

CHAMAREL HOMES

PROJECT INFO:

CIVIC ADDRESS:
737 BURNE AVE

NOTE
ISSUED FOR DEVELOPMENT PERMIT APPLICATION ONLY.
NOT FOR CONSTRUCTION

Legal Description:

PID: *
Plan: *
Lot: *
Zone: MF1

| | | |
|--------------------|---|---|
| SITE AREA | 6,076 SQ. FT. | 564.47 SQ. M. |
| SITE COVERAGE | PERMITTED 55% (3,342 SQ. FT.) | PROPOSED 54.95% (3,339 SQ. FT.) |
| BUILDING FOOTPRINT | | 2,459 SQ. FT. |
| COVERED ENTRIES | | 80 SQ. FT. |
| PROPOSED GARAGE | | 800 SQ. FT. |
| TOTAL | | 3,339 SQ. FT. |
| CONCRETE DRIVEWAY | | |
| F.A.R. | 0.8 (4,861 SQ. FT.) | 0.77 (4,672 SQ. FT.) |

LIST OF DRAWINGS:

SHEET INDEX:

- 1 COVER SHEET - SITE PLAN
- 2 STREETScape
- 2 COLOUR BOARD - ELEVATIONS
- 3 SIDE ELEVATIONS
- 4 FLOOR PLANS
- 5 ROOFTOP PLANS - GARAGE PLANS



MATERIAL BOARD

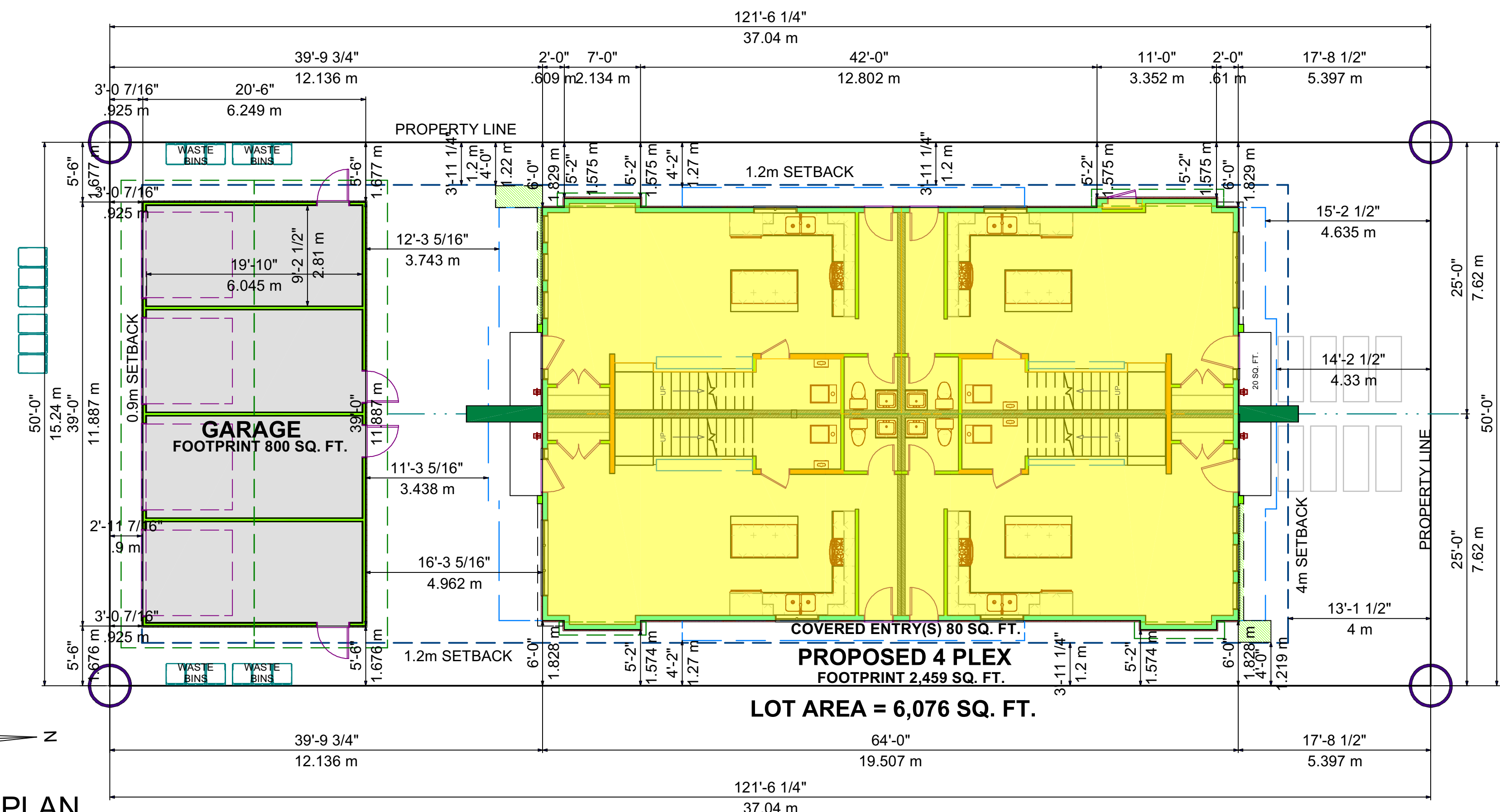
| | | | |
|-----------------------|------------------|-----------------------|------------------------|
| 1. STUCCO | COLOUR: OVERCOAT | 5. CEMENT FIBER PANEL | COLOUR: ARCTIC WHITE |
| 2. CEMENT FIBER PANEL | COLOUR: ONYX | 6. ALUMINUM TRIM | COLOUR: CLEAR ANODIZED |
| 3. STUCCO | COLOUR: ONYX | 7. WINDOW SILL | COLOUR: BLACK |
| 4. ALUMINUM SIDING | COLOUR: CYPRESS | 8. TORCH ON ROOFING | COLOUR: BLACK |



