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RECORD OF ISSUES

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NO.	DATE	DESCRIPTION
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Project

Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title

COVER SHEET

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number

A0.0

2024-06-18 2:25:23 PM



LAWSON AVE. MULTIFAMILY

ISSUED FOR DP (AMENDMENT)

MULTIFAMILY APARTMENT RENTAL HOUSING
 1021 LAWSON AVE.
 2024 06 18

1288384 B.C. LTD.
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ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A1.0	SITE PLAN + ZONING DATA
A2.0	DATA
A2.1	PARKADE / LEVEL 1 - FLOOR PLAN
A2.2	LEVEL 2/3 - FLOOR PLAN
A2.3	LEVEL 4/5 - FLOOR PLAN
A2.4	ROOF PLAN
A3.0	ENLARGED SUITE PLANS - UNIT A
A3.1	ENLARGED SUITE PLANS - UNIT B AND C
A3.2	ENLARGED SUITE PLANS - UNIT D
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	MATERIAL PALETTE
A3.6	RENDERINGS
A3.7	RENDERINGS
A3.8	RENDERINGS
A3.9	SOLAR STUDY JULY
A3.10	SOLAR STUDY SEPTEMBER
A4.0	BUILDING SECTION
A4.1	BUILDING SECTION (SETBACK VARIANCE)

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Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title

SITE PLAN + ZONING
 DATA

Job Number 20 781

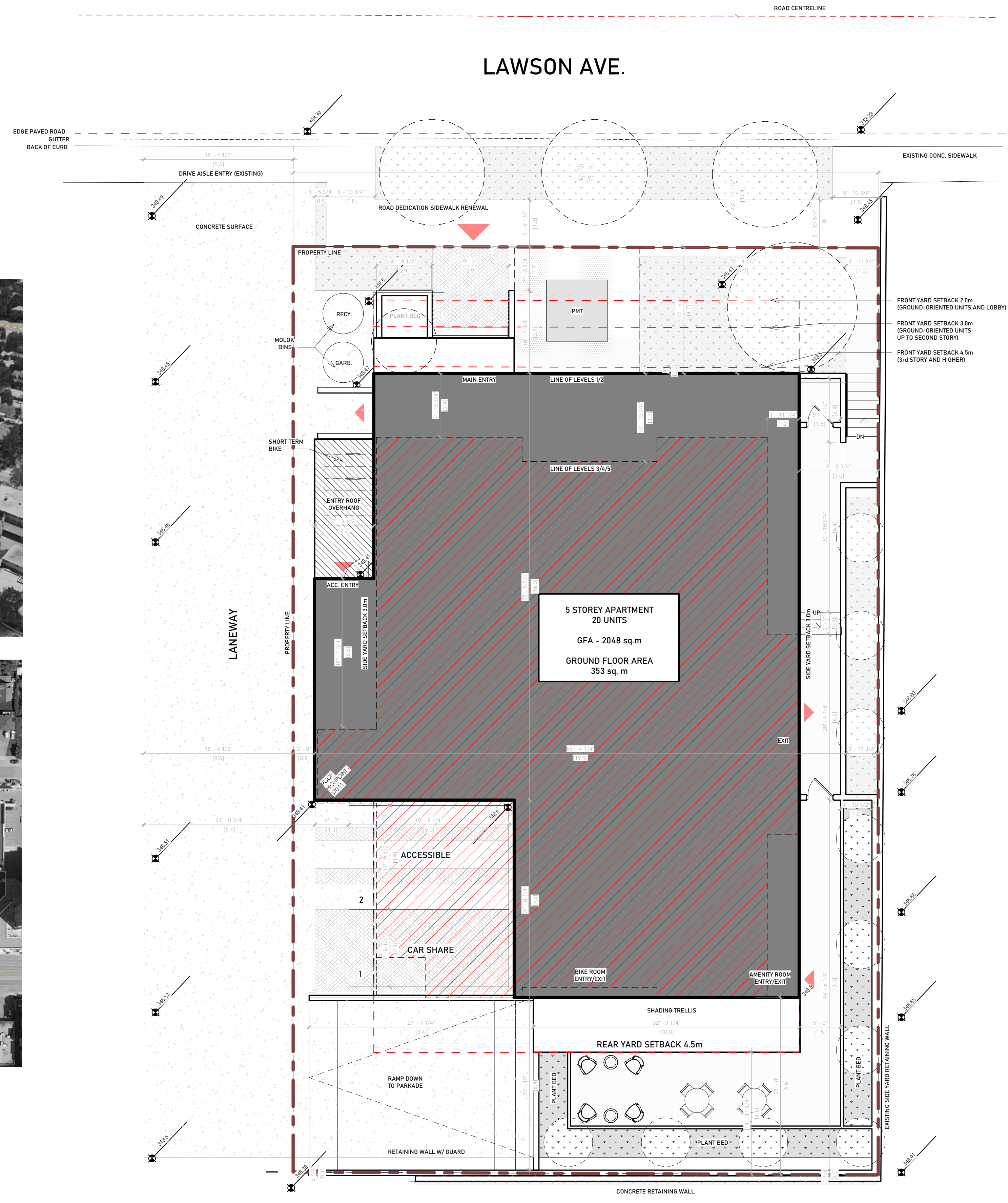
Date 2024 06 18

Scale 1/8" = 1'-0"

Revision Number 1

Drawing Number

A1.0



AXONOMETRIC SITE VIEW



AERIAL VIEW



VIEWS TO AND ACROSS FROM SITE

1 SITE PLAN
 1/8" = 1'-0"

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Lawson Ave. Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title
DATA

Job Number 20 781
 Date 2024 06 18
 Scale
 Revision Number 1
 Drawing Number

LAWSON AVE MULTIFAMILY LOT A, DISTRICT LOT 138, O.D.Y.D., PLAN EPP121306		
MF3	Required	Provided
PRINCIPAL USE	MF3r APARTMENT HOUSING RENTAL	MF3r APARTMENT HOUSING RENTAL
PARCEL SIZE	MIN 1400 m ²	762 m ²
LOT WIDTH	MIN 30 m	22.9 m
LOT DEPTH	MIN 30 m	36.7 m
GFA (GROSS FLOOR AREA)	N/A	2098m ²
BUILDING AREA (N.I.C. PARKADE)	N/A	314.5 m ²
BUILDING AREA (INCL. PARKADE)	N/A	455 m ²
FAR (FLOOR AREA RATIO)	2.35 Maximum	1.4
LOT COVERAGE (INCL. PARKADE)	65%	71%
LOT COVERAGE (INCL. DRIVEWAYS + PARKING AREAS)	85%	80%
BUILDING HEIGHT (MAX)	18m FOR 4 STOREYS OR 22m FOR 6 STOREYS	18.7m over 5 storeys
SETBACKS (PARKADE UNDER 1.2m)		
	REAR YARD - 1.5m - 4' 11"	REAR YARD - 0.2m
SETBACKS	FRONT YARD - 4.5m - 14'-9 1/6" FRONT YARD - GROUND ORIENTED UNITS - 3m - 9'-10 1/9" SIDE YARD - 3m - 9'-10 1/9" REAR YARD - 4.5m - 14'-9 1/6" SIDE YARD - 0.9m - 2'-11 13/30"	FRONT YARD (North) - 6.5m FRONT YARD (North) - 5m SIDE YARD (East) - 0m REAR YARD (South) - 4.5m SIDE YARD (West) - 0.9m
STEPBACKS (LVL. 3 AND ABOVE)	FRONTYARD AND SIDEYARD 3m - 9' 10 1/9"	FRONTYARD - 2.4m SIDEYARD - 3m
COMMON AND PRIVATE AMENITY SPACE	STUDIO - 6.0m ² x 6 UNITS = 36m ² 1 BEDROOM - 10 m ² x 8 UNITS = 80m ² 2 BEDROOM - 15 m ² x 6 UNITS = 90m ²	206 sq.m required 284 sq.m + 82 sq.m in setback
BUILDING FRONTAGE	MAXIMUM 100M	16 m
BICYCLE PARKING	LONG TERM + 27 SHORT TERM + 6	30 6
LANDSCAPING	IMPERMEABLE COVERAGE MAX + 648 sq.m PERMEABLE COVERAGE MIN + 114 sq.m	IMPERMEABLE COVERAGE + 625 sq.m PERMEABLE COVERAGE = 137 sq.m

	Number of Units	No. of Bedrooms	Areas per Floor (SF)					Totals
			Main	2	3	4	5	
Ground Floor...			390					390
			265					265
			883					883
Unit A1	1	1	510					510
			110					123
Unit A2	2	1	445	445				890
			80	75				155
Unit A3	1	1	455					455
			75					75
Unit A4	2	1	1,020					1,020
			160					160
								Tot. Int. 3,388
Unit B1	4	Studio	395	395	395	395		1,580
			33	33	33	33		132
Unit B2	1	Studio	390					413
			33					33
								Tot. Int. 1,993
Unit C1	3	1		420	420	420		1,260
				110	90	90		290
								Tot. Int. 1,260
Unit D1	3	2		775	775	775		2,325
				365	136	136		637
Unit D2	3	2		865	865	865		2,595
				156	85	85		326
								Tot. Int. 4,920
Rooftop Amenity							780	780
Total		20						
Interior Area			955	2,705	2,455	2,455	2,455	11,025
Exterior Area			845	376	664	344	344	780
								3,353

Unit Type	Average Private Amenity (SF)	Total Private Amenity (SF)	Total Pub. Amenit...	Average Public Amenity (SF)
Per Unit		Per Unit		
Bachelor	33	155	Indoor	390
1 Bedroom	97	500	Outdoor Included	1,045
2 Bedroom	161	963	Outdoor Excluded	883
				72
				44

Lawson Ave. Condos - Parking Requirements			
Total	Total Units	Multiplier	Parking Req'd
Studio	6	1.0	6.0
1 Bed	8	1.2	9.6
2 Bed	6	1.4	8.4
Visitor Parking		0.14	2.8
Total			26.8
Parking Reduction		10% RED. (per 8.2.11.(a)) 20% RED. (per 8.2.11(b)) 20% RED. (per 8.5.8.)	-2.7 -4.0 -5.0
Sub-Total			15.1
Total	20		15.0
Space Requirements	Req'd	Required	Provided
Regular Size Vehicle (RC)	0.5	7+	9.0
Small Size (SC)	0.5	7-	6.0
Accessible Parking Space		1.0	1.0
Van-Accessible Parking Space		0.0	0.0
Total		15.0	16.0
Bicycle Parking			Required/Provi...
Short Term		BONUS	6
Required Long-term		BONUS	BONUS
Bonus Long-term		(per 8.5.8.)	27/30

