

# 724 Morrison Ave. Kelowna, B.C.

## 1 building 4 unit MF1 development

### **BUILDING DESIGN**

Baxter Design  
 202-1889 Springfield  
 Kelowna, B.C. V1Y 5V5  
 Contact: Shane Baxter  
 250-862-9662  
 baxterdesign@shaw.ca

### **LANDSCAPE DESIGN**

Shelley Lynn Design  
 250-681-1826  
 shelleylynnndesign@gmail.com

### **DP Application Contact**

Tom Netzlaw  
 Crown Property Development Ltd.  
 250-878-1051

### **Drawing Package:**

- 1/9 cover page
  - 2/9 site plan
  - 3/9 lower floor plan
  - 4/9 main floor plan
  - 5/9 upper floor plan
  - 6/9 roof plan & streetscape elevation
  - 7/9 front (east) & left (south) elevations
  - 8/9 rear (west) & right (north) elevations
  - 9/9 bldg materials & colours
- L1 landscape plan



south east



east



north east



south east



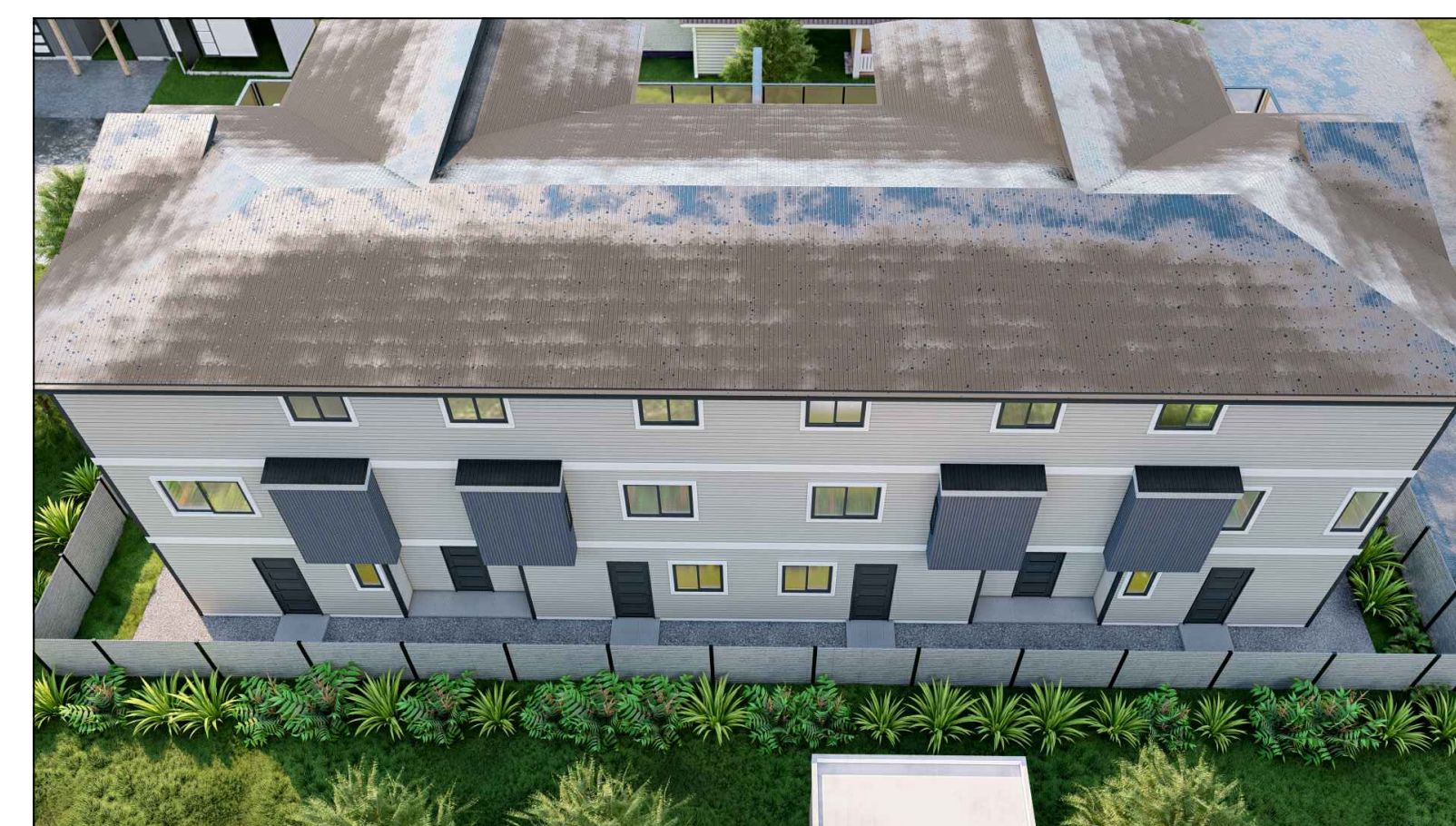
east



north east



south west



west



north west

**Note:** 3d images are meant to represent the form and character of the buildings, not the landscape. Refer to Landscape Plan for plantings, fences, walkways, patios, etc.

