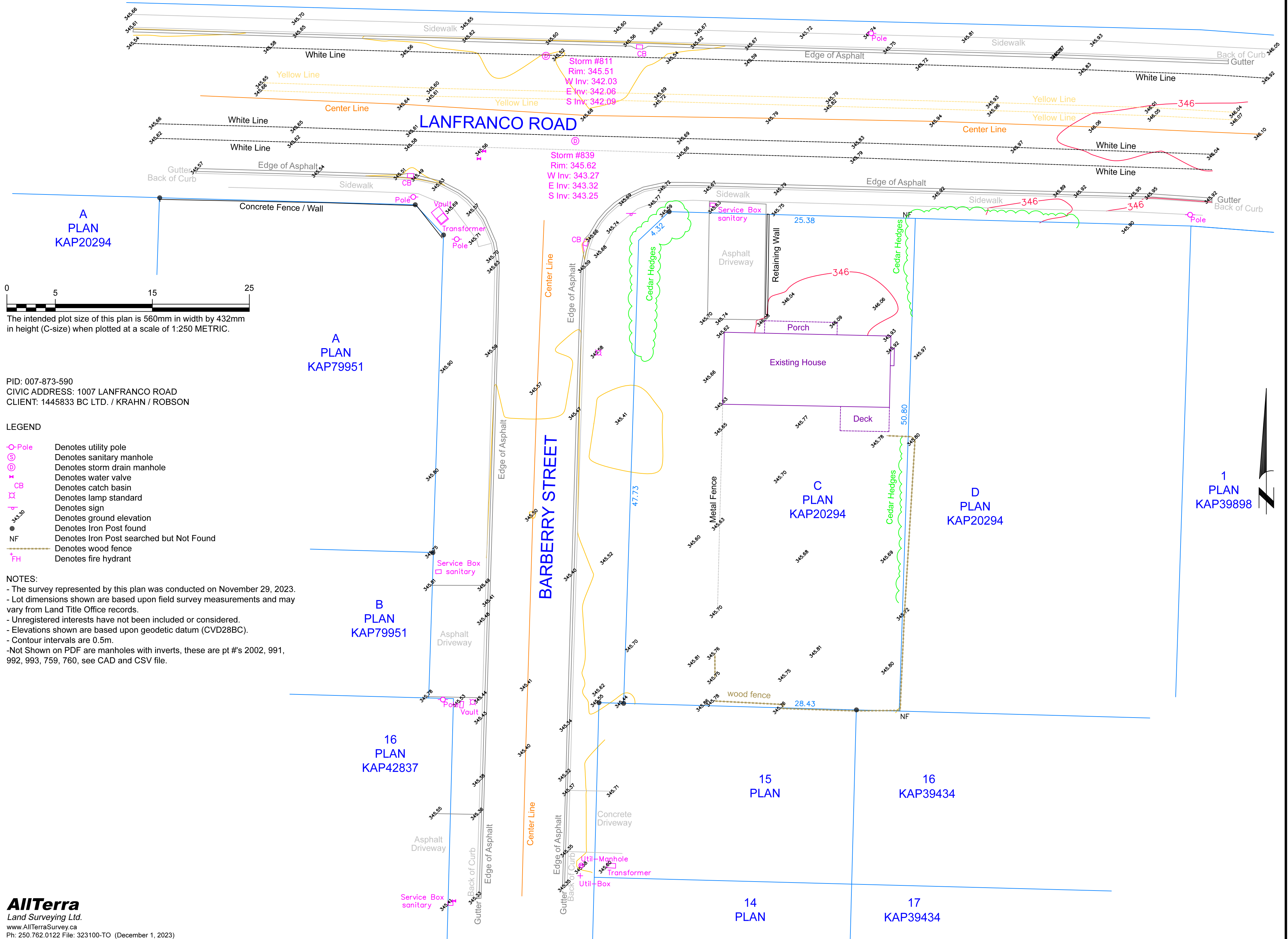


TOPOGRAPHIC SITE PLAN OF LOT C, DISTRICT LOT 135, ODYD, PLAN 20294



A PLAN KAP20294

0 5 15 25

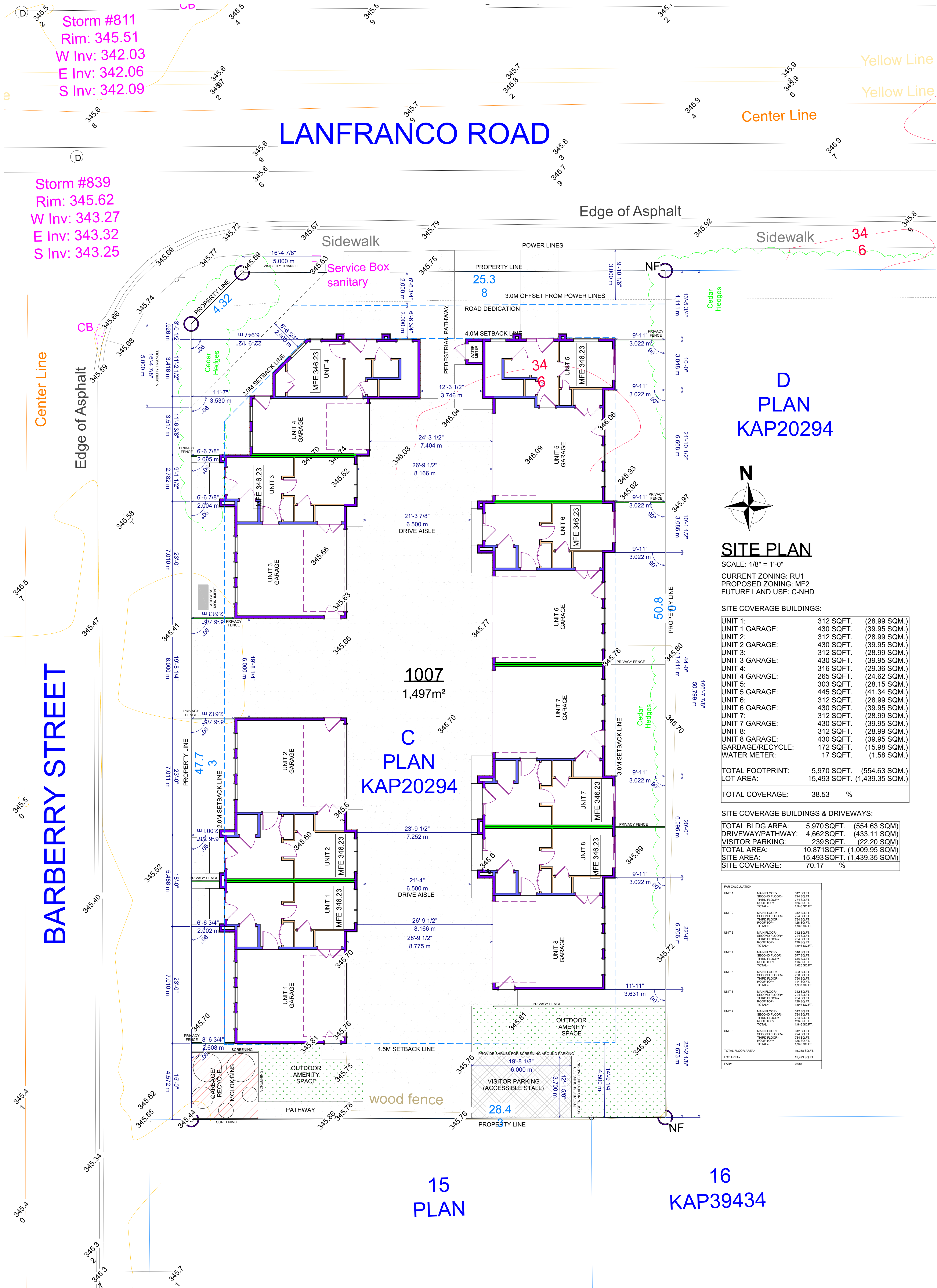
The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:250 METRIC.

PID: 007-873-590
 CIVIC ADDRESS: 1007 LANFRANCO ROAD
 CLIENT: 1445833 BC LTD. / KRAHN / ROBSON

- LEGEND**
- Pole Denotes utility pole
 - Denotes sanitary manhole
 - Denotes storm drain manhole
 - Denotes water valve
 - Denotes catch basin
 - Denotes lamp standard
 - Denotes sign
 - Denotes ground elevation
 - Denotes Iron Post found
 - Denotes Iron Post searched but Not Found
 - Denotes wood fence
 - Denotes fire hydrant

NOTES:

- The survey represented by this plan was conducted on November 29, 2023.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).
- Contour intervals are 0.5m.
- Not Shown on PDF are manholes with inverts, these are pt #'s 2002, 991, 992, 993, 759, 760, see CAD and CSV file.



