# 403 KALAMALKA LAKE ROAD

MULTI-FAMILY DEVELOPMENT

PID 031-110-363

PROJECT RATIONALE:

Brentwell Ventures, in partnership with Brentwell Construction, propose to develop the vacant site (403 Kalamalka Lake Road) into a stratified community consisting of 56 Townhome Units. The Townhomes will be constructed with the intention to:

- Provide affordable housing options that meet the needs of young adults and families
- Provide housing options for seniors looking to downsize
- Provide housing opportunities for buyers looking for a well-built home in a desirable location
- Support the provision of rental units in strata developments

The site has been for sale for several years, marketed as an Apartment/Condo development opportunity. Through exploration of various designs, Brentwell is confident we have landed on a product that is best suited for this unique parcel of land.

Given the sensitivity of this sloping parcel, we have carefully evaluated the impacts of a few key items:

- Achieving maximum density
- Effects on neighbouring properties (views / privacy)
- Relationship between the proposed Development & Kal Lake Road
- Balancing cut & fill volumes / use of Retaining.

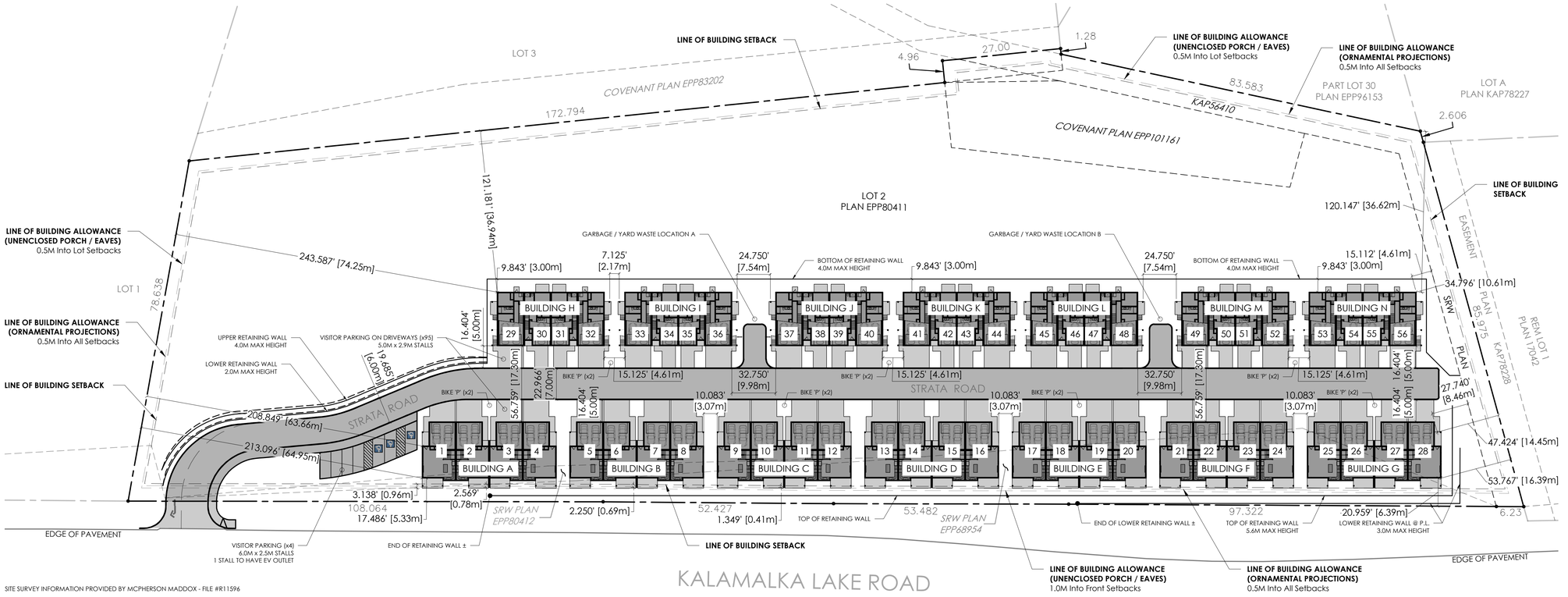
All the above items directly affect Unit sale prices, the projects' carbon imprint due to required trucking, and the overall viability of the project for Brentwell.

Creating a strong, compact and complete neighbourhood that feels good, and functions well have been the major drivers of our design decisions. Given the existing topography and orientation of the Walk-Up (East) & Walk-Out (West) Units, we wanted to ensure that adequate distance between Units were maintained in creating a wide corridor consisting of the drive aisle and driveways long enough accommodate resident and visitor vehicles. This wide corridor also creates better privacy for residents, while allowing for nicer views from the Walk-Up (East) Units.

3D RENDERINGS & FLYOVER LINK IN PAGES TO FOLLOW

A.1
1.0

# SITE PLAN
SCALE: 1:500




SITE SURVEY INFORMATION PROVIDED BY MCPHERSON MADDOX - FILE #R11596

## SHEET LIST


**SHEET 1.0:**
A.1 - Proposed Site Plan
T.1-T5 - Bylaw & Bldg Information

### WEST UNITS

**SHEET 2.0:**
A.2 - Basement Floor Plan
**SHEET 3.0:**
A.3 - Main Floor Plan
**SHEET 4.0:**
A.4 - Upper Floor Plan
**SHEET 5.0:**
D.2 - Roof System
**SHEET 6.0:**
E.1A - E.1B - Elevations
**SHEET 7.0:**
E.1C - E.1D - Elevations
**SHEET 8.0:**
E.2A - E.2B - Elevations
T.6 - Cladding Schedule
**SHEET 9.0:**
E.2C - Elevation
T.6 - Cladding Schedule
**SHEET 10.0:**
E.3A - E.3B - Elevations
**SHEET 11.0:**
E.3C - E.3D - Elevations
**SHEET 12.0:**
E.4A - E.4B - Elevations
T.6 - Cladding Schedule
**SHEET 13.0:**
E.4C - Elevation
T.6 - Cladding Schedule
**SHEET 14.0:**
S.1 - S.2 - Sections

### EAST UNITS

**SHEET 15.0:**
A.5 - Basement Floor Plan
**SHEET 16.0:**
A.6 - Main Floor Plan
**SHEET 17.0:**
A.7 - Upper Floor Plan
**SHEET 18.0:**
D.3 - Roof System
**SHEET 19.0:**
E.5A - E.5B - Elevations
**SHEET 20.0:**
E.5C - E.5D - Elevations
**SHEET 21.0:**
E.5E - Elevation
T.6 - Cladding Schedule
**SHEET 22.0:**
E.6A - E.6B - Elevations
T.6 - Cladding Schedule
**SHEET 23.0:**
E.7A - E.7B - Elevations
T.6 - Cladding Schedule
**SHEET 24.0:**
E.7C - E.7E - Elevations
**SHEET 25.0:**
E.8A - E.8B - Elevations
T.6 - Cladding Schedule
**SHEET 26.0:**
S.3 - S.4 - Sections
**SHEET 27.0:**
S.5 - Section


### T.1 - SITE COVERAGE | DENSITY | PARKING

TOTAL SITE AREA = 288,397.868 SQ' (**26,793.04M²**)

| **SITE COVERAGE:** | | |
|---|---|---|
| **WEST UNITS (ALL BUILDINGS / HARD SURFACES):** | | |
| BUILDING AREA | 2,554.26M² | = 9.53% |
| PATIOS / DRIVEWAYS: | 1,358.20M² | = 5.07% |
| **EAST UNITS: (ALL BUILDINGS / HARD SURFACES):** | | |
| BUILDING AREA | 2,052.58M² | = 7.66% |
| PATIOS / DRIVEWAYS: | 880.21M² | = 3.29% |
| **DRIVEWAYS / SIDEWALKS / PARKING:** | 2,479.22M² | = 9.25% |
| **TOTAL SITE COVERAGE:** | **9,324.47M²** | **= 34.80%** |

| **LANDSCAPING AREA:** | |
|---|---|
| MIN. LANDSCAPING AREA REQUIRED | 25.0% |
| **PROPOSED LANDSCAPING AREA** | **65.20%** |

| **DENSITY:** | |
|---|---|
| MAX. SITE DENSITY (FAR) | 3.00 |
| **PROPOSED SITE DENSITY** (9,803.85M² NET FLOOR AREA) | **0.37** |

| **PARKING REQUIREMENTS:** | |
|---|---|
| RESIDENT VEHICLE PARKING REQUIRED | 56.0 (1.0 PER UNIT) |
| **RESIDENT VEHICLE PARKING PROPOSED** | **98.0*** |
| *56.0 OF THESE SPACES SHALL BE EV-READY | |
| *42.0 OF THESE SPACES SHALL BE 'SMALL' (42.9%) | |
| VISITOR VEHICLE PARKING REQUIRED | 8.0 |
| VISITOR SMALL VEHICLE PARKING PROPOSED | 95.0 |
| VISITOR REGULAR VEHICLE PARKING PROPOSED | 4.0 |
| **TOTAL VISITOR VEHICLE PARKING PROPOSED** | **99.0**** |
| **2.0 OF THESE SPACES SHALL BE PICK-UP / DROP-OFF SPACES | |
| COMMERCIAL LOADING REQUIRED | 3.5 |
| **COMMERCIAL LOADING PROPOSED** | **0.0 (VARIANCE REQ.)** |
| LONG-TERM BIKE PARKING REQUIRED | 56.0 |
| **LONG-TERM BIKE PARKING PROPOSED** | **56.0***** |
| ***MIN. 28.0 OF THESE SPACES SHALL BE INCLUSIVE W/ 120V OUTLET | |
| SHORT-TERM BIKE PARKING REQUIRED | 14.0 |
| **SHORT-TERM BIKE PARKING PROPOSED** | **14.0******** |
| ****MIN. 7.0 OF THESE SPACES SHALL BE INCLUSIVE W/ 120V OUTLET | |

| 403 KALAMALKA LAKE ROAD | PID: 031-110-363 |
|---|---|
| **MSH - MEDIUM SCALE HOUSING** CITY OF VERNON ZONING BYLAW 6000 | LOT 2, PLAN EPP80411, SEC 27, TWP 9, O.D.Y.D. |

### T.2 - AREAS OF BUILDING - WEST UNITS (x7)

BUILDINGS A-G

ALL AREAS LISTED IN SQUARE FEET

| | | TOTAL PER FLOOR |
|---|---|---|
| **END UNIT (PER UNIT)** | | |
| BASEMENT - FINISHED LIVING AREA | **406.1** | |
| BASEMENT - UNFINISHED AREA | 158.9 | |
| | | 565.0 |
| MAIN FLOOR - FINISHED LIVING AREA | **584.1** | |
| MAIN FLOOR - GARAGE | 394.9 | |
| | | 979.0 |
| UPPER FLOOR - FINISHED LIVING AREA | **884.5** | |
| UPPER FLOOR - STAIRWELL | 60.5 | |
| | | 945.0 |
| **MIDDLE UNIT (PER UNIT)** | | |
| BASEMENT - FINISHED LIVING AREA | **406.1** | |
| BASEMENT - UNFINISHED AREA | 158.9 | |
| | | 565.0 |
| MAIN FLOOR - FINISHED LIVING AREA | **584.1** | |
| MAIN FLOOR - GARAGE | 394.9 | |
| | | 979.0 |
| UPPER FLOOR - FINISHED LIVING AREA | **872.5** | |
| UPPER FLOOR - STAIRWELL | 60.5 | |
| | | 933.0 |
| | | **OVERALL TOTALS** |
| **END UNIT FINISHED AREA (PER UNIT)** | | **1,874.7** |
| **MIDDLE UNIT FINISHED AREA (PER UNIT)** | | **1,862.7** |
| END UNIT CONDITIONED AREA (PER UNIT) | | 2,094.1 |
| MIDDLE UNIT CONDITIONED AREA (PER UNIT) | | 2,082.1 |
| **FINISHED AREA (TOTAL BUILDING)** | | **7,474.8** |
| CONDITIONED AREA (TOTAL BUILDING \| USE FOR 'FAR' CALC) | | 8,352.4 |
| BUILDING AREA W/ GARAGES (TOTAL BUILDING) | | 9,932.0 |

### T.3 - AREAS OF BUILDING - EAST UNITS (x7)

BUILDINGS H-N

ALL AREAS LISTED IN SQUARE FEET

| | | TOTAL PER FLOOR |
|---|---|---|
| **END UNIT (PER UNIT)** | | |
| BASEMENT - FINISHED LIVING AREA | **62.7** | |
| BASEMENT - UNFINISHED AREA | 114.3 | |
| BASEMENT - GARAGE | 463.0 | |
| | | 640.0 |
| MAIN FLOOR - FINISHED LIVING AREA | **728.0** | |
| | | 728.0 |
| UPPER FLOOR - FINISHED LIVING AREA | **775.5** | |
| UPPER FLOOR - STAIRWELL | 48.5 | |
| | | 824.0 |
| **MIDDLE UNIT (PER UNIT)** | | |
| BASEMENT - FINISHED LIVING AREA | **57.6** | |
| BASEMENT - UNFINISHED AREA | 81.8 | |
| BASEMENT - GARAGE | 476.6 | |
| | | 616.0 |
| MAIN FLOOR - FINISHED LIVING AREA | **693.1** | |
| | | 693.1 |
| UPPER FLOOR - FINISHED LIVING AREA | **748.6** | |
| UPPER FLOOR - STAIRWELL | 51.4 | |
| | | 800.0 |
| | | **OVERALL TOTALS** |
| **END UNIT FINISHED AREA (PER UNIT)** | | **1,566.2** |
| **MIDDLE UNIT FINISHED AREA (PER UNIT)** | | **1,499.3** |
| END UNIT CONDITIONED AREA (PER UNIT) | | 1,729.0 |
| MIDDLE UNIT CONDITIONED AREA (PER UNIT) | | 1,632.5 |
| **FINISHED AREA (TOTAL BUILDING)** | | **6,131.0** |
| CONDITIONED AREA (TOTAL BUILDING \| USE FOR 'FAR' CALC) | | 6,723.0 |
| BUILDING AREA W/ GARAGES (TOTAL BUILDING) | | 8,602.2 |

### T.4 - COMMON & PRIVATE AMENITY AREAS

ALL AREAS LISTED IN SQUARE METERS

| | REQUIRED | PROPOSED |
|---|---|---|
| PER DWELLING UNIT (WEST UNITS) | 15.00 | 15.00+ |
| PER DWELLING UNIT (EAST UNITS) | 15.00 | 15.00+ |

### T.5 - BUILDING SETBACKS & PROJECTIONS | BUILDING HEIGHT | BUILDING FRONTAGE

| **BUILDING SETBACKS** | ALLOWED (MIN.) | **PROPOSED** | VARIANCE REQ. |
|---|---|---|---|
| LOT LINE - STREET (WEST) | 4.00 | **4.72** | NO |
| LOT LINE - LOT (SOUTH) | 3.00 | **14.44** | NO |
| LOT LINE - LOT (EAST) | 3.00 | **36.94** | NO |
| LOT LINE - LOT (NORTH) | 3.00 | **63.66** | NO |
| LOT LINE - PARTY WALL | 0.00 | **0.00** | NO |
| *Setback requirements indicated on Site Plan | | | |
| **BUILDING PROJECTIONS:** | ALLOWED (MAX.) | | |
| ORNAMENTAL FEATURES (INTO ALL SETBACKS) | 0.50 | **0.78** | **YES** |
| UNENCLOSED PROJECTIONS (FRONT SETBACK) | 1.00 | **0.96** | NO |
| UNENCLOSED PROJECTIONS (SIDE SETBACKS) | 0.50 | N/A | NO |
| **BUILDING HEIGHT** | ALLOWED (MAX.) | | |
| BUILDING HEIGHT (WEST UNITS) | 30.00 | **11.13** | NO |
| BUILDING HEIGHT (EAST UNITS) | 30.00 | **12.10** | NO |
| **BUILDING FRONTAGE** | ALLOWED (MAX.) | | |
| BUILDING FRONTAGE (WEST UNITS) | 100.00 | **30.48** | NO |
| BUILDING FRONTAGE (EAST UNITS) | 100.00 | **24.38** | NO |

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BRENTWELL CONSTRUCTION

DESIGN BY:
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project:
BRENTWELL VENTURES
LOT 2 - MULTIFAMILY FOURPLEXES

403 KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:
*ALL MEASUREMENTS ARE SHOWN IN METERS UNLESS OTHERWISE INDICATED

