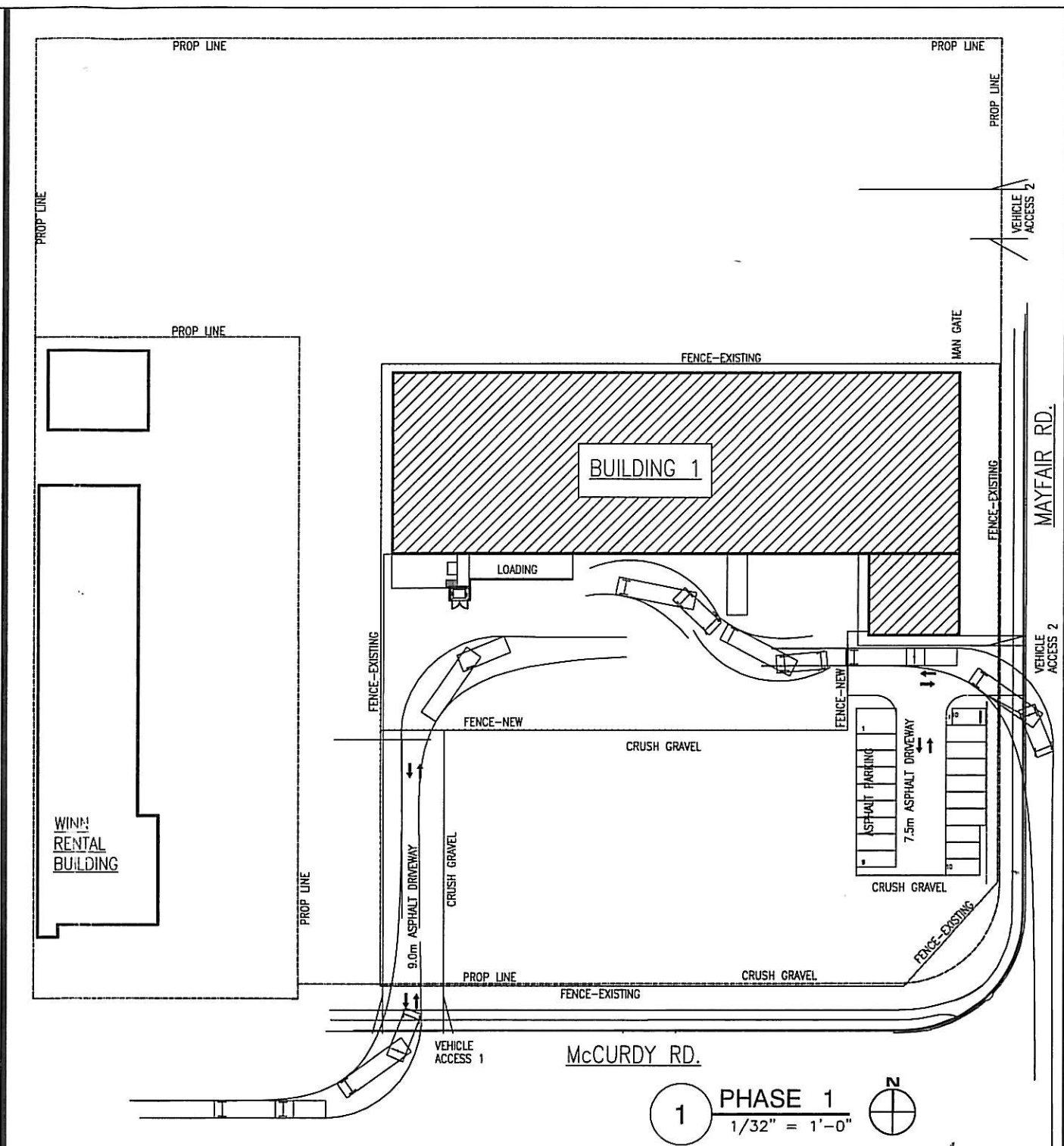
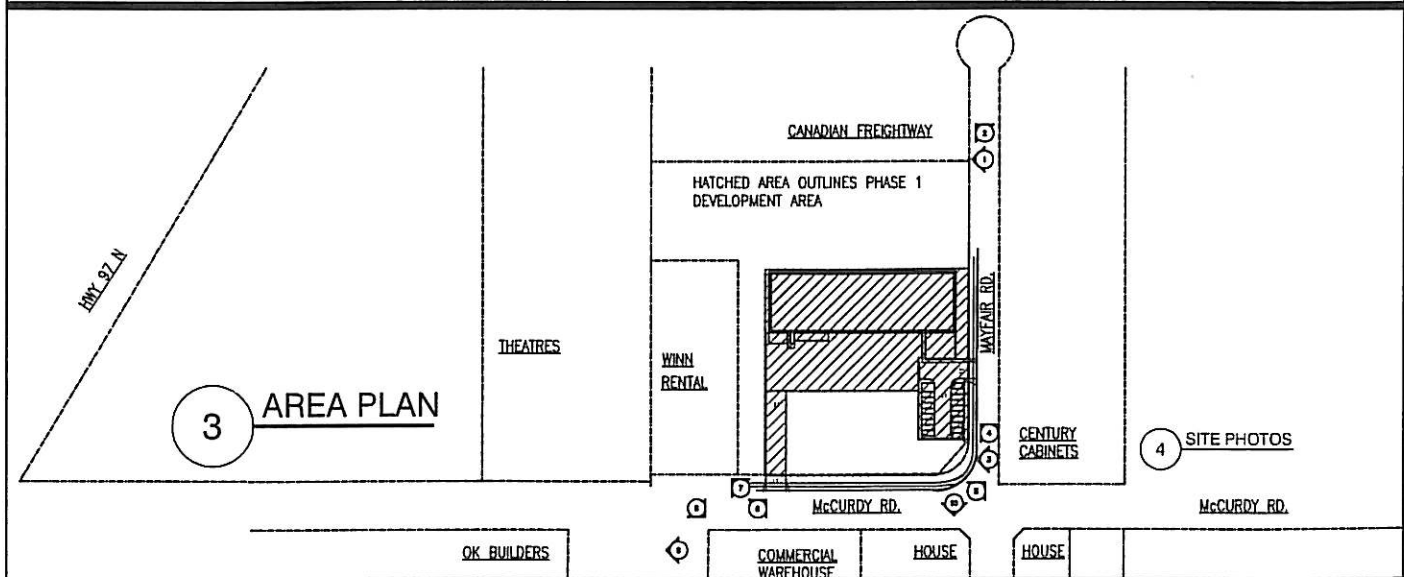