#### **ERRORS AND OMISSIONS**

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

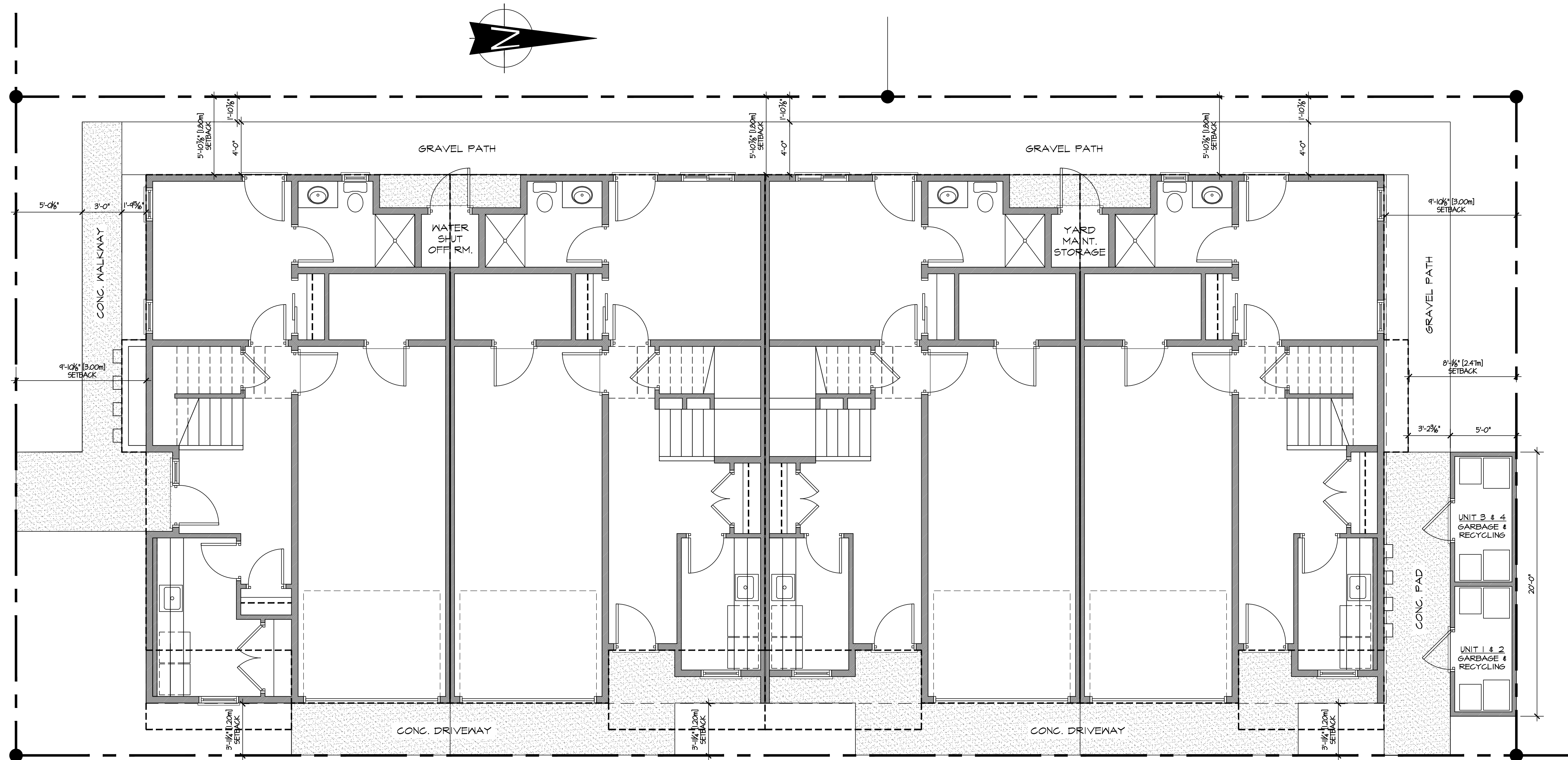


SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C. CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.  
 Drawing Scale: 1/4" = 1'-0" (unless noted)  
 Date: Oct. 17, 2024  
 Rev. Date:  
 Drn. By: S.H.B.

724 MORRISON AVE.

15.2m



34.6m  
LANE

Note: Plot Plan is meant to represent location of the buildings, traffic flow, site coverage, etc, not the landscape. Refer to Landscape Plan for plantings, fences, walkways, patios, etc.

