE PANELS IN URBAN GREY
5. HARD-PANEL IN BLACK
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16. ALUMINUM RAILING IN BLACK
17. PRIVACY FENCE IN LIGHT WOOD

SOUTH ELEVATION



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:
 UNIT 5, 6, 7, & 8
 ELEVATIONS

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
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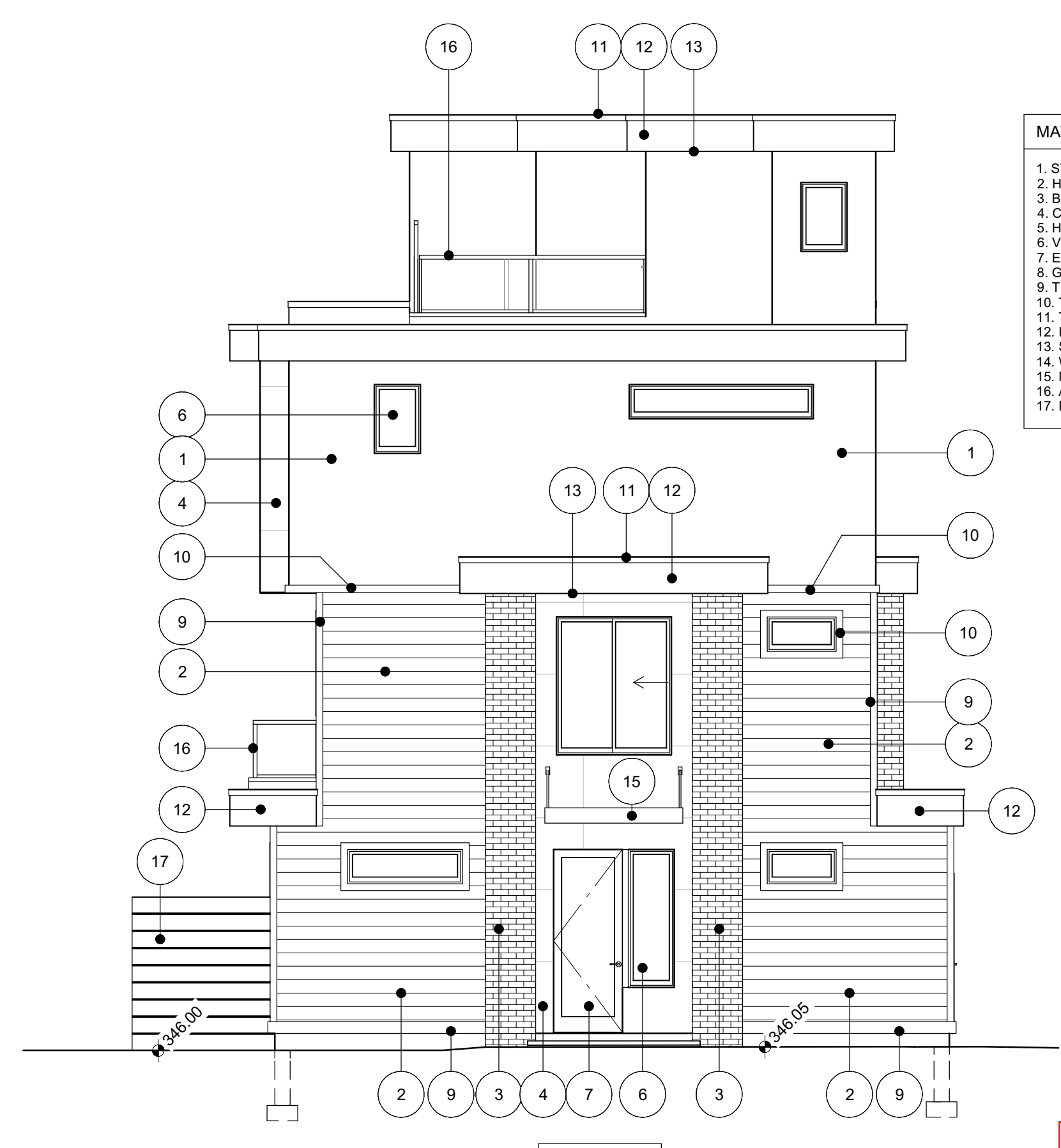
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SCHEDULE B
 This forms part of application
 # DP24-0057
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials BC