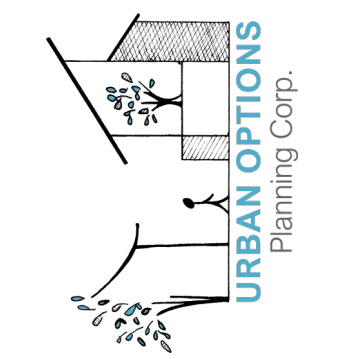
VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION AND BUILDING TO BE IN ACCORDANCE TO THE LATEST BRITISH COLUMBIA BUILDING CODE (2018).
2. CONSTRUCTION TO COMMENCE IN ACCORDANCE TO ALL LOCAL BYLAWS.
3. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO WALL CENTERLINES AND EXTERIOR OF SHEATHING.
4. CONTRACTORS ARE TO REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES AND ERRORS PRIOR TO CONSTRUCTION.
5. PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER/BUILDER IS TO ENSURE ALL REQUIRED INSURANCES AND WORKSAFE BC CONFORMANCE ARE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING CONSTRUCTION.
6. LICENSED AND INSURED PROFESSIONALS MUST VERIFY ALL INFORMATION, DIMENSIONS, SPECIFICATIONS OF THIS PLAN PRIOR TO CONSTRUCTION.
7. ERRORS AND EMISSIONS. ZIOLA DESIGN & BRENT ZIOLA SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS OR ADJUSTMENTS RESULTING IN CONDITIONS ENCOUNTERED AT THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS. ZIOLA DESIGN OR ITS TECHNICIANS CAN NOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE DRAFTING TECHNICIANS, OR ZIOLA DESIGN, OR BRENT ZIOLA SHALL NOT BE LIABLE FOR ANY ERRORS OR EMISSIONS.



SITE PLAN
SCALE: 1/8" = 1'



737 BURNE AVE
KELOWNA BC

PROJECT TITLE

TITLE
DEVELOPMENT PERMIT APPLICATION

SCALE
1/8" = 1'-0"

DATE
JUL-20-2023

| | |
|-----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| Z-149-02 | 2.4 |

SHEET
1 of 6



MATERIAL BOARD

| | | | | | |
|-----------------------|------------------|--|-----------------------|------------------------|--|
| 1. STUCCO | COLOUR: OVERCOAT | | 5. CEMENT FIBER PANEL | COLOUR: ARCTIC WHITE | |
| 2. CEMENT FIBER PANEL | COLOUR: ONYX | | 6. ALUMINUM TRIM | COLOUR: CLEAR ANODIZED | |
| 3. STUCCO | COLOUR: ONYX | | 7. WINDOW SILL | COLOUR: BLACK | |
| 4. ALUMINUM SIDING | COLOUR: CYPRESS | | 8. TORCH ON ROOFING | COLOUR: BLACK | |

STREETSCAPE

SCALE: 1/4" = 1'



737 BURNE AVE
KELOWNA BC

PROJECT TITLE

TITLE
DEVELOPMENT PERMIT APPLICATION

SCALE
1/4" = 1'-0"