MF1 Bylaw Requirements	
Site area	350 m2 min.
Site width	13.0 m min.
Site depth	27.0 m min.
Site coverage	Max 55% (75% with impermeable surfaces)
Building height	11.0m or 3 storeys
Front setback	3.0 m
Rear setback	3.0 m
Side setback	1.8 m
Setback to Side Lane	1.2 m
Number of parking stalls	1.0 space per dwelling unit
Max. # of units	6 units

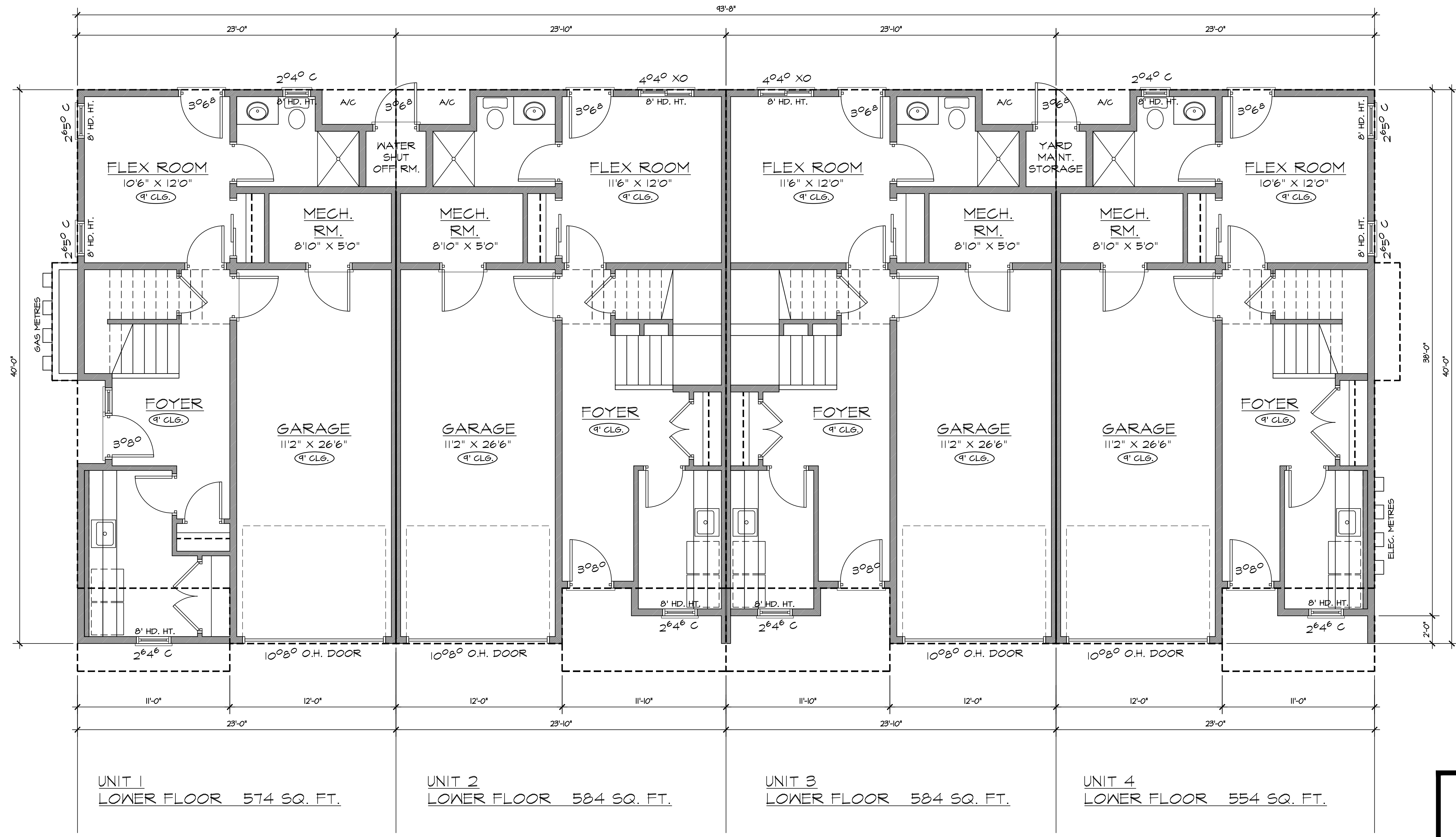
Site Coverage Calculation	
site area =	526 m2 (5660 sq.ft.)
bldg =	222.1 m2 (2390 sq.ft.)
Footnotes (Section 13.5) #10. In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.	
bldg. coverage =	42.2%
impermeable coverage =	394.2 m2 (4242 sq.ft.) = 75%
(buildings, parking, driveways, walkways, patios)	

**ERRORS AND OMISSIONS**  
 - BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

**BAXTER DESIGN**  
 Custom Building Design since 1991  
 SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.  
 Drawing Scale: 1/4" = 1'-0" (unless noted)  
 Date: Oct. 17, 2024  
 Rev. Date:  
 Drn. By: S.H.B.