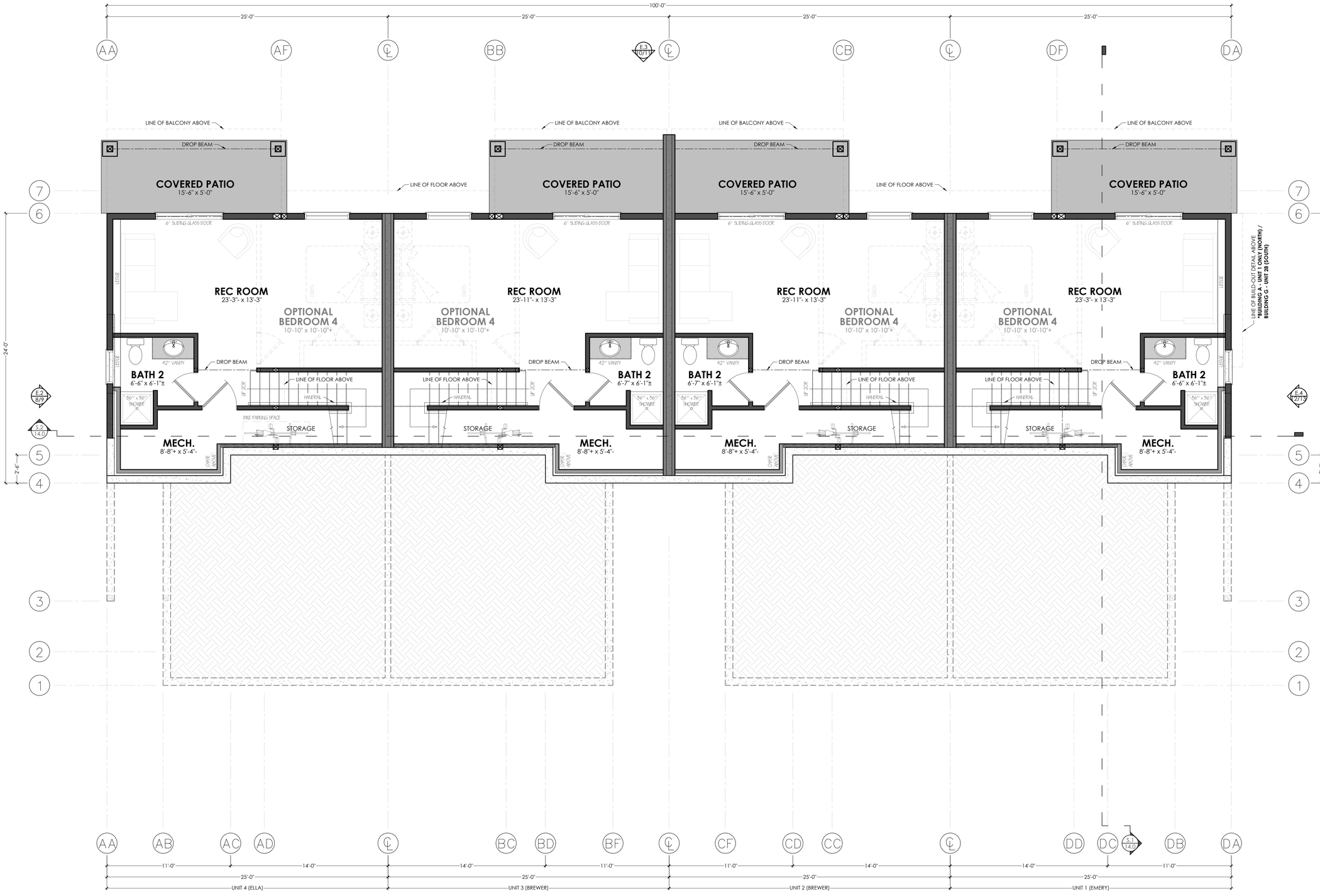
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drawing:
A.1 - SITE PLAN
T.1 - T.5 - BYLAW & BUILDING INFORMATION

sheet:
1.0 OF 27.0




BASEMENT FLOOR PLAN - WEST UNITS A.2 2.0

SCALE: 1/4" = 1'-0"

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note:
-ALL CEILINGS 12'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE FLOOR JOIST PLAN FOR JOIST DIRECTION

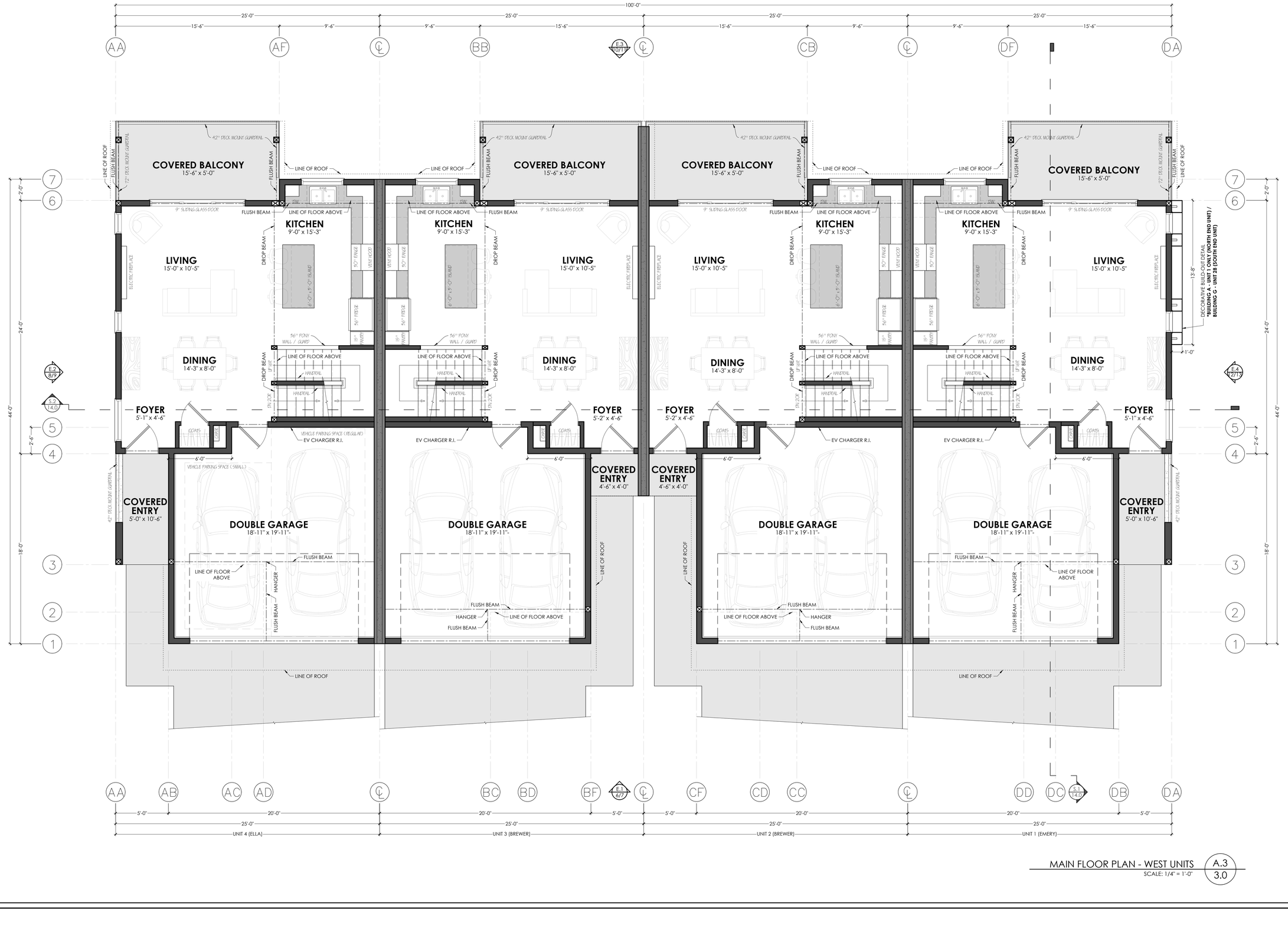
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MARCH 18th, 2024

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APRIL 17th, 2025

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1/4" = 1'-0"
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drawing:
**WEST UNITS**
A.2 - BASEMENT FLOOR PLAN

sheet:
2.0 OF 27.0




MAIN FLOOR PLAN - WEST UNITS — A.3 / 3.0

SCALE: 1/4" = 1'-0"

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note:
-ALL CEILINGS 9'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE FLOOR JOIST PLAN FOR JOIST DIRECTION

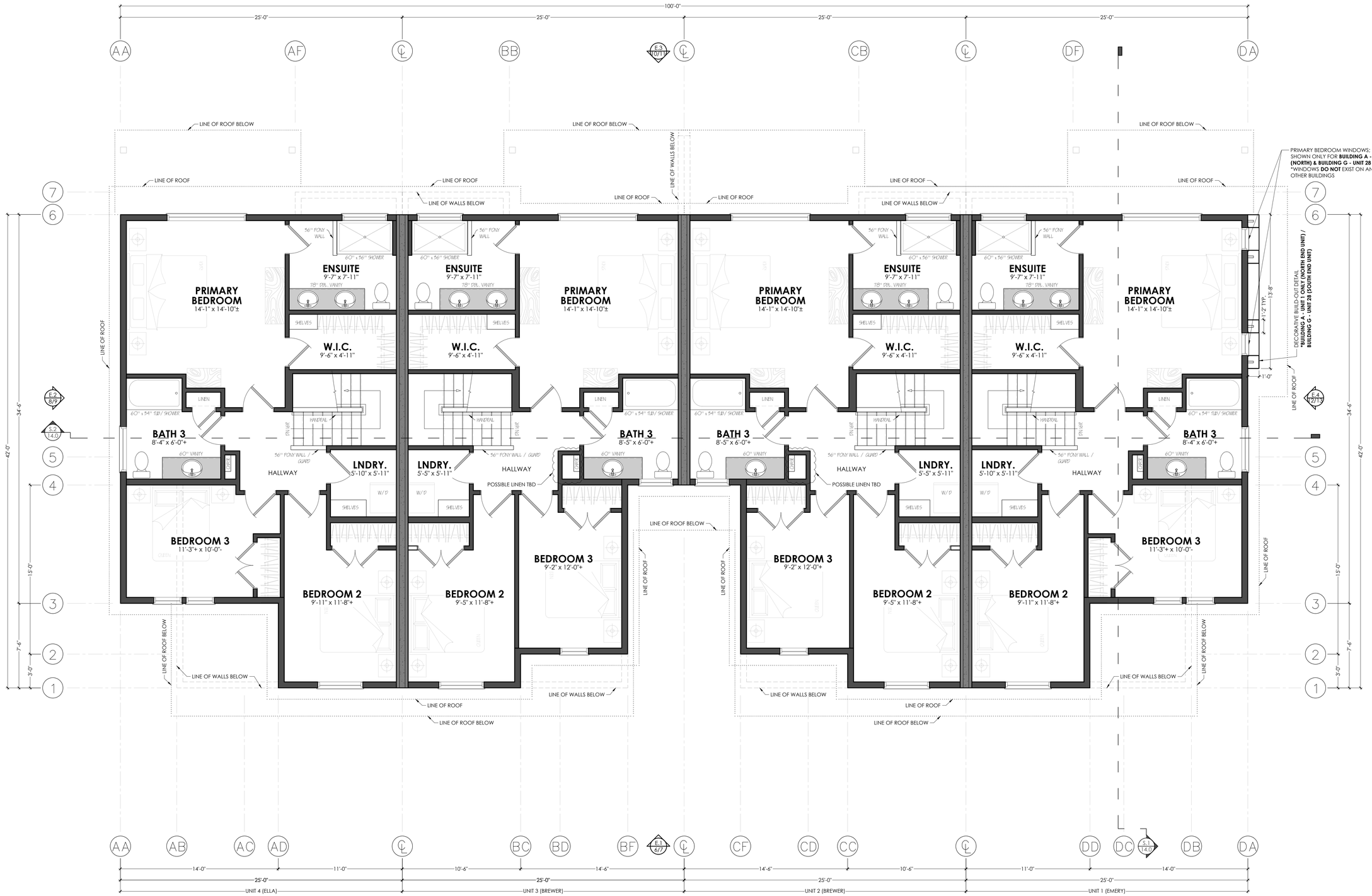
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scale:
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drawing:
**WEST UNITS**
A.3 - MAIN FLOOR PLAN

sheet:
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UPPER FLOOR PLAN - WEST UNITS
SCALE: 1/4" = 1'-0"

A.4
4.0

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note:
-ALL CEILINGS 8'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE ROOF PLAN FOR TRUSS DIRECTION

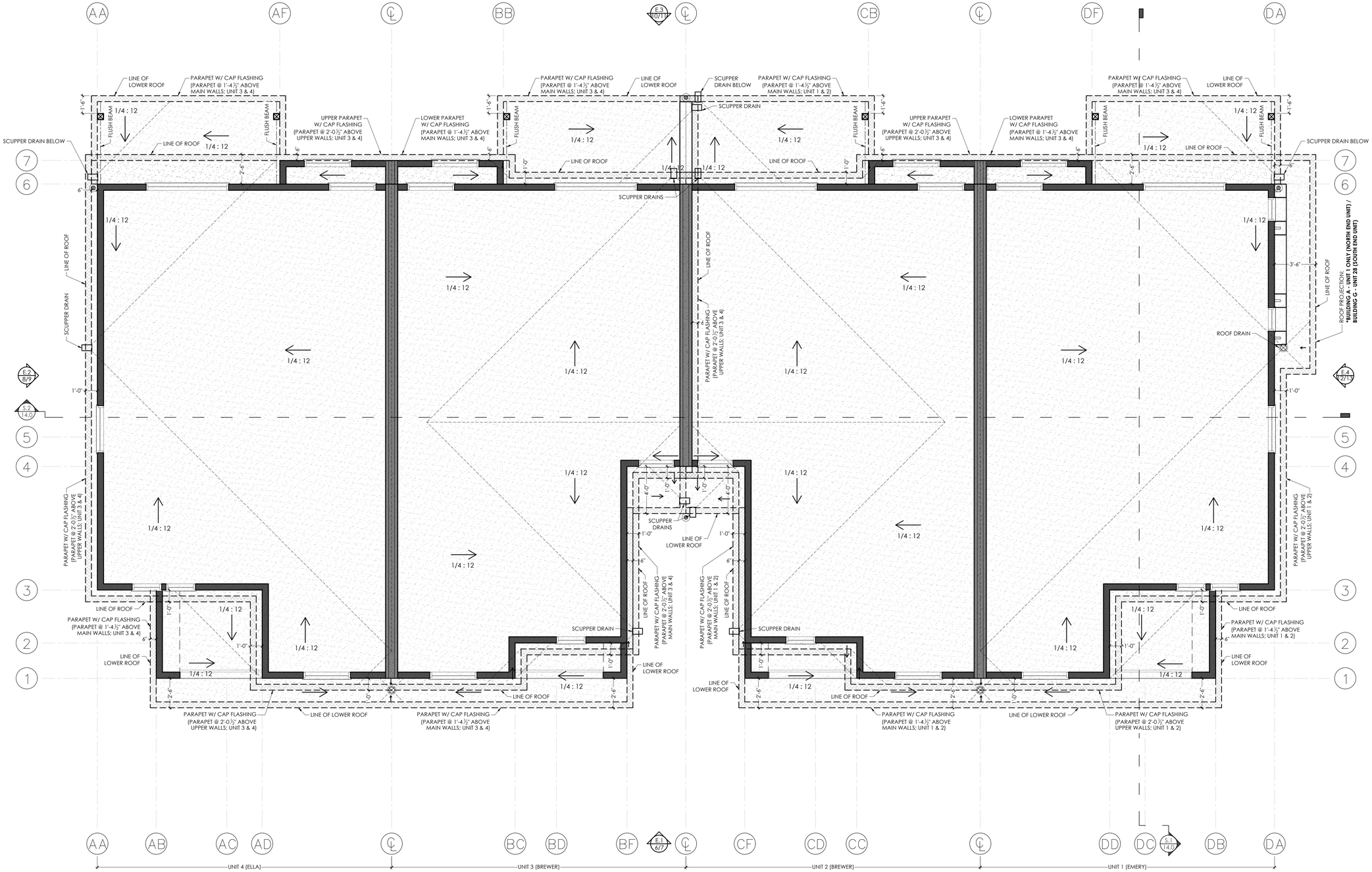
date drawn:
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APRIL 17th, 2025

scale:
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drawing:
**WEST UNITS**
A.4 - UPPER FLOOR PLAN

sheet:
4.0 OF 27.0




1/4 : 12 FLAT ROOF PITCH
- 1.5" TYP. PARAPET (MIN.)
- VARYING OVERHANGS

1/2 : 12 FLAT ROOF PITCH
- 1.5" TYP. PARAPET (MIN.)
- VARYING OVERHANGS

LOCATION OF RWL

## ROOF SYSTEM - WEST UNITS

SCALE: 1/4" = 1'-0"

D.2 / 5.0

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OCTOBER 21st, 2024

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drawing:
**WEST UNITS**
D.2 - ROOF SYSTEM

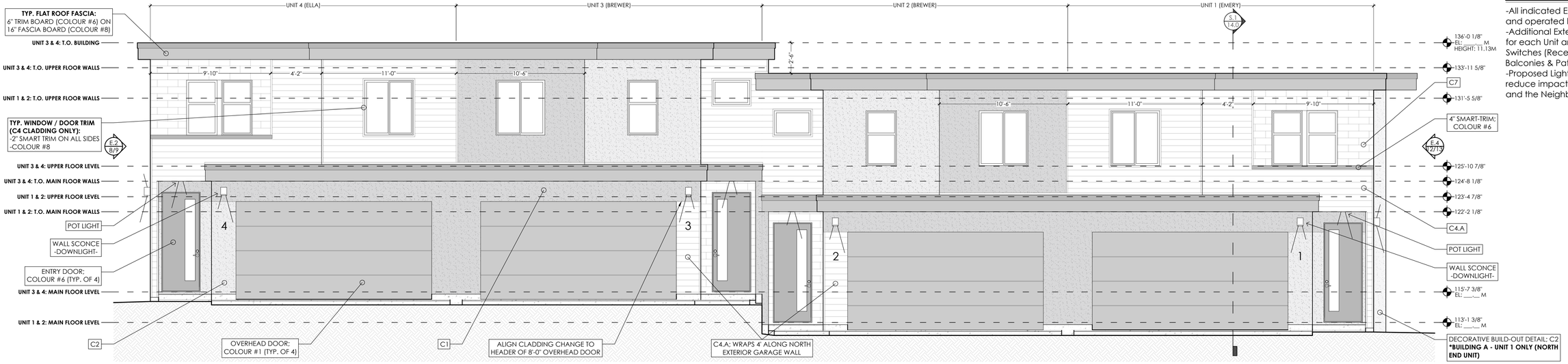
sheet:
5.0 OF 27.0

E.1A
6.0

## ELEVATION 1A - WEST (BUILDINGS A & C*)

SCALE: 1/4" = 1'-0"  *UNIT NUMBERS VARY ON BUILDING C

**"STICKS & STONES"** DESIGN SCHEME




**SEE SHEET 8.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

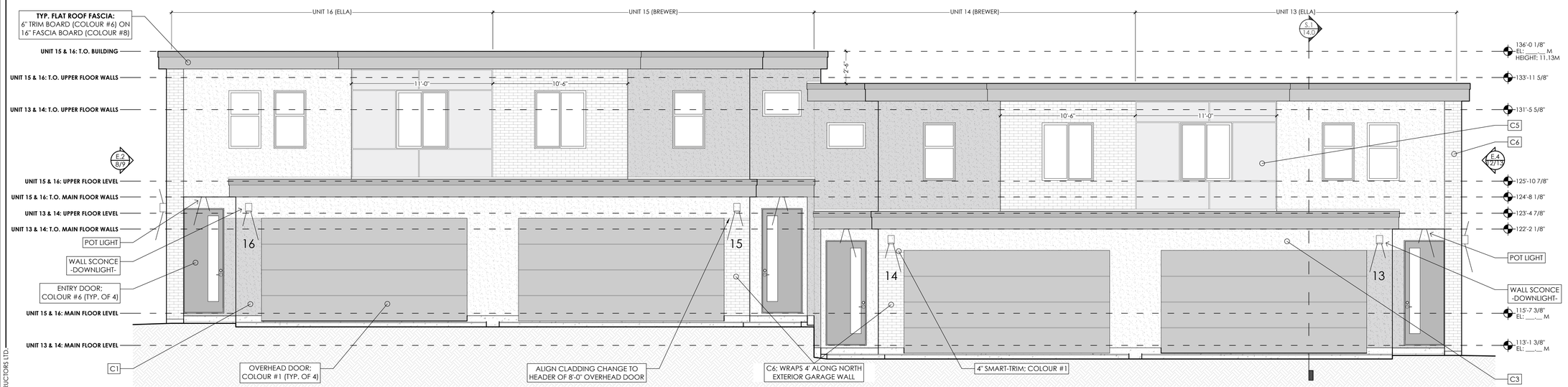
-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 2 - WEST (BUILDING D)