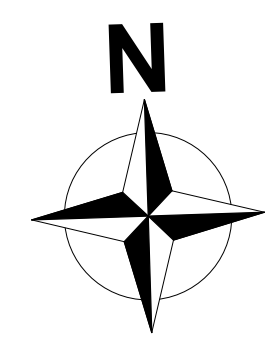
LANFRANCO ROAD

Center Line

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

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

D PLAN KAP20294



SITE PLAN

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

CURRENT ZONING: RU1
PROPOSED ZONING: MF2
FUTURE LAND USE: C-NHD

SITE COVERAGE BUILDINGS:

UNIT 1:	312 SQFT.	(28.99 SQM.)
UNIT 1 GARAGE:	430 SQFT.	(39.95 SQM.)
UNIT 2:	312 SQFT.	(28.99 SQM.)
UNIT 2 GARAGE:	430 SQFT.	(39.95 SQM.)
UNIT 3:	312 SQFT.	(28.99 SQM.)
UNIT 3 GARAGE:	430 SQFT.	(39.95 SQM.)
UNIT 4:	316 SQFT.	(29.36 SQM.)
UNIT 4 GARAGE:	265 SQFT.	(24.62 SQM.)
UNIT 5:	303 SQFT.	(28.15 SQM.)
UNIT 5 GARAGE:	445 SQFT.	(41.34 SQM.)
UNIT 6:	312 SQFT.	(28.99 SQM.)
UNIT 6 GARAGE:	430 SQFT.	(39.95 SQM.)
UNIT 7:	312 SQFT.	(28.99 SQM.)
UNIT 7 GARAGE:	430 SQFT.	(39.95 SQM.)
UNIT 8:	312 SQFT.	(28.99 SQM.)
UNIT 8 GARAGE:	430 SQFT.	(39.95 SQM.)
GARBAGE/RECYCLE:	172 SQFT.	(15.98 SQM.)
WATER METER:	17 SQFT.	(1.58 SQM.)

TOTAL FOOTPRINT:	5,970 SQFT.	(554.63 SQM.)
LOT AREA:	15,493 SQFT.	(1,439.35 SQM.)
TOTAL COVERAGE:	38.53 %	

SITE COVERAGE BUILDINGS & DRIVEWAYS:

TOTAL BLDG AREA:	5,970 SQFT.	(554.63 SQM.)
DRIVEWAY/PATHWAY:	4,662 SQFT.	(433.11 SQM.)
VISITOR PARKING:	239 SQFT.	(22.20 SQM.)
TOTAL AREA:	10,871 SQFT.	(1,009.95 SQM.)
SITE AREA:	15,493 SQFT.	(1,439.35 SQM.)
SITE COVERAGE:	70.17 %	

FAR CALCULATION

UNIT 1	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
UNIT 2	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
UNIT 3	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
UNIT 4	MAIN FLOOR:	316 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,984 SQ.FT.
UNIT 5	MAIN FLOOR:	303 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,971 SQ.FT.
UNIT 6	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
UNIT 7	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
UNIT 8	MAIN FLOOR:	312 SQ.FT.
	SECOND FLOOR:	234 SQ.FT.
	THIRD FLOOR:	78 SQ.FT.
	ROOF TOP:	156 SQ.FT.
	TOTAL:	1,980 SQ.FT.
TOTAL FLOOR AREA:		15,238 SQ.FT.
LOT AREA:		15,493 SQ.FT.
FAR:		0.984

C PLAN KAP20294

1007
1,497m²

15 PLAN

16 KAP39434

Proposed Project For: 8-UNIT TOWNHOUSE PROJECT

1007 LANFRANCO RD KELOWNA, BC

LOT C PLAN KAP20294

Sheet Title: SITE PLAN

DATE: 2024-01-26

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

SHEET NO.: A3

ELEVAR PROPERTIES

INARTIFEX DESIGN LTD.
Design. Drafting. Interiors.

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