CIVIC ADDRESS: 1965 CARRUTHERS ST. KELOWNA, B.C.

LEGAL ADDRESS:

PLAN KAP5022 LOT 4 DISTRICT LOT 14 1965 CARRUTHERS ST. KELOWNA, B.C.

|--|

LOT SIZE:	671.93 sq m	[7233.32 sq.ft.]
FLOOR AREA RATIO:		
TOTAL PERMITTED:		N/A
TOTAL PROPOSED:		.,
AREA BREAKDOWN:		
GROUND FLOOR :		2457.48 sq.ft
MAIN FLOOR :		2499.99 sq.ft.
UPPER FLOOR:		1746.36 sq.ft.
70% UPPER FLOOR OFFSET (1110.00 34.113
		2402 72 #
MAIN FLOOR GROSS ARE UPPER FLOOR GROSS AR		.2492.73 sq.ft (69.8%) 36 sq.ft
GARAGE AREA:		
PROPOSED:		1593.66 sq.ft.
LOT COVERAGE:		
PERMITTED (55%):		3978.32 sq.ft.
PROPOSED:		3971.55 sq.ft.
LOT COVERAGE (ALL IMPRV.	SUKFACES):	F 40 4 00 4
PERMITTED (75%): PROPOSED:		5424.99 sq.ft. 5049.07 sq.ft.
DWELLING HEIGHT:		
PERMITTED:		11.00 m
PROPOSED:		10.96 m
DWELLING SETBACKS BREAK DO	WN:	
	PERMITTED	PROPOSED
FRONT SETBACK:	3.00 m	3.00 m
REAR SETBACK:	0.90 m	13.79 m
LEFT SIDE SETBACK:	1.80 m	1.81 m
RIGHT SIDE SETBACK:	3.00 m	3.06 m
CARPORT SETBACKS BREAK DOV	VN:	
	PERMITTED	PROPOSED
FRONT SETBACK:	4.00 m	20.67 m
REAR SETBACK:	0.90 m	0.91 m
LEFT SIDE SETBACK:	3.00 m	3.04 m
RIGHT SIDE SETBACK:	1.80 m	1.80 m
ARKING BREAK DOWN:		
	PERMITTED	PROPOSED
FIVE-PLEX	5 stalls	5 STALLS
FLOODPLAIN BREAK DOWN:		
REQUIRED FCL:	346.30 m	
EXISTING GRADE:	346.10 m	
TOP OF CONCRETE SLAB:	346.30 m	
) MINUTE FIRE RESPONSE		
NINUTE FIRE RESPONSE		

- BRITISH COLUMBIA BUILDING CODE.
- EXISTING LOT GRADING.
- (18" MIN. BELOW GRADE)
- FOUNDATION CONCRETE STRENGTH TO BE MIN. 20 MPa - INTERIOR SLAB CONCRETE STRENGTH TO BE MIN. 20 MPa
- 1/2" A.B. @ 6'-0" O.C. MAX STRUCTURAL LUMBER TO BE #2 D.FIR-L U.N.O.
- LINTELS TO BE 2-2x10 D.FIR-L U.N.O. - PROVIDE SOLID LAMINATED STUDDING @ BEARING POINTS
- LINO OR EQUAL REQ'D ON BATHROOM FLOORS
- ENGINEER'S APPROVAL AND SCHEDULE "B" REQUIRED.
- * NOTE:
- ALL DIMENSIONS ON SITE PLAN ARE PERPENDICULAR TO PROPERTY LINES

NOTES:

YES

- 1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2018.

 2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

 3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

 4. CONCRETE SHALL BE 3000 p.s.i. AFTER 28 DAYS.

 5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

 6. STAIR DETAILMAXIMUM RISE: 7 7/8"

 MINIMUM RUN: 9"