SCALE: 1/4" = 1'-0"

E.1B
6.0




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KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:
ALL NECESSARY FLASHINGS APPLIED TO CURRENT BCBC STANDARDS; COLOUR TO MATCH NEAREST CLADDING MATERIAL

date drawn:
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date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
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drawing:
**WEST UNITS**
E.1A - E.1B - ELEVATIONS

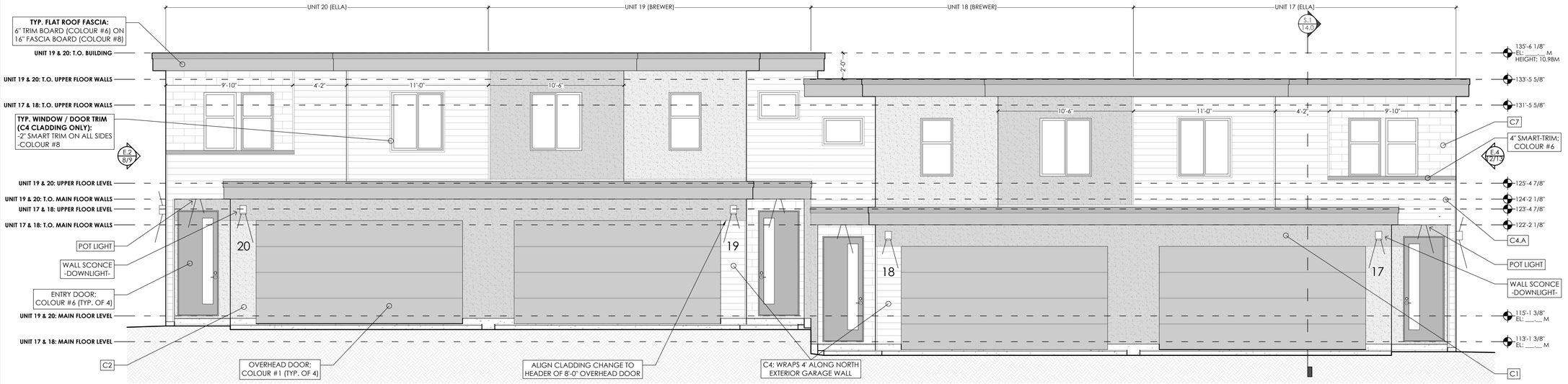
sheet:
6.0 OF 27.0

E.1C
7.0

## ELEVATION 1C - WEST (BUILDINGS E & G*)

SCALE: 1/4" = 1'-0"  *UNIT #'S VARY / MIRROR DESIGN FOR BUILDING G

**"STICKS & STONES"** DESIGN SCHEME




**SEE SHEET 8.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

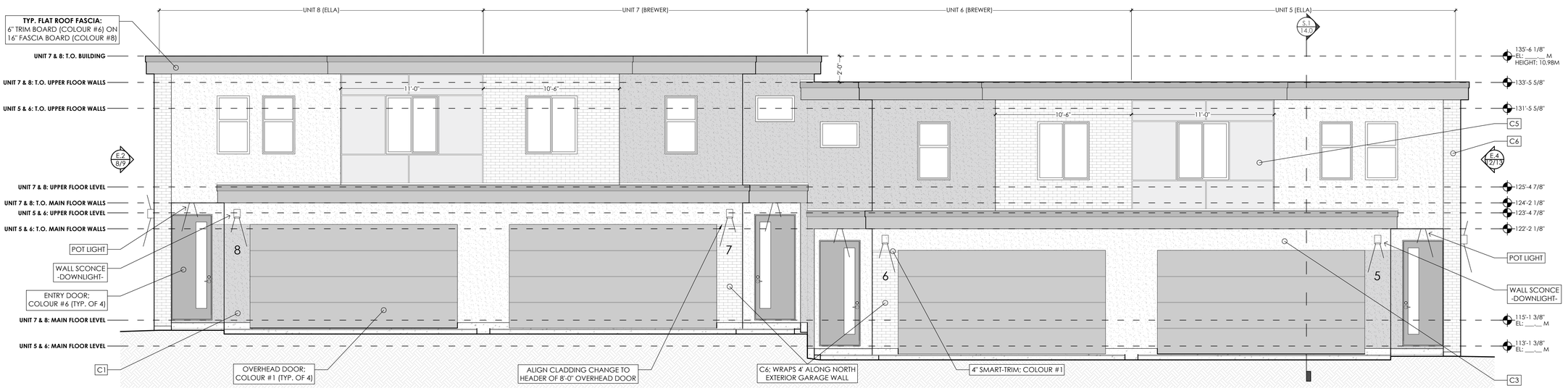
-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 1D - WEST (BUILDINGS B & F*)

*UNIT #'S VARY / MIRROR DESIGN FOR BUILDING F  SCALE: 1/4" = 1'-0"

E.1D
7.0




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note:
ALL NECESSARY FLASHINGS APPLIED TO CURRENT BCBC STANDARDS; COLOUR TO MATCH NEAREST CLADDING MATERIAL

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date issued:
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scale:
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drawing:
**WEST UNITS**
E.1C - E.1D - ELEVATIONS

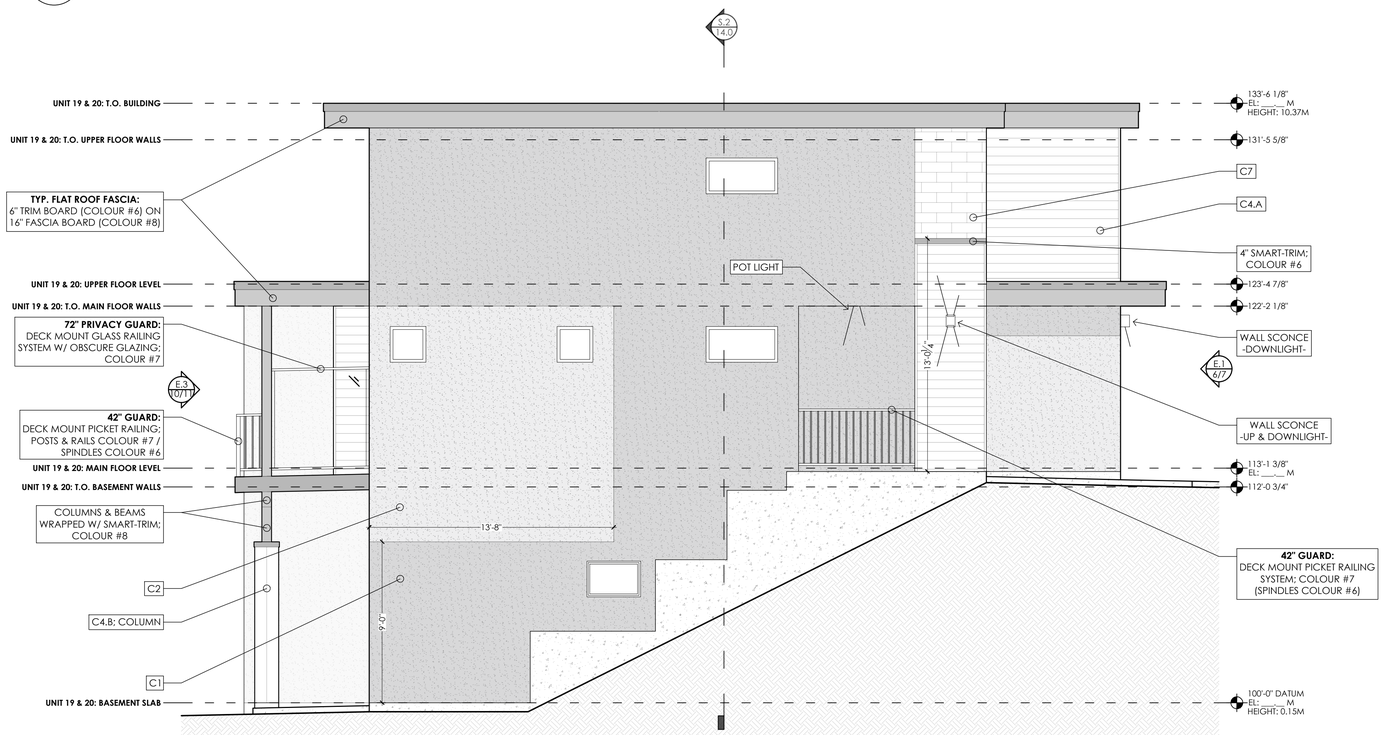
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7.0 OF 27.0

E.2A
8.0

## ELEVATION 2A - SOUTH (BUILDINGS A* | C* | E)

SCALE: 1/4" = 1'-0"  *BUILDINGS A&C VARY SLIGHTLY DUE TO STEPPED UNITS

**"STICKS & STONES"** DESIGN SCHEME




**T.6 - EXTERIOR CLADDING SCHEDULE**

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

## LIGHTING NOTE

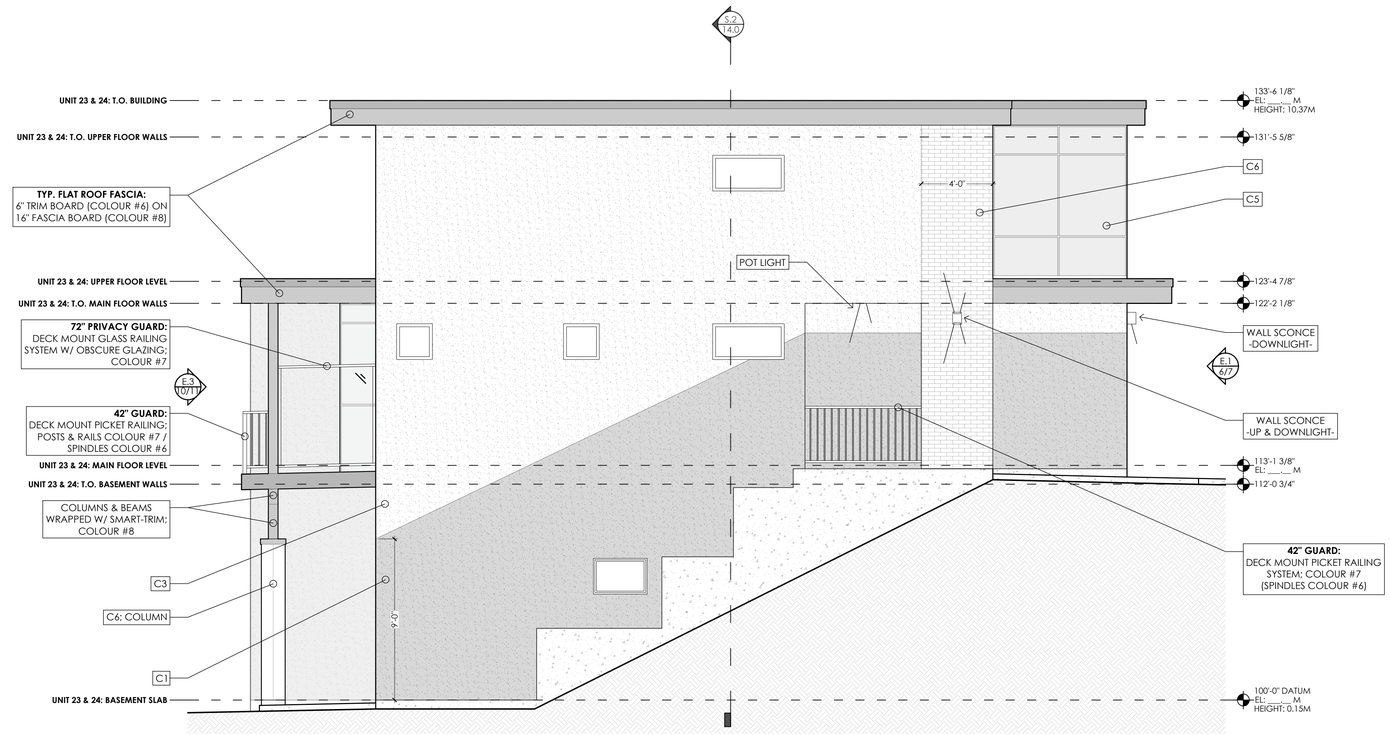
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-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 2B - SOUTH (BUILDINGS B* | D* | F)

*BUILDINGS B&D VARY SLIGHTLY DUE TO STEPPED UNITS  SCALE: 1/4" = 1'-0"

E.2B
8.0




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project:
BRENTWELL VENTURES
LOT 2 - MULTIFAMILY FOURPLEXES
403 KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:
ALL NECESSARY FLASHINGS APPLIED TO CURRENT BCBC STANDARDS; COLOUR TO MATCH NEAREST CLADDING MATERIAL

date drawn:
OCTOBER 2nd, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.2A - E.2B - ELEVATIONS
T.6 - CLADDING SCHEDULE

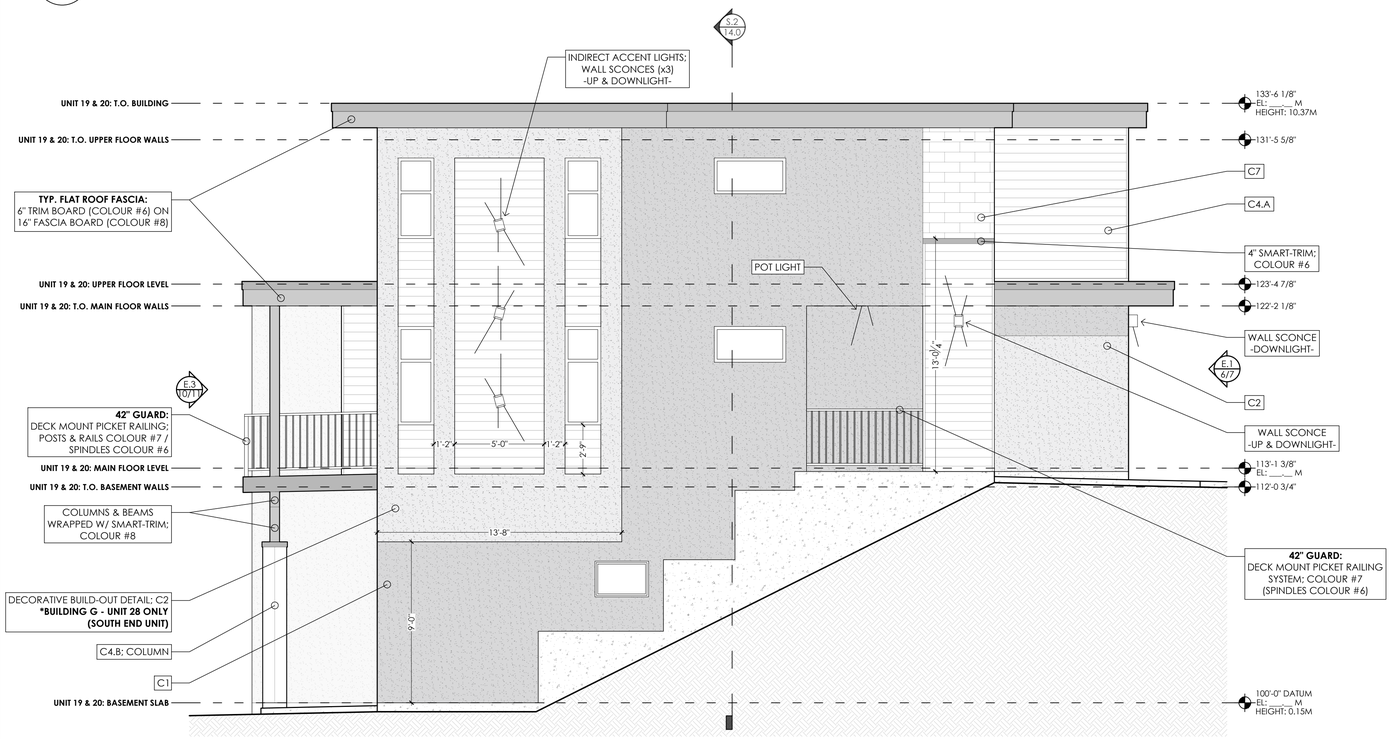
sheet:
8.0 OF 27.0

E.2C
9.0

## ELEVATION 2C - SOUTH (BUILDING G)

SCALE: 1/4" = 1'-0"

**"STICKS & STONES"** DESIGN SCHEME




### T.6 - EXTERIOR CLADDING SCHEDULE

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

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LOT 2 - MULTIFAMILY FOURPLEXES