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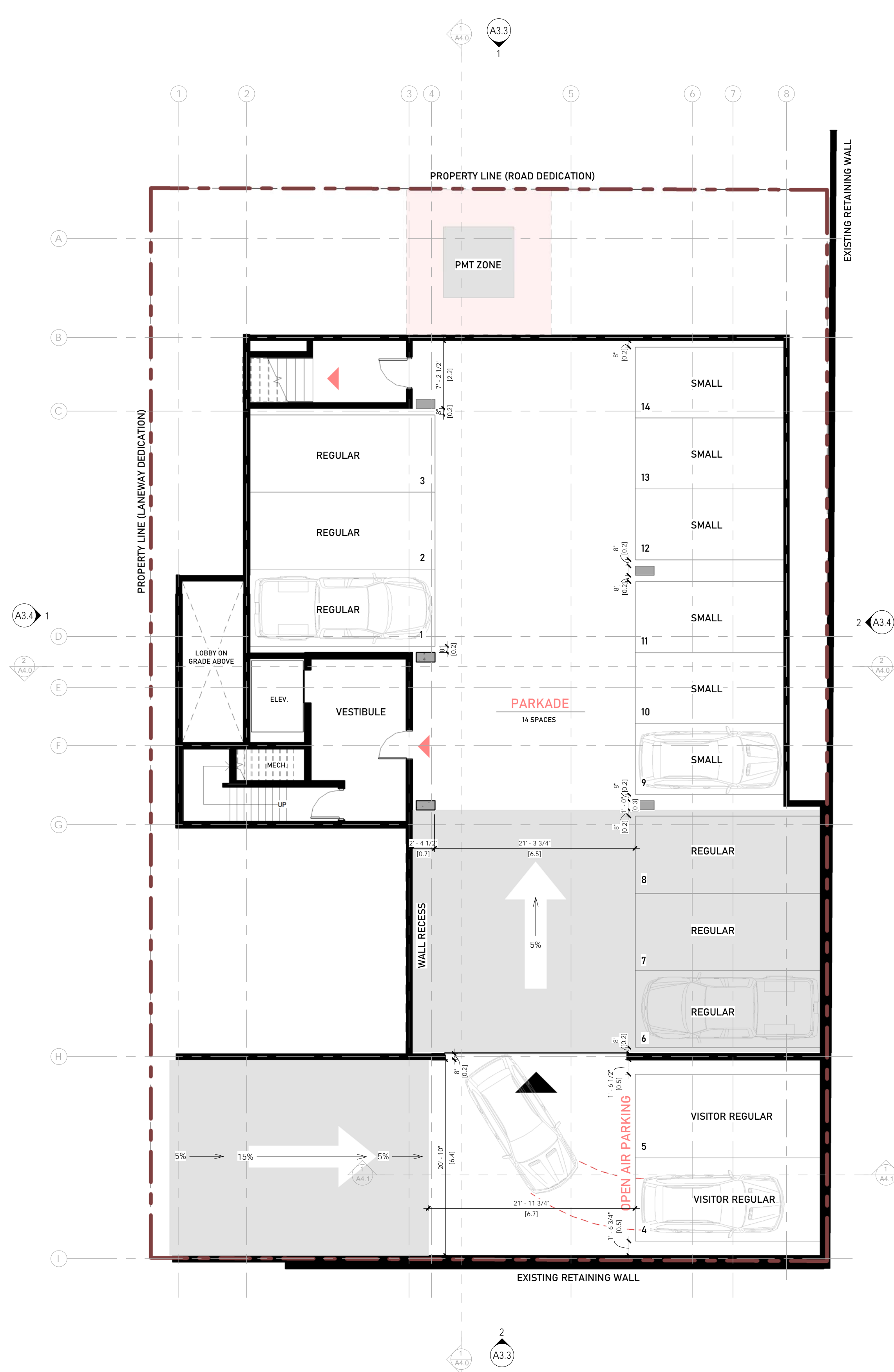
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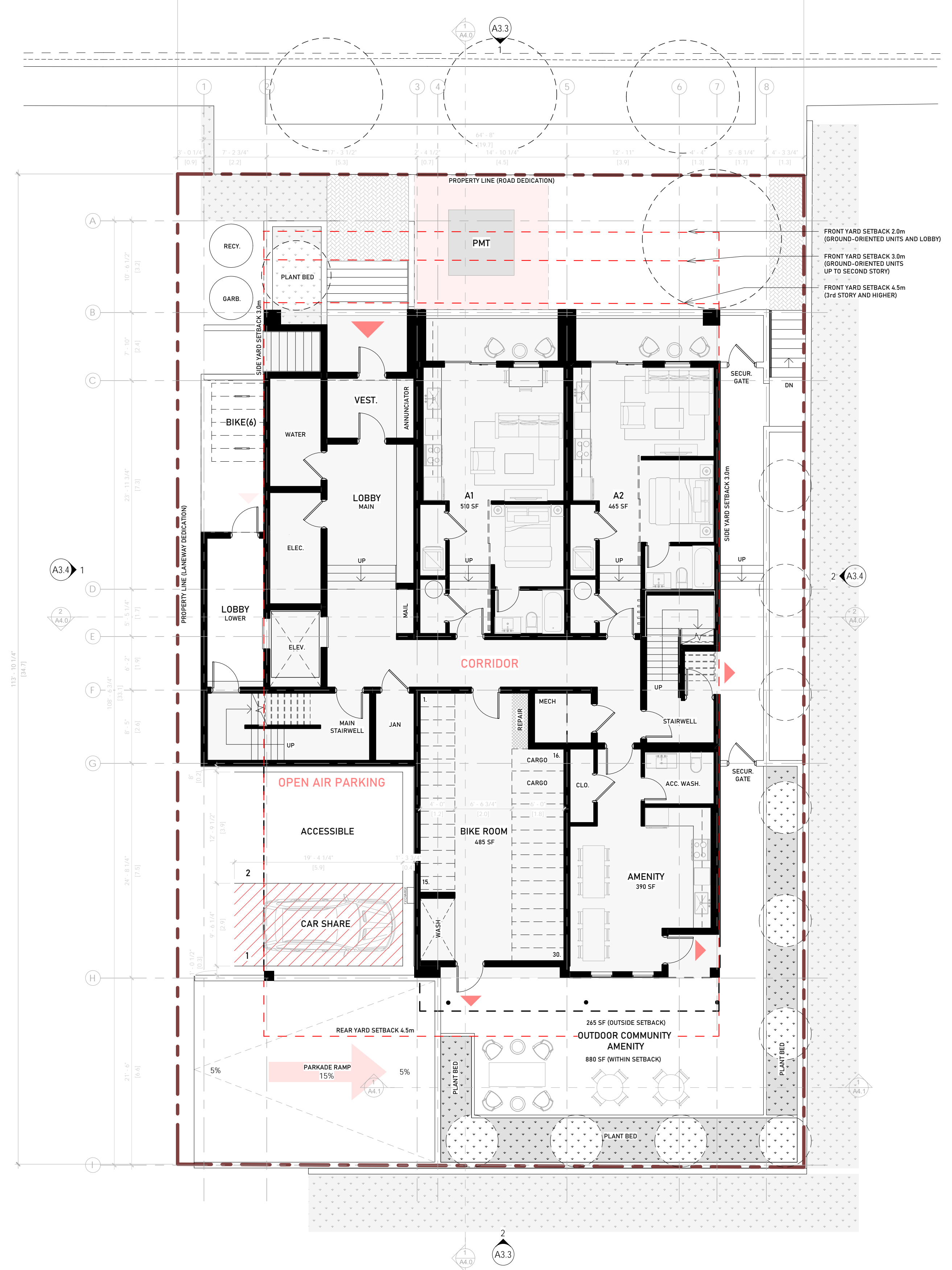
Project
**Lawson Ave.
Multifamily**
MF3R RESIDENTIAL DEV.
1021 LAWSON AVE
KELOWNA, BC

Sheet Title
**PARKADE / LEVEL 1 -
FLOOR PLAN**

Job Number 20 781
Date 2024 06 18
Scale 1/8" = 1'-0"
Revision Number 1
Drawing Number



1 PARKADE ENTRY Copy 1
1/8" = 1'-0"



2 LEVEL 1 MAIN FLOOR
1/8" = 1'-0"

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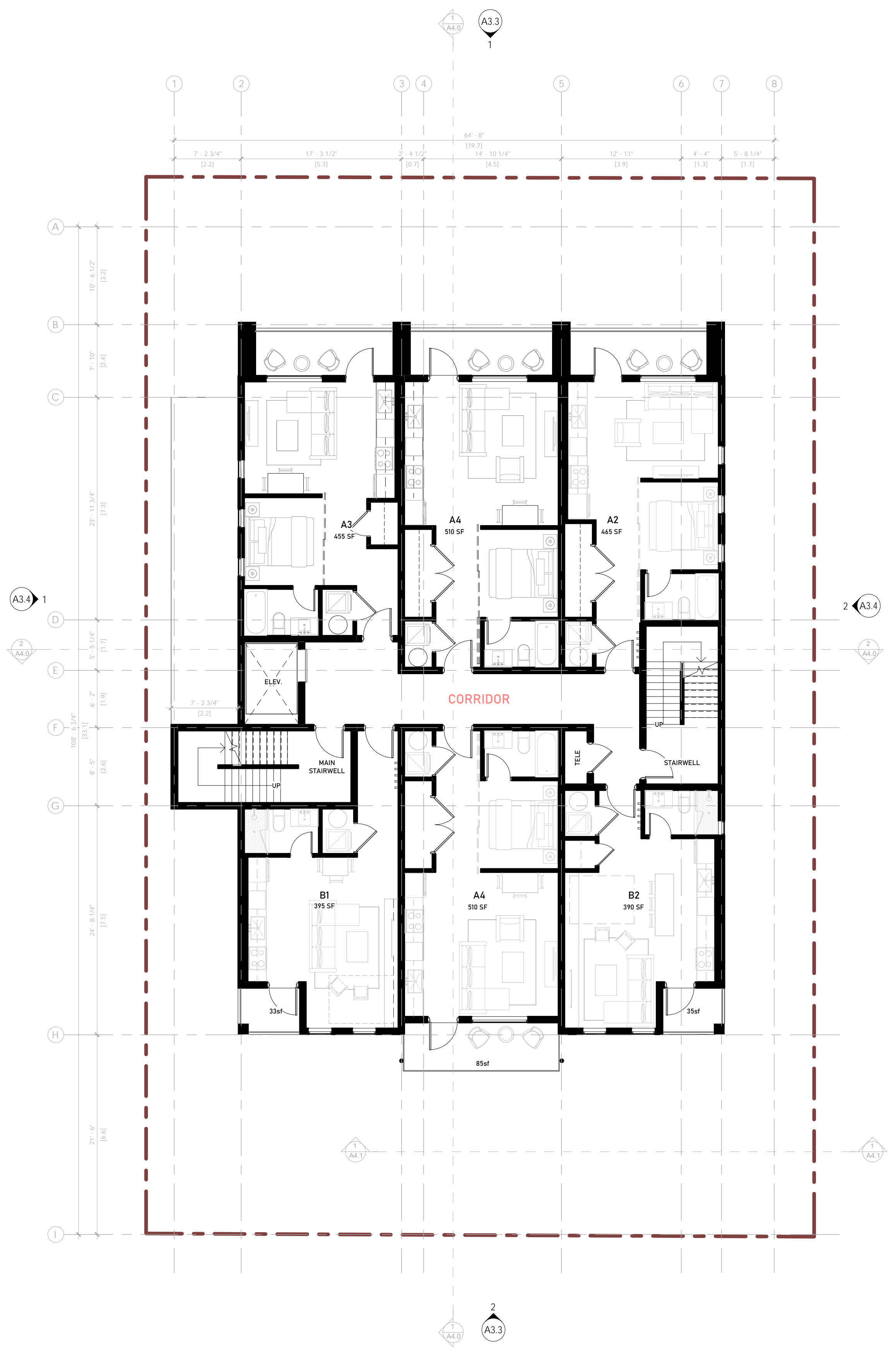
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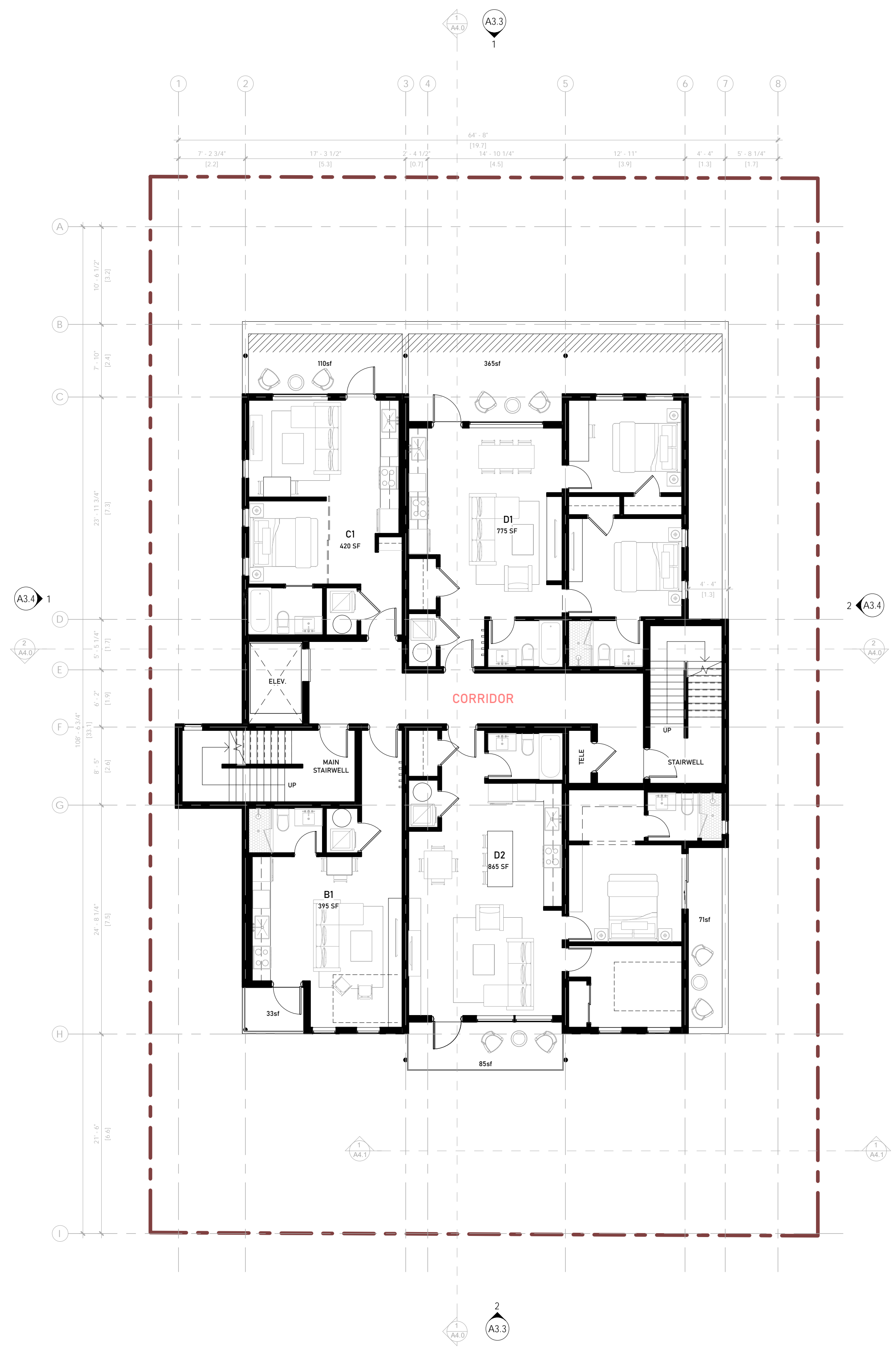
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 LEVEL 2/3 - FLOOR
 PLAN