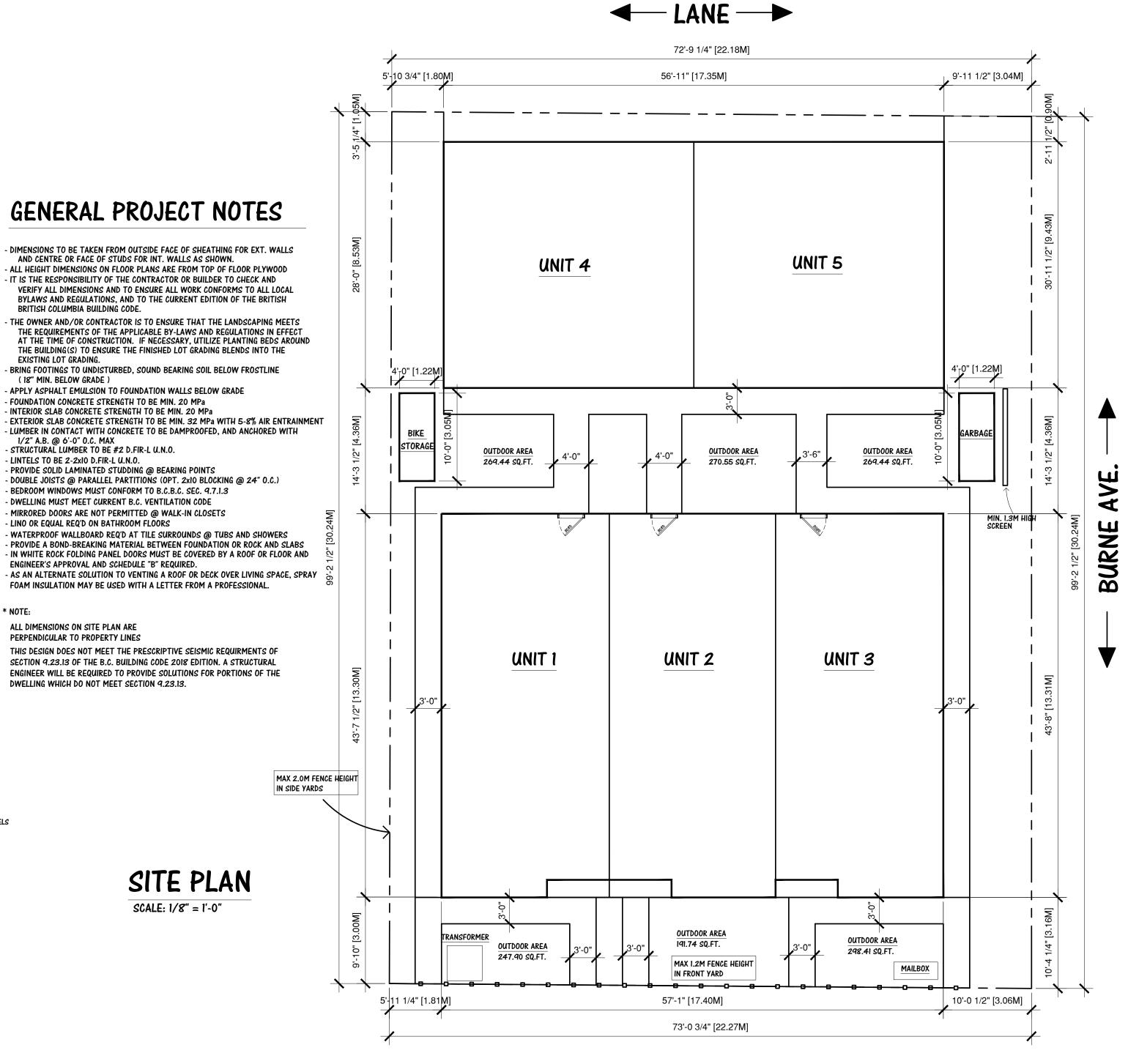
 MINIMUM TREAD: 10"

 HANDRAILS TO BE BETWEEN 32" 36" HIGH. (INSIDE BUILDING)

 HANDRAILS TO BE BETWEEN 42" HIGH. (OUTSIDE BUILDING)
- * ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.
- ** IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS
- ***THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION

SITE PLAN NOTES:

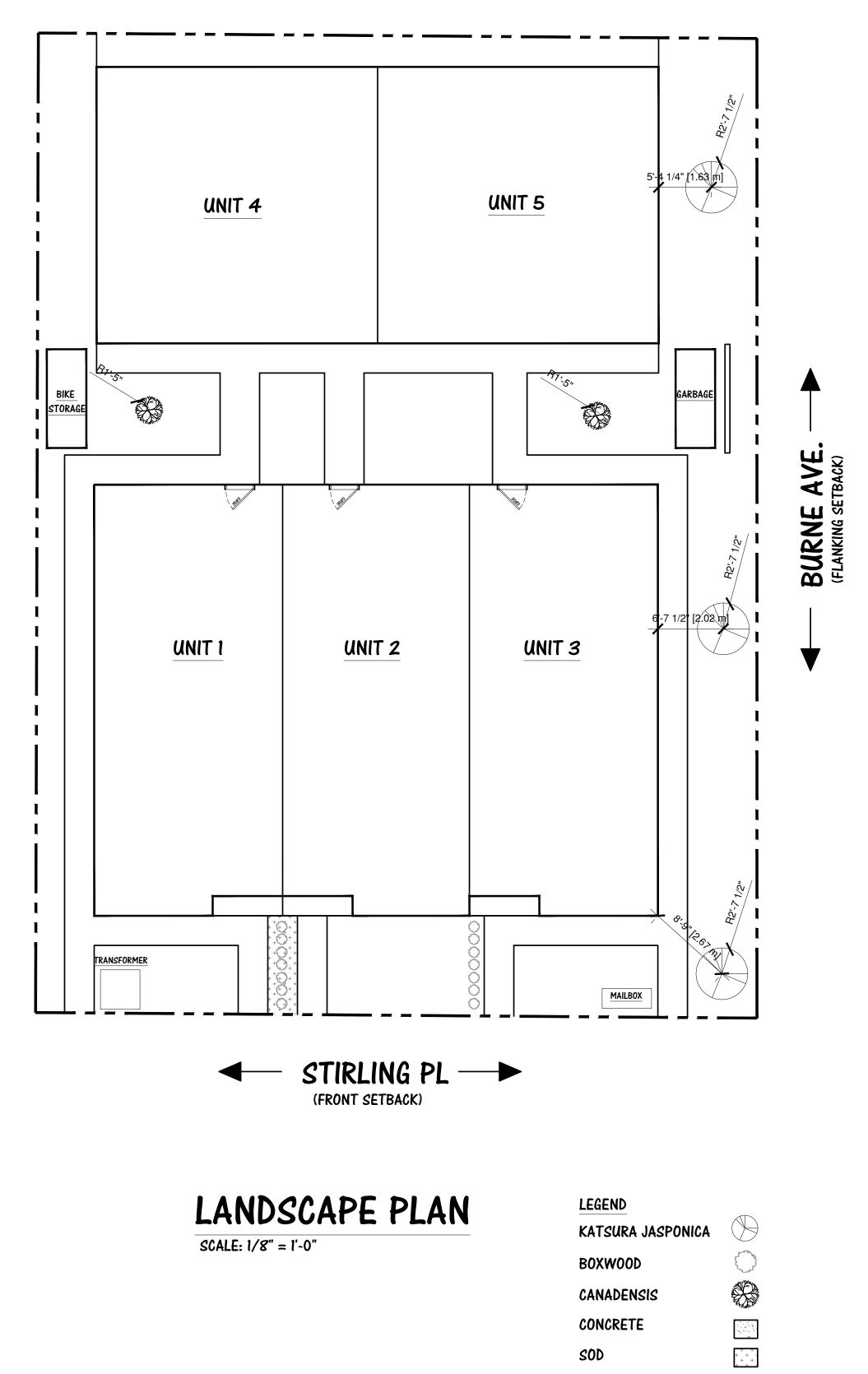
- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION
 OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN
 OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS
 OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS
- OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC., BEFORE PROCEEDING TO CONSTRUCTION
 ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
 PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION



← STIRLING PL →

	SLEEK DESI	GNS
	COPYRIGHT RESERVE	D
	ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SH REPRODUCED, OR REVISED WITHOUT WRITTE E CONTRACTOR SHALL CHECK AND VERIFY ALL DIN	IALL NOT BE USED, N PERMISSION.
THE	DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR /ORK. THE DOCUMENTS ARE TO BE USED FOR A S ADDRESS LISTED.	TO COMMENCEMENT OF
	AUVRESS LISTED.	OFFICE LOCATION
	SLEEKDESIGNSLTD@GMAI	2061 156 ST SURREY, BC V4A 4T9 LCOM
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No.	Description	Date
	Description	Date
	Description	
	CT TITLE 650 BURN KELOWNA,	E AVE. B.C.
PROJEC	TTTLE 650 BURN KELOWNA, TTTLE SITE PLA	E AVE. B.C.
PROJEC	ст тітlе б50 BURN КЕLOWNA, Тітle SITE PLA	E AVE. B.C. N
PROJECT DATE DESIGNE CHECKE	TITLE 650 BURN KELOWNA, TITLE SITE PLA	E AVE. B.C.
PROJECT DATE DESIGNE	TITLE 650 BURN KELOWNA, TITLE SITE PLA	E AVE. B.C. N
PROJECT DATE DESIGNE	TITLE 650 BURN KELOWNA, TITLE SITE PLA	E AVE. B.C. N





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SLEEKDESIGNSLTD@GMAIL.COM		
No. Description	Date	
PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.		
SHEET TITLE SITE PLAN	_	
LANDSCAPE I PROJECT NO.	PLAN 11.0003	
	2024-06-27 GK	
CHECKED BY SHEET NO.	RS	
SCALE A	/8" = '-0"	

NOTE: - ALL CONCRETE SPECS AND CURING TIME, FOUNDATION WALL AND FOOTING SIZE, REINFORRCEMENT AND OTHER OUTLYING STRUCTURAL COMPOINENETS TO BE SPECIFIED AND SIGNED OFF BY A STRUCTURAL P. ENG.