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revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:
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date drawn:
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date issued:
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scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.2C - ELEVATION
T.6 - CLADDING SCHEDULE

sheet:
9.0 OF 27.0

E.3A
10.0

## ELEVATION 3A - EAST (BUILDINGS A & C*)

SCALE: 1/4" = 1'-0" *BUILDING C TO EXCLUDE BUILD-OUT @ NORTH

**"STICKS & STONES"** DESIGN SCHEME




**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 3B - EAST (BUILDING D)

SCALE: 1/4" = 1'-0"

E.3B
10.0




**SEE SHEET 9.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
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date drawn:
OCTOBER 2nd, 2024

date issued:
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scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.3A - E.3B - ELEVATIONS

sheet:
10.0 OF 27.0

E.3C
11.0

# ELEVATION 3C - EAST (BUILDINGS E & G*)

SCALE: 1/4" = 1'-0"  *MIRROR DESIGN FOR BUILDING G

**"STICKS & STONES"** DESIGN SCHEME




**SEE SHEET 12.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
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**"BRICK & MORTAR"** DESIGN SCHEME

# ELEVATION 3D - EAST (BUILDINGS B & F*)

*MIRROR DESIGN FOR BUILDING F  SCALE: 1/4" = 1'-0"

E.3D
11.0




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scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.3C - E.3D - ELEVATIONS

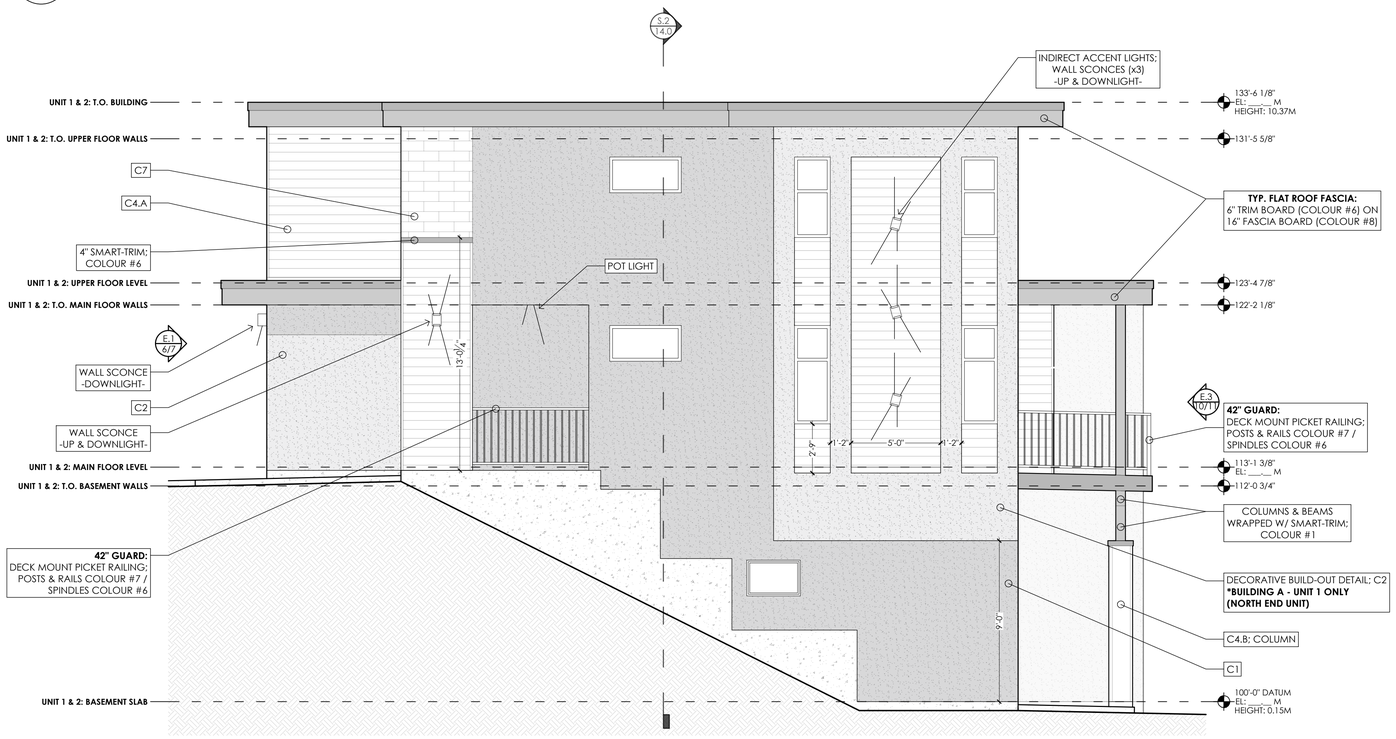
sheet:
11.0 OF 27.0

E.4A
12.0

## ELEVATION 4A - NORTH (BUILDING A)

SCALE: 1/4" = 1'-0"

**"STICKS & STONES"** DESIGN SCHEME




### T.6 - EXTERIOR CLADDING SCHEDULE

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

## LIGHTING NOTE

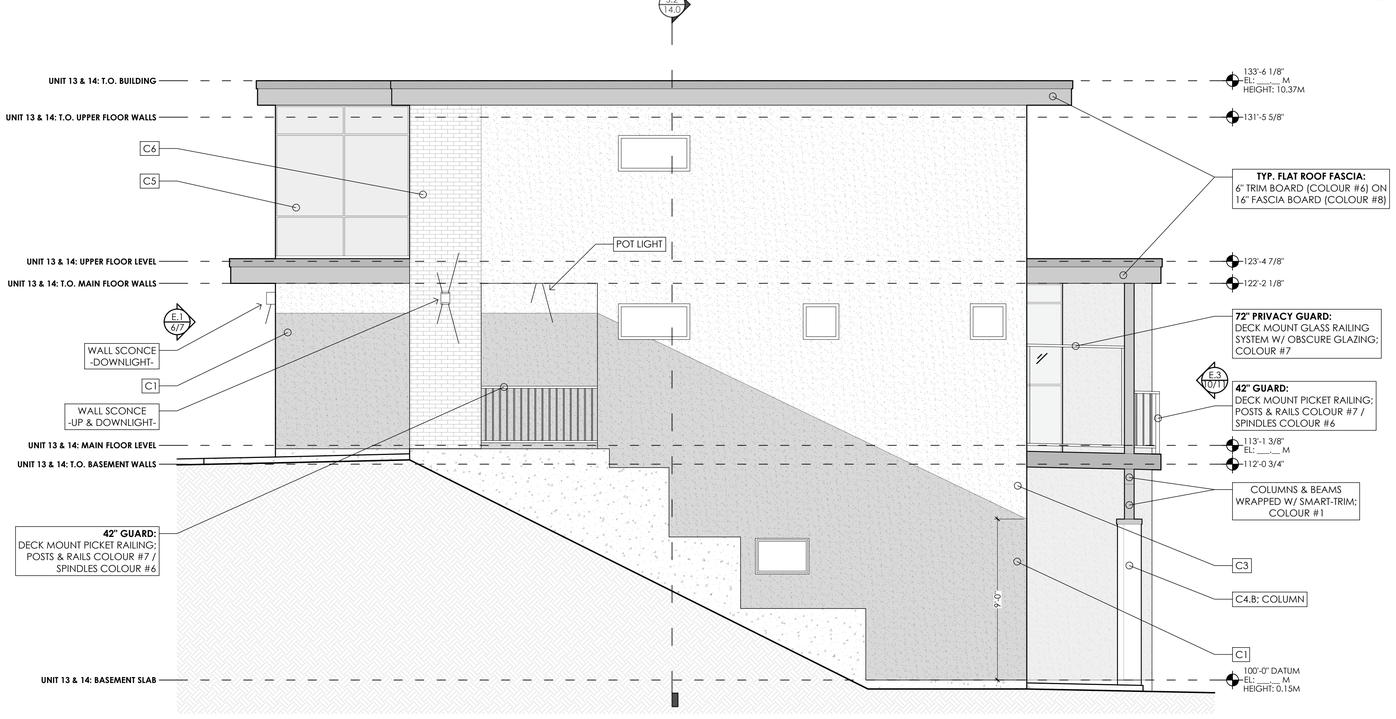
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**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 4B - NORTH (BUILDINGS B* | D | F*)

*BUILDINGS B&F VARY SLIGHTLY DUE TO STEPPED UNITS SCALE: 1/4" = 1'-0"

E.4B
12.0




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LOT 2 - MULTIFAMILY FOURPLEXES

403
KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:
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date drawn:
OCTOBER 2nd, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.4A - E.4B - ELEVATIONS
T.6 - CLADDING SCHEDULE

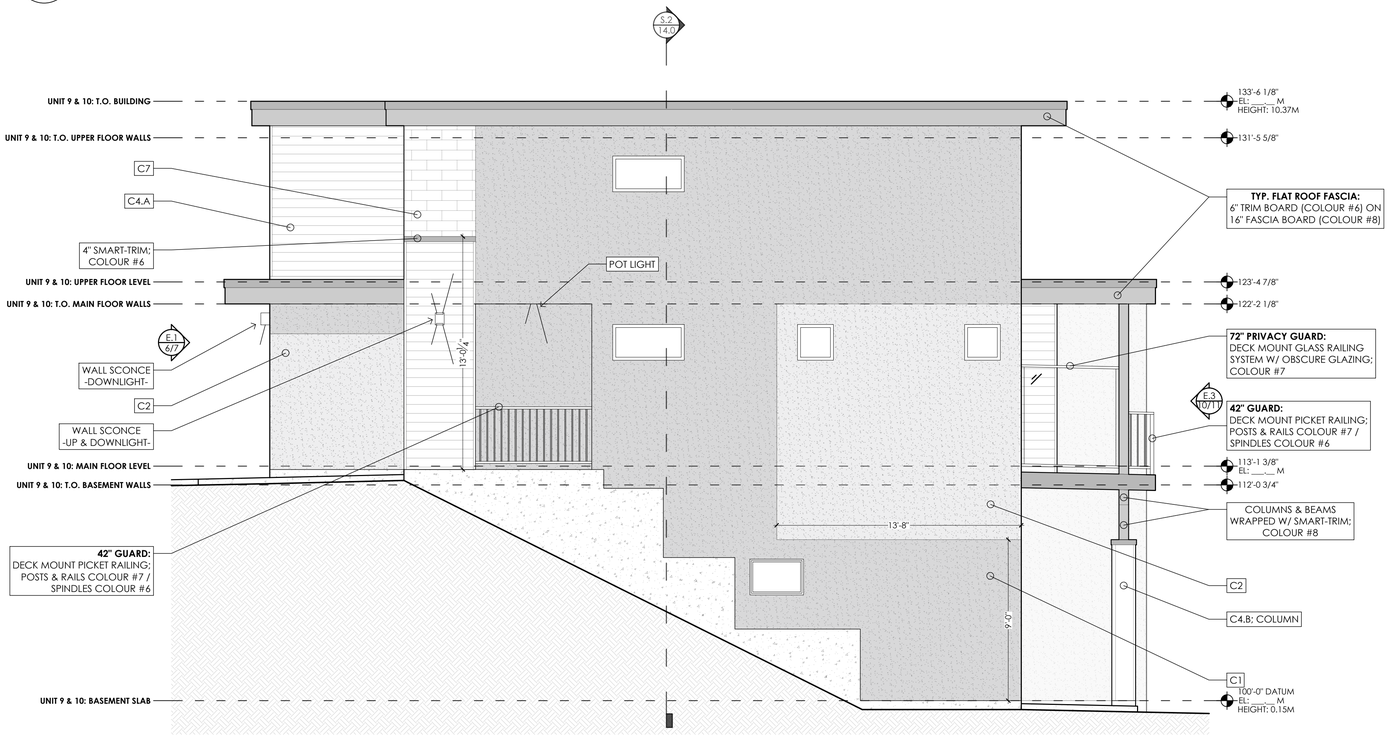
sheet:
12.0 OF 27.0

E.4C
13.0

# ELEVATION 4C - NORTH (BUILDINGS C | E* | G*)

SCALE: 1/4" = 1'-0" *BUILDINGS E&G VARY SLIGHTLY DUE TO STEPPED UNITS

**"STICKS & STONES"** DESIGN SCHEME




## T.6 - EXTERIOR CLADDING SCHEDULE

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

## LIGHTING NOTE

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project:
BRENTWELL VENTURES
LOT 2 - MULTIFAMILY FOURPLEXES

403 KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

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date drawn:
OCTOBER 2nd, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
E.4C - ELEVATION
T.6 - CLADDING SCHEDULE

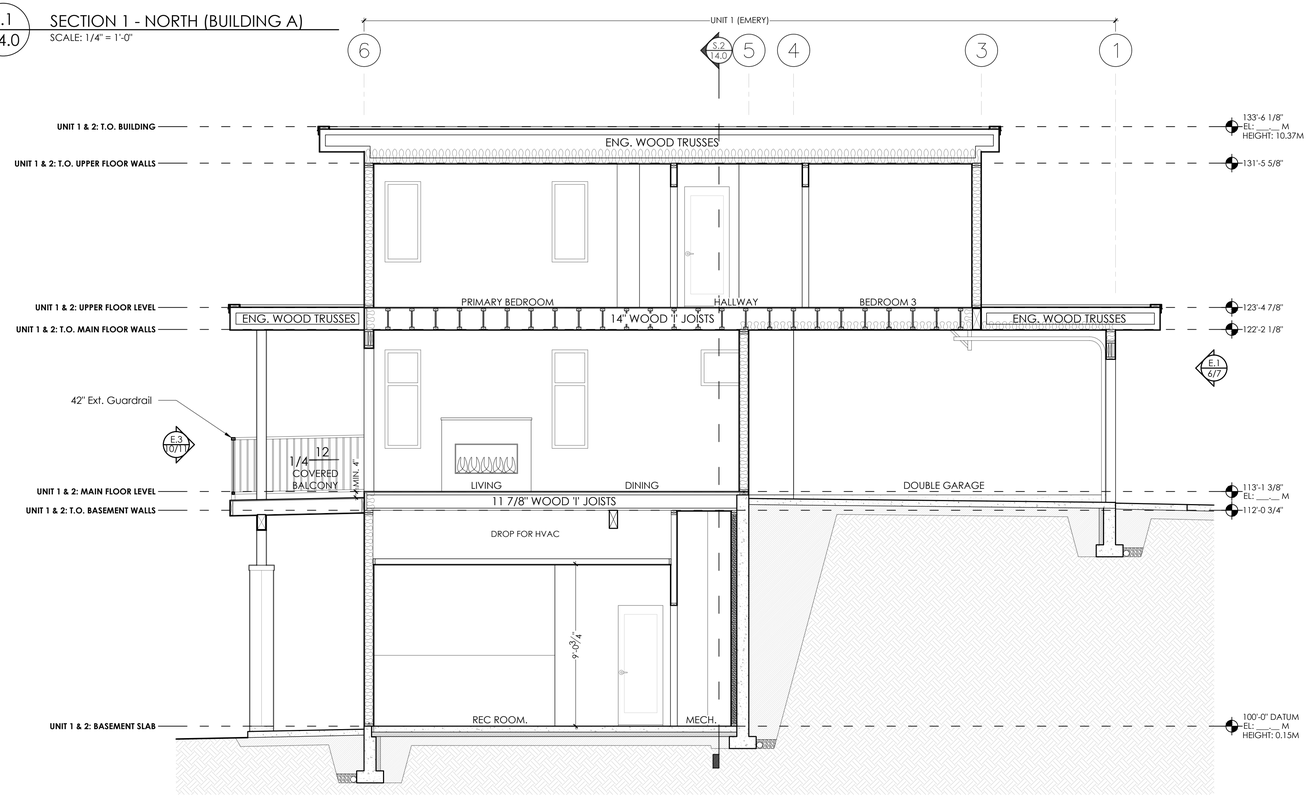
sheet:
13.0 OF 27.0

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S.1
14.0

## SECTION 1 - NORTH (BUILDING A)

SCALE: 1/4" = 1'-0"



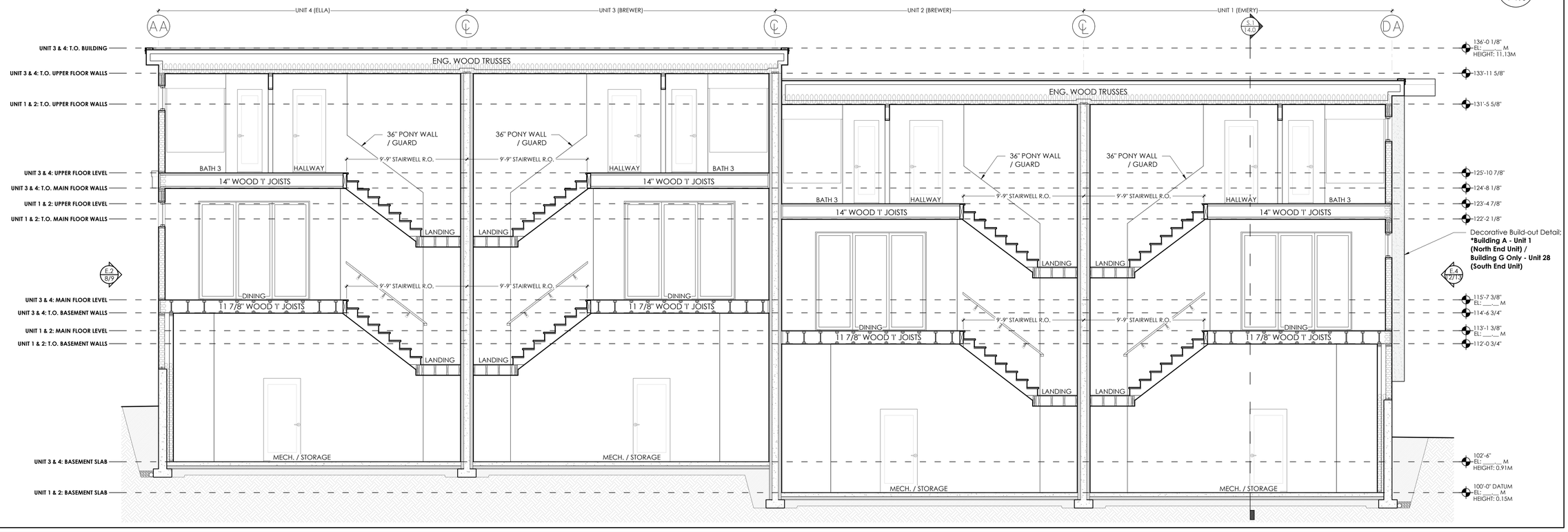

**BUILDING 'A' SHOWN IN SECTIONS:**

- STEPS BETWEEN UNITS VARY FOR BUILDINGS 'B' THROUGH 'G'
- FOR BUILDINGS 'F' & 'G', MIRROR SECTION 2
- WINDOWS SHOWN IN SECTION 1 VARY FOR BUILDINGS 'B' THROUGH 'F'