Job Number 20 781
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A2.2



1 LEVEL 2
 1/8" = 1'-0"



2 LEVEL 3
 1/8" = 1'-0"

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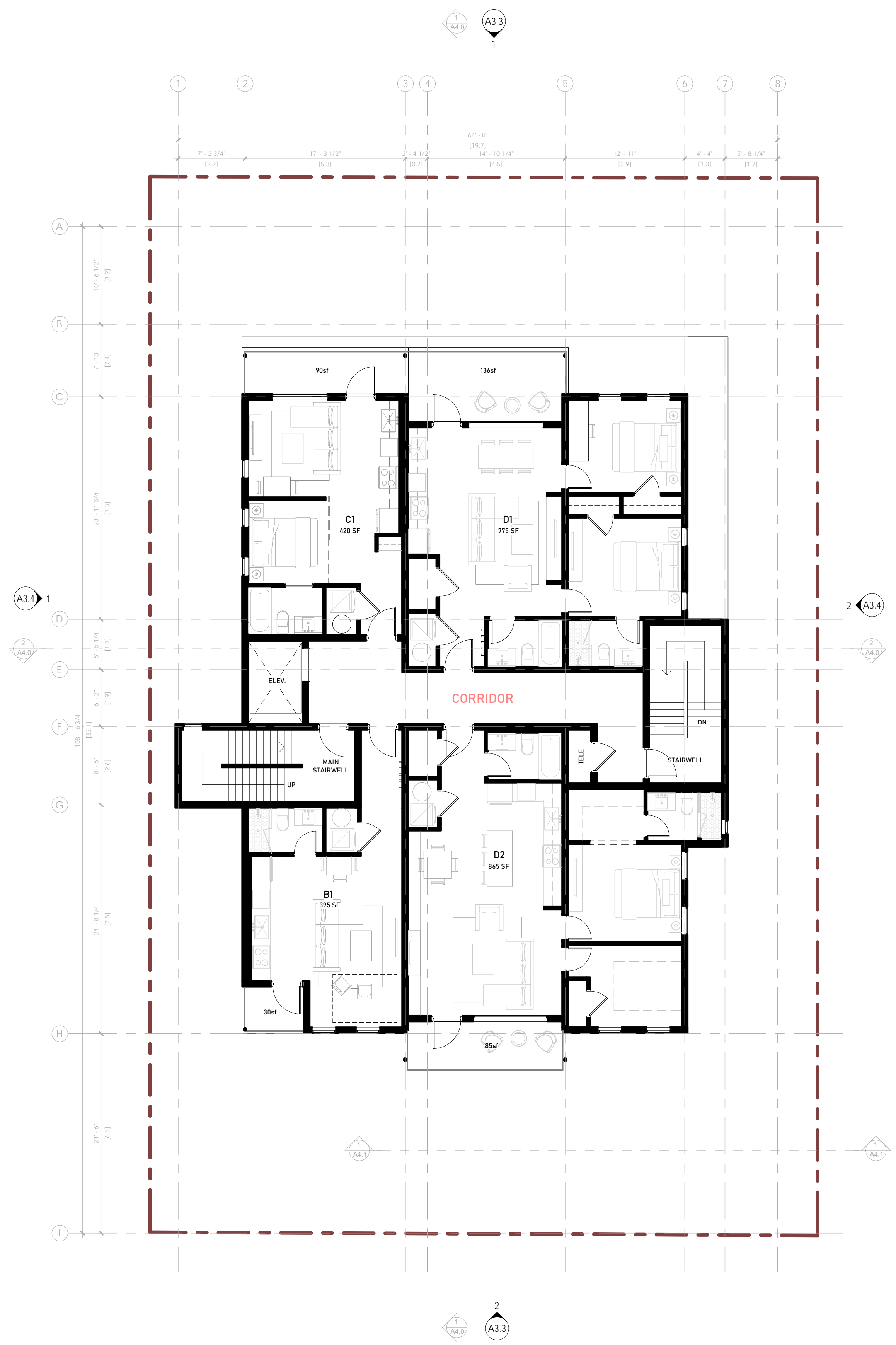
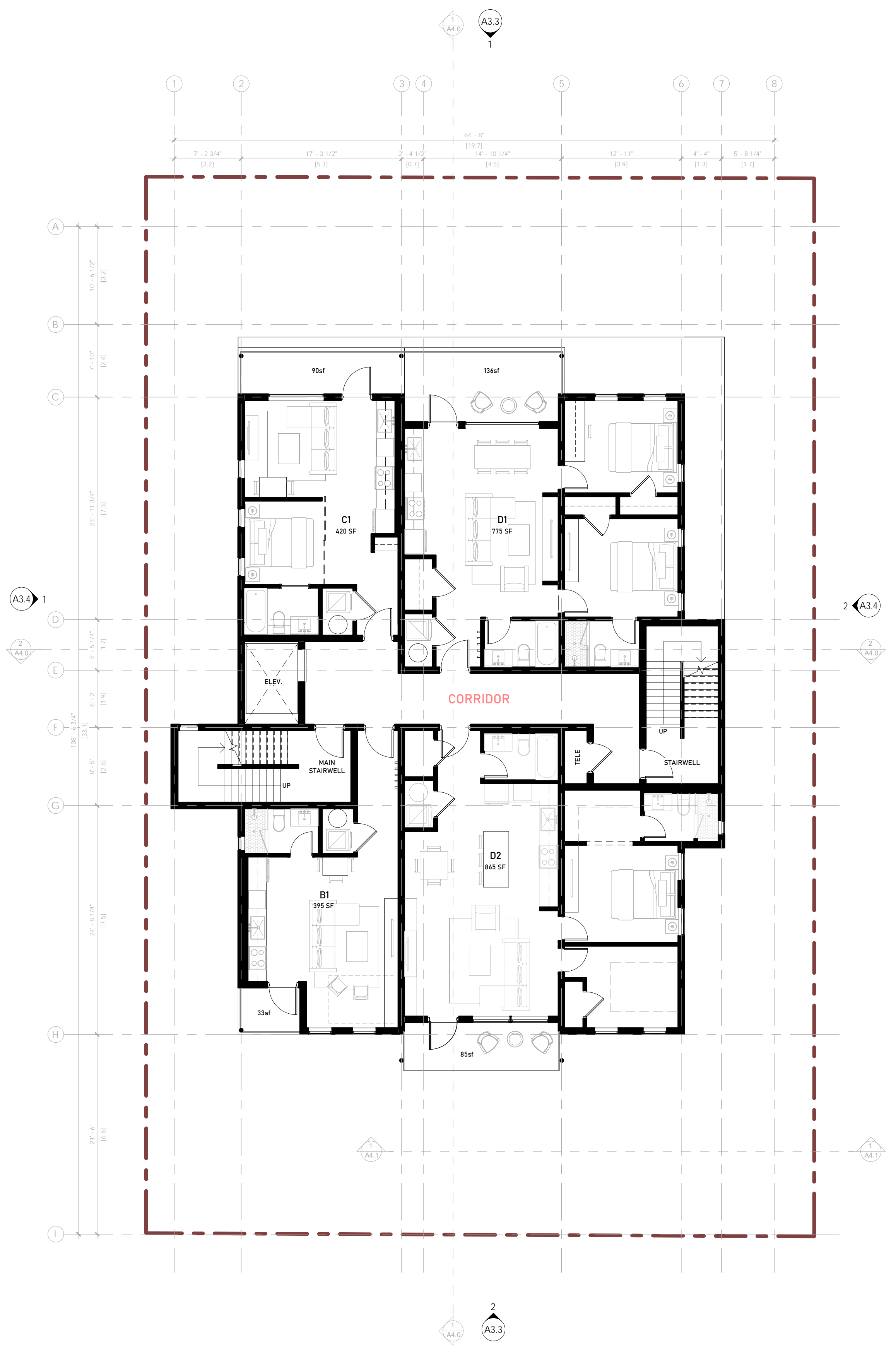
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 LEVEL 4/5 - FLOOR
 PLAN