DATE
JUL-20-2023

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| Z-149-02 | 2.4 |

SHEET
2 of 6



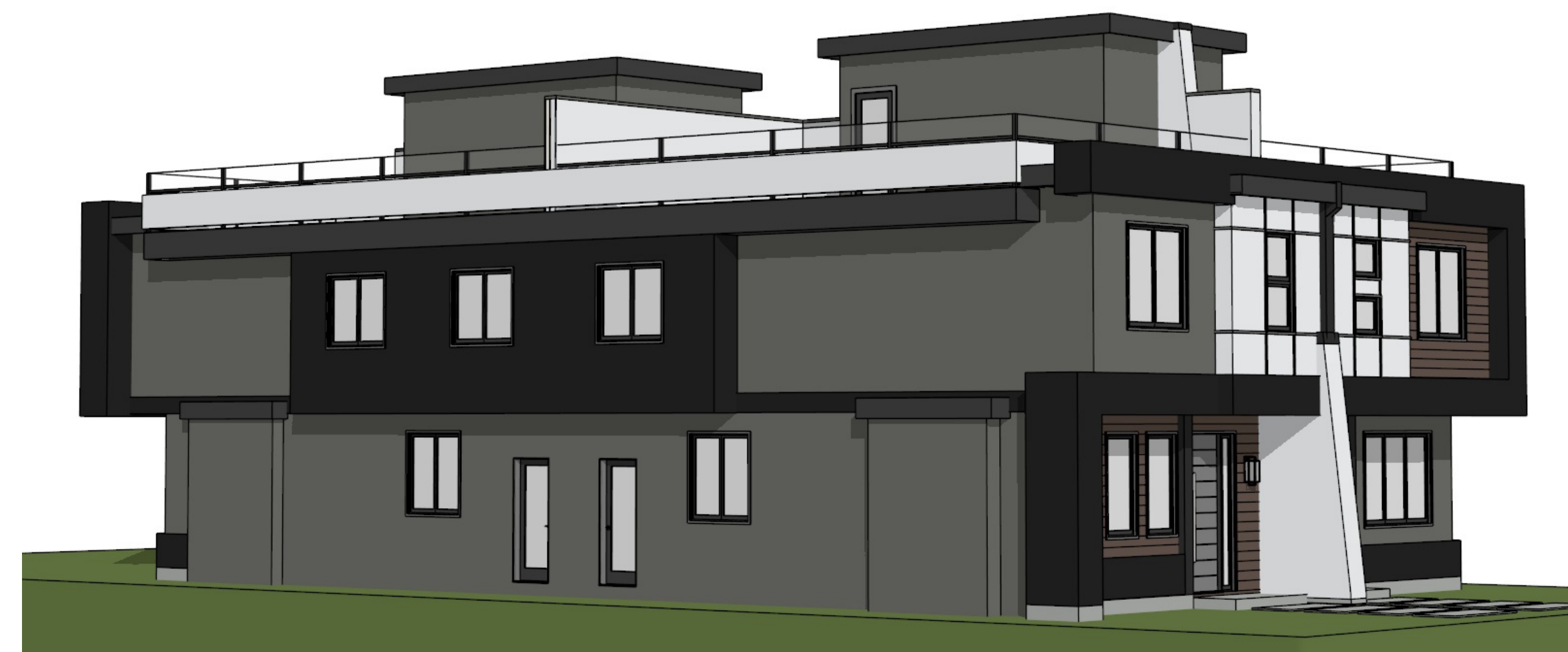
FRONT ELEVATION



| MATERIAL BOARD | | | | | |
|-----------------------|------------------|--|-----------------------|------------------------|--|
| 1. STUCCO | COLOUR: OVERCOAT | | 5. CEMENT FIBER PANEL | COLOUR: ARCTIC WHITE | |
| 2. CEMENT FIBER PANEL | COLOUR: ONYX | | 6. ALUMINUM TRIM | COLOUR: CLEAR ANODIZED | |
| 3. STUCCO | COLOUR: ONYX | | 7. WINDOW SILL | COLOUR: BLACK | |
| 4. ALUMINUM SIDING | COLOUR: CYPRESS | | 8. TORCH ON ROOFING | COLOUR: BLACK | |



REAR ELEVATION



737 BURNE AVE
KELOWNA BC

PROJECT TITLE

TITLE
DEVELOPMENT PERMIT
APPLICATION

SCALE
1/4" = 1'-0"