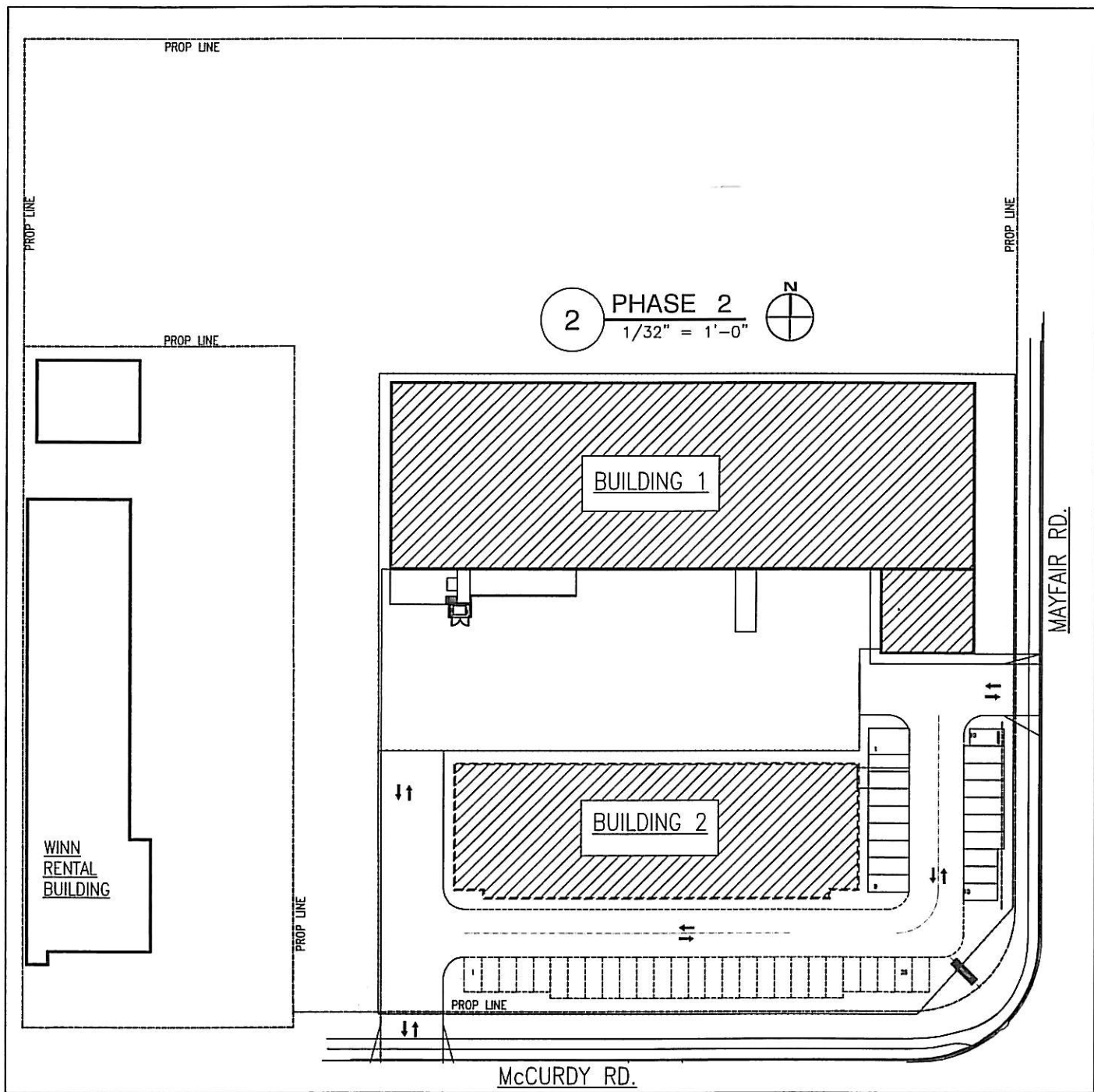