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Sheet Title

ROOF PLAN

Job Number 20 781

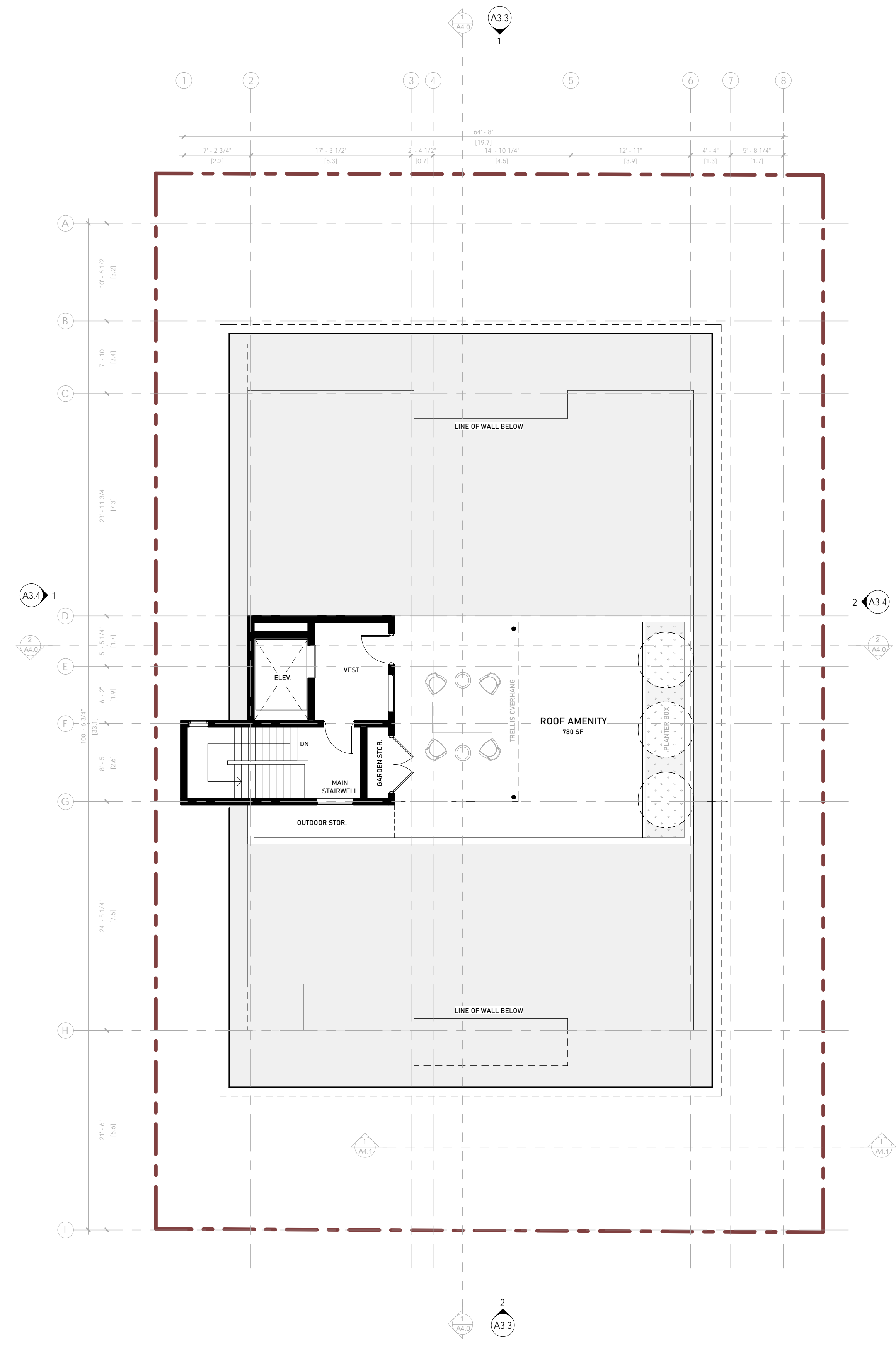
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Revision Number 1

Drawing Number

A2.4



1 ROOF FLOOR
 1/8" = 1'-0"

Roof Occupancy Limit to be put into place, allowing for a larger area of amenity space on the roof with a single exit

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5	24 04 29	RESUBMISSION OF DP FOR FURTHER DESIGN AMENDMENTS

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
 Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title
 ENLARGED SUITE PLANS
 - UNIT A

Job Number 20 781
 Date 2024 06 18
 Scale 1/4" = 1'-0"
 Revision Number 1
 Drawing Number

A3.0



① LEVEL 1 MAIN FLOOR - A1
 1/4" = 1'-0"

② LEVEL 1 MAIN FLOOR - A2
 1/4" = 1'-0"

③ LEVEL 2 - A3
 1/4" = 1'-0"

④ LEVEL 2 - A4.1
 1/4" = 1'-0"

ISSUED FOR DP
 AMENDMENT

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Seal

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RECORD OF ISSUES		
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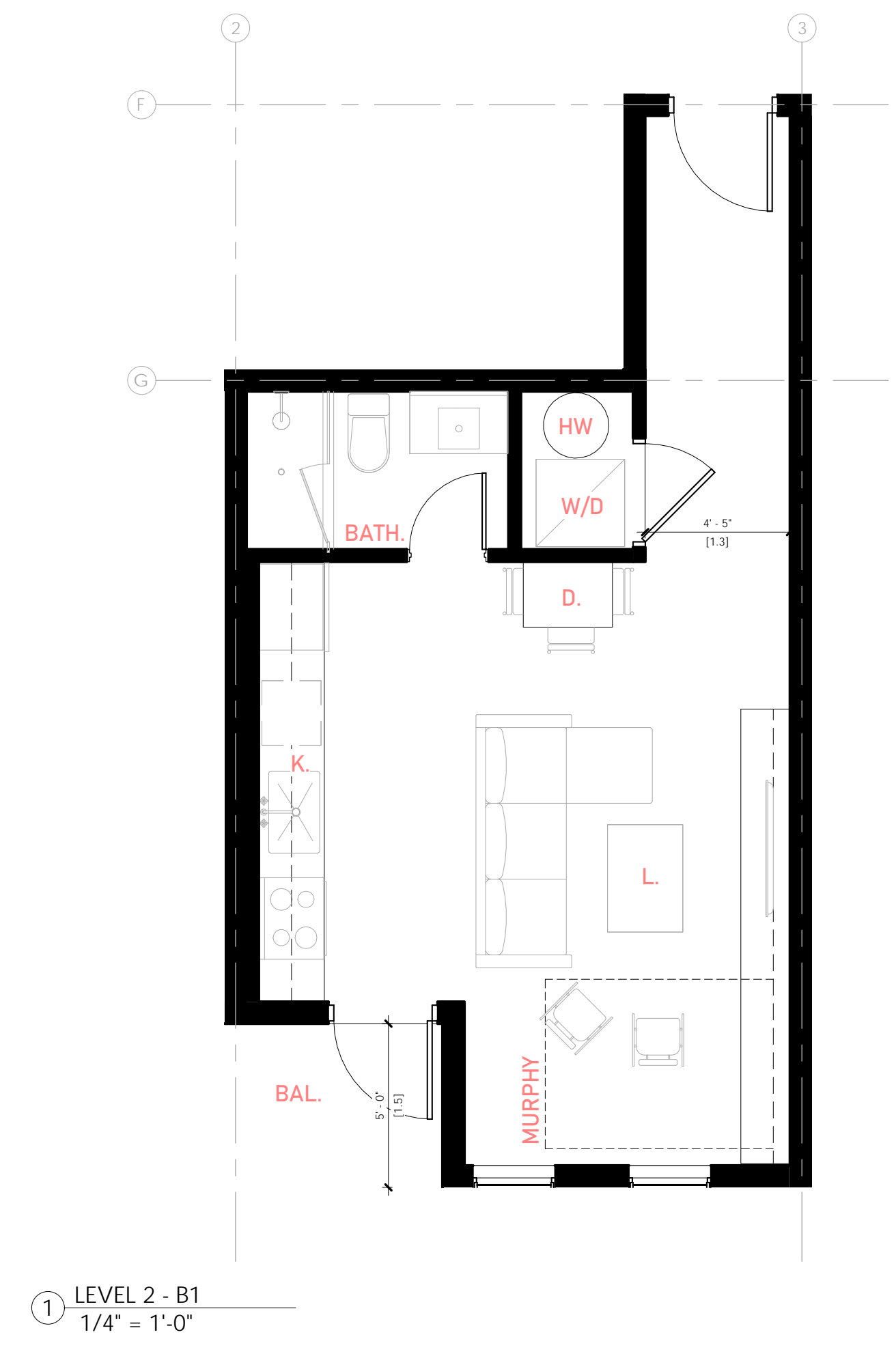
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
 Lawson Ave.
 Multifamily
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 1021 LAWSON AVE
 KELOWNA, BC

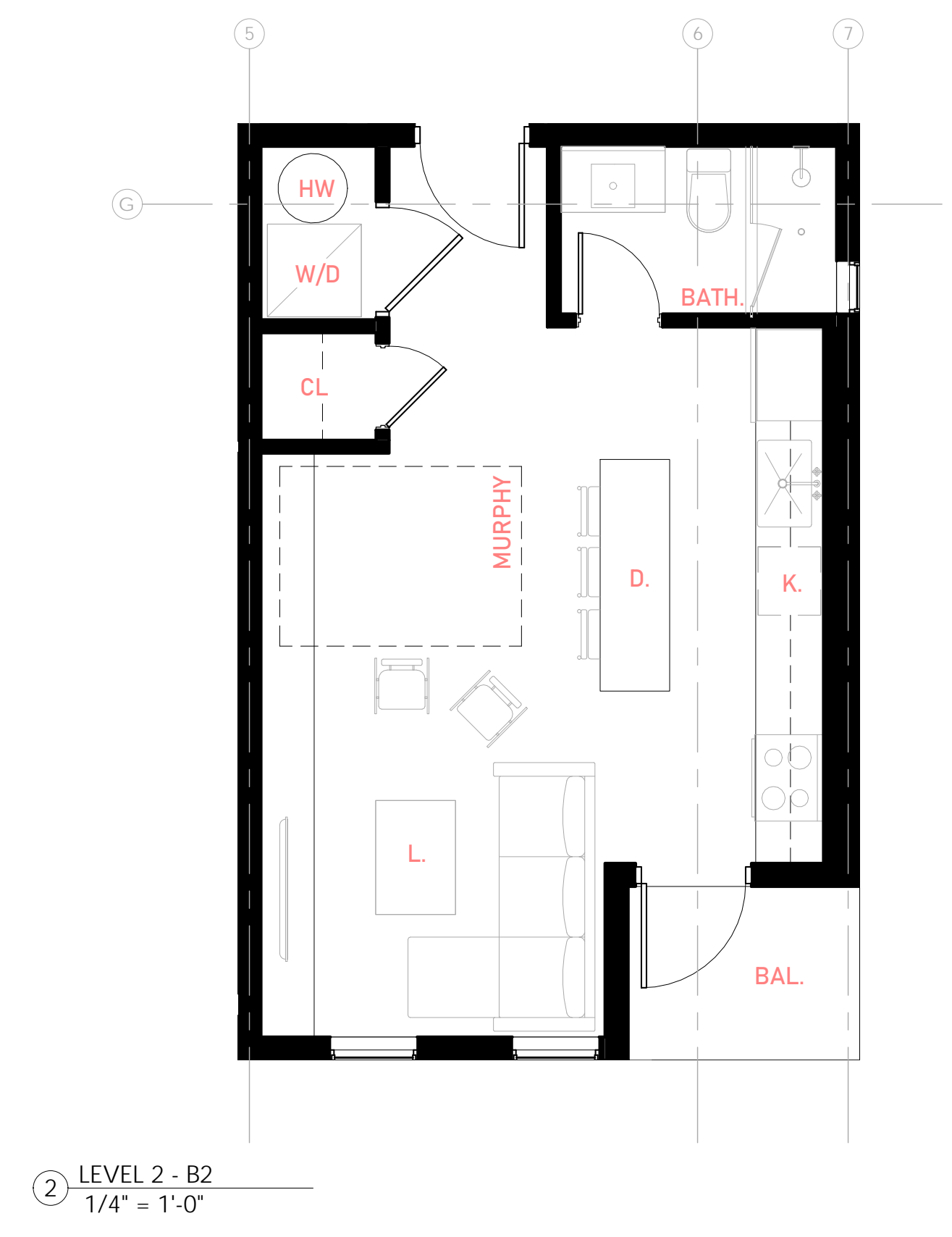
Sheet Title
 ENLARGED SUITE PLANS
 - UNIT B AND C

Job Number 20.781
 Date 2024 06 18
 Scale 1/4" = 1'-0"
 Revision Number 1
 Drawing Number