DATE
JUL-20-2023

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| Z-149-02 | 2.4 |

SHEET

3 of 6

121'-6 1/4"
37.04 m

PROPERTY LINE

T/O ROOF TOP PATIO ROOF
6'-4"
1.93 m

T/O ROOF TOP PATIO RAILING
5'-2 7/8"
1.597 m

T/O UPPER FLOOR CEILING
UPPER FLOOR LINTEL HT.
29'-8"
9.042 m

T/O GARAGE ROOF
23'-4"
7.112 m

T/O UPPER FLOOR
LOWER FLOOR LINTEL HT.
18'-1 1/8"
5.515 m

T/O MAIN FLOOR

PROPERTY LINE

9'-0"
2.743 m

6'-8"
2.032 m

8'-0 3/4"
2.457 m

LEFT ELEVATION



RIGHT ELEVATION



737 BURNE AVE
KELOWNA BC

PROJECT TITLE

TITLE
DEVELOPMENT PERMIT
APPLICATION

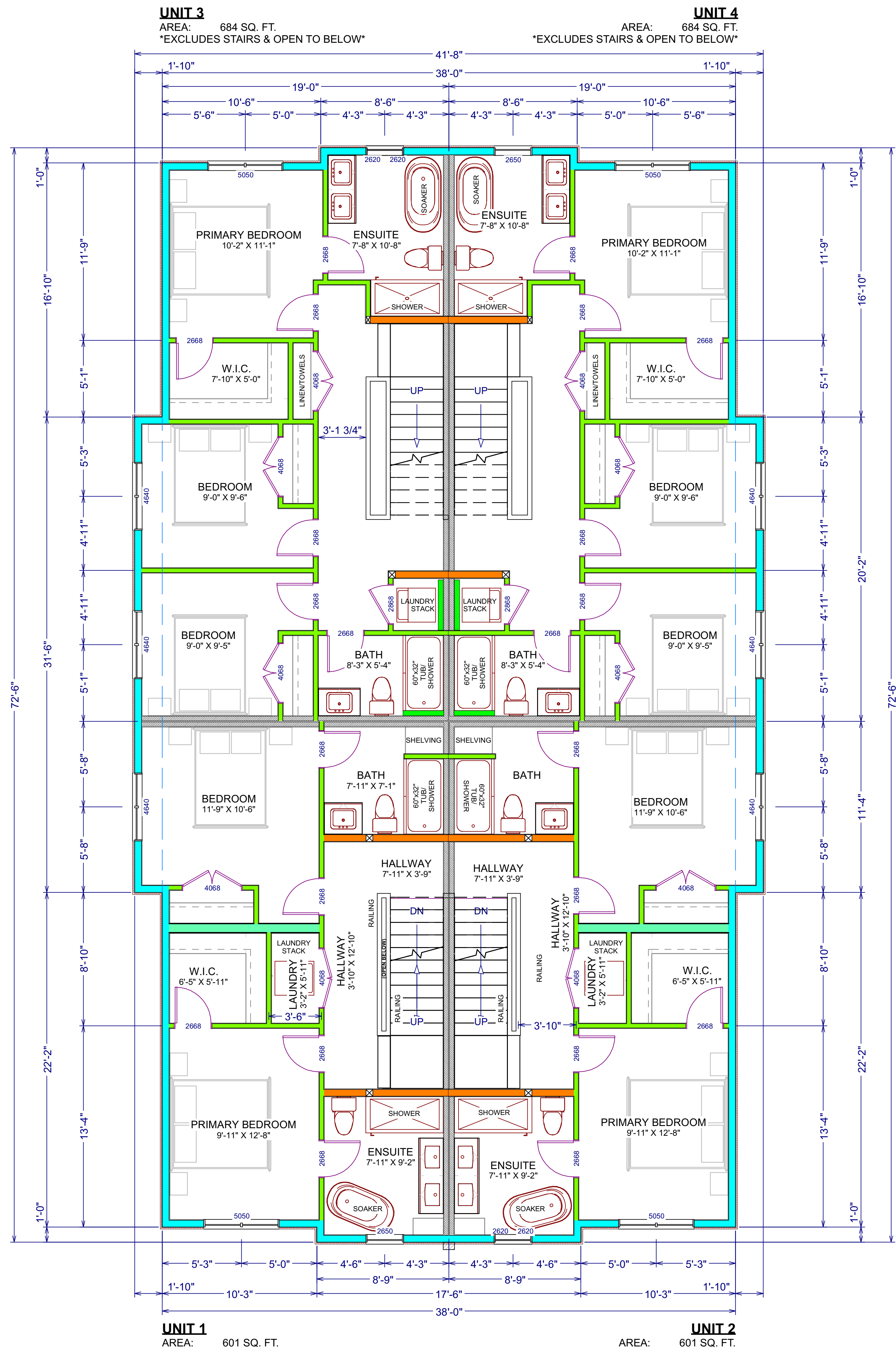
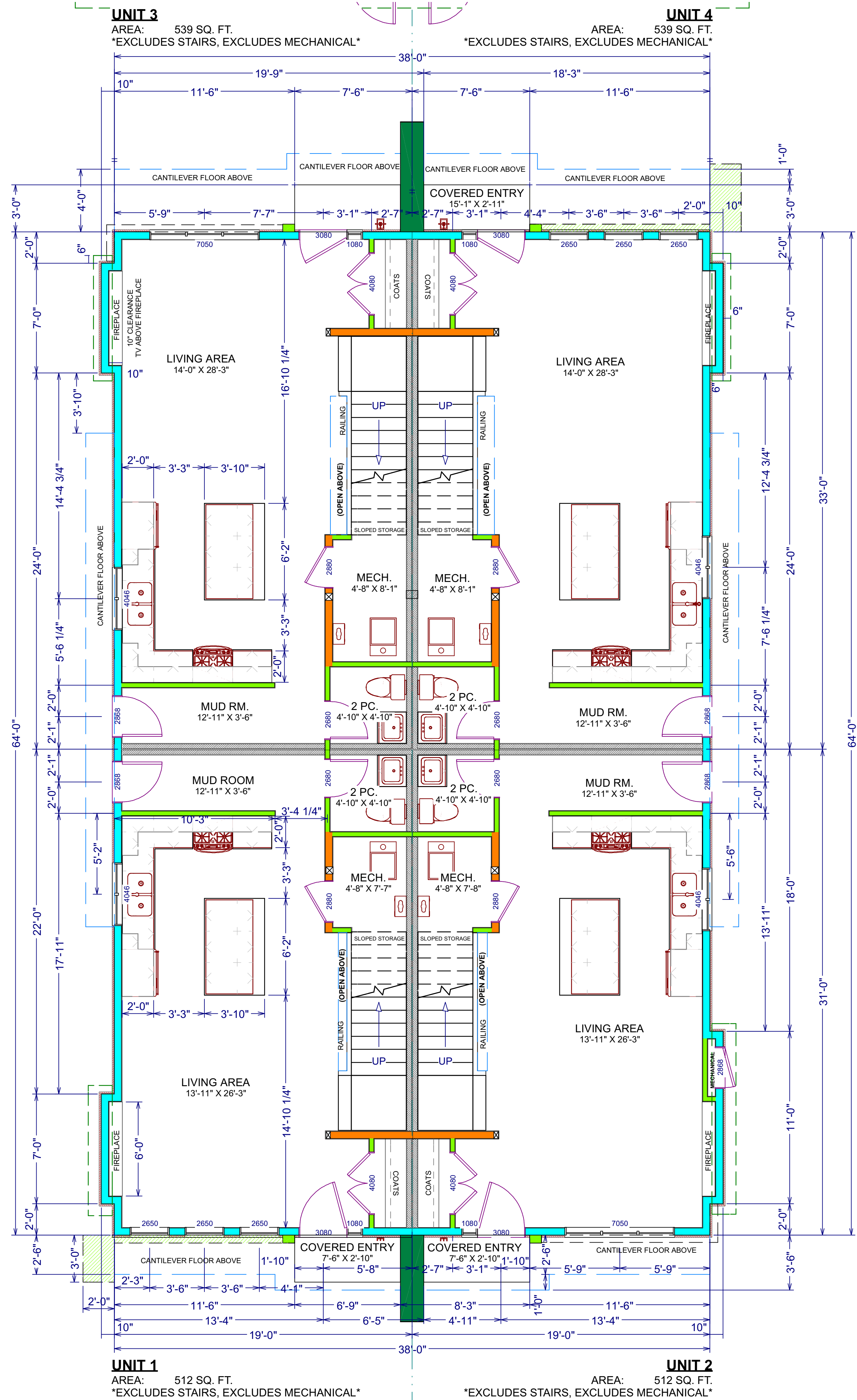
SCALE
1/4" = 1'-0"

DATE
JUL-20-2023

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| Z-149-02 | 2.4 |

SHEET

4 OF 6



**737 BURNE AVE
KELOWNA BC**

PROJECT TITLE

TITLE
DEVELOPMENT PERMIT APPLICATION

SCALE
1/4" = 1'-0"