NOTES :

ISSUE #1: DEVELOPMENT PERMIT APPLICATION ISSUE

SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELOWNA, B.C.

THOMAS GAFFNEY ARCHITECT INC.

DATE : OCT 30, 2006
SCALE : 1/32" = 1'-0"
DRAWN : TO
CHECKED : TO
PROJECT No : 06-03
CAD FILE : SUNSTAR
SHEET TITLE :

SITE PLAN DEVELOPMENT DATA

DRAWING NO.	ISSUE	REV.
DP-1	1	1

BUILDING 1 & 2 - PROJECT DATA

OWNER:
ANTON & WARE WOLF

LAND LEASE:
SUNSTAR VENTURES LTD.

LEGAL:
LOT B, DL 143, PLAN KAP6168, ODD

ADDRESS:
860 McCURDY ROAD, KELOWNA BC.

CURRENT ZONE:
C-9 - Tourist Commercial

PROPOSED ZONE:
I-2 - Industrial

SITE AREA:
NET PARCEL AREA: 16,738sm (180,172.22sf)

LEASE (FENCED) AREA:
NET PARCEL AREA: 8,630sm (92,895.58sf)

REMAINING AREA:
NET PARCEL AREA: 8,108sm (87,276.64sf)

GROSS FLOOR AREA - (GFA):
BUILDING 1: 2,508.3 sm (27,000 SF)
BUILDING 2: 1,165.0 sm (12,500 SF)

LOT COVERAGE of LEASE AREA:
BUILDINGS 1 & 2: 43 % (60% ALLOWABLE)