2/9



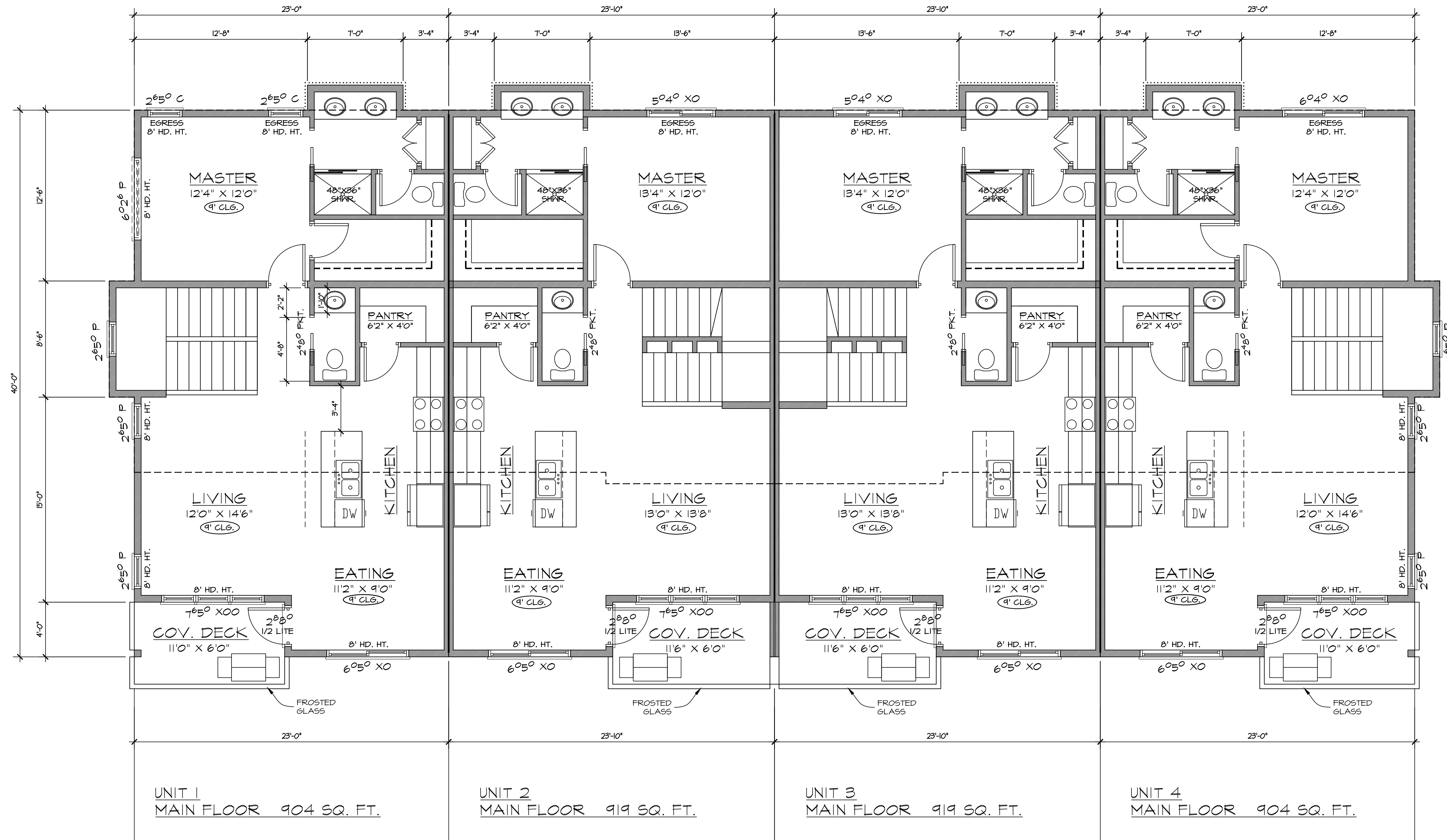
**ERRORS AND OMISSIONS**  
 - BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

# LOWER FLOOR

**BAXTER DESIGN**  
 Custom Building Design since 1991  
 SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.  
 Drawing Scale: 1/4" = 1'-0" (unless noted)  
 Date: Oct. 17, 2024  
 Rev. Date:  
 Drn. By: S.H.B.

3  
9



**ERRORS AND OMISSIONS**

BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor. BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