DATE
JUL-20-2023

PROJECT NUMBER
Z-149-02

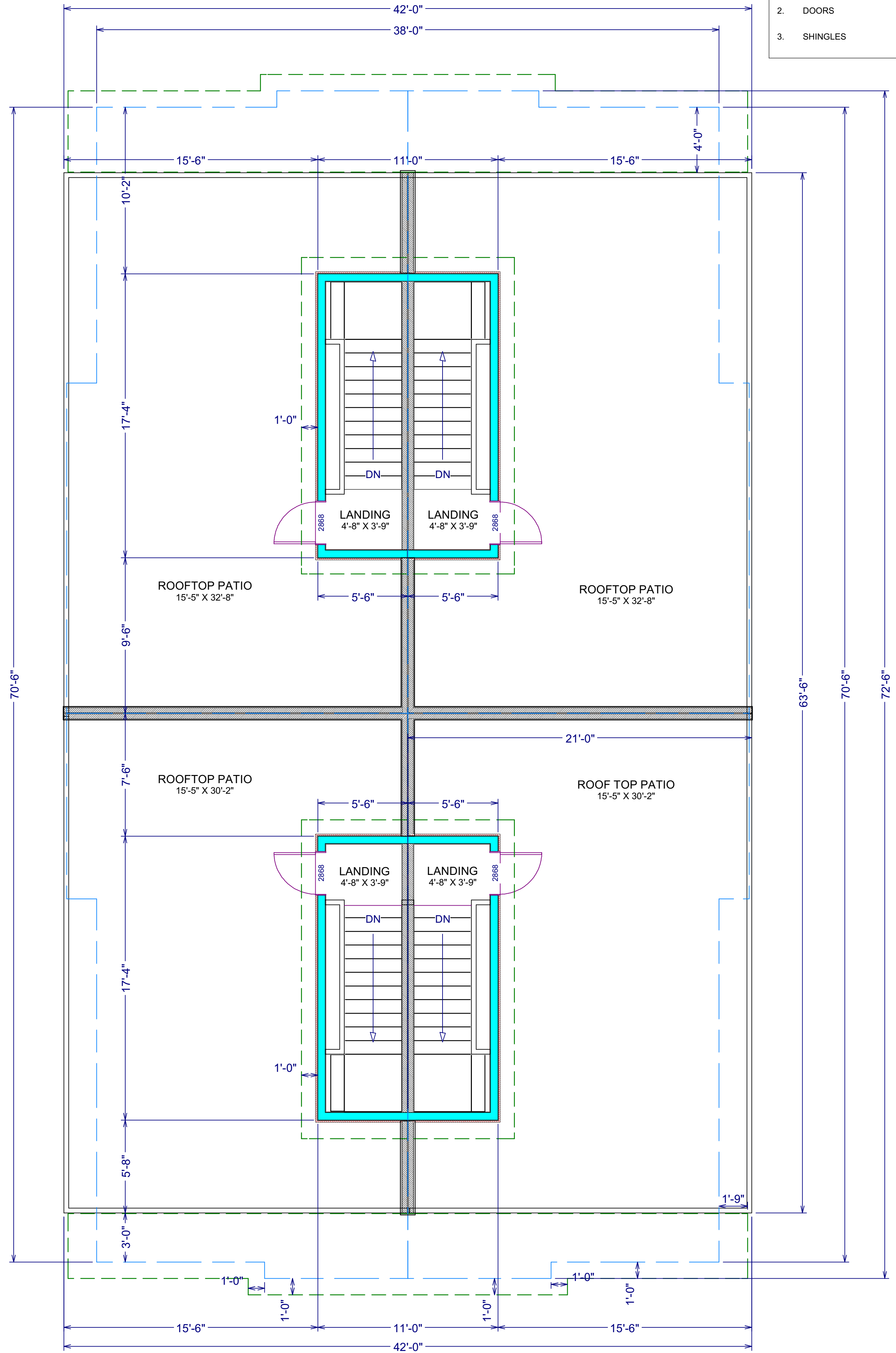
DRAWING NUMBER
2.4

SHEET
5 of 6

UNIT 3
LANDING AREA: 23 SQ. FT.
EXCLUDES STAIRS & OPEN TO BELOW
PATIO AREA: 599 SQ. FT

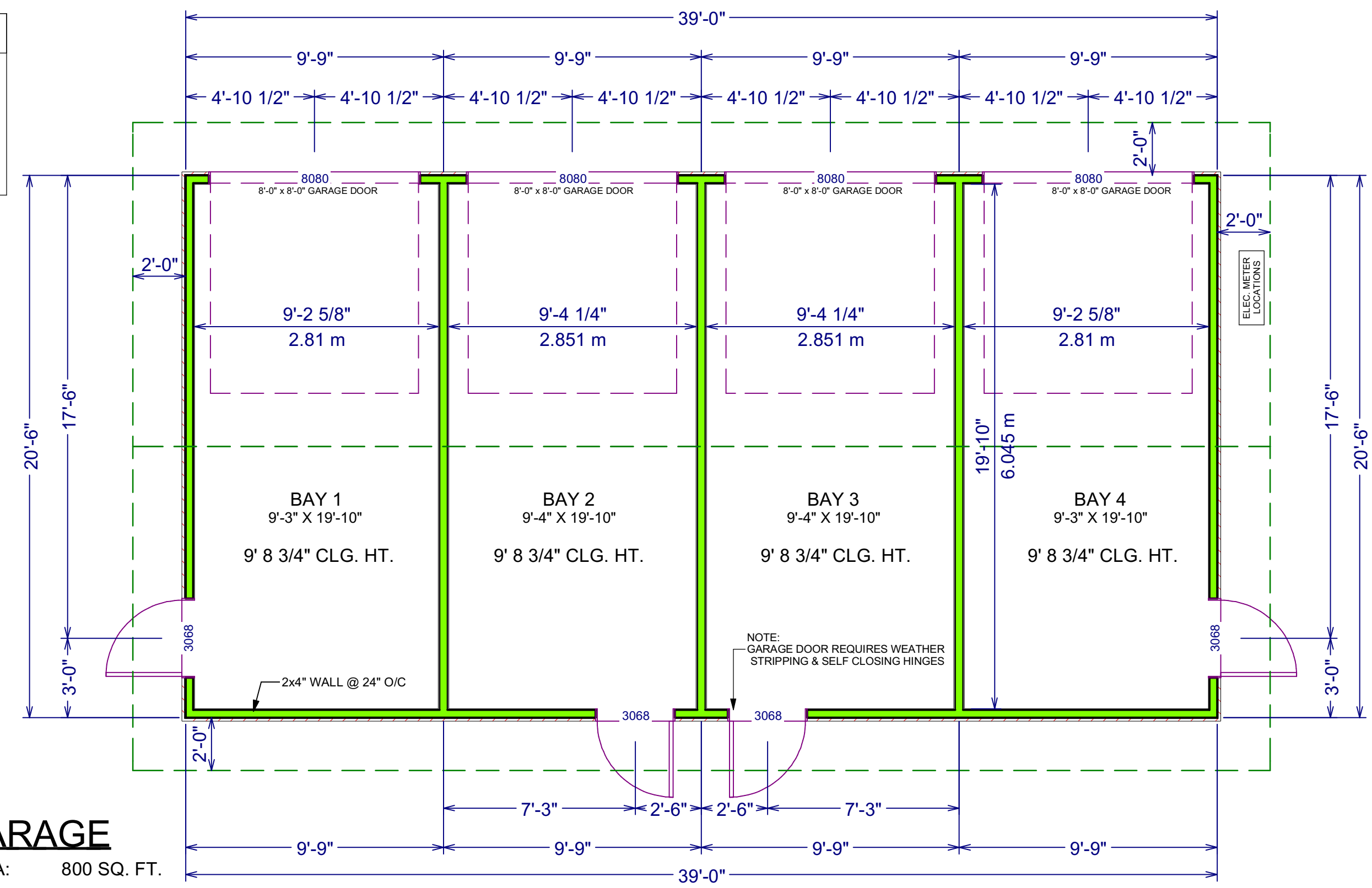
UNIT 4
LANDING AREA: 23 SQ. FT.
EXCLUDES STAIRS & OPEN TO BELOW
PATIO AREA: 599 SQ. FT