FLOOR AREA RATIO - LEASE AREA:
MAX. FLOOR AREA RATIO: 1.5: 12,945.0sm (139,343.37sf)
BUILDING 1 FLOOR AREA: 2,508.3sm (26,800sf)
BUILDING 2 GROUND FLOOR AREA: 1,165.0sm (12,500sf)
BUILDING 2 UPPER FLOOR AREA: 550.0sm (5,900sf)
WAREHOUSE 1 PROPOSED FAR: 0.35

BUILDING HEIGHT:
MAXIMUM ALLOWED: 14 M (45.93 FL)
BUILDING 1 HEIGHT: 11 M (36.0 FL)
BUILDING 2 HEIGHT: 10 M (32.0 FL)

BUILDING 1 SETBACKS:
• FRONT YARD (SOUTH): 7.5M (24.6 FL)
• PROPOSED: 52.1 M (171 FL)
• SIDE YARD (EAST): 6.0M (19.68 FL)
• PROPOSED: 6.0M (19.68 FL)
• SIDE YARD (WEST): 0.0 M (0 FT)
• PROPOSED: 1.2 M (3.93 FL)
• REAR YARD (NORTH): 0.0 M (0 FT)
• PROPOSED: 1.2 M (3.93 FL)

BUILDING 2 SETBACKS:
• FRONT YARD (SOUTH): 7.5M (24.6 FL)
• PROPOSED: 16.5 M (54.25 FL)
• SIDE YARD (EAST): 6.0M (19.68 FL)
• PROPOSED: 22.8M (75.0 FL)
• SIDE YARD (WEST): 0.0 M (0 FT)
• PROPOSED: 11.0 M (36.0 FL)
• REAR YARD (NORTH): 0.0 M (0 FT)
• PROPOSED: 56.8 M (186.5 FL)

BUILDING 1 PARKING, LOADING & BICYCLE CALCULATIONS:
WAREHOUSE STALLS REQUIRED: .5 per 100sm (Min 5)
OFFICE STALLS REQUIRED: 2.5 per 100sm (8 Required)
TOTAL PARKING STALLS PROVIDED: 13 SPACES

LOADING STALLS REQUIRED: 1 SPACE PER 1,900sm
LOADING STALLS PROVIDED: 2 SPACES

BICYCLE (Industrial) REQUIRED: CLASS 2 - 0.3 / 100sm = 8
BICYCLE (Industrial) PROVIDED: CLASS 2 - 0.3 100sm = 8

BUILDING 2 PARKING, LOADING & BICYCLE CALCULATIONS:
WAREHOUSE STALLS REQUIRED: .5 per 100sm (Min 6)
OFFICE STALLS REQUIRED: 2.5 per 100sm (14 Required)
TOTAL PARKING STALLS PROVIDED: 32 SPACES