MAIN FLOOR



SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

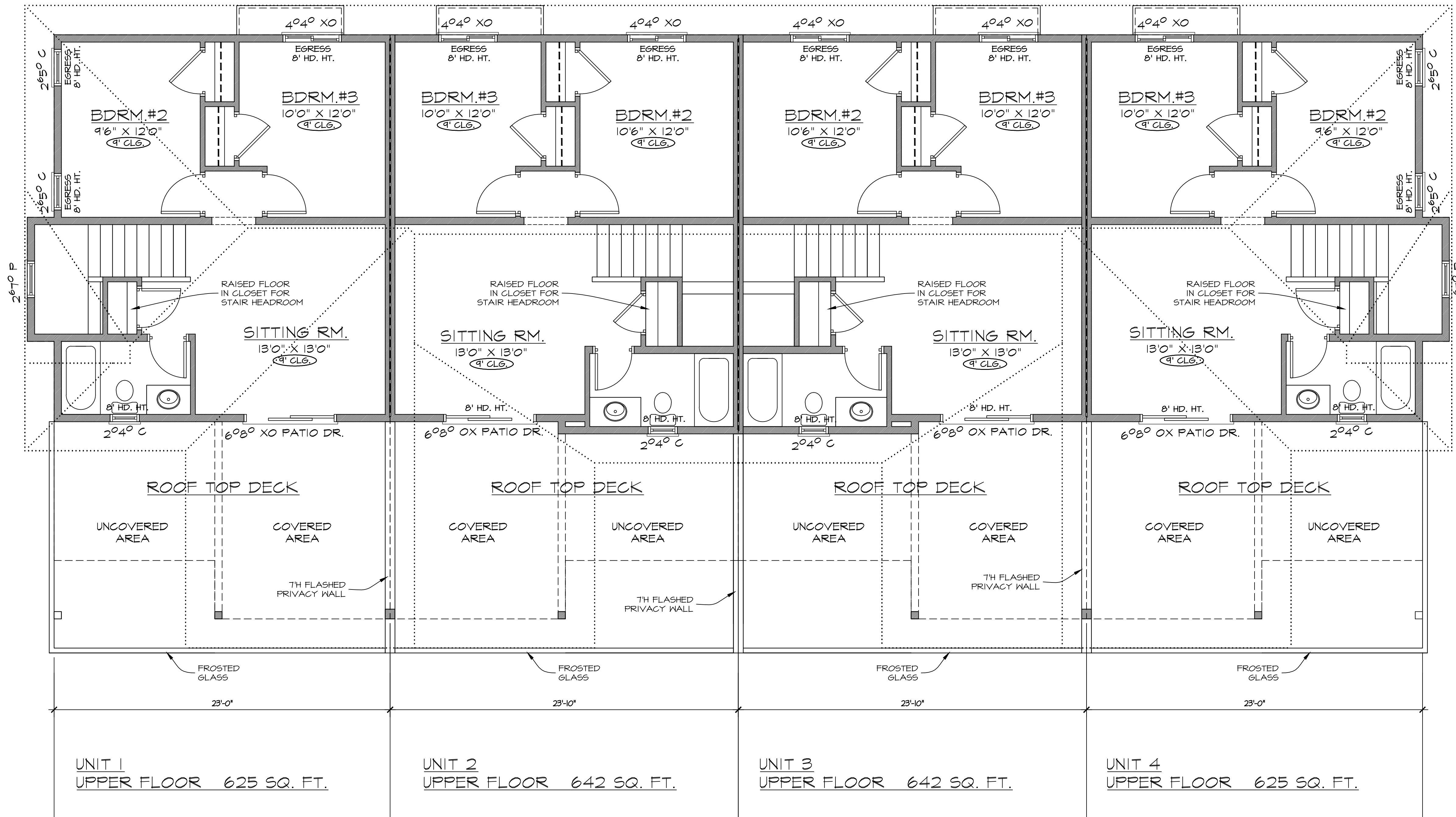
PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: Oct. 17, 2024

Rev. Date:

Drn. By: S.H.B.



**ERRORS AND OMISSIONS**

BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor. BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

UPPER FLOOR



SHANE BAXTER DESIGNS INC.

KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

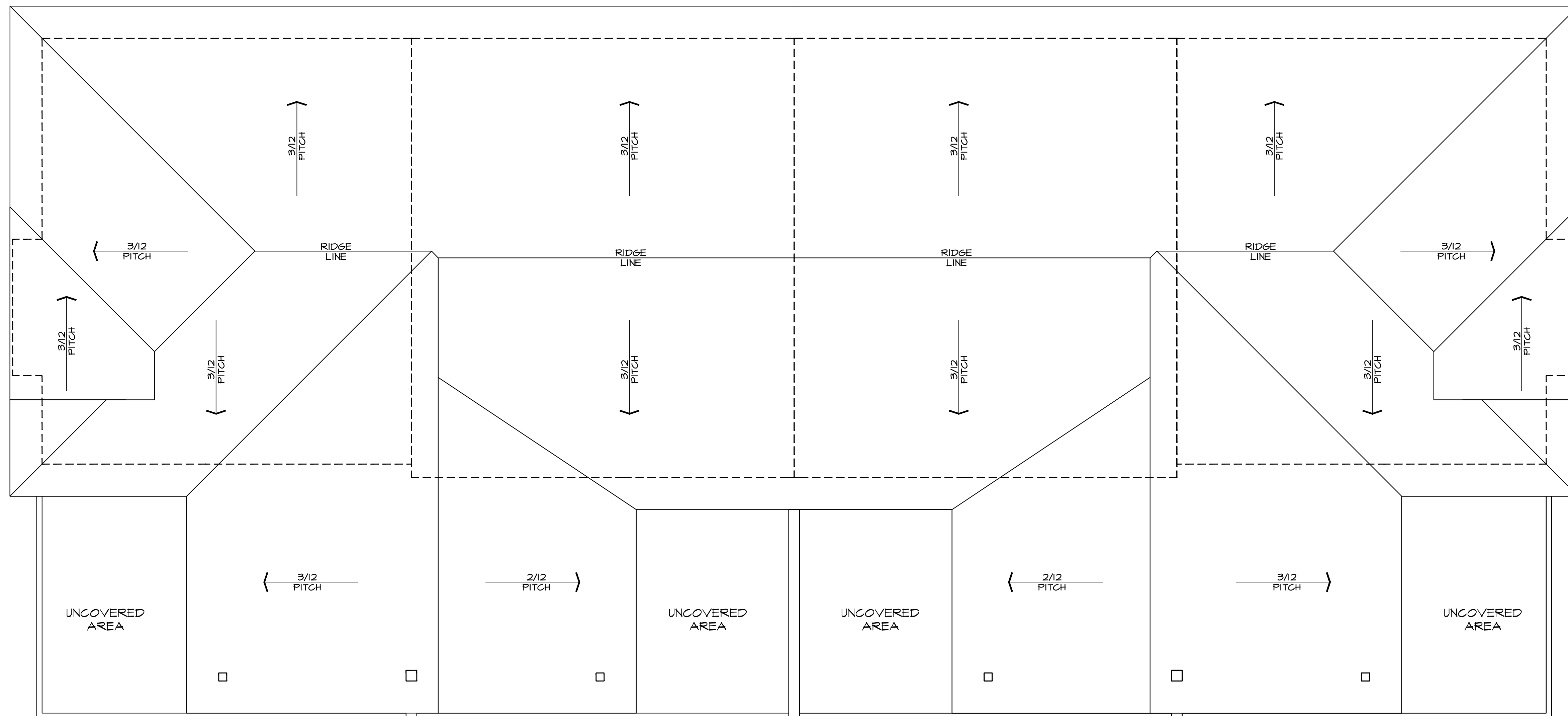
PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