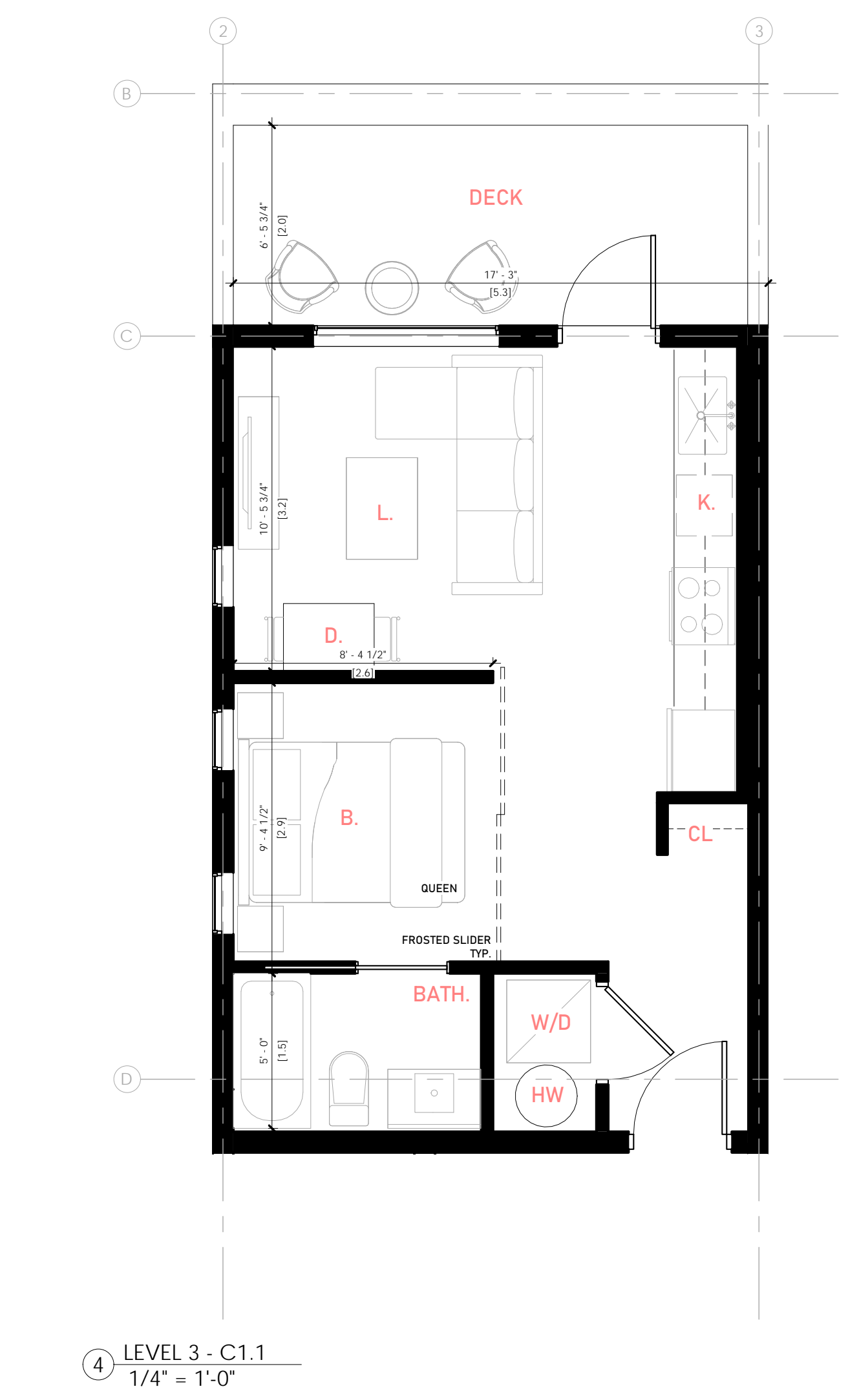
A3.1



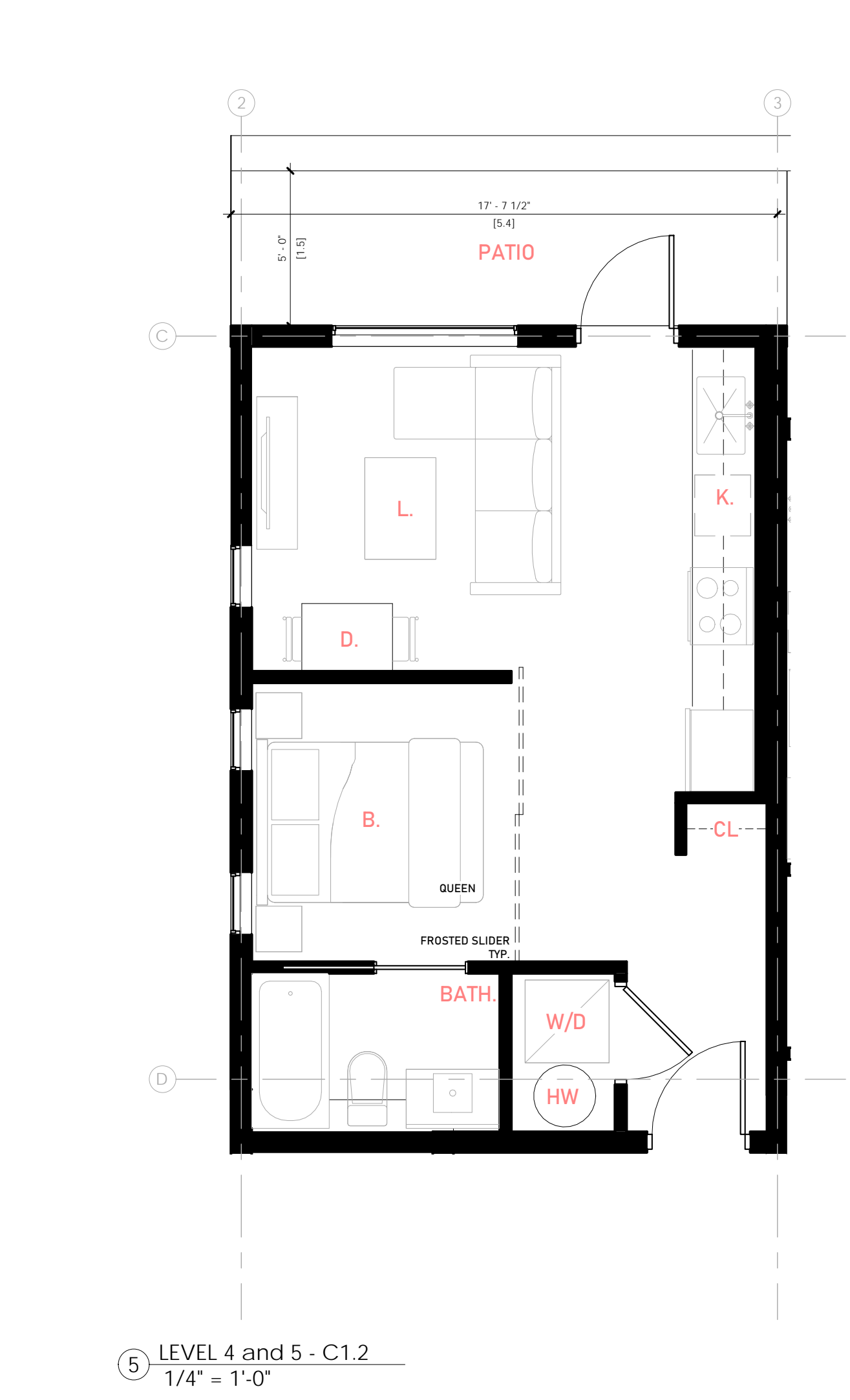
① LEVEL 2 - B1
 1/4" = 1'-0"



② LEVEL 2 - B2
 1/4" = 1'-0"



④ LEVEL 3 - C1.1
 1/4" = 1'-0"



⑤ LEVEL 4 and 5 - C1.2
 1/4" = 1'-0"

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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Project

Lawson Ave.
Multifamily

MF3R RESIDENTIAL DEV.