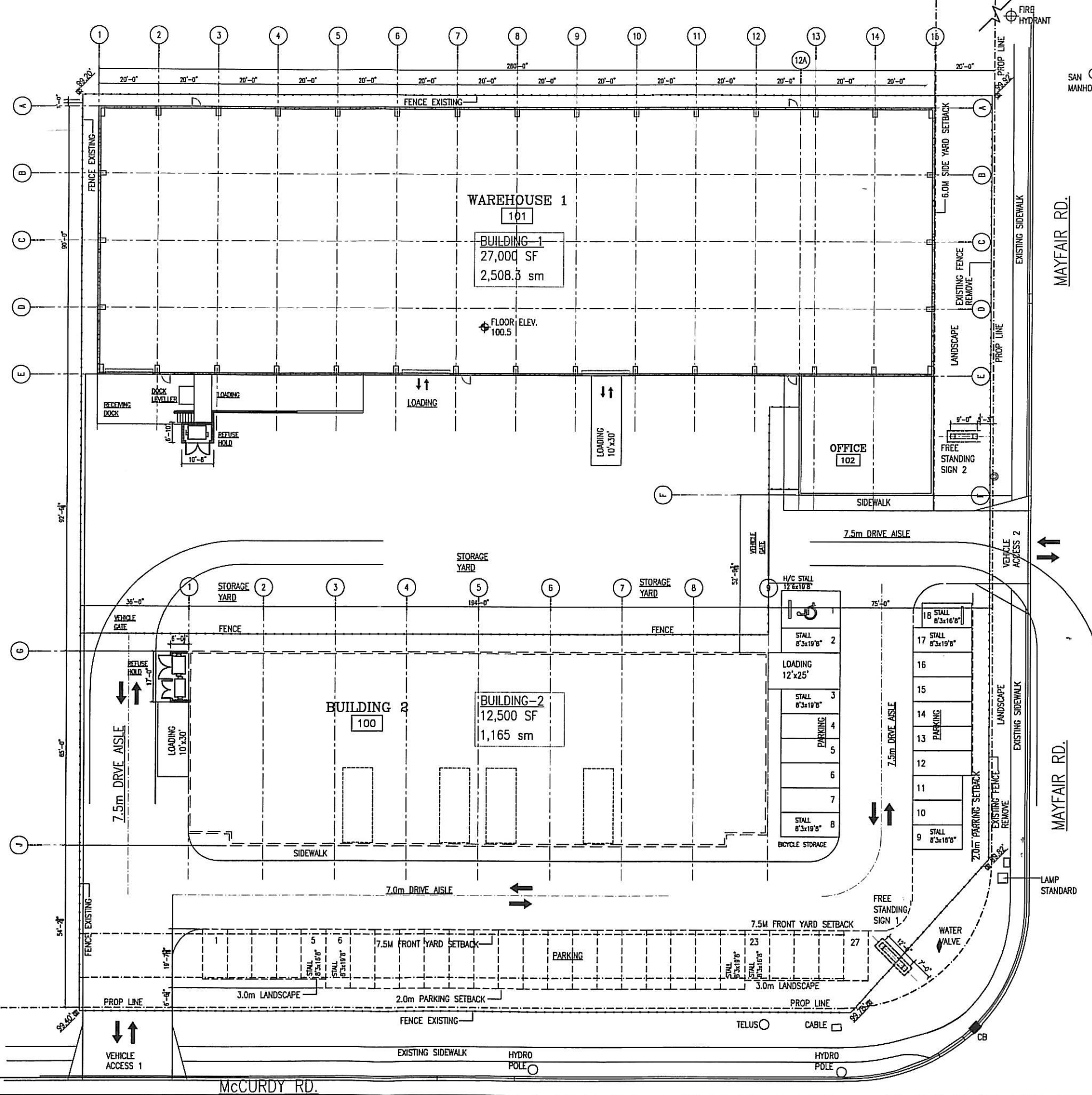
LOADING STALLS REQUIRED: 1 SPACE PER 1,900sm
LOADING STALLS PROVIDED: 2 SPACES

BICYCLE (Industrial) REQUIRED: CLASS 2 - 0.3 / 100sm = 4
BICYCLE (Industrial) PROVIDED: CLASS 2 - 0.3 100sm = 8

ARCHITECTURAL DRAWINGS

No.	TITLE	SCALE
DP-1	SITE PLANS DEVELOPMENT DATA	1/32
DP-2	SITE PLANS & DATA	1/16
DP-3	BUILDING 1 FLOOR PLAN	3/32
DP-4	BUILDING 1 OFFICE PLANS	1/4
DP-5	BUILDING 1 ELEVATIONS	3/32
DP-6	BUILDING 2 FLOOR PLANS	1/8
DP-7	BUILDING 2 ELEVATIONS	1/8
DP-8	STREET ELEVATIONS	3/32