## SECTION 2 - WEST (BUILDING A)

SCALE: 1/4" = 1'-0"

S.2
14.0




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note:

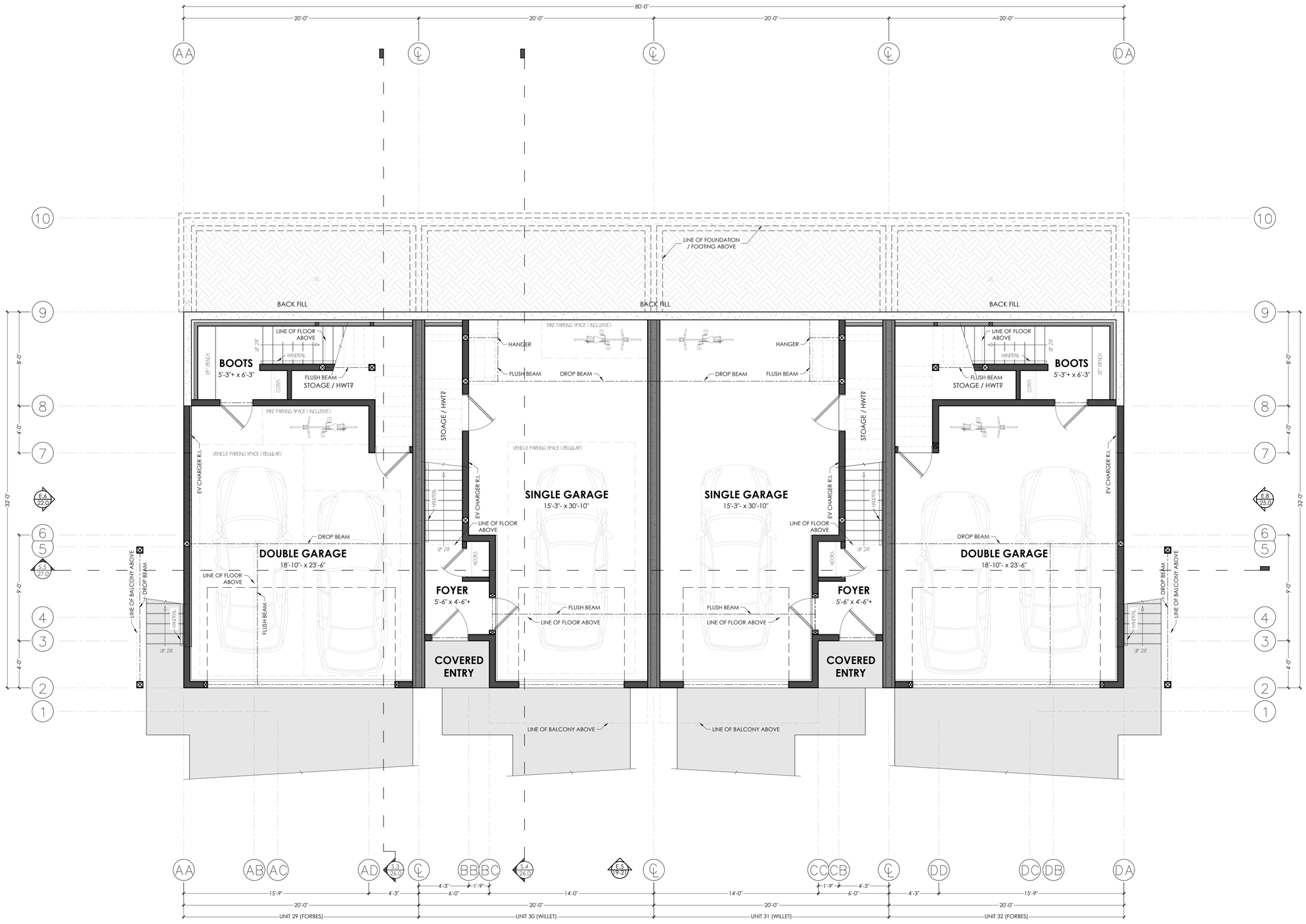
date drawn:
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date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**WEST UNITS**
S.1 - NORTH SECTION
S.2 - WEST SECTION

sheet:
14.0 OF 27.0




BASEMENT FLOOR PLAN - EAST UNITS

SCALE: 1/4" = 1'-0"

A.5
15.0

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note:
-ALL CEILINGS 12'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE FLOOR JOIST PLAN FOR JOIST DIRECTION

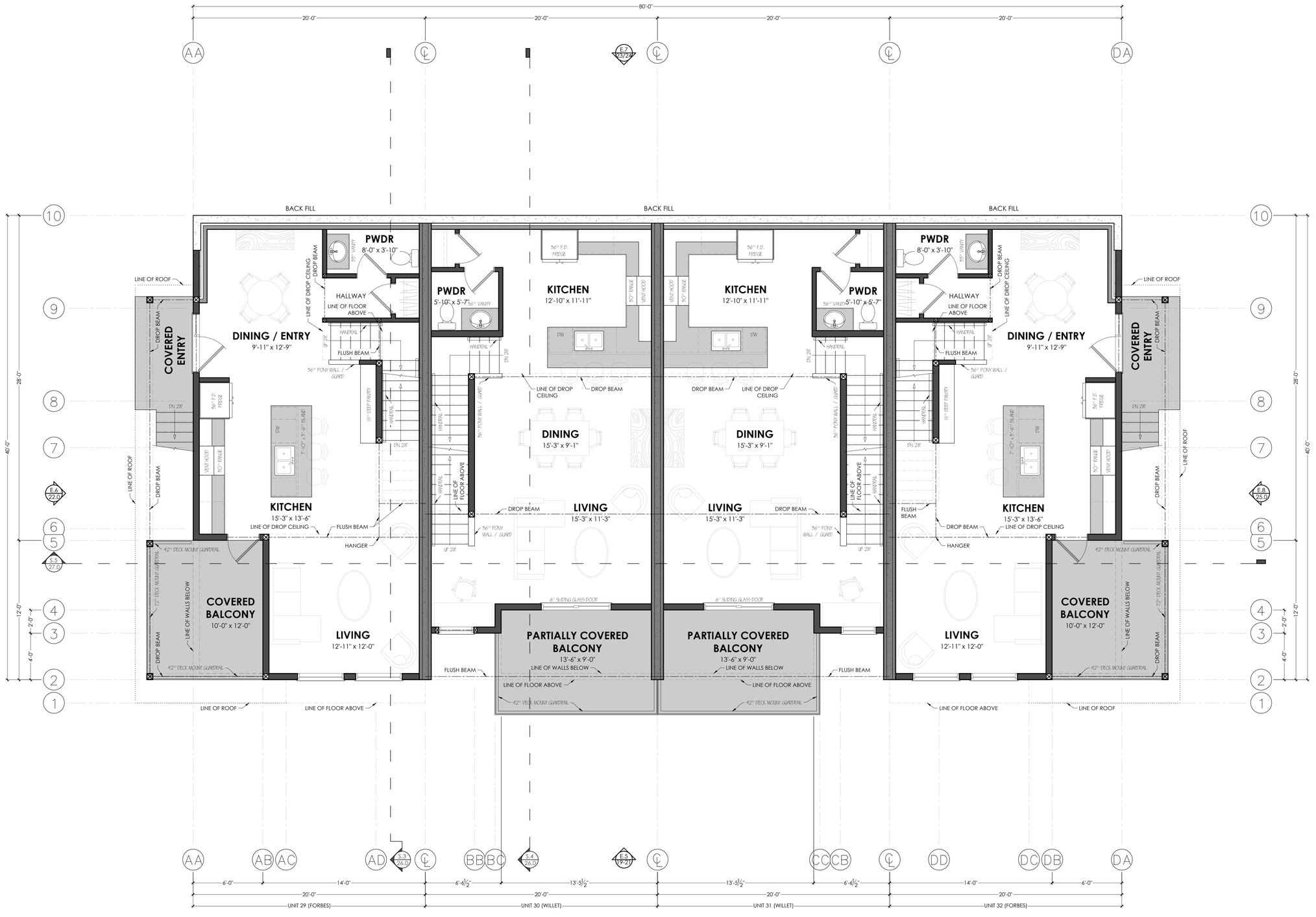
date drawn:
APRIL 11th, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**EAST UNITS**
A.5 - GROUND FLOOR PLAN

sheet:
15.0 OF 27.0




MAIN FLOOR PLAN - EAST UNITS

SCALE: 1/4" = 1'-0"

A.6
16.0

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note:
-ALL CEILINGS 12'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE FLOOR JOIST PLAN FOR JOIST DIRECTION

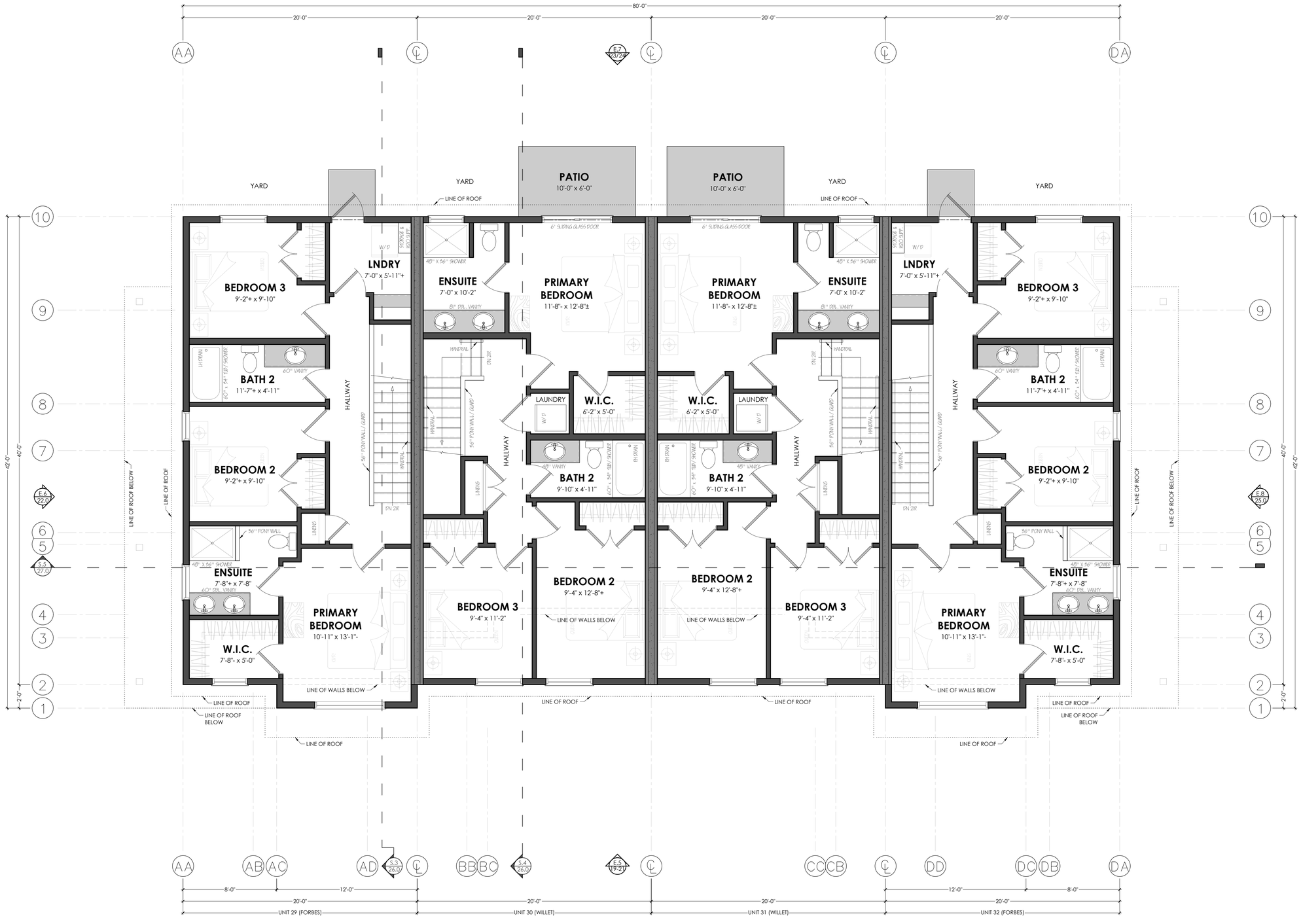
date drawn:
APRIL 11th, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*if printed on 36"x24" sheet

drawing:
**EAST UNITS**
A.6 - MAIN FLOOR PLAN

sheet:
16.0 OF 27.0




UPPER FLOOR PLAN - EAST UNITS

SCALE: 1/4" = 1'-0"

A.7
17.0

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note:
-ALL CEILINGS 8'-0"
-AFF = ABOVE FINISHED FLOOR
*CONFIRM ALL FIXTURE LOCATIONS WITH SUPPLIER
*SEE ROOF PLAN FOR TRUSS DIRECTION

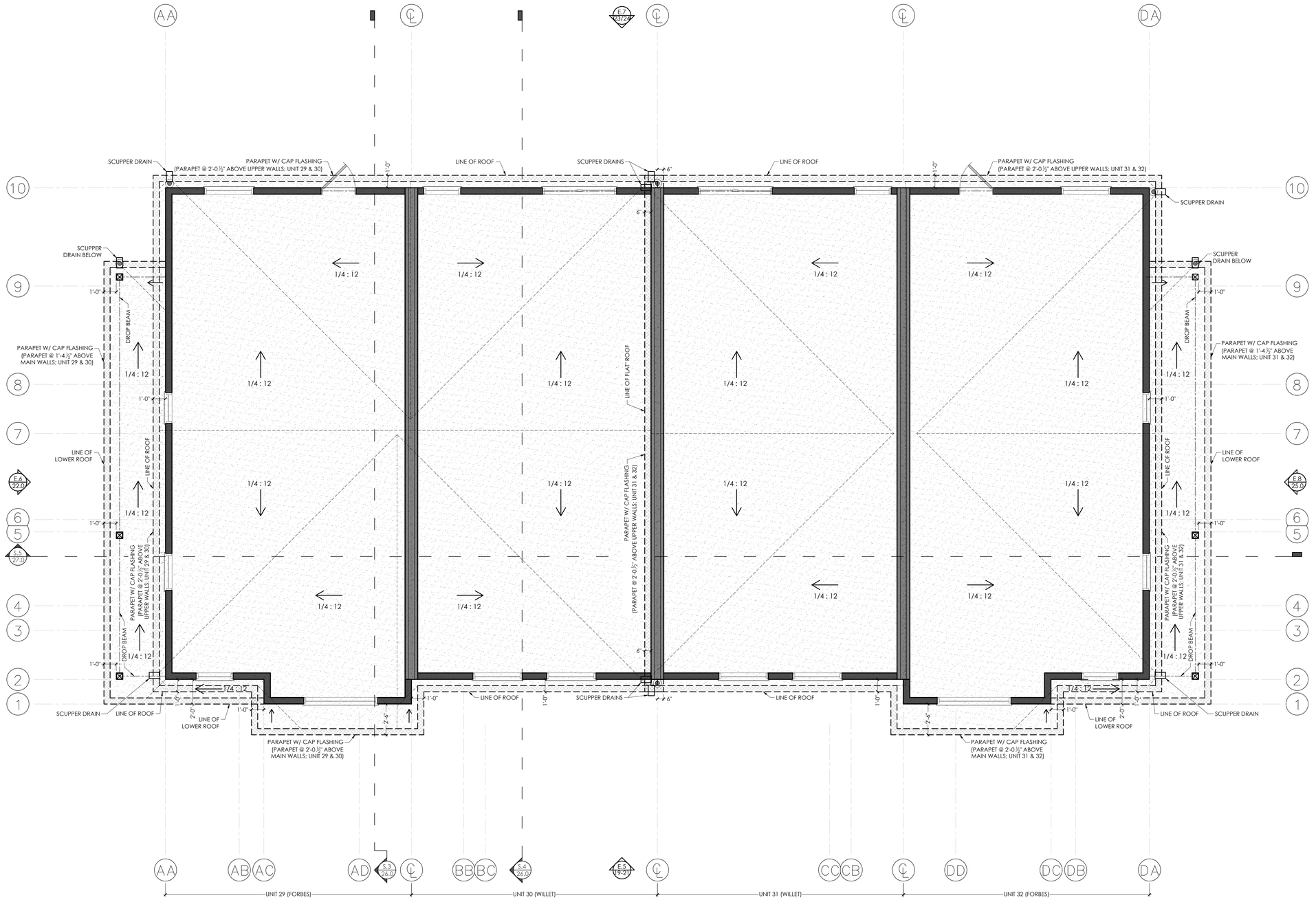
date drawn:
APRIL 11th, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**EAST UNITS**
A.7 - UPPER FLOOR PLAN

sheet:
17.0 OF 27.0




1/4 : 12 FLAT ROOF PITCH
- 1.5" TYP. PARAPET (MIN.)
- VARYING OVERHANGS

LOCATION OF RWL

ROOF SYSTEM - EAST UNITS
SCALE: 1/4" = 1'-0"

D.3
18.0

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project:
BRENTWELL VENTURES
LOT 2 - MULTIFAMILY FOURPLEXES