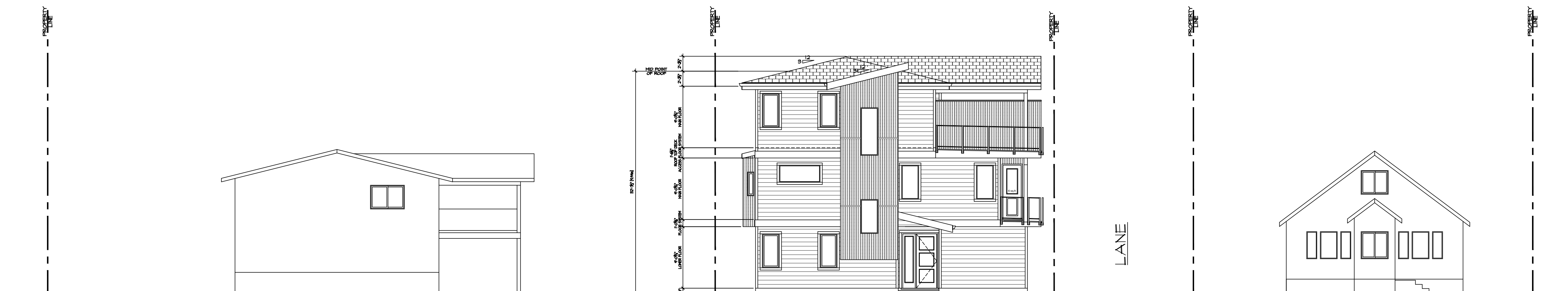
Date: Oct. 17, 2024

Rev. Date:

Drn. By: S.H.B.



# ROOF PLAN



2493 RICHTER

724 MORRISON

732 MORRISON

## STREETSCAPE (SOUTH) ELEVATION

1/8" = 1'-0"

### ERRORS AND OMISSIONS

BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor. BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA  
ph: (250) 862-9662  
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
724 MORRISON AVE.  
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: Oct. 17, 2024

Rev. Date:

Drn. By: S.H.B.



FRONT / EAST ELEVATION  
(LANE)



LEFT / SOUTH ELEVATION  
(MORRISON AVE.)

**ERRORS AND OMISSIONS**

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.  
 Drawing Scale: 1/4" = 1'-0" (unless noted)  
 Date: Oct. 17, 2024  
 Rev. Date:  
 Drn. By: S.H.B.



REAR / WEST ELEVATION



RIGHT / NORTH ELEVATION

**ERRORS AND OMISSIONS**

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.  
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.  
 KELOWNA, B.C., CANADA  
 ph: (250) 862-9662  
 baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
 724 MORRISON AVE.  
 KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