1021 LAWSON AVE
KELOWNA, BC

Sheet Title

ENLARGED SUITE PLANS
- UNIT D

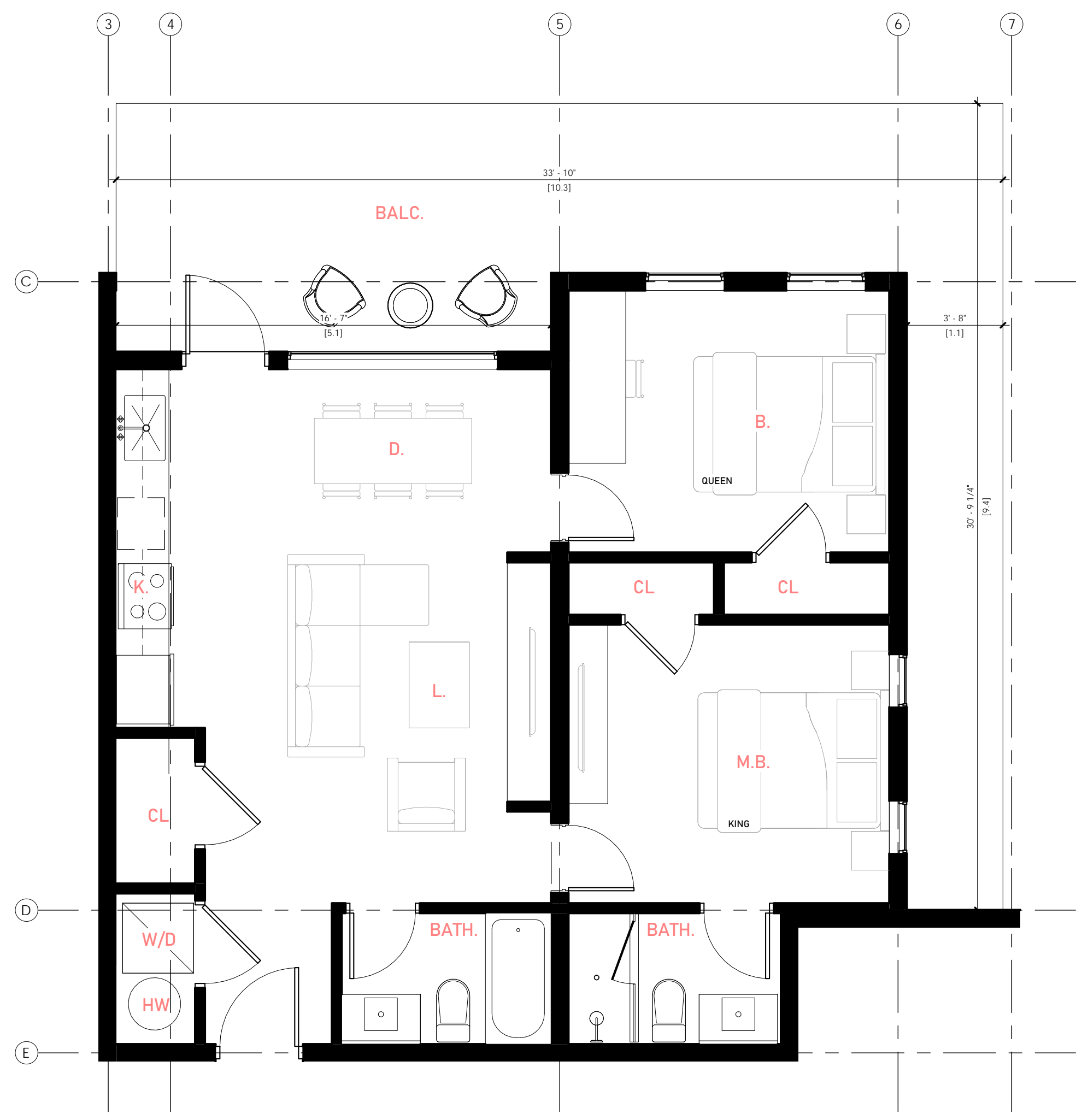
Job Number 20 781

Date 2024 06 18

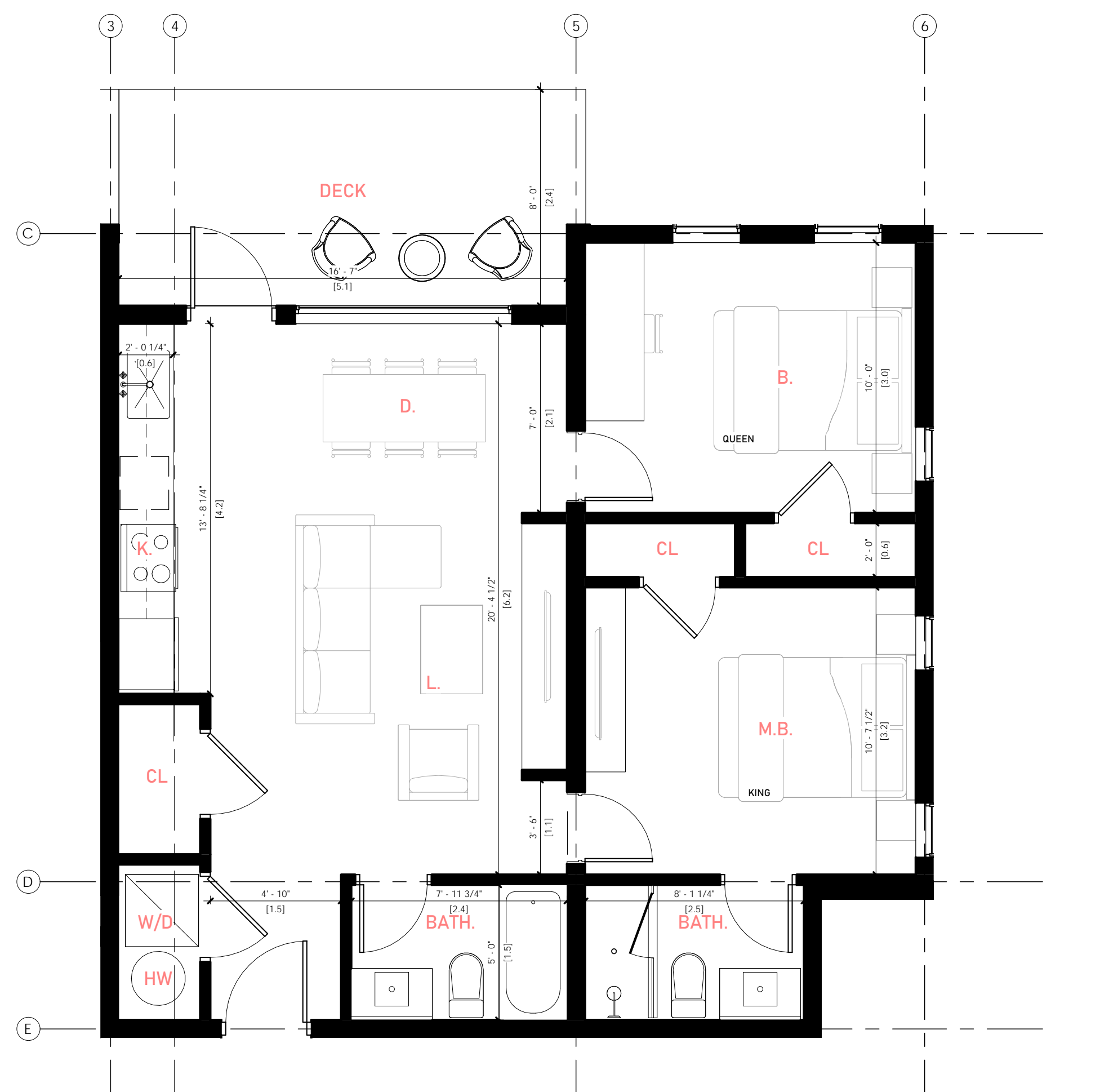
Scale 1/4" = 1'-0"

Revision Number 1

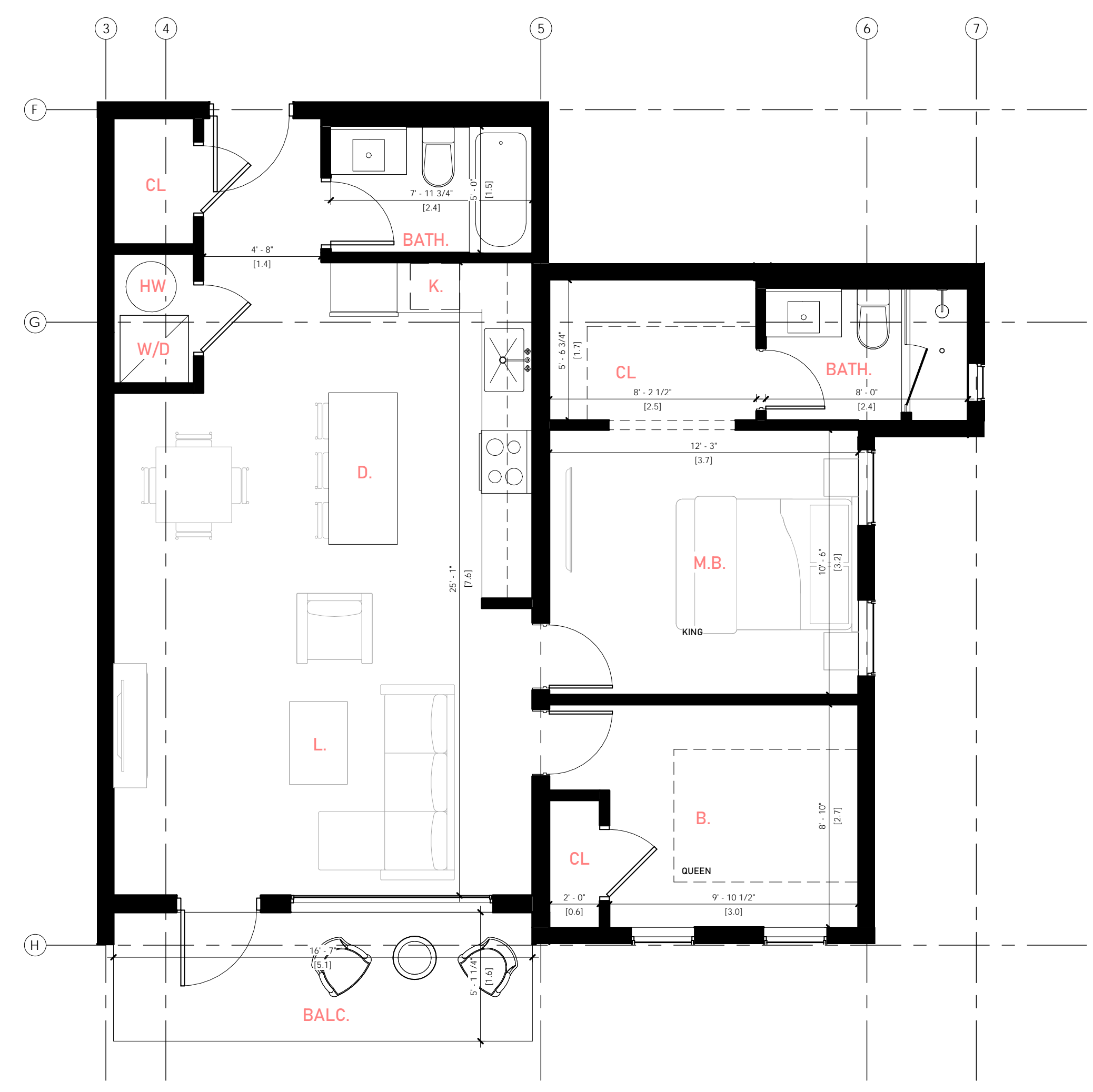
Drawing Number



① LEVEL 3 - D1 (BALCONY)
1/4" = 1'-0"



② LEVEL 4 - D1 (DECK)
1/4" = 1'-0"



③ LEVEL 5 - D.2
1/4" = 1'-0"

ELEVATION LEGEND:

1	ARCHITECTURALLY EXPOSED CONCRETE TYPE: MEDIUM DENSITY FFORM FINISH COLOUR: NATURAL CONC.
2	ALLURA FIBRE CEMENT BOARD TYPE - SMOOTH COLOUR: IRON ORE
3	STUCCO TYPE - FINE SAND FINISH COLOUR: CREAM WHITE
4	STUCCO TYPE - FINE SAND FINISH COLOUR: LIGHT BROWN
5	CASTELLATION COMPOSITE CLADDING (COATED) TYPE - 3/8" COLOUR - RCE COATED
6	MAC PANEL SIDING TYPE - VERSA COLOUR - BRUSHED ZINC /OR/ SMOKY QUARTZ
7	MASS TIMBER EXPOSED STRUCTURE
8	CORTEN STEEL SHEETS TYPE: PRE-WEATHERED BEFORE INSTALLATION
9	ALUMINUM (PRE-FINISHED) + FASCIA MOUNTED RAILING COLOUR: BLACK
10	EXTERIOR ACCENT FLASHING/TRIM COLOUR COLOUR: IRON GRAY
11	METAL CLAD VINYL WINDOWS TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E. COLOUR: DARK GREY OR BLACK
12	NON-COMBUSTIBLE WOODGRAIN SOFFIT COLOUR: NATURAL FAWN MANUF./STYLE: LUX, 4" V-GROOVE
13	STRUCTURAL METAL DECK SUPPORT COLOUR: WEATHERED ZINC
14	METAL SCREENING COLOUR: MATCH METAL COLUMN



1 NORTH ELEVATION (STREETFRONT)
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

ISSUED FOR DP
AMENDMENT

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kambogpsangha@hotmail.com

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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Project
**Lawson Ave.
Multifamily**
MF3R RESIDENTIAL DEV.
1021 LAWSON AVE
KELOWNA, BC

Sheet Title
BUILDING ELEVATIONS

Job Number 20 781
Date 2024 06 18
Scale As indicated
Revision Number 1
Drawing Number

ELEVATION LEGEND:

- 1 ARCHITECTURALLY EXPOSED CONCRETE
TYPE: MEDIUM DENSITY FORM FINISH
COLOUR: NATURAL CONC.
- 2 ALLURA FIBRE CEMENT BOARD
TYPE: SMOOTH
COLOUR: IRON ORE
- 3 STUCCO
TYPE - FINE SAND FINISH
COLOUR: CREAM WHITE
- 4 STUCCO
TYPE - FINE SAND FINISH
COLOUR: LIGHT BROWN
- 5 CASTELLATION COMPOSITE CLADDING (COATED)
TYPE - UHM
COLOUR - RICE COATED
- 6 MLC PANEL SIDING
TYPE - VERSA
COLOUR - BRUSHED ZINC /OR/ SMOKY QUARTZ
- 7 MASS TIMBER EXPOSED STRUCTURE
- 8 CORTEN STEEL SHEETS
TYPE: PRE-WEATHERED BEFORE INSTALLATION
- 9 ALUMINUM (PRE-FINISHED) + FASCIA MOUNTED RAILING
COLOUR: BLACK
- 10 EXTERIOR ACCENT FLASHING/TRIM COLOUR
COLOUR: IRON GRAY
- 11 METAL CLAD VINYL WINDOWS
TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E.
COLOUR: DARK GREY OR BLACK
- 12 NON-COMBUSTIBLE WOODGRAIN SOFFIT
COLOUR: NATURAL FAWN
MANUFACTURE: LUX, 4" V-GROOVE
- 13 STRUCTURAL METAL DECK SUPPORT
COLOUR: WEATHERED ZINC
- 14 METAL SCREENING
COLOUR: MATCH METAL COLUMN



① WEST ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

ISSUED FOR DP AMENDMENT

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RECORD OF ISSUES

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
Project		
Lawson Ave. Multifamily		
MF3R RESIDENTIAL DEV.		
1021 LAWSON AVE KELOWNA, BC		
Sheet Title		
BUILDING ELEVATIONS		
Job Number	20 781	
Date	2024 06 18	
Scale	As Indicated	
Revision Number	1	
Drawing Number	A3.4	

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 (250) 574 6545
 kamloops@pawne@hotmail.com