403 KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:

date drawn:
OCTOBER 21st, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**EAST UNITS**
D.3 - ROOF SYSTEM

sheet:
18.0 OF 27.0

E.5A
19.0

## ELEVATION 5A - EAST (BUILDING H)

SCALE: 1/4" = 1'-0"

**"STICKS & STONES"** DESIGN SCHEME




**"BRICK & MORTAR"** DESIGN SCHEME

E.5B
19.0

## ELEVATION 5B - EAST (BUILDING K)

SCALE: 1/4" = 1'-0"




**SEE SHEET 21.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

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date drawn:
OCTOBER 1st, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"x24" sheet

drawing:
**EAST UNITS**
E.5A - E.5B - ELEVATIONS

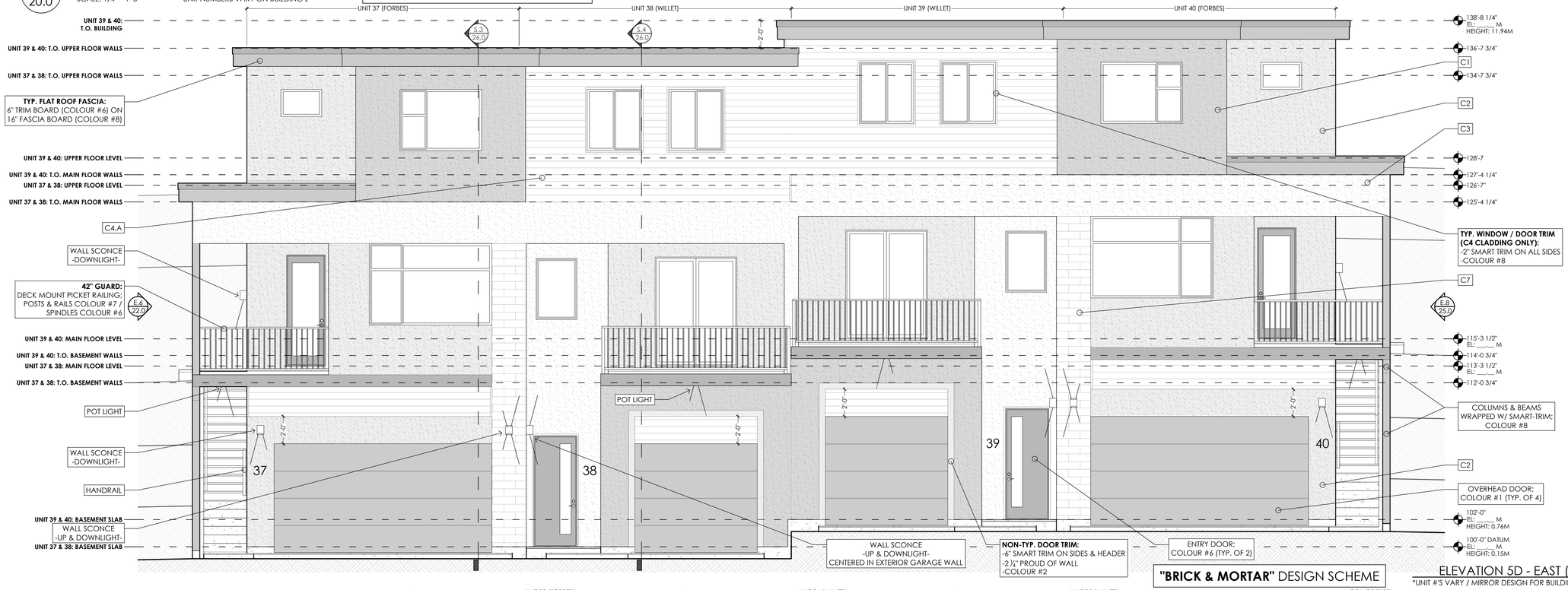
sheet:
19.0 OF 27.0

E.5C
20.0

## ELEVATION 5C - EAST (BUILDINGS J & L*)

SCALE: 1/4" = 1'-0"  *UNIT NUMBERS VARY ON BUILDING L

**"STICKS & STONES"** DESIGN SCHEME




**SEE SHEET 21.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
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## ELEVATION 5D - EAST (BUILDINGS I & M*)

*UNIT #'S VARY / MIRROR DESIGN FOR BUILDING M  SCALE: 1/4" = 1'-0"

E.5D
20.0

**"BRICK & MORTAR"** DESIGN SCHEME




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scale:
1/4" = 1'-0"
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drawing:
**EAST UNITS**
E.5C - E.5D - ELEVATIONS

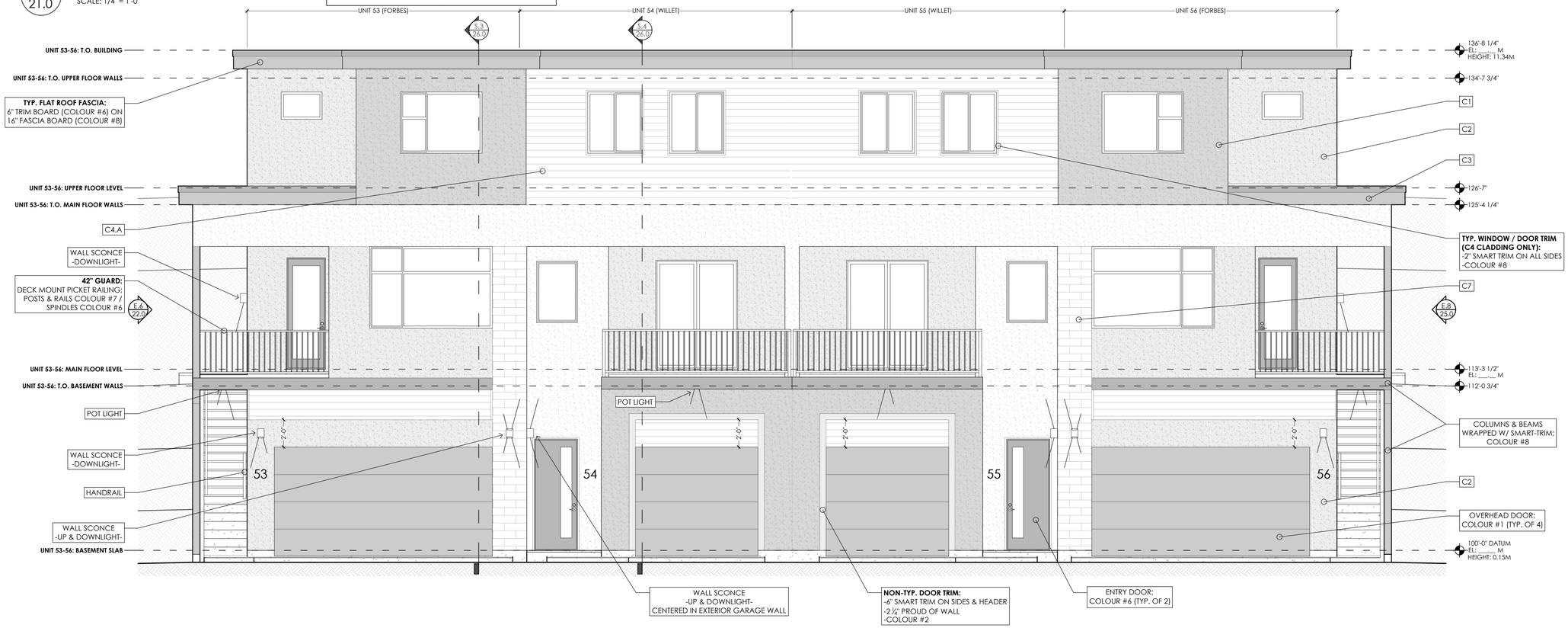
sheet:
20.0 OF 27.0

E.5E
21.0

## ELEVATION 5E - EAST (BUILDING N)

SCALE: 1/4" = 1'-0"

## "STICKS & STONES" DESIGN SCHEME




## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

### T.6 - EXTERIOR CLADDING SCHEDULE

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

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drawing:
**EAST UNITS**
E.5E - ELEVATION
T.6 - CLADDING SCHEDULE

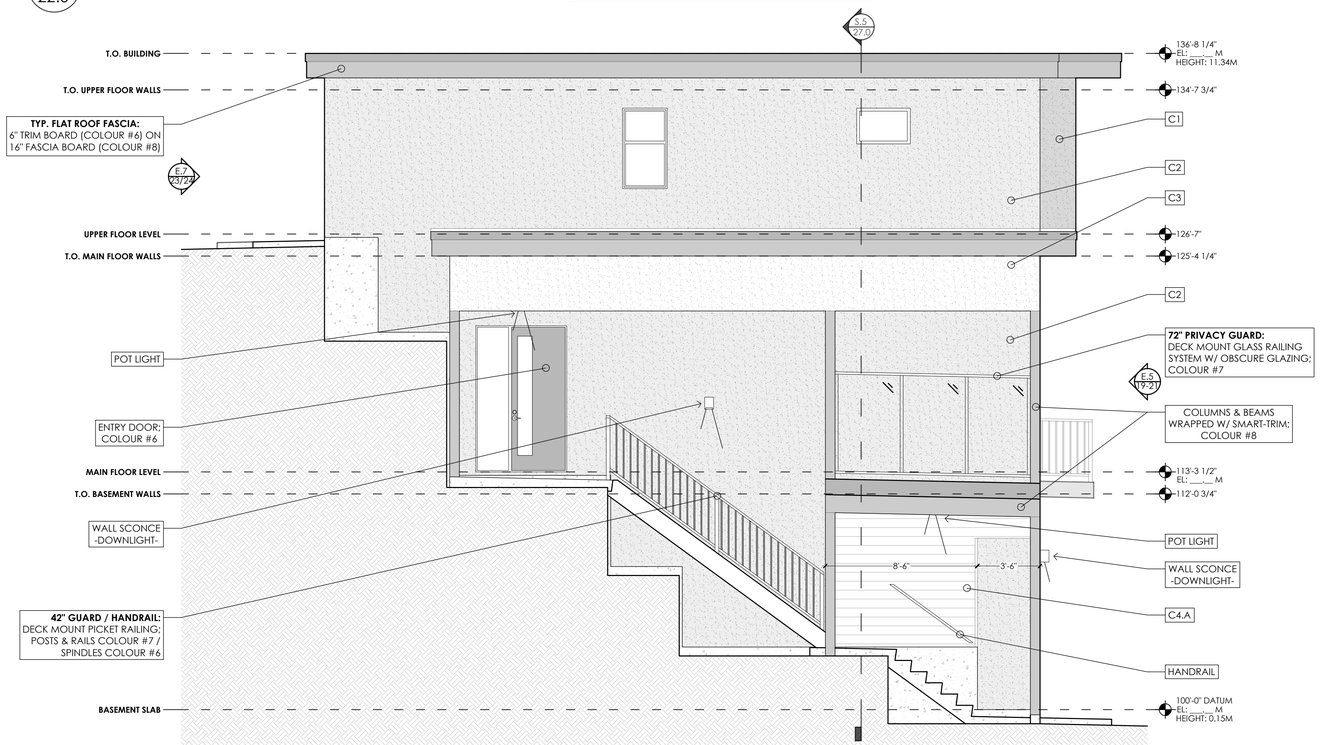
sheet:
21.0 OF 27.0

E.6A
22.0

## ELEVATION 6A - NORTH (BUILDINGS H* | J* | L* | N)

SCALE: 1/4" = 1'-0"  *BUILDINGS H,J,&L VARY SLIGHTLY DUE TO STEPPED UNITS

**"STICKS & STONES"** DESIGN SCHEME




| T.6 - EXTERIOR CLADDING SCHEDULE | | | | |
|---|---|---|---|---|
| TAG | MATERIAL | COLOUR | | NOTES |
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

## LIGHTING NOTE

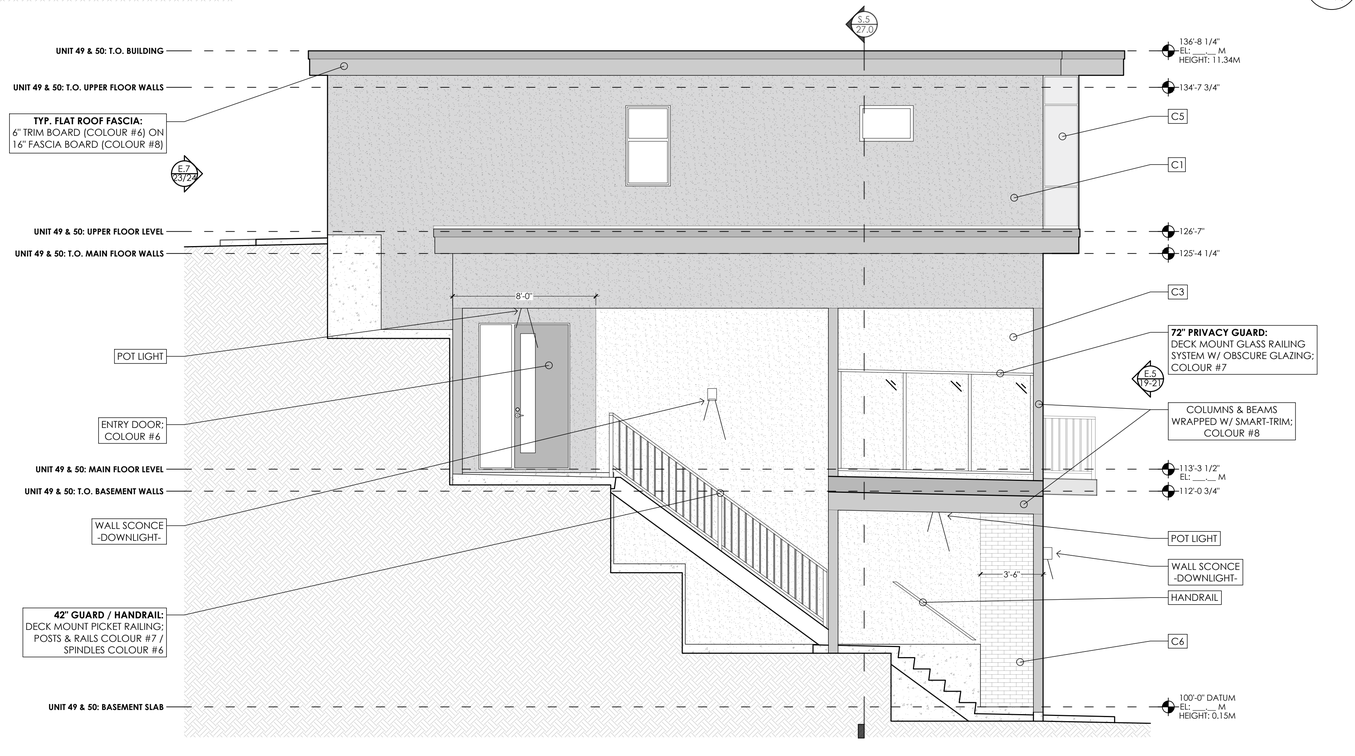
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-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
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**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 6B - NORTH (BUILDINGS I* | K* | M)

*BUILDINGS I&K VARY SLIGHTLY DUE TO STEPPED UNITS  SCALE: 1/4" = 1'-0"

E.6B
22.0




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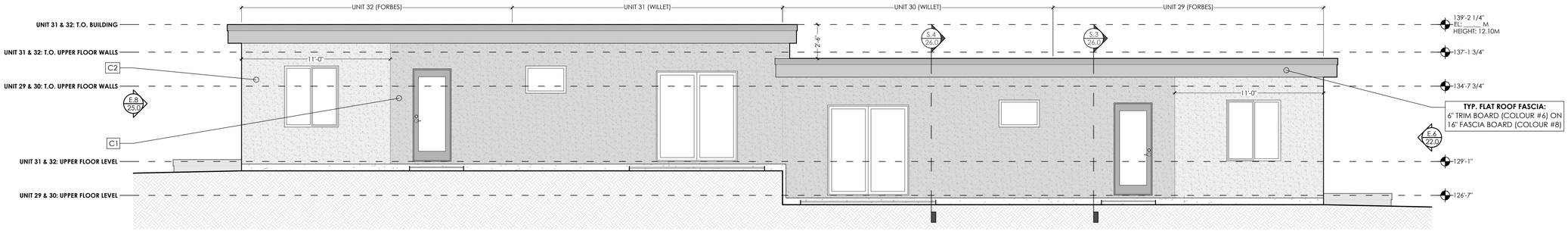
drawing:
**EAST UNITS**
E.6A - E.6B - ELEVATIONS
T.6 - CLADDING SCHEDULE

sheet:
22.0 OF 27.0

## E.7A 23.0 ELEVATION 7A - WEST (BUILDING H)

SCALE: 1/4" = 1'-0"

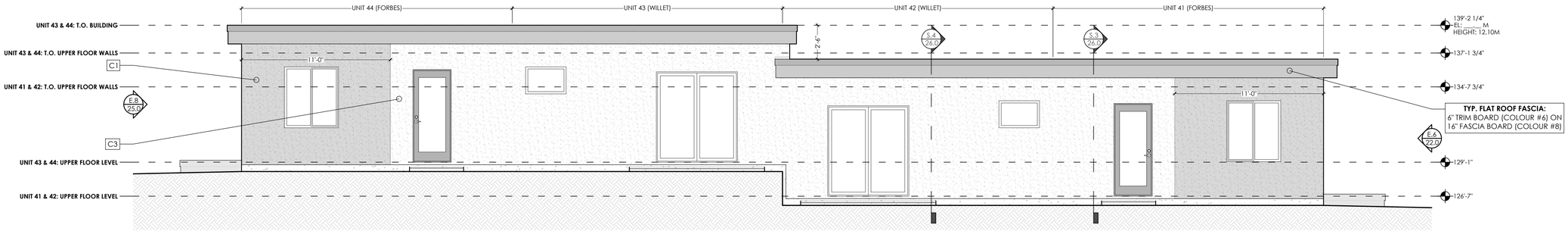
**"STICKS & STONES"** DESIGN SCHEME




## E.7B 23.0 ELEVATION 7B - WEST (BUILDING K)

SCALE: 1/4" = 1'-0"