| MATERIAL BOARD | |
|----------------|--------------------|
| 1. STUCCO | COLOUR: OVERCOAT |
| 2. DOORS | COLOUR: BLACK |
| 3. SHINGLES | COLOUR: ONYX BLACK |

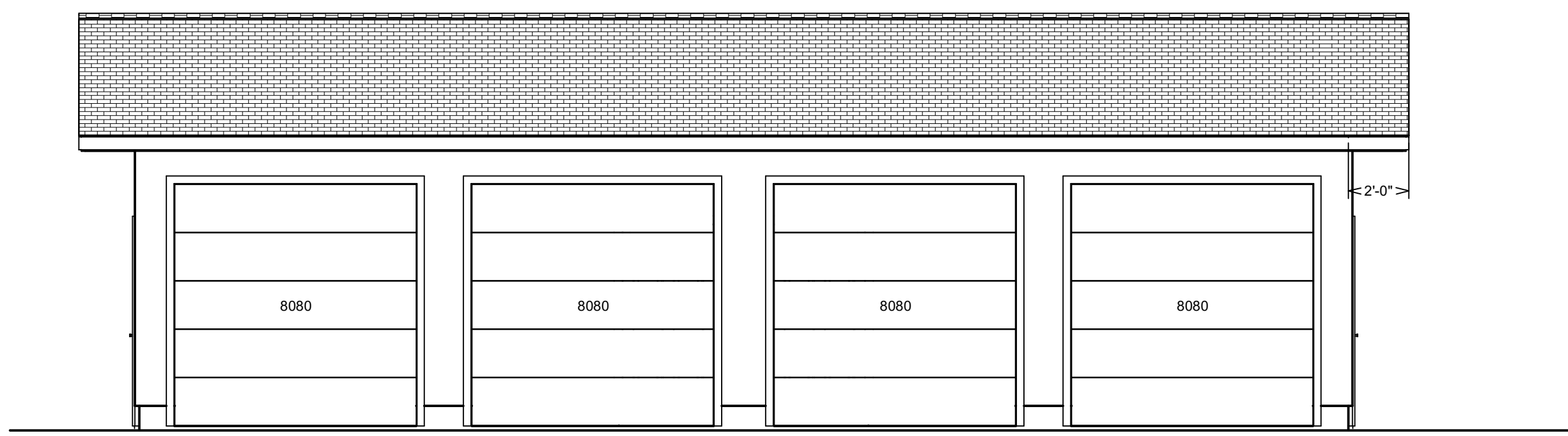


UNIT 1
LANDING AREA: 23 SQ. FT.
EXCLUDES STAIRS & OPEN TO BELOW
PATIO AREA: 547 SQ. FT

UNIT 2
LANDING AREA: 23 SQ. FT.
EXCLUDES STAIRS & OPEN TO BELOW
PATIO AREA: 547 SQ. FT



GARAGE
AREA: 800 SQ. FT.