RECORD OF ISSUES

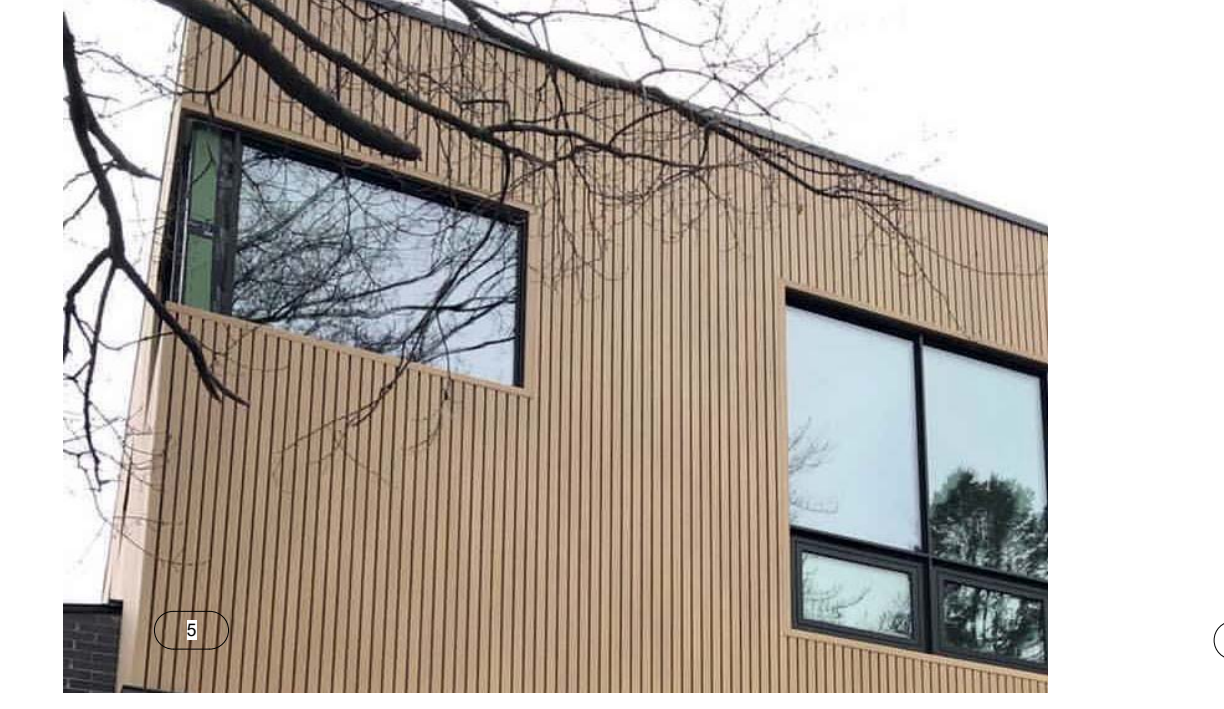
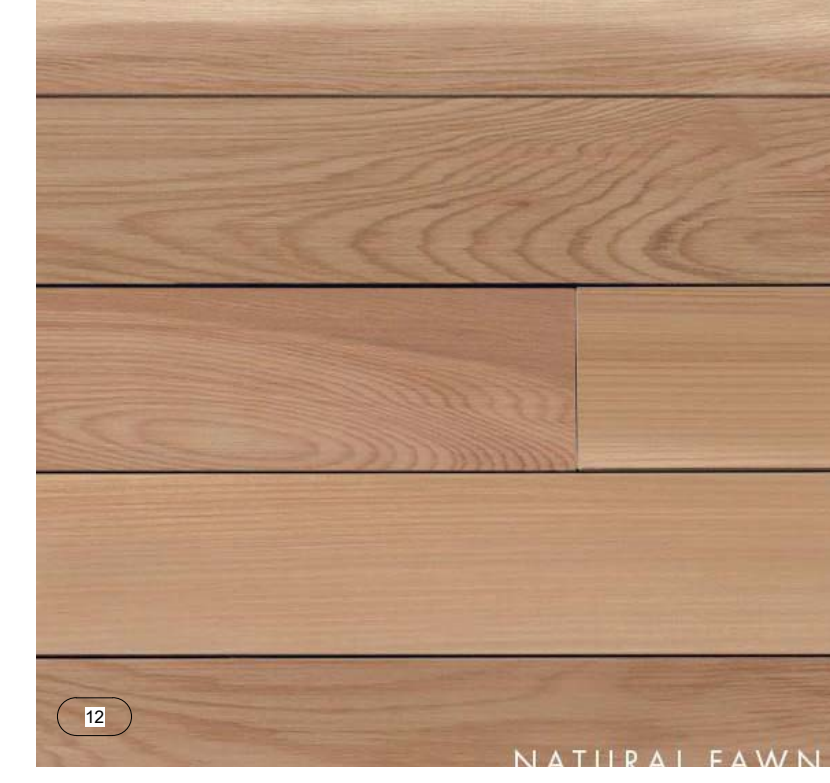
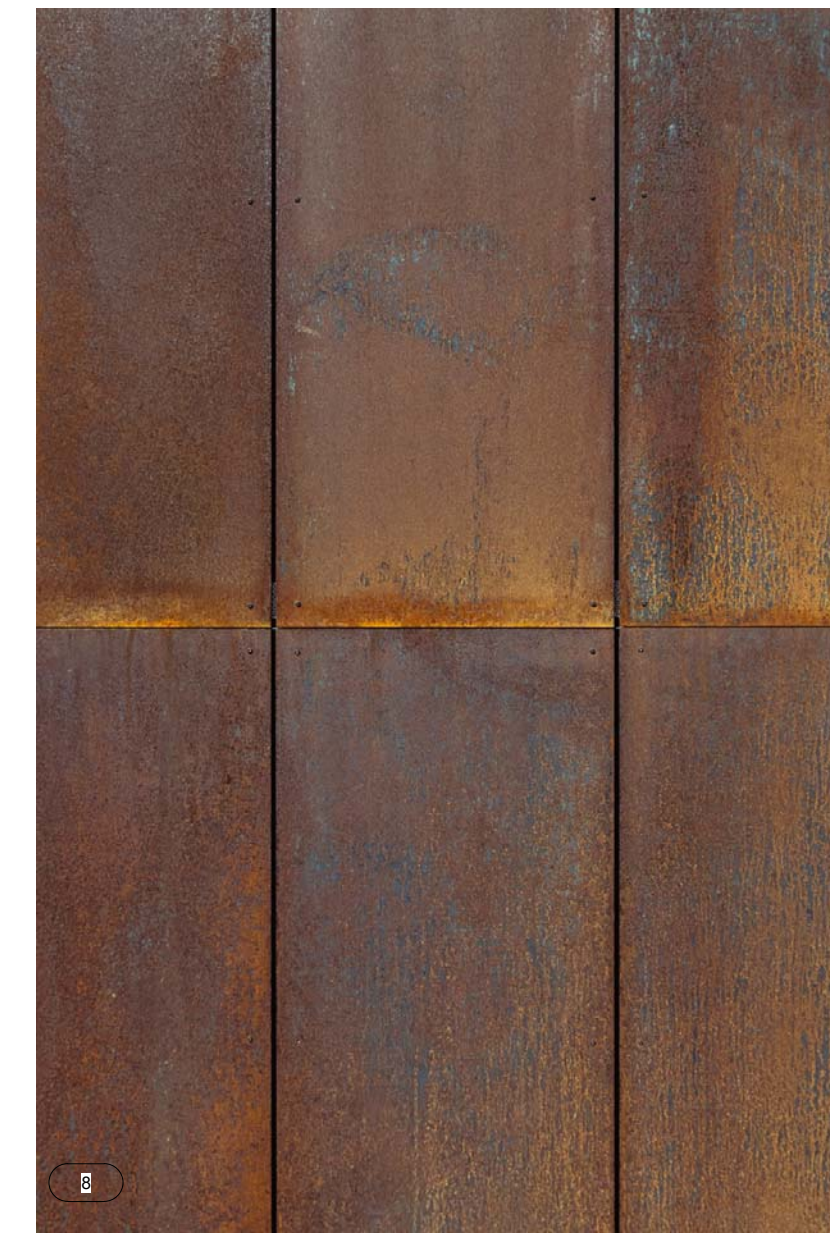
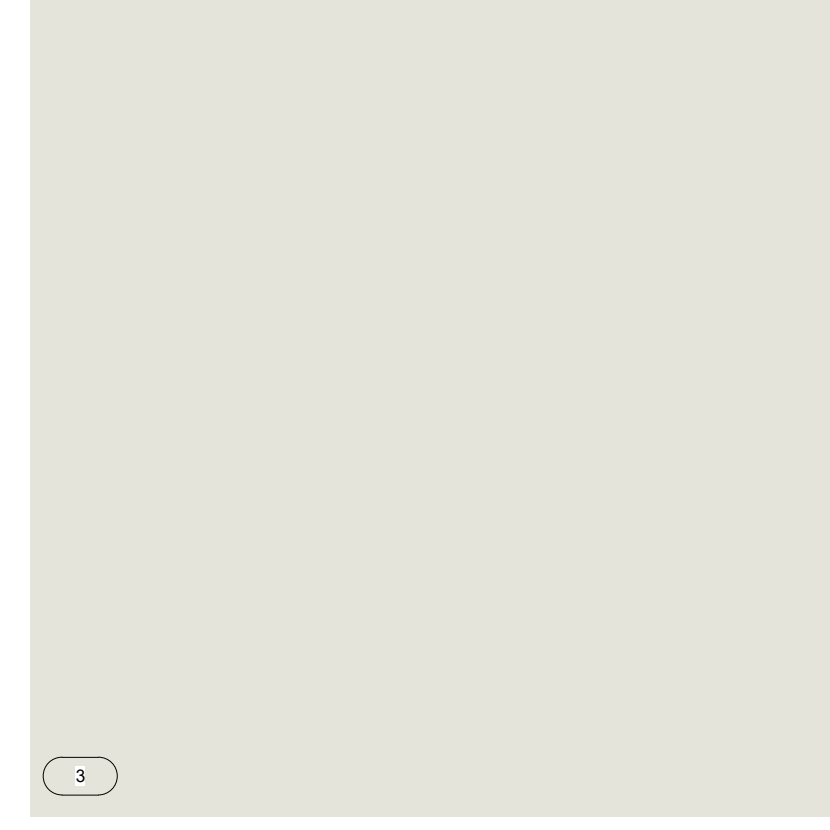
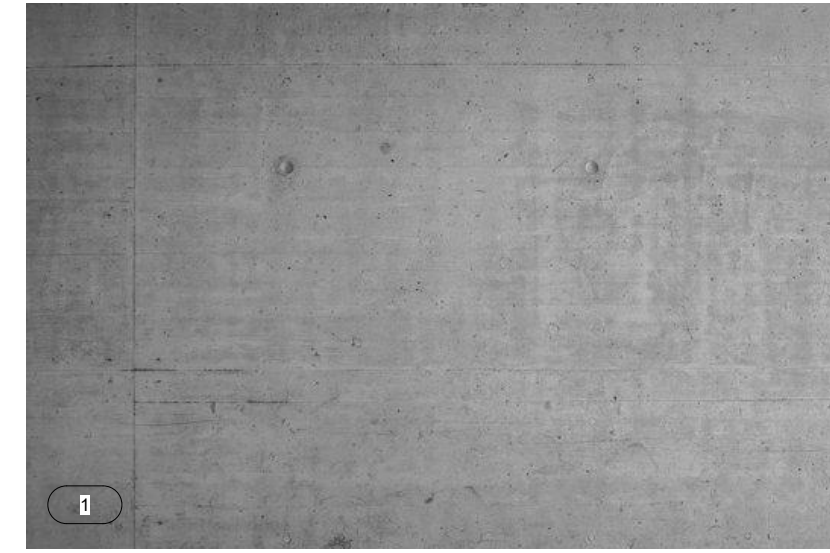
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RECORD OF REVISIONS

Project
 Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title
 MATERIAL PALETTE

Job Number 20 781
 Date 2024 06 18
 Scale As indicated
 Revision Number 1
 Drawing Number



ELEVATION LEGEND:

1	ARCHITECTURALLY EXPOSED CONCRETE TYPE: MEDIUM DENSITY FORM FINISH COLOUR: NATURAL CONC.
2	ALLURA FIBRE CEMENT BOARD TYPE - SMOOTH COLOUR: IRON ORE
3	STUCCO TYPE - FINE SAND FINISH COLOUR: CREAM WHITE
4	STUCCO TYPE - FINE SAND FINISH COLOUR: LIGHT BROWN
5	CASTELLATION COMPOSITE CLADDING (COATED) TYPE - UH4 COLOUR - RICE COATED
6	MAG PANEL SIDING TYPE - VERKA COLOUR - BRUSHED ZINC /DR/ SMOKY QUARTZ
7	MASS TIMBER EXPOSED STRUCTURE
8	CORTEN STEEL SHEETS TYPE: PRE-WEATHERED BEFORE INSTALLATION
9	ALUMINUM (PRE-FINISHED) + FASCIA MOUNTED RAILING COLOUR: BLACK
10	EXTERIOR ACCENT FLASHING/TRIM COLOUR COLOUR: IRON GRAY
11	METAL CLAD VINYL WINDOWS TYPE: EUROCLAD ALUM. HYBRID, DUAL PANE, LOW E COLOUR: DARK GREY OR BLACK
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13	STRUCTURAL METAL DECK SUPPORT COLOUR: WEATHERED ZINC
14	METAL SCREENING COLOUR: MATCH METAL COLUMN



Front Corner from Lawson Ave.