**"BRICK & MORTAR"** DESIGN SCHEME




## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
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**T.6 - EXTERIOR CLADDING SCHEDULE**

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

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drawing:
**EAST UNITS**
E.7A - E.7B - ELEVATIONS
T.6 - CLADDING SCHEDULE

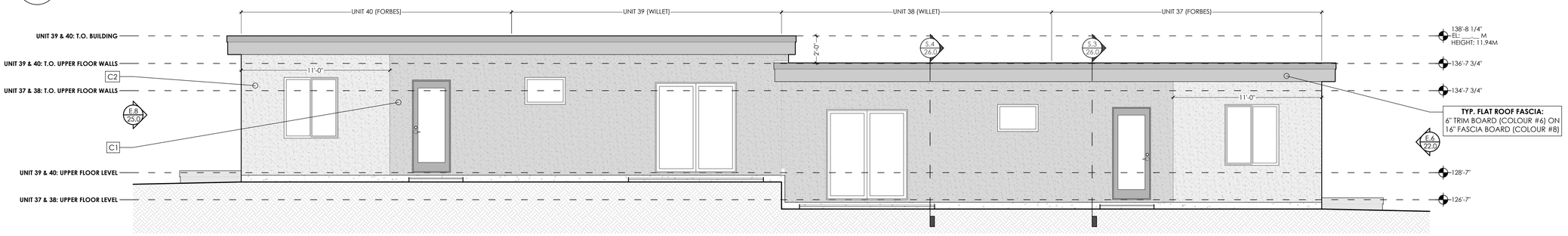
sheet:
23.0 OF 27.0

E.7C
24.0

## ELEVATION 7C - WEST (BUILDINGS J & L*)

SCALE: 1/4" = 1'-0"  *UNIT NUMBERS VARY ON BUILDING J

**"STICKS & STONES"** DESIGN SCHEME



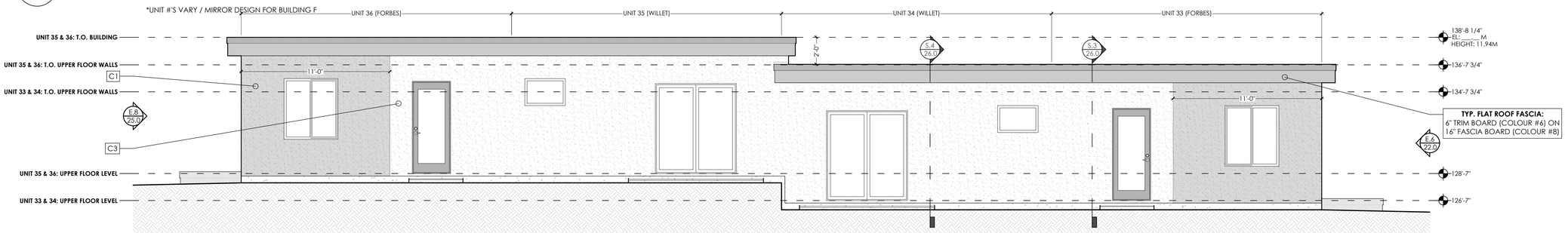

E.7D
24.0

## ELEVATION 7D - WEST (BUILDINGS I & M*)

SCALE: 1/4" = 1'-0"  *UNIT #'S VARY / MIRROR DESIGN FOR BUILDING M

**"BRICK & MORTAR"** DESIGN SCHEME

*UNIT #'S VARY / MIRROR DESIGN FOR BUILDING F

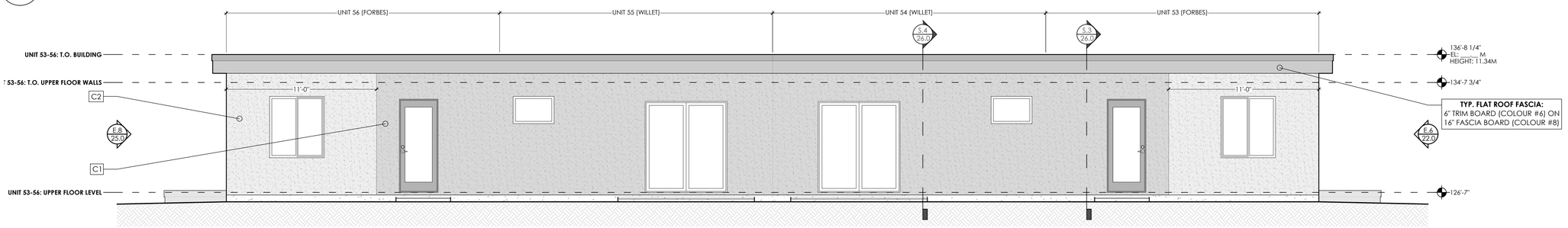



E.7E
24.0

## ELEVATION 7E - WEST (BUILDING N)

SCALE: 1/4" = 1'-0"

**"STICKS & STONES"** DESIGN SCHEME




**SEE SHEET 23.0 FOR CLADDING SCHEDULE**

## LIGHTING NOTE

-All indicated Exterior Lighting shall be LED and operated by a Photocell (per Building);
-Additional Exterior Lighting will be provided for each Unit and operated by regular Wall Switches (Recessed Soffit Light Fixtures at Balconies & Patios);
-Proposed Lighting has been designed to reduce impact on the Buildings' Residents and the Neighbouring Properties.

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drawing:
**EAST UNITS**
E.7C - E.7E - ELEVATIONS

sheet:
24.0 OF 27.0

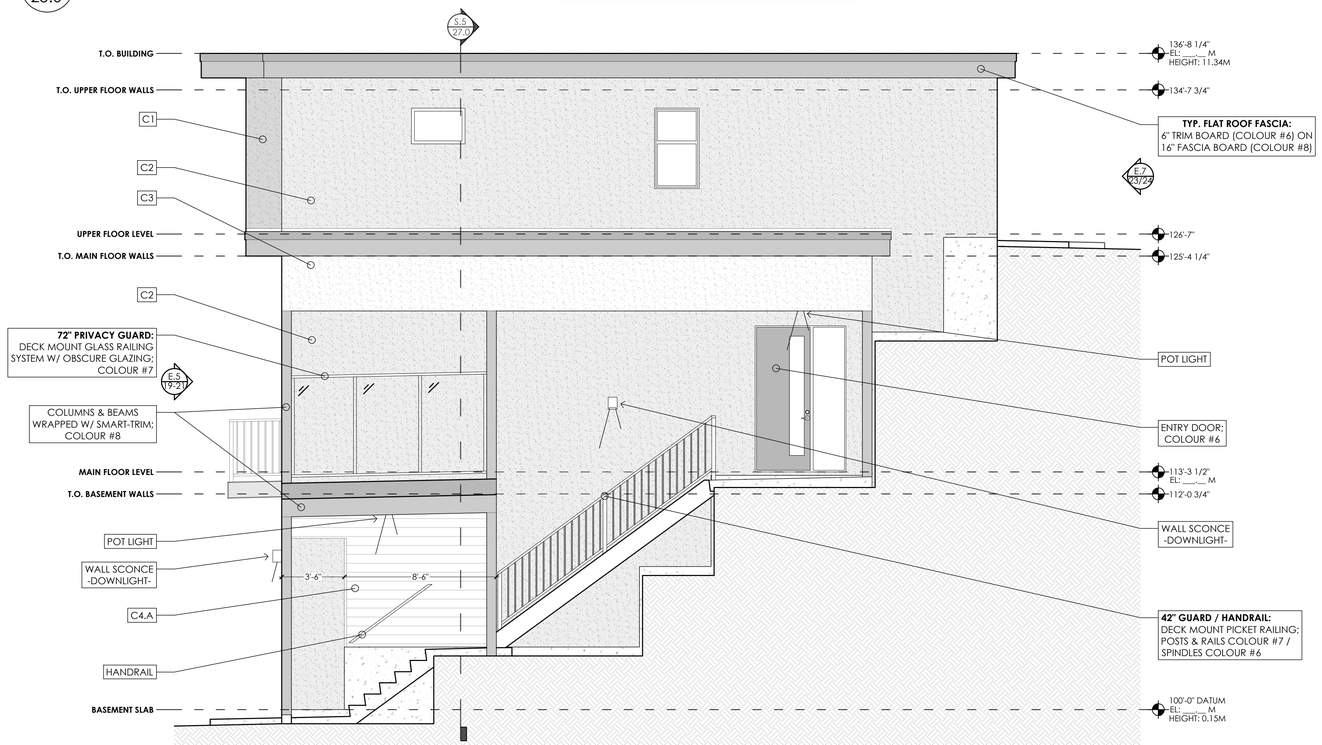
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E.8A
25.0

## ELEVATION 8A - SOUTH (BUILDINGS H* | J* | L* | N)

SCALE: 1/4" = 1'-0"  *BUILDINGS H,J,&L VARY SLIGHTLY DUE TO STEPPED UNITS

**"STICKS & STONES"** DESIGN SCHEME




### T.6 - EXTERIOR CLADDING SCHEDULE

| TAG | MATERIAL | COLOUR | | NOTES |
|---|---|---|---|---|
| C1 | ACRYLIC STUCCO | #1 | GRIZZLE GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C2 | ACRYLIC STUCCO | #2 | MINDFUL GRAY | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C3 | ACRYLIC STUCCO | #3 | GREEK VILLA | EXPANSION/CONTROL JOINTS AS REQUIRED |
| C4.A | WOOD-LOOK FIBRE CEMENT LAP SIDING | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; 7" PRE-FINISHED LAP-SIDING w/ MATCHING 1X2 SMART-TRIM CORNERS |
| C4.B | WOOD-LOOK FIBRE CEMENT PANEL | #4 | WARM ESPRESSO | WOODTONE - RUSTIC SERIES; |
| C5 | FIBRE CEMENT PANEL | #2 | MINDFUL GRAY | SMOOTH PANEL W/ 'EASY TRIM' AS INDICATED |
| C6 | BRICK VENEER | #5 | GRAPHITE GREY WIRECUT | |
| C7 | STONE VENEER | #2 | SOUTHERN PEAK VANTAGE 30 | |
| - | GUTTERS / DOWNSPOUTS / FLASHINGS | #6 | BLACK | |
| - | SOFFITS | #6 | BLACK | |
| - | TRIMS | #6 | BLACK | SEE ELEVATIONS |
| | | #8 | IRON ORE | GENTEK |
| - | RAILINGS | #7 | GLOSS WHITE | SPINDLES - FLAT BLACK (COLOUR #6) |
| - | WINDOWS | #7 | | SEE ELEVATIONS |

### LIGHTING NOTE

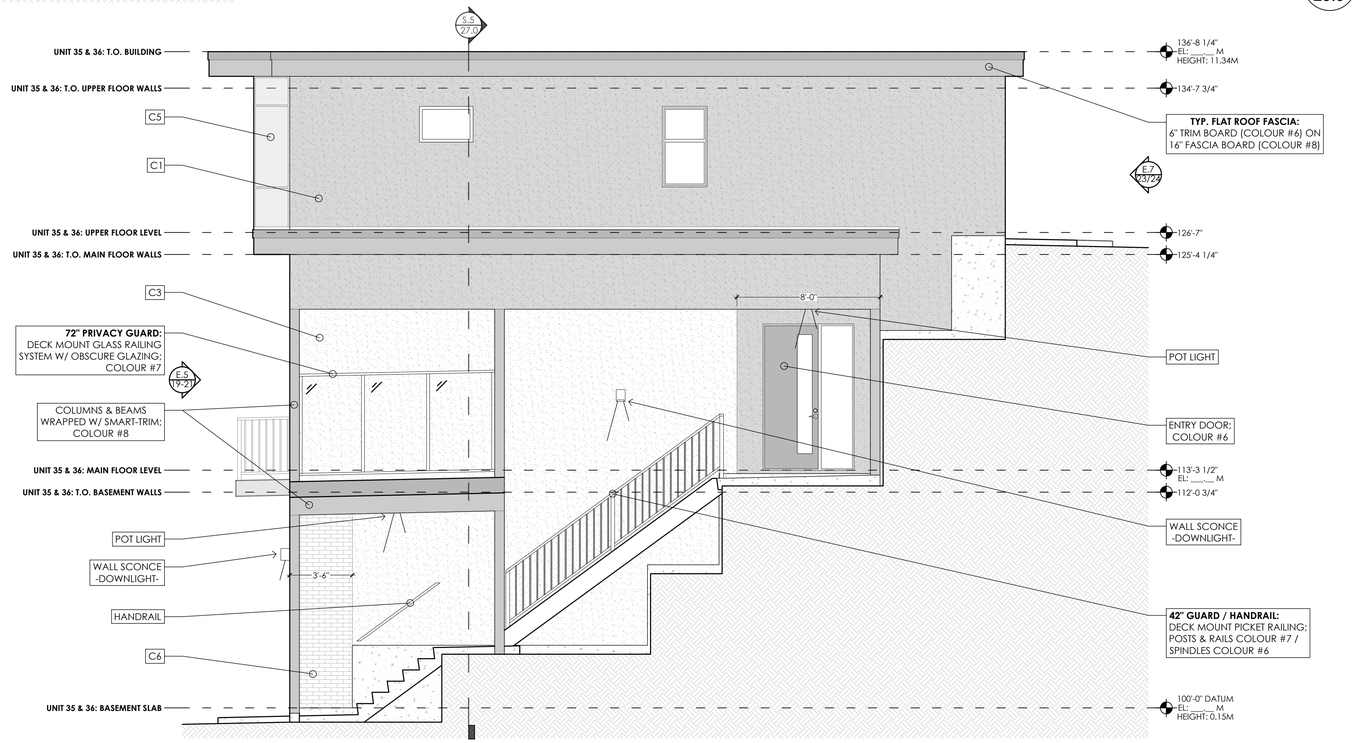
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**"BRICK & MORTAR"** DESIGN SCHEME

## ELEVATION 8B - SOUTH (BUILDINGS I | K* | M*)

*BUILDINGS K&M VARY SLIGHTLY DUE TO STEPPED UNITS  SCALE: 1/4" = 1'-0"

E.8B
25.0




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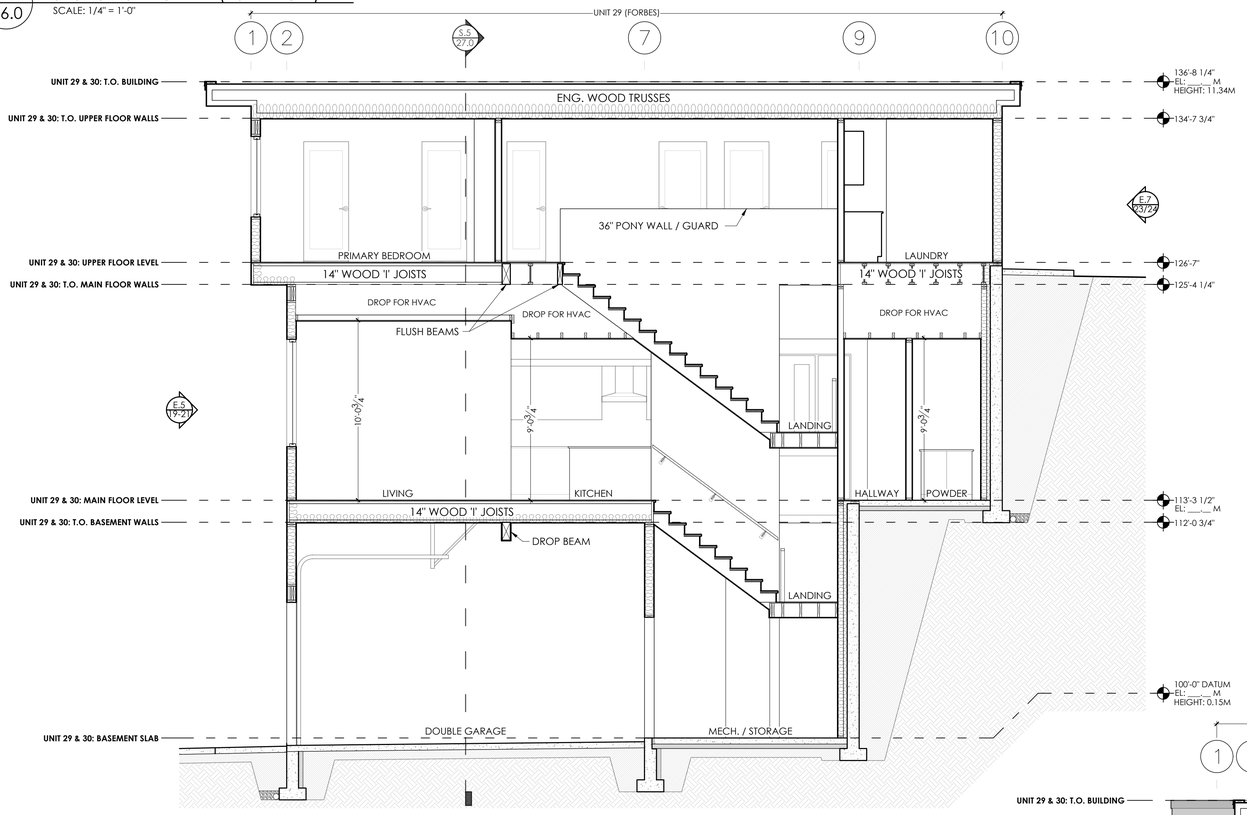
drawing:
**EAST UNITS**
E.8A - E.8B - ELEVATIONS
T.6 - CLADDING SCHEDULE

sheet:
25.0 OF 27.0

S.3
26.0

## SECTION 3 - NORTH 1 (BUILDING H)

SCALE: 1/4" = 1'-0"