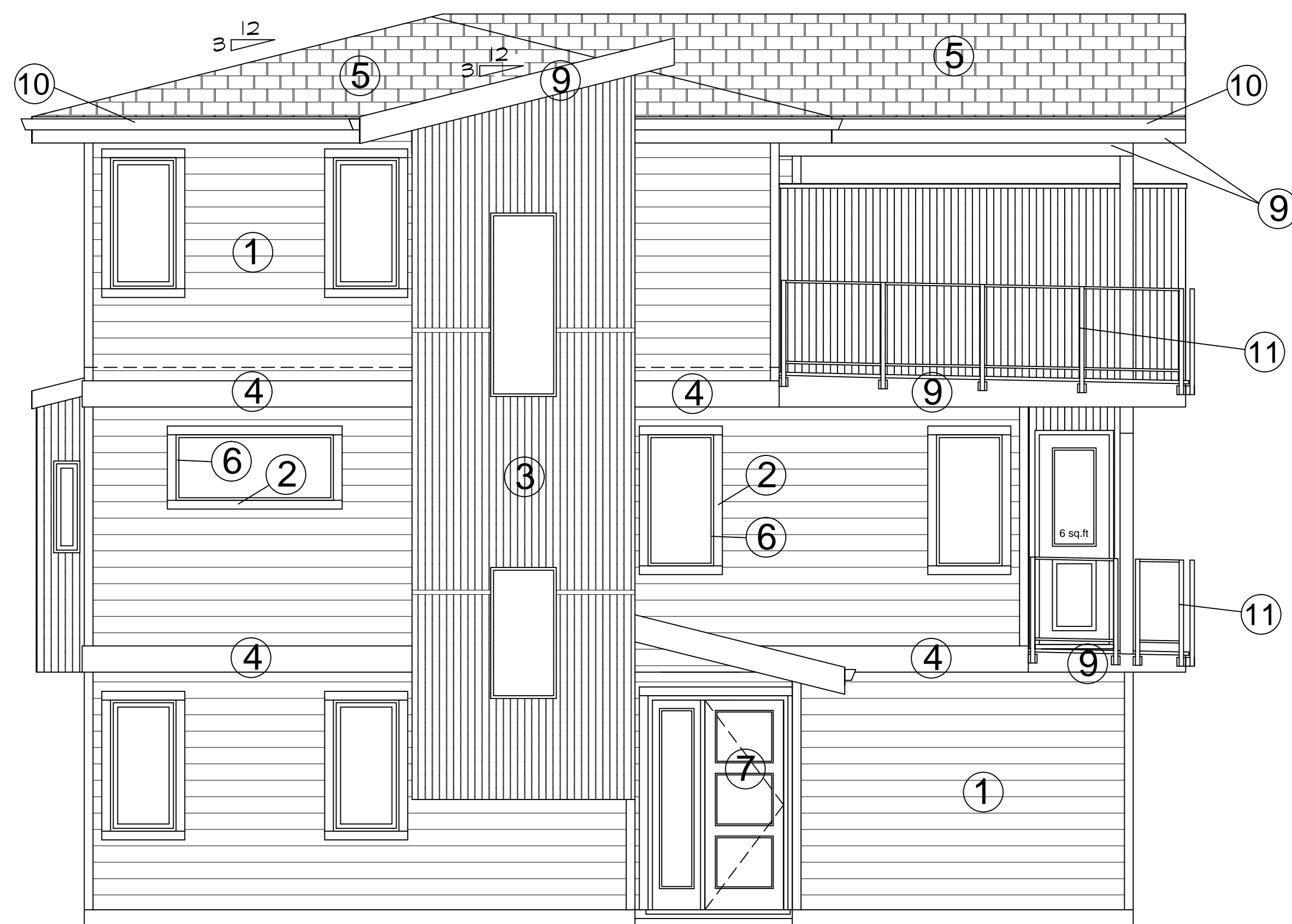
Date: Oct. 17, 2024

Rev. Date:

Drn. By: S.H.B.



FRONT / EAST ELEVATION  
(LANE)



LEFT / SOUTH ELEVATION  
(MORRISON AVE.)



**Building Materials & Colours:**

- |   |   |
|---|---|
| 1) Hardie lap siding - Pearl Gray                   | 7) Front doors - Black                                |
| 2) 4" trim around windows @ lap siding - Pearl gray | 8) Garage doors - Black                               |
| 3) Corrugated metal - Black                         | 9) Fascia and soffits - Black                         |
| 4) Bandboard - Pearl gray                           | 10) Gutters and downspouts - Black                    |
| 5) Shingles - Cambridge Dual black                  | 11) Deck Handrails - Black with satin (frosted) glass |
| 6) Windows & patio doors - Black                    | 12) Deck surface material - Gray                      |

**ERRORS AND OMISSIONS**

BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor. BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SHANE BAXTER DESIGNS INC.  
KELOWNA, B.C., CANADA  
ph: (250) 862-9662  
baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED MF1 DEVELOPMENT FOR:  
724 MORRISON AVE.  
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0" (unless noted)

Date: Oct. 17, 2024

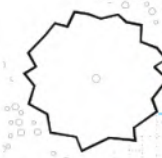
Rev. Date:

Drn. By: S.H.B.

# CROWN PROPERTY

724 Morrison Avenue  
Kelowna, BC

client:		
scale:	1"=20'	revision: REV002
date:	October 4, 2024	checked by: C.NET
drawn by:	S.WEMPE	drawing #: 7241MOR



shelley lynn design

250.681.1826

shelleylynnndesign@gmail.com

PRELIMINARY DESIGN ONLY. THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.

WARRANTIES ARE NULL AND VOID DUE TO DAMAGE FROM WILDLIFE SUCH AS DEER, RABBITS, VOLES AND OTHER RODENTS. ALTHOUGH PLANTS LISTED MAY BE RATED AS RESISTANT TO THESE ANIMAL SPECIES, IT IS NOT GUARANTEED ACCURATE.

### CLIENT'S SIGNATURE OF ACCEPTANCE

THIS SIGNATURE AUTHORIZES THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THIS PROJECT AS PRESENTED BY THIS DESIGN.