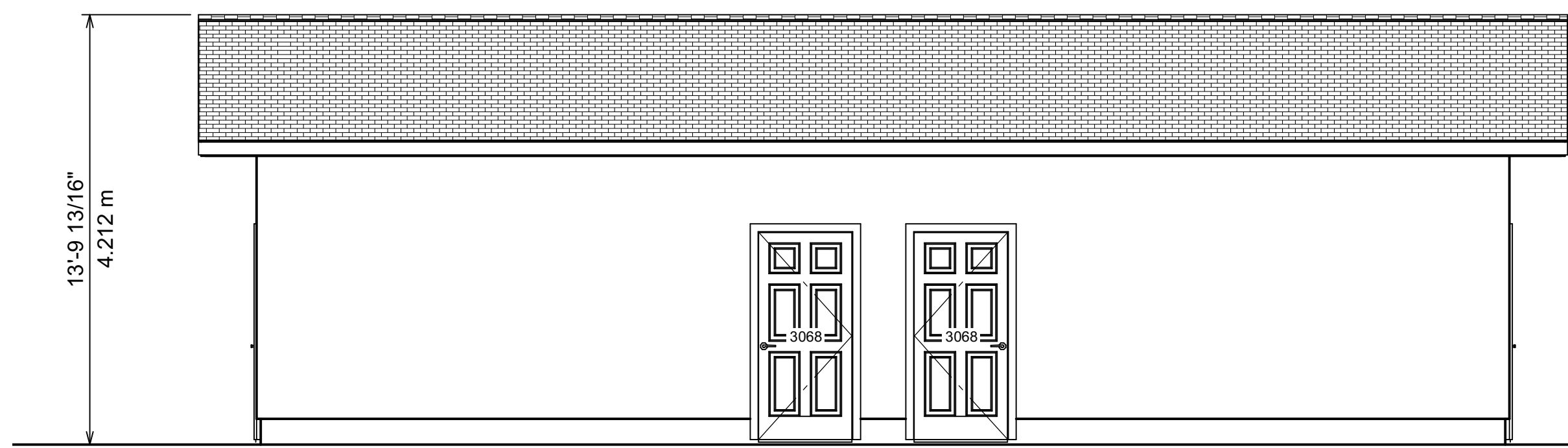


FRONT ELEVATION



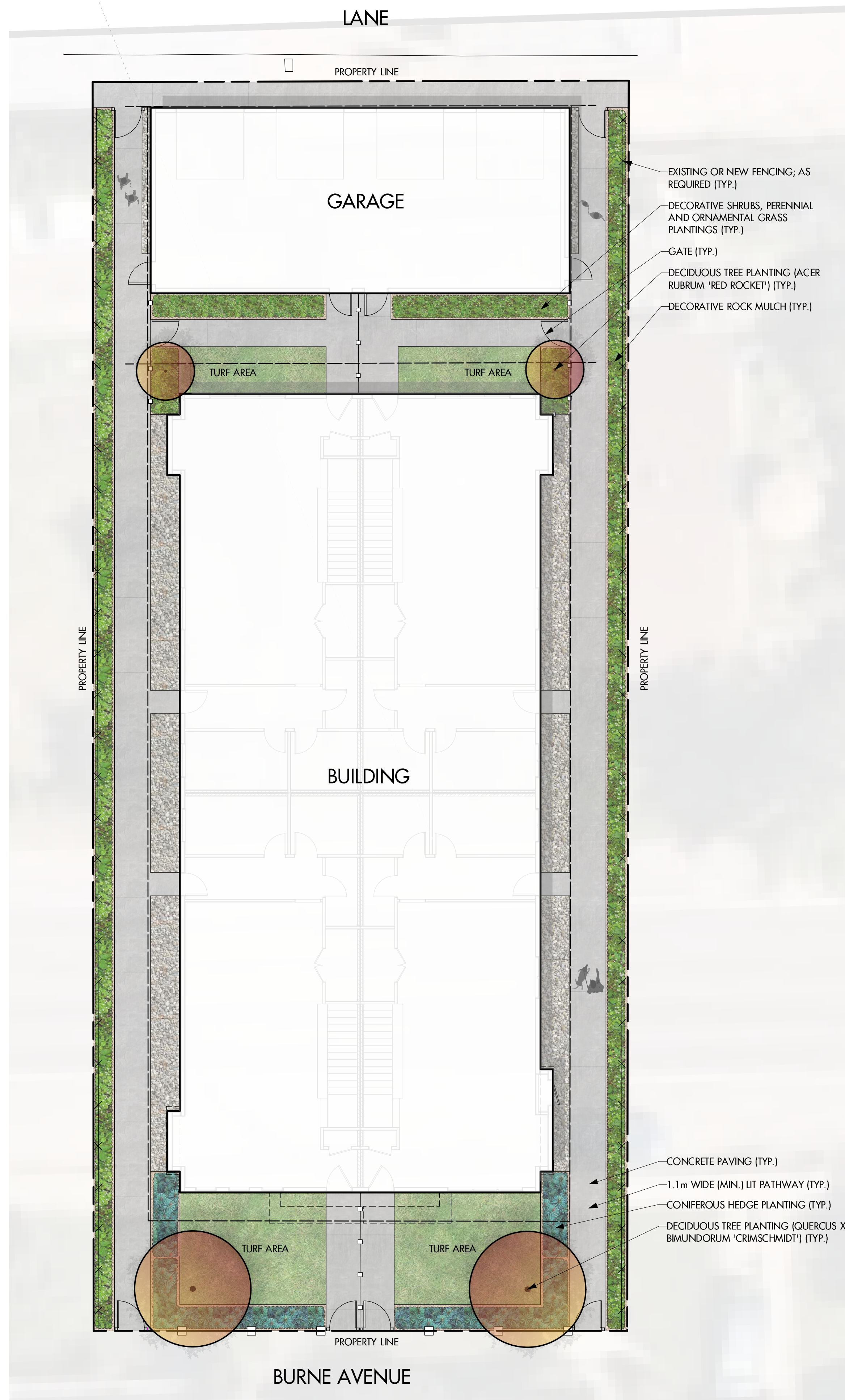
LEFT ELEVATION

RIGHT ELEVATION

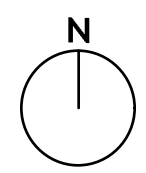


REAR ELEVATION

0 5 10 15 20 25 M



PRECEDENT IMAGE: 1.8M HT WHITE VINYL FENCE W/ 1.2M HT GLASS RAILING.