MATERIAL LEGEND:

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2. HORIZONTAL SIDING IN NIGHT GRAY
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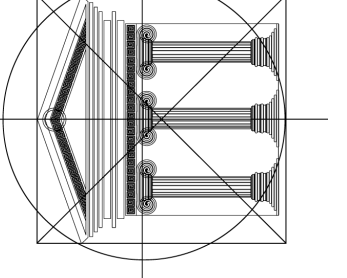
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2. HORIZONTAL SIDING IN NIGHT GRAY
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UNIT 5
NORTH ELEVATION
LANFRANCO RD

SCHEDULE B
This forms part of application
DP24-0057

Planner Initials **BC**



Proposed Project For:
8-UNIT TOWNHOUSE PROJECT
1007 LANFRANCO RD
KELOWNA, BC
LOT C
PLAN KAP20294

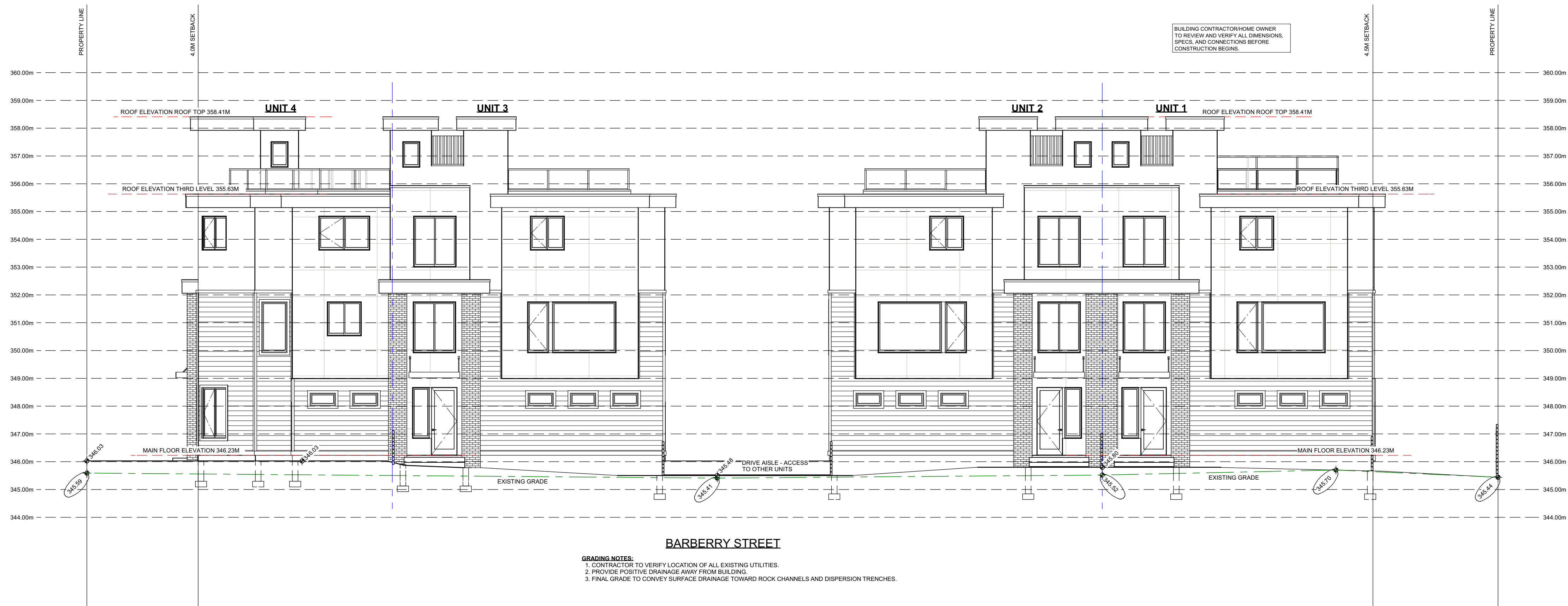
Sheet Title:
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REV 1: 2024-04-04
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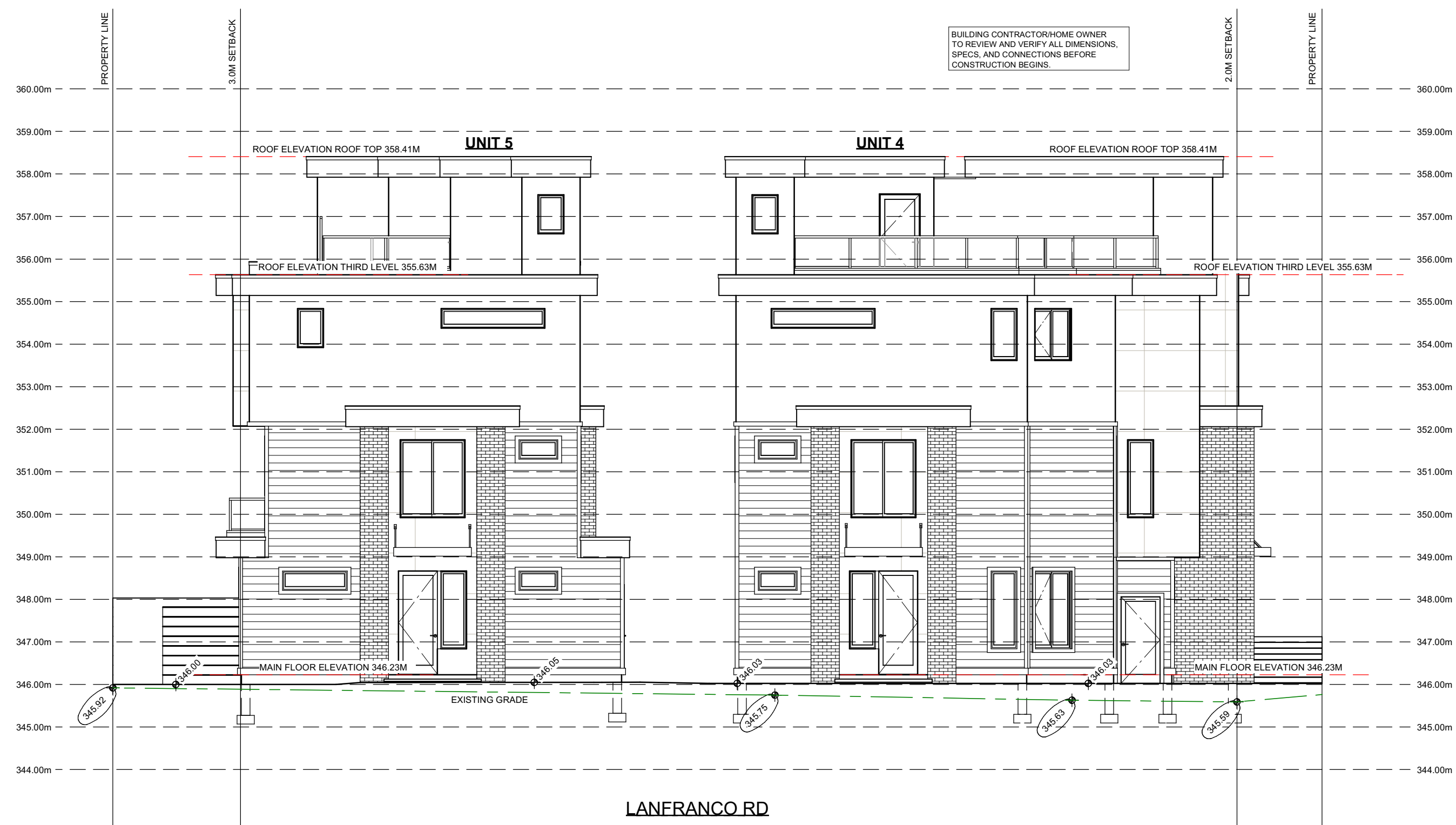
SHEET NO.:
A16