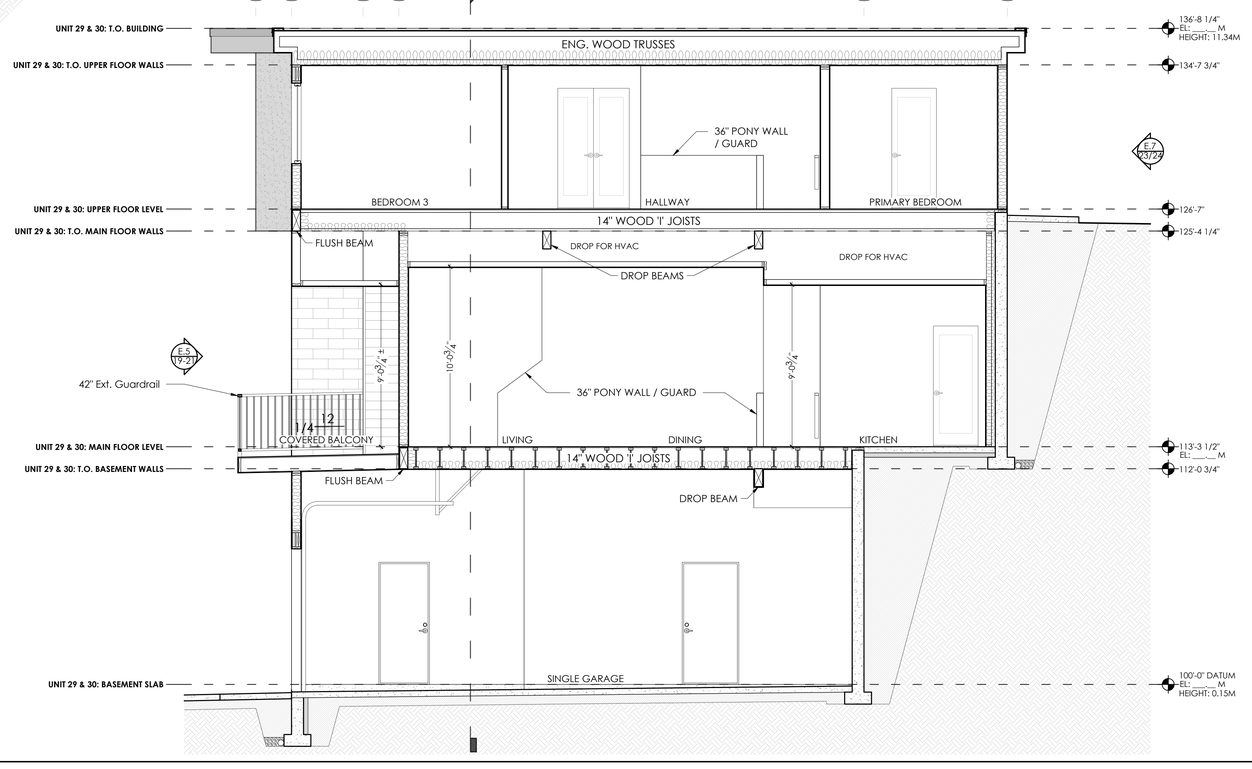

**BUILDING 'H' SHOWN IN SECTIONS:**

- STEPS BETWEEN UNITS VARY FOR BUILDINGS 'I' THROUGH 'M'
- NO STEP BETWEEN UNITS FOR BUILDING 'N'
- EXTERIOR CLADDING VARIES FOR BUILDINGS 'L', 'K', & 'M'

## SECTION 4 - NORTH 2 (BUILDING H)

SCALE: 1/4" = 1'-0"

S.4
26.0




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drawing:
**EAST UNITS**
S.3 - NORTH SECTION 1
S.4 - NORTH SECTION 2

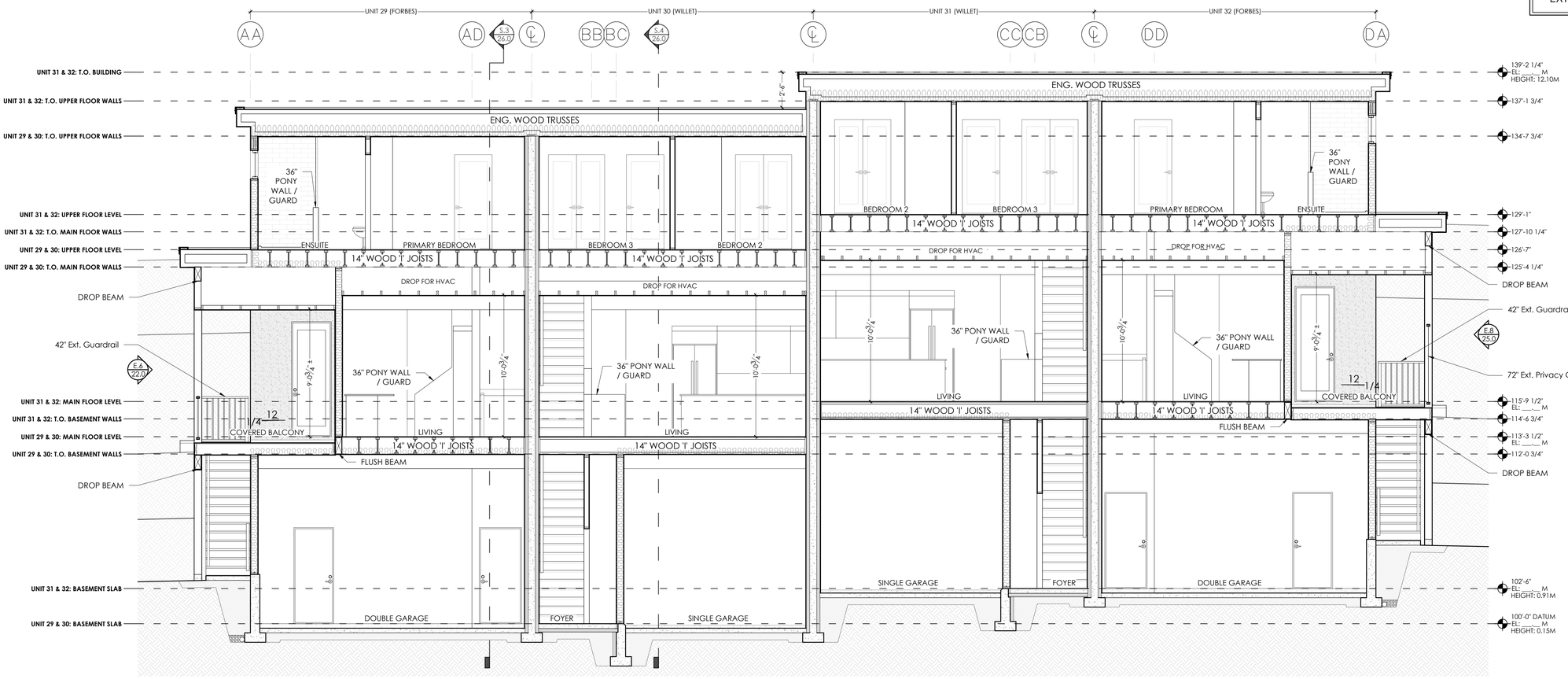
sheet:
26.0 OF 27.0

S.5
27.0

## SECTION 5 - EAST (BUILDING H)

SCALE: 1/4" = 1'-0"

**BUILDING 'H' SHOWN IN SECTIONS:**
- STEPS BETWEEN UNITS VARY FOR BUILDINGS 'I' THROUGH 'M'
- NO STEP BETWEEN UNITS FOR BUILDING 'N'
- FOR BUILDING 'M', MIRROR SECTION 5
- EXTERIOR CLADDING VARIES FOR BUILDINGS 'L', 'K', & 'M'




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BUILD BY:
BRENTWELL CONSTRUCTION

DESIGN BY:
JB | JADE BAY
Design. Construct.

4108B Evans Road
Oyama, B.C. V4V 2E9
t. 250.548.3262
e. design@jadebayconstructors.ca

project:
BRENTWELL VENTURES
LOT 2 - MULTIFAMILY FOURPLEXES

403
KALAMALKA LAKE ROAD
VERNON, BC

revision:
2: 04.17.2025 - FOR DEVELOPMENT PERMIT

note:

date drawn:
OCTOBER 21st, 2024

date issued:
APRIL 17th, 2025

scale:
1/4" = 1'-0"
*If printed on 36"X24" sheet

drawing:
**EAST UNITS**
S.5 - EAST SECTION

sheet:
27.0 OF 27.0

SAVED 2024/11/18, 2:05 PM

Paper Size = ANSI D
A1 Full Size, this border measures 520 mm x 800 mm

millimetres 0 10 50 100

403 KALAMALKA LAKE ROAD

KALAMALKA LAKE ROAD

KALAMALKA LAKE ROAD

TOP OF SLOPE (TYP)

PROPOSED GARBAGE & RECYCLING

TOE OF FILL SLOPE (TYP)

PROPOSED WALL

PROPOSED AIR VALVE

UNITS 29-32 TOP FLOOR

UNITS 33-36 TOP FLOOR

UNITS 37-40 TOP FLOOR

UNITS 41-44 TOP FLOOR

UNITS 45-48 TOP FLOOR

UNITS 49-52 TOP FLOOR

UNITS 53-56 TOP FLOOR

GARBAGE & RECYCLING

VISITOR

PROPOSED BLOW OFF

PROPOSED SOUTH STORMWATER MANAGEMENT SYSTEM

SOUTH STORMWATER DETENTION RELEASE RATE = 4.8 l/s

TOTAL STORMWATER DETENTION RELEASE RATE TO EXISTING 250Ø STORM = 20.4 l/s WHICH IS ROUGHLY 27% OF A 250Ø PIPE AT 2.0% GRADE

EX 100Ø DI WATER

STEPPED CUT WALL (SEE CROSS SECTIONS)

PROPOSED ELECTRICAL SERVICE METER OR METERS TO BE LOCATED ON BUILDINGS

PROPOSED BELOW GROUND WATER METER VAULT

OVERLAND FLOW (TYP)

DEDICATED TWO CAR STACK LEFT TURN LANE

DEDICATED TWO CAR STACK RIGHT TURN LANE

EX UTILITY POLE (TYP)

200Ø STUB FOR FUTURE CONNECTION

200Ø PVC WATER

250Ø PVC STORM

200Ø PVC SANITARY

100Ø PVC WATER

250Ø PVC STORM

200Ø PVC SANITARY

PROPOSED BURIED ELECTRICAL, TEL, CABLE SERVICES

PROPOSED HYDRANT (TYP)

PROPOSED GAS SERVICE

UNITS 1-4 4 m LOWER

UNITS 5-8 4 m LOWER

UNITS 9-12 4 m LOWER

UNITS 13-16 4 m LOWER

UNITS 17-20 4 m LOWER

UNITS 21-24 4 m LOWER

UNITS 25-28 4 m LOWER

1.00

3.30

1.70

4.00

PROPOSED WALL

WATERMAIN AS PER RECORD DRAWING 024-037-4-21

EXISTING WATERMAIN LOCATION TO BE CONFIRMED

GIS WATERMAIN LOCATION

TOTAL SANITARY RELEASE RATE TO EXISTING 200Ø SANITARY = 3.2 l/s WHICH IS ROUGHLY 16% OF A 200Ø PIPE AT 2.0% GRADE

250Ø PVC STORM

EX 200Ø AC WATER

EX 100Ø PERFORATED BIG 'O' PIPE

EX 250Ø PVC STORM

EX 60Ø DP GAS

EX 168Ø DP GAS

MULTI-USE PATH

200Ø HDPE SANITARY

EX PROPERTY LINE (TYP)

PEDESTRIAN CONTROLLED LIGHTED CROSS-WALK

PROPOSED NORTH STORMWATER MANAGEMENT SYSTEM

NORTH STORMWATER DETENTION RELEASE RATE = 15.6 l/s

PROPOSED ELECTRICAL SERVICE CONNECTION OFF EXISTING UTILITY POLE

PROPOSED GAS SERVICE

EXTEND 250Ø STORM REMOVE AND REPLACE EXISTING 100Ø PERFORATED BIG 'O' PIPE

EXTEND SANITARY MAIN UNDER PATH ALONG FRONTAGE. ANTICIPATE DIRECTIONAL DRILLING NEW MAIN.


KERR WOOD LEIDAL
consulting engineers

202 - 3334 30th Avenue
Vernon, BC V1T 2C8
T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca


0 5 (1:500) 25 m

**PLAN**
Scale 1:500

# 2025-01-13
# 403 KALAMALKA LAKE ROAD
# OPTION 7E - CONCEPTUAL SERVICING

\\kwl.cal\projects\4000-4999\4042-007\501-Drawings\b_Figures\4042-007_CrossSections_OptTE.dwg

# BRENTWELL VENTURES
## 403 KALAMALKA LAKE ROAD (LOT 2) – PROPOSED EXTERIOR DESIGN - 'SCHEDULE A'
MULTI-FAMILY DEVELOPMENT - PID 031-110-363

DESIGN SCHEME *"STICKS & STONES"*
**WEST** BUILDINGS - A | C | E | G



FRONT



REAR

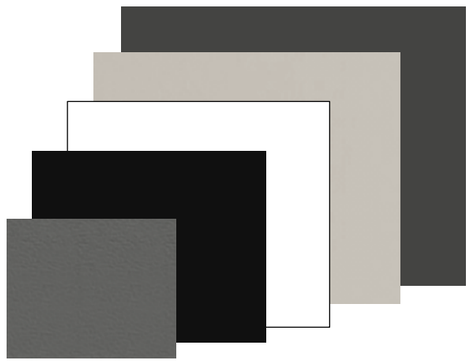


C1: STUCCO – SHERWIN WILLIAMS "GRIZZLE GRAY" (COLOUR #1)

C2: STUCCO – SHERWIN WILLIAMS "MINDFUL GRAY" (COLOUR #2)

C4.A: WOODTONE – RUSTICSERIES LAP "WARM ESPRESSO" (COLOUR #4)

C7: STONE VENEER – ELDORADO STONE "SOUTHERN PEAK VANTAGE 30" (COLOUR #2)



TRIMS:
"BLACK" (COLOUR #6)
GENTEK "IRON ORE" (COLOUR #8)
SHERWIN WILLIAMS "MINDFUL GRAY" (COLOUR #2)

RAILINGS:
POSTS & RAIL - RAILCRAFT "GLOSS WHITE" (COLOUR #7)
SPINDLES - RAILCRAFT "FLAT BLACK" (COLOUR #6)

GARAGE DOOR:
RICHARD-WILCOX "SLATE" (COLOUR #1)


*RENDERINGS PROVIDED TO DEPICT EXTERIOR CLADDING FINISHES – LANDSCAPE SHOWN ONLY FOR ARTISTIC PURPOSES

04.17.2025

# BRENTWELL VENTURES
## 403 KALAMALKA LAKE ROAD (LOT 2) – PROPOSED EXTERIOR DESIGN - 'SCHEDULE A'
MULTI-FAMILY DEVELOPMENT - PID 031-110-363

DESIGN SCHEME ***"BRICK & MORTAR"***
**WEST** BUILDINGS - B | D | F



FRONT



REAR

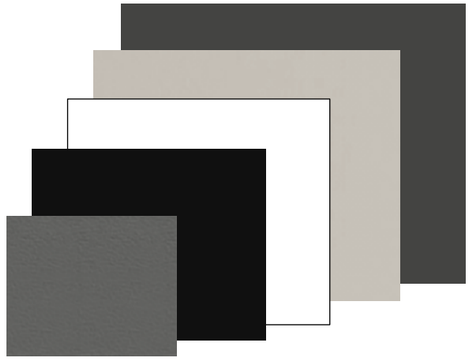


C1: STUCCO – SHERWIN WILLIAMS "GRIZZLE GRAY" (COLOUR #1)

C3: STUCCO – SHERWIN WILLIAMS "GREEK VILLA" (COLOUR #3)

C5: EASY-TRIM & FIBRE CEMENT PANELS - SHERWIN WILLIAMS "MINDFUL GRAY" (COLOUR #2)

C6: BRICK VENEER – I-XL BRICK "GRAPHITE GREY WIRECUT" (COLOUR #5)



TRIMS:
"BLACK" (COLOUR #6)
GENTEK "IRON ORE" (COLOUR #8)
SHERWIN WILLIAMS "MINDFUL GRAY" (COLOUR #2)

RAILINGS:
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SPINDLES - RAILCRAFT "FLAT BLACK" (COLOUR #6)

GARAGE DOOR:
RICHARD-WILCOX "SLATE" (COLOUR #1)


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## 403 KALAMALKA LAKE ROAD (LOT 2) – PROPOSED EXTERIOR DESIGN - 'SCHEDULE A'
MULTI-FAMILY DEVELOPMENT - PID 031-110-363

DESIGN SCHEME *"STICKS & STONES"*

**EAST** BUILDINGS - H | J | L | N



FRONT 1



FRONT 2



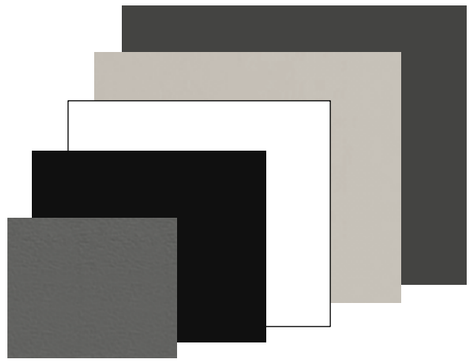
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SPINDLES - RAILCRAFT "FLAT BLACK" (COLOUR #6)

GARAGE DOOR:
RICHARD-WILCOX "SLATE" (COLOUR #1)



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04.17.2025

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MULTI-FAMILY DEVELOPMENT - PID 031-110-363

DESIGN SCHEME ***"BRICK & MORTAR"***
**EAST** BUILDINGS - I | K | M



FRONT 1



FRONT 2

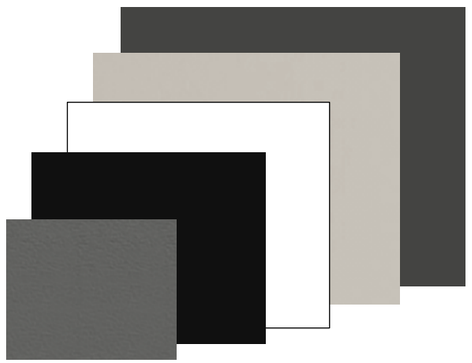


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