1 SITE PLAN
1/16" = 1'-0"



NOTES:
ISSUE #1: DEVELOPMENT PERMIT APPLICATION ISSUE

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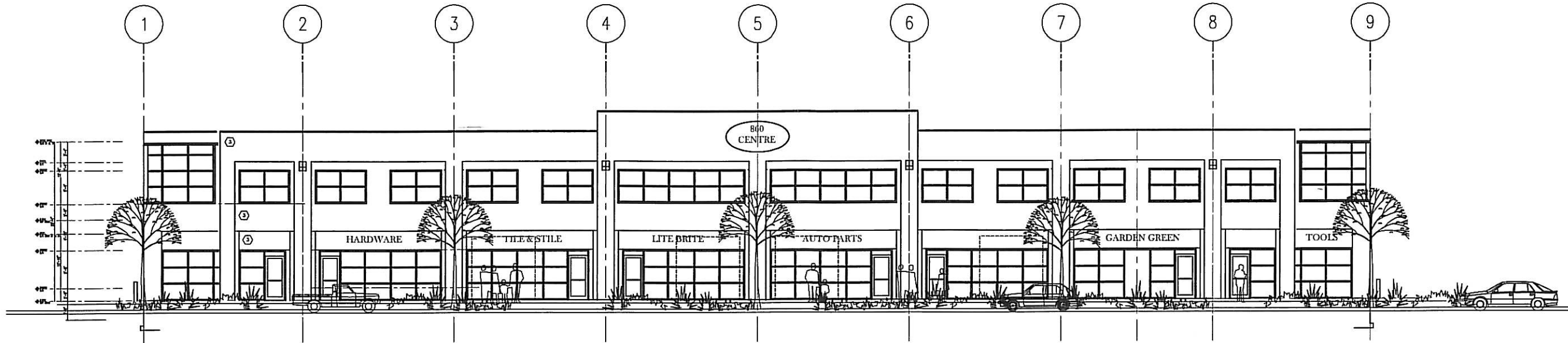
SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELOWNA, B.C.

THOMAS GAFFNEY ARCHITECT INC.
740 ANCHER ROAD
BURNABY, BC V5C 1A6
TEL: 604-766-7678 FAX: 604-766-7679

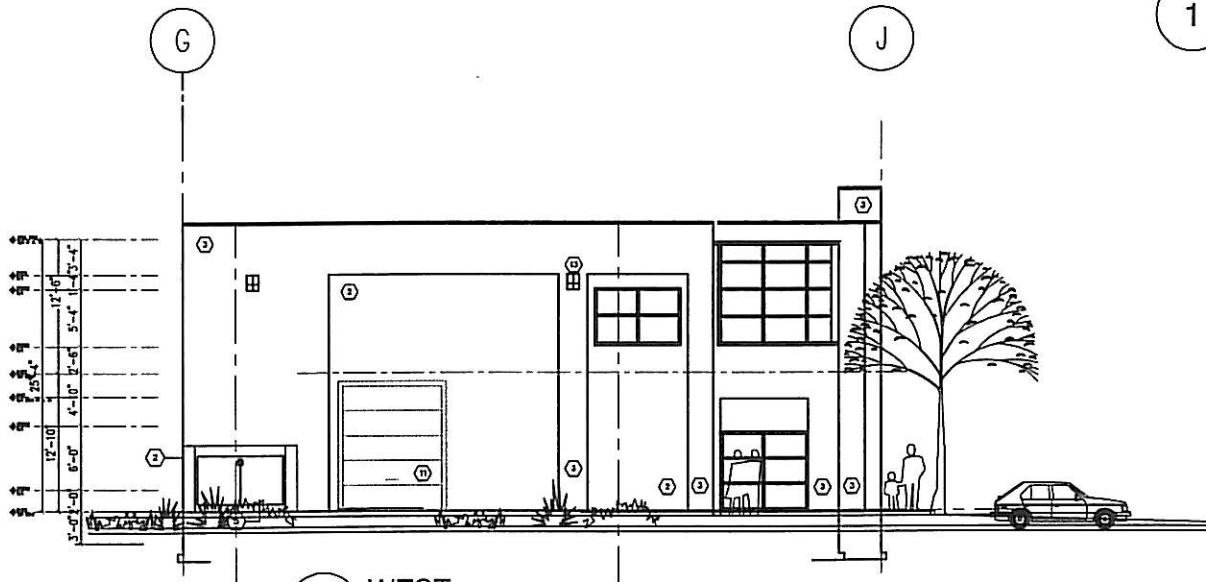
DATE: OCT 30, 2006
SCALE: 1/16" = 1'-0"
DRAWN: TG
CHECKED: TG
PROJECT No: 04-03
CAD FILE: SUNSTAR
SHEET TITLE:

SITE PLAN

DRAWING NO.	ISSUE	REV.
DP-2	1	1



1 SOUTH - McCURDY RD
1/8" = 1'-0"



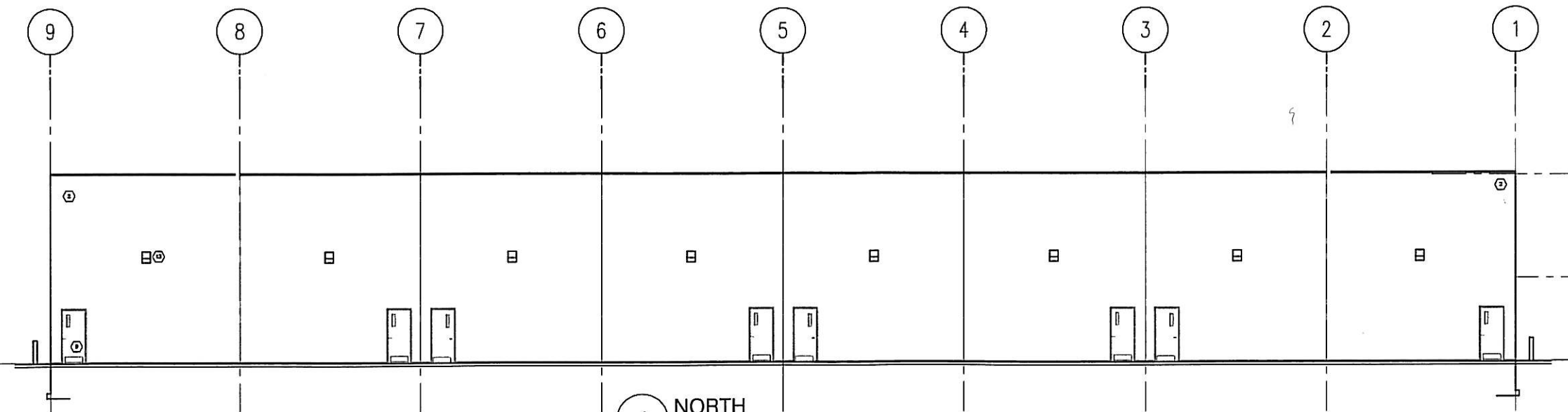
2 WEST
1/8" = 1'-0"



3 EAST - MAYFAIR RD
1/8" = 1'-0"

MATERIALS & COLOURS

- (1) CAST-IN-PLACE CONCRETE
- (2) CONCRETE MASONRY UNITS, PAINT
- (3) STUCCO CLADDING
- (4) METAL PAINT, COLOUR 1: SAGE
- (5) METAL PAINT, COLOUR 2: HEMLOCK GREEN
- (6) CLAZING - GREEN TINT
- (7) ALUMINUM WINDOWS, CLEAR ANODIZED
- (8) ALUMINUM DOORS, CLEAR ANODIZED
- (9) METAL DOORS & FRAMES, PAINT, COLOUR -2
- (10) METAL ROOF, COLOUR WARM WHITE
- (11) OVERHEAD DOORS, PREFAB. TAPE
- (12) ILLUMINATED SIGNAGE
- (13) LUMINAIRE - PEXIN BLACK
- (14) CHAIN LINK FENCE