GRADING NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

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

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE



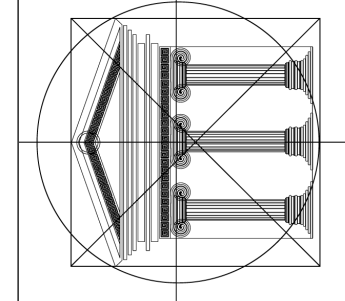
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 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

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

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE

SCHEDULE B
 This forms part of application
 # DP24-0057

Planner Initials **BC**



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
 KELOWNA, BC

LOT C
 PLAN KAP20294

Sheet Title:

SITE SECTIONS

DATE:
 2024-01-26

REV 1: 2024-04-04
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SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

A19

EARTH MATTERS LANDSCAPING

SUITE 126 - 9 3151 LAKESHORE ROAD

KELOWNA BC V1W 3S9

250-763-9399



Landscape Construction Proposal

Prepared for:

1445833 BC Ltd

1445833 BC Ltd

PO Box 29005

RPO Okanagan Mission,

Kelowna, BC

February 10, 2024

SCOPE OF PROJECT: 1007 LANFRANCO ROAD

Irrigation

Supply and install 14 zones of irrigation for all planting beds and all lawn spaces
Supply and install a wifi controlled smart irrigation timer

\$ 12750 + GST

Edging

Supply and install 260 linear ft of 4 inch black bend a board edging
\$ 1755 + GST

Landscape Fabric

Supply and install 3700 sq ft of premium landscape fabric (Commercial grade)
\$ 2775 + GST

Turf

Supply and install 1450 sq ft of new turf in lawn areas
\$ 3045 + GST

Soil

Supply and install 90 yards of Natures gold Tradditions soil for turf and planting areas
\$ 12150 + GST

Mulch

Supply and install 32 yards of 1-2 inch Kettle Valley Granite to all planting bed areas
\$ 5280 + GST

Plants

\$ 7680 + GST

Subtotal \$ 45435
GST \$ 2271.75

Total \$ 47706.75

Additional Services

All additional services not outlined in this contract will be priced separately from this agreement and put forth in a separate contract prior to commencement of work.

Insurance

Earth Matters Landscaping agrees to maintain adequate liability insurance and Worksafe BC coverage for all employees

Current Insurance carrier Gore Mutual

Policy # 8424393

Worksafe BC # 798912-AA(053)

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplemented by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

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

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

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

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



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



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

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

units facing strata roads as well as those units fronting onto public streets.						
3.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.				✓		
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.					✓	
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. <ul style="list-style-type: none"> In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts. 						✓
3.1.3 Site Planning	N/A	1	2	3	4	5
a. Gated or walled communities are not supported.	✓					
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						
c. Provide pedestrian pathways on site to connect: <ul style="list-style-type: none"> Main building entrances to public sidewalks and open spaces; Visitor parking areas to building entrances; From the site to adjacent pedestrian/trail/cycling networks (where applicable). 				✓		
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.				✓		
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): <ul style="list-style-type: none"> Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. 	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.					✓	
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.				✓		
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.				✓		
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.					✓	
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.					✓	

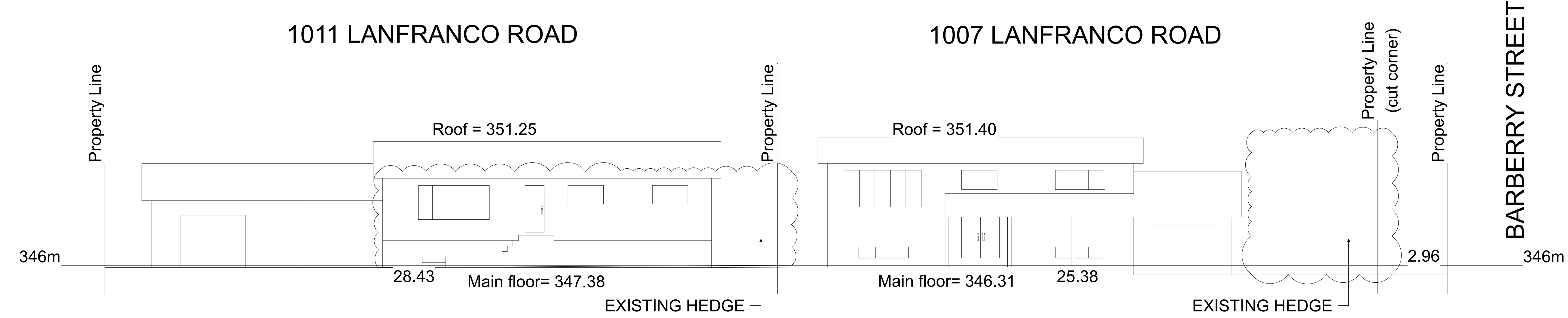
b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.					✓	
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.					✓	
d. Design private outdoor amenity spaces to: <ul style="list-style-type: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