Front Corner from Lawson Ave.

ISSUED FOR DP AMENDMENT

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NO.	DATE	DESCRIPTION
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Project

Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title

RENDERINGS

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number



Sidewalk from Lawson Ave.



Sidewalk from Lawson Ave.

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Project

Lawson Ave.
Multifamily

MF3R RESIDENTIAL DEV.

1021 LAWSON AVE
KELOWNA, BC

Sheet Title

RENDERINGS

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number



Amenity Roof



Amenity Parkade Roof

ISSUED FOR DP AMENDMENT

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 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title
RENDERINGS

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number



JULY 1ST 2024 - 10AM



JULY 1ST 2024 - 5 PM

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Lawson Ave.
Multifamily

MF3R RESIDENTIAL DEV.

1021 LAWSON AVE
KELOWNA, BC

Sheet Title

SOLAR STUDY JULY

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number



SEPTEMBER 1ST 2024 - 10AM



SEPTEMBER 1ST 2024 - 5 PM

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Seal

Client

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RECORD OF ISSUES

NO.	DATE	DESCRIPTION
1	22 04 17	ISSUED FOR DP
2	23 02 14	ISSUED FOR DP AMENDMENT
3	23 06 12	ISSUED FOR DP AMENDMENT (2)
4	23 12 06	RESUBMISSION OF DP (AMENDMENTS PER COUNCIL HEARING.)
5	24 04 29	RESUBMISSION OF DP (FURTHER DESIGN AMENDMENTS)

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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Project

Lawson Ave.
Multifamily

MF3R RESIDENTIAL DEV.

1021 LAWSON AVE
KELOWNA, BC

Sheet Title

SOLAR STUDY
SEPTEMBER

Job Number 20 781

Date 2024 06 18

Scale

Revision Number 1

Drawing Number

A3.10

ISSUED FOR DP
 AMENDMENT

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RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
1	22 04 17	ISSUED FOR DP
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5	24 04 29	RESUBMISSION OF DP (FURTHER DESIGN AMENDMENTS)

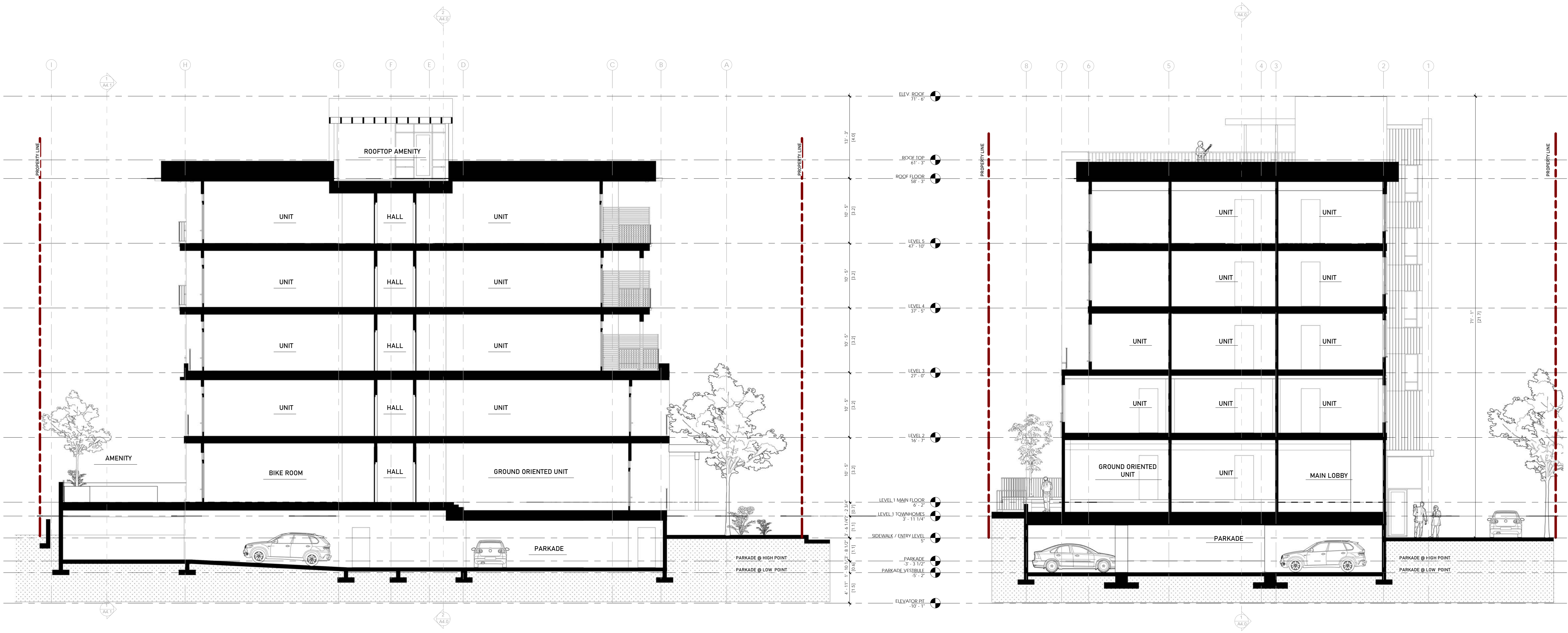
RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION
1	23 02 14	DP AMENDMENT

Project
 Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title
 BUILDING SECTION

Job Number 20.781
 Date 2024 06 18
 Scale 1/8" = 1'-0"
 Revision Number 1
 Drawing Number

A4.0



① BUILDING SECTION - N/S
 1/8" = 1'-0"

② BUILDING SECTION - E/W
 1/8" = 1'-0"

1.2m max. rise from Sidewalk Entry Level to Level 1 Townhomes per Table 13.5.3.a

ISSUED FOR DP
 AMENDMENT

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RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
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Project

Lawson Ave.
 Multifamily
 MF3R RESIDENTIAL DEV.
 1021 LAWSON AVE
 KELOWNA, BC

Sheet Title

BUILDING SECTION
 (SETBACK VARIANCE)

Job Number 20.781

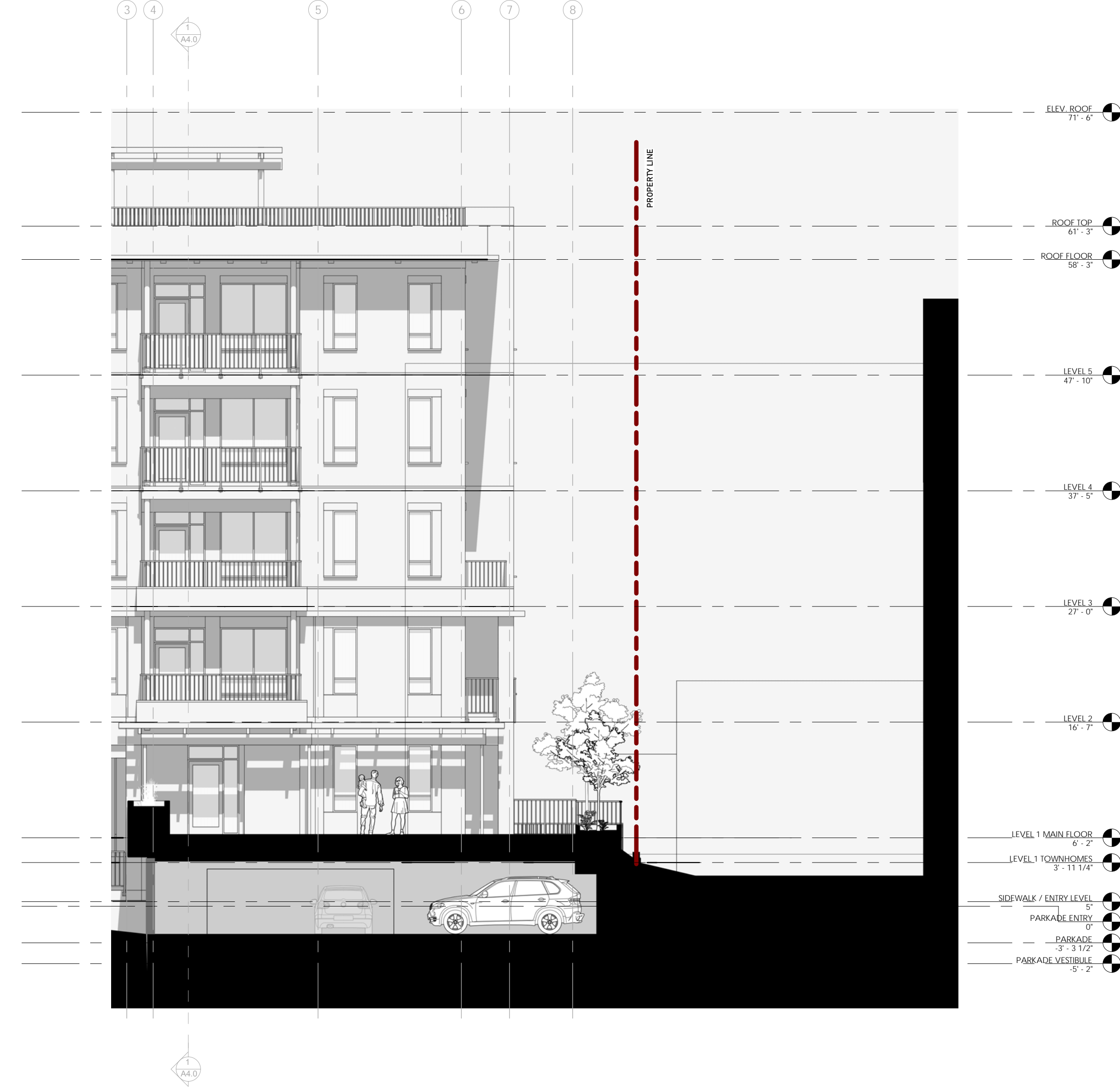
Date 2024 06 18

Scale 1/8" = 1'-0"

Revision Number 1

Drawing Number

A4.1



① SIDE YARD SECTION - BERM
 1/8" = 1'-0"

The side and backyard variances can be considered through a dropping of the parkade along the property line on the East side, and a close match to the existing retaining wall on the Southern property at the South wall of the parkade. This sideyard condition is matched by the neighbouring parkade, and in reality, is not very much exposed to the upper units of the neighbouring building. This border condition should not be of much concern.