THIS SIGNATURE ALSO ACKNOWLEDGES THE SCOPE AND DETAILS OF THE PROJECT AS REPRESENTED BY THIS DESIGN. ANY SUBSEQUENT CHANGES MUST BE MADE VIA CHANGE ORDER AND WILL RESULT IN ADDITIONAL COSTS.

X

Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
5	<i>Amelanchier x grandiflora</i>	APPLE SERVICEBERRY	3 CM
2	<i>Cornus betulus 'Fastigiata'</i>	FASTIGIATA EUROPEAN HORNBEAM	3 CM
<b>Shrubs</b>			
5	<i>Pinus mugo 'Compacta'</i>	COMPACTA MUGO PINE	2 GAL
3	<i>Berberis thunbergii 'Rose Glow'</i>	ROSE GLOW BARBERRY	2 GAL
4	<i>Physocarpus opulifolius 'TINY WINE GOLD'</i>	TINY WINE GOLD NINEBARK	2 GAL
2	<i>Physocarpus opulifolius 'TINY WINE'</i>	TINY WINE NINEBARK	2 GAL
<b>Ornamental Grasses</b>			
7	<i>Colamagrostis x acauliflora 'Karl Foerster'</i>	KARL FOERSTER GRASS	1 GAL
29	<i>Colamagrostis brachytricha</i>	KOREAN FEATHER REED GRASS	1 GAL
<b>Perennials</b>			
6	<i>Napeta x faassenii</i>	CATMINT	1 GAL
6	<i>Hemerocallis 'Stella d'Or'</i>	STELLA DORO DAYLILY	1 GAL

### LANDSCAPE NOTES:

UNDERGROUND TIME CONTROLLED IRRIGATION TO BE INSTALLED AND INCLUDES POP-UPS FOR TURF AND DRIP LINES FOR PLANT BEDS

ALL PLANT BEDS TO HAVE WEED BARRIER AND 2" ROCK MULCH INSTALLED

ALL LANDSCAPING TO FOLLOW BCLNA GUIDELINES.

ALL MEASUREMENTS AND QUANTITIES TO BE CONFIRMED.

ALL TREES WITHIN PROPERTY LINE TO BE MINIMUM 3CM SIZE

ALL SHRUBS TO BE #2 POT SIZE

ALL PERENNIALS AND GRASSES TO BE #1 POT SIZE

ALL TREES WITHIN AREA OF UNDERGROUND UTILITIES (IF APPLICABLE) TO BE INSTALLED WITH DEEPROOT BARRIER AT A DEPTH OF 60CM

SITE GRADE IS GENERALLY FLAT - FINAL GRADE TO GENTLY SLOPE AWAY FROM BUILDING FOR PROPER DRAINAGE.

LANDSCAPING STANDARDS	ZONE	PROPOSED
MIN TREE AMOUNT	1 PER 12 Linear Meters	1 PER 10.4 Linear Meters
MIN DECIDUOUS TREE CALIPER	S=3 cm; M=4 cm; L=5 cm	S=3 cm; M=4 cm; L=5 cm
MIN CONIFEROUS TREE HEIGHT	250 cm	250 cm
MIN RATIO BETWEEN TREE SIZE	S=25% M=1; L=50% M=1	S=2 M=2; L=5 (2 Existing)
MIN GROWING MEDIUM AREA	75%	75%
MIN GROWING MEDIUM VOLUMES PER TREE	S=5 m <sup>3</sup> ; M=20 m <sup>3</sup> ; L=30m <sup>3</sup>	S=5 m <sup>3</sup> ; M=20 m <sup>3</sup> ; L=30m <sup>3</sup>
LANDSCAPE GRADED AREAS	2%	2%
FENCE HEIGHT	2.0 m	2.0 m
RIPARIAN MANAGEMENT AREA?	NO	NO
RETENTION OF EXISTING TREES ON SITE?	NO	NO
SURFACE PARKING LOT (7.20)?	NO	NO
REFUSE & RECYCLE BINS SCREENED?	YES	YES

### \*\*\*PLANT DISCLAIMER\*\*\*

PLANT SUBSTITUTIONS MAY BE NECESSARY DUE TO NURSERY INVENTORIES. IN THE EVENT THAT A PLANT LISTED CANNOT BE OBTAINED, A CLOSE AND SIMILAR PLANT SPECIES MAY BE INSTALLED IN ITS PLACE.



SERVICEBERRY



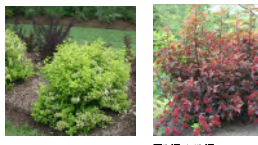
FASTIGIATA HORNBEAM



ROSE GLOW BARBERRY



COMPACTA MUGO



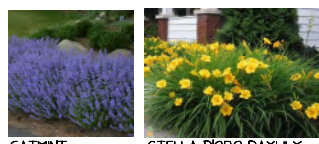
TINY WINE GOLD NINEBARK

TINY WINE NINEBARK



KARL FOERSTER

KOREAN FEATHER REED



CATMINT

STELLA DORO DAYLILY