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

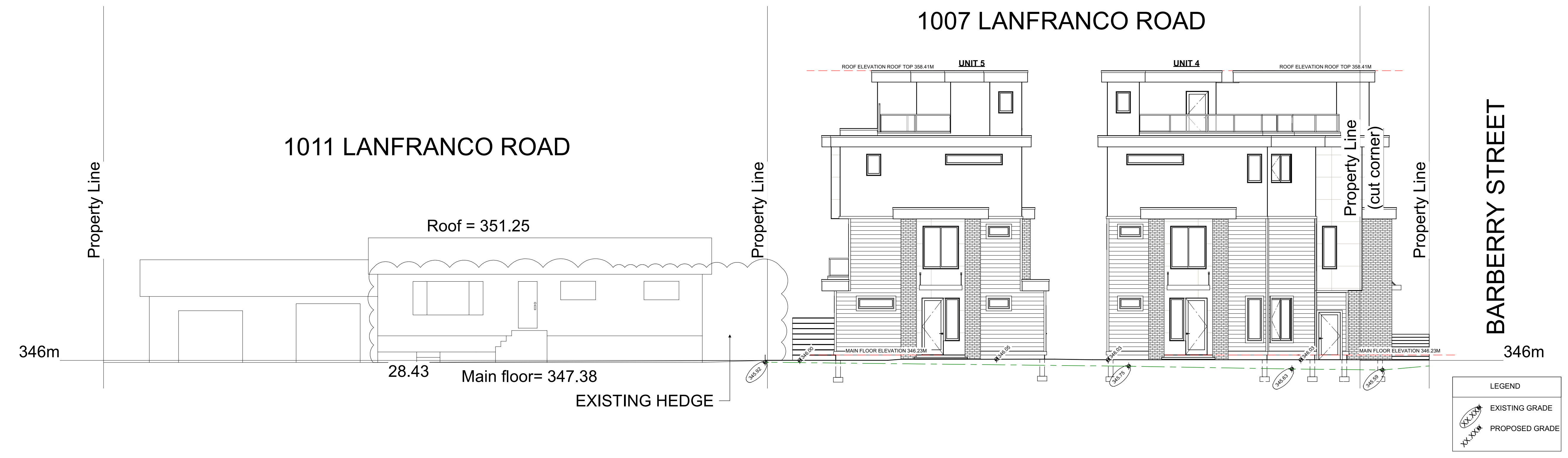
<ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						
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



EXISTING VIEW FROM LANFRANCO ROAD



PROPOSED VIEW FROM LANFRANCO ROAD



Proposed Project For:
 8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD KELOWNA, BC
 LOT C PLAN KAP20294