4 NORTH
1/8" = 1'-0"

NOTES:
ISSUE #1:
DEVELOPMENT PERMIT
APPLICATION ISSUE

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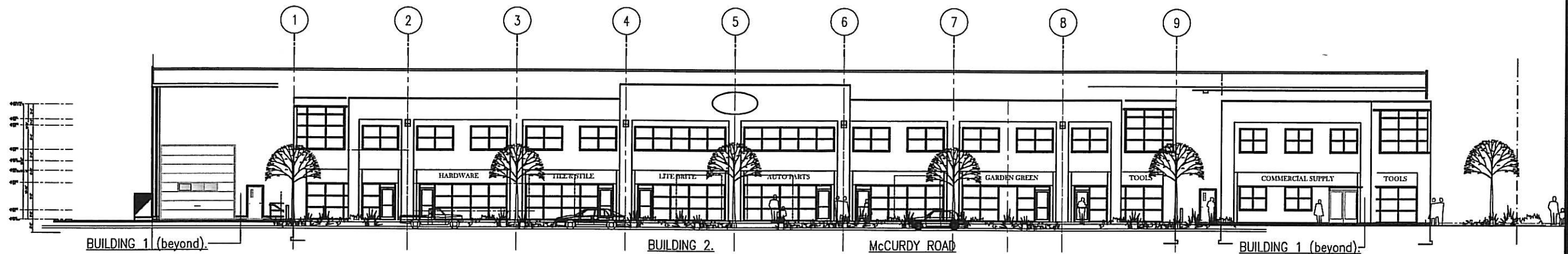
SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELOWNA, B.C.

THOMAS
GAFFNEY
ARCHITECT
INC.

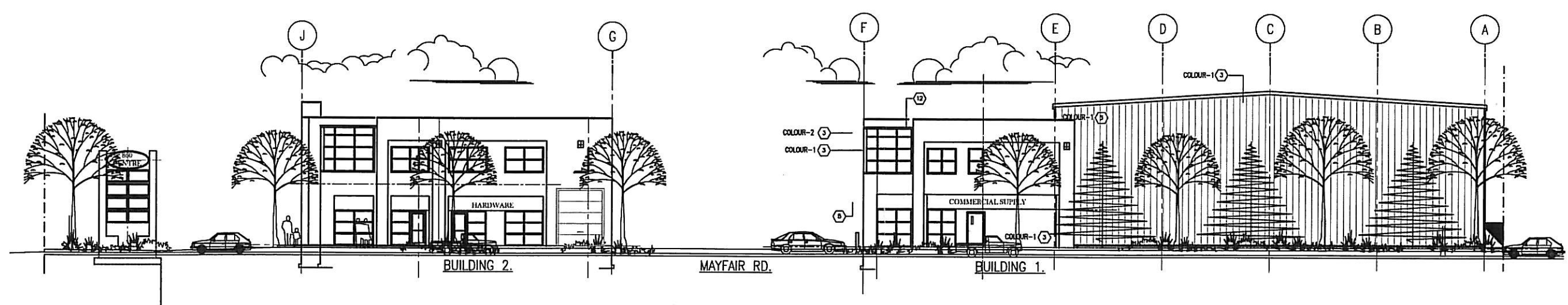
748 ARBOR ROAD
KELOWNA, CANADA V1Y 1A5
TEL: (250) 760-7888 FAX: (250) 760-7889

DATE: OCT 30, 2006
SCALE: 1/8" = 1'-0"
DRAWN: TG
CHECKED: TG
PROJECT NO: 06-03
CAD FILE: SUNSTAR
SHEET TITLE:
BLDG - 2
ELEVATIONS

DRAWING NO. ISSUE REV.
DP-7 1 1



1 SOUTH ELEVATION - McCURDY ROAD
3/32" = 1'-0"



2 EAST ELEVATION - MAYFAIR ROAD
3/32" = 1'-0"

NOTES:
ISSUE #1:
DEVELOPMENT PERMIT
APPLICATION ISSUE

SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELOWNA, B.C.

THOMAS
GAFFNEY
ARCHITECT
INC.

740 ANNEC ROAD KELOWNA
BRITISH COLUMBIA, CANADA V1Y 1A5
TEL: (250) 765-7555 FAX: (250) 765-7556

DATE : OCT 30, 2008
SCALE : 3/32" = 1'-0"
DRAWN : TO
CHECKED : TO
PROJECT No : 08-03
CADD FILE : SUNSTAR
SHEET TITLE :
STREET
ELEVATIONS

DRAWING NO.	ISSUE	REV.
DP-8	1	1