PROJECT TITLE

737 BURNE AVENUE

Kelowna BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------|
| 1 | 22.08.02 | Review |
| 2 | 23.03.13 | Review |
| 3 | 23.06.13 | Review |
| 4 | 23.07.26 | Review |
| 5 | | |

PROJECT NO: 22-0803

DESIGN BY: NM

DRAWN BY: MC/AJ

CHECKED BY: FB

DATE: JULY 26, 2023

SCALE: 1:100

PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

L1/2

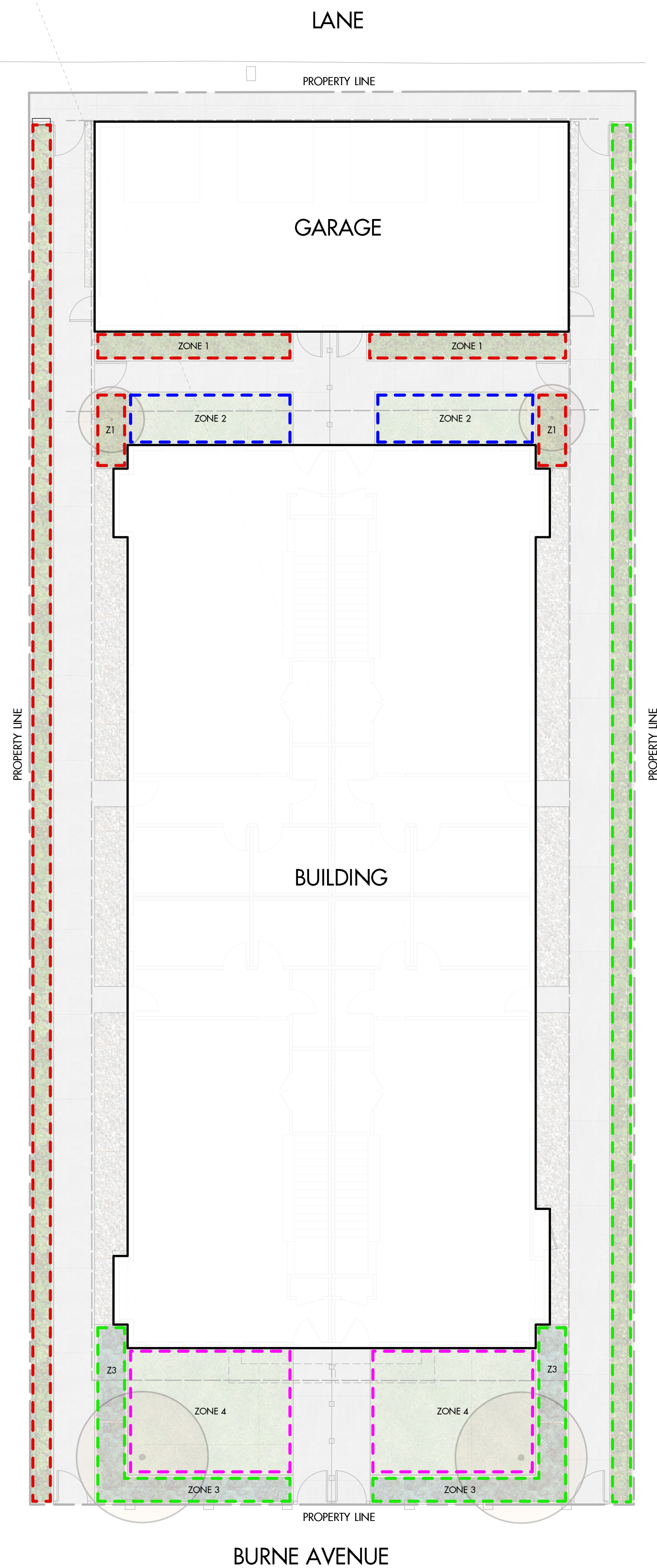
NOT FOR CONSTRUCTION
 Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS. ALL OFFSITE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE / SPACING & REMARKS |
|--|--------------------------|-----|-------------------------------|
| TREES | | | |
| ACER RUBRUM 'RED ROCKET' | RED ROCKET MAPLE | 2 | 6cm CAL. |
| QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' | CRIMSON SPIRE OAK | 2 | 6cm CAL. |
| SHRUBS | | | |
| TAXUS CUSPIDATA 'MORDEN' | MORDEN UPRIGHT YEW | 17 | #02 CONT. /2.0M O.C. SPACING |
| PERENNIALS & ORNAMENTAL GRASSES | | | |
| ALCHEMILLA MOELLIS | LADY'S MANTLE | 16 | #01 CONT. /0.75M O.C. SPACING |
| ASARUM EUROPAEUM | EUROPEAN WILD GINGER | 11 | #01 CONT. /0.9M O.C. SPACING |
| DICENTRA 'LUXURIANT' | FERN LEAF BLEEDING HEART | 9 | #01 CONT. /1.0M O.C. SPACING |
| ECHINACEA PURPUREA | PURPLE CONEFLOWER | 16 | #01 CONT. /0.75M O.C. SPACING |
| PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 16 | #01 CONT. /0.75M O.C. SPACING |



WATER CONSERVATION CALCULATIONS

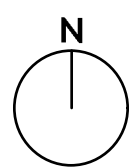
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 136 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 90 cu.m. / year
 WATER BALANCE = 46 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 52 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 17 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 18 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 15 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 57 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 19 cu.m.
- ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 44 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 38 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE

737 BURNE AVENUE

Kelowna BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

| NO. | DATE | REVISION |
|-----|----------|----------|
| 1 | 22.08.02 | Review |
| 2 | 23.03.13 | Review |
| 3 | 23.06.13 | Review |
| 4 | 23.07.26 | Review |
| 5 | | |

| | |
|-------------|---------------|
| PROJECT NO. | 22-0803 |
| DESIGN BY | NM |
| DRAWN BY | MC/AJ |
| CHECKED BY | FB |
| DATE | JULY 26, 2023 |
| SCALE | 1:100 |
| PAGE SIZE | 24x36" |

SEAL



DRAWING NUMBER

L2/2

NOT FOR CONSTRUCTION

Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.