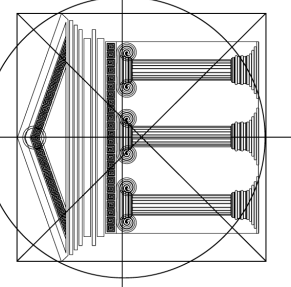
Sheet Title:
 STREETSCAPE

DATE:
 2024-01-26

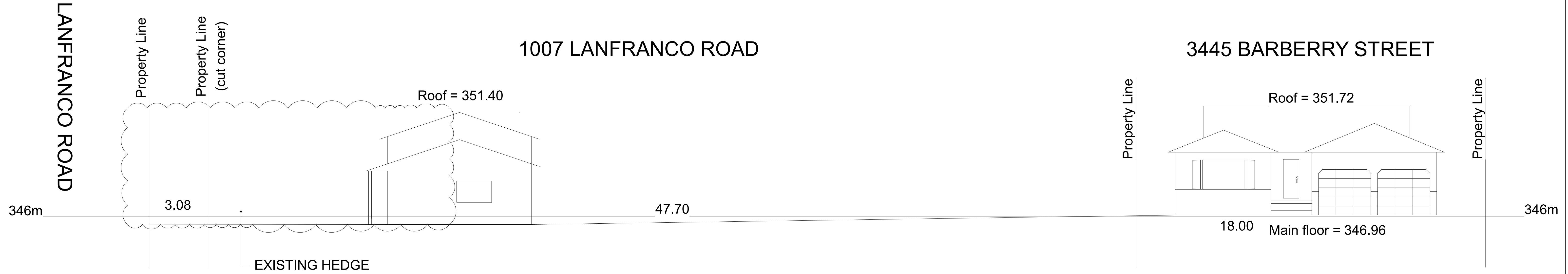
REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A20



EXISTING VIEW FROM BARBERRY STREET



PROPOSED VIEW FROM BARBERRY STREET



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD KELOWNA, BC

LOT C PLAN KAP20294

Sheet Title:

STREETSCAPE

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

REV 3: 2024-05-24

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A21



RENDERING - CORNER OF LANFRANCO & BARBERRY



RENDERING - OVERVIEW

ATTACHMENT C
 This forms part of application
 # DP24-0057
 Planner Initials **BC**
 City of Kelowna
 DEVELOPMENT PLANNING

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.
 #1100 - 1631 Dickson Ave. | Kelowna, BC, V1Y 0B5
 (778) 403-1055 | www.inartifex.com | info@inartifex.com

ELEVAR PROPERTIES

Proposed Project For:
 8-UNIT TOWNHOUSE PROJECT
 1007 LANFRANCO RD
 KELOWNA, BC
 LOT C
 PLAN KAP20294

Sheet Title:
 PERSPECTIVES

DATE:
 2024-01-26

REV 1: 2024-04-04
 REV 2: 2024-05-17
 REV 3: 2024-05-24
 REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
A2



NORTH ELEVATION COLORED RENDERINGS
UNITS 5 & 4

LANFRANCO RD

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.

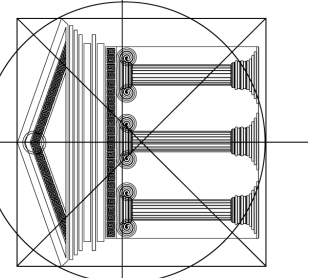
ATTACHMENT		C
This forms part of application # DP24-0057		
Planner Initials	BC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



WEST ELEVATION COLORED RENDERINGS
UNITS 4 & 3, UNITS 2 & 1

BARBERRY ST

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.



Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:

NORTH & WEST ELEVATIONS COLORED RENDERINGS

DATE:

2024-01-26

REV 1: 2024-04-04

REV 2: 2024-05-17

REV 3: 2024-05-24

REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A17

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SOUTH ELEVATION COLORED RENDERINGS
UNITS 1 & 8



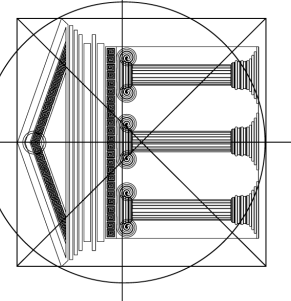
EAST ELEVATION COLORED RENDERINGS
UNITS 8, 7, 6 & 5

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY.

ATTACHMENT C
This forms part of application
DP24-0057

Planner Initials **BC**

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Proposed Project For:

8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD
KELOWNA, BC

LOT C
PLAN KAP20294

Sheet Title:
SOUTH & EAST ELEVATIONS COLORED RENDERINGS

DATE:
2024-01-26

REV 1: 2024-04-04
REV 2: 2024-05-17
REV 3: 2024-05-24
REV 4: 2024-06-17

SCALE: 3/16" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

A18