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IMPORTANT NOTE:

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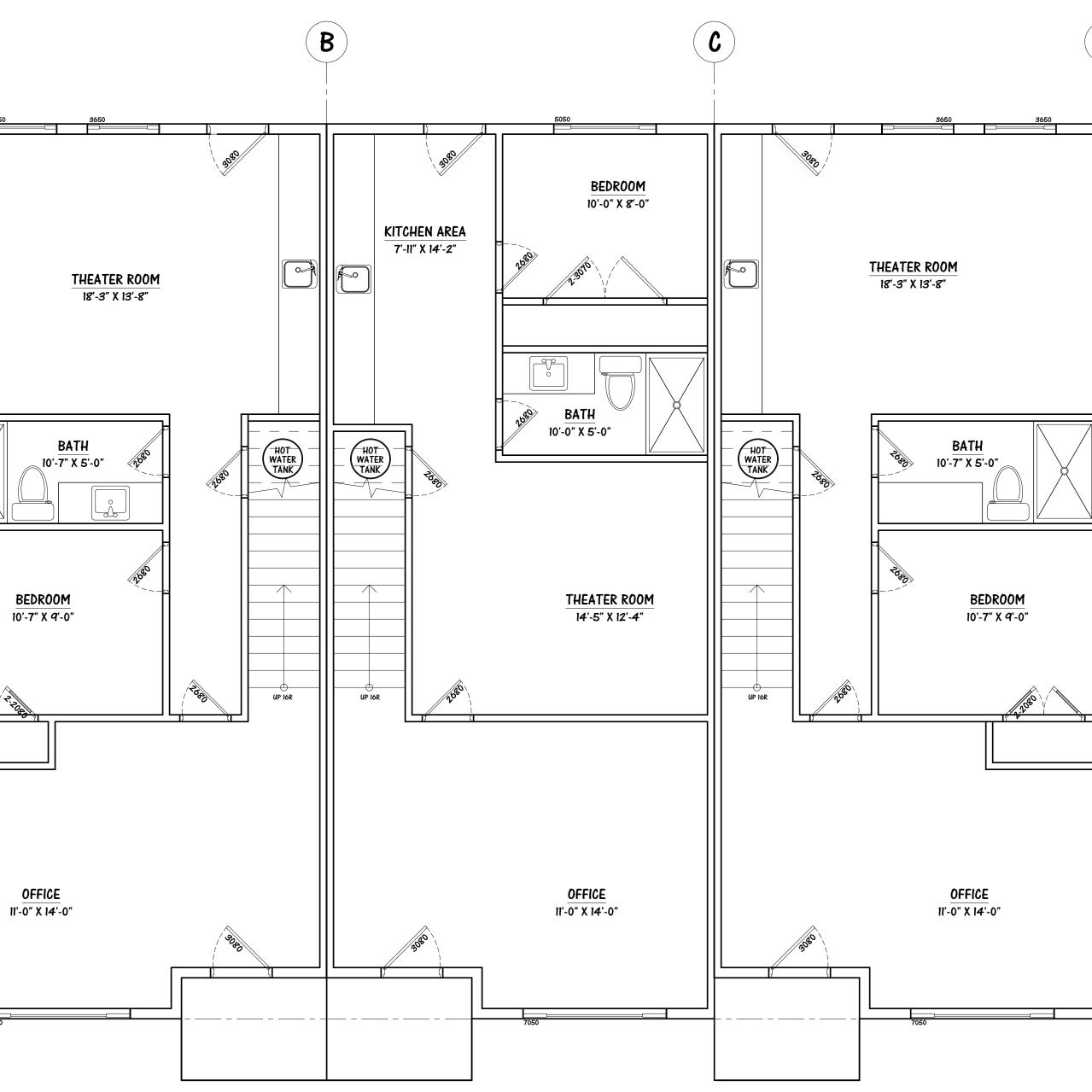
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GROUND FLOOR PLAN

FLOOR AREA PER UNIT: 819.16 sq.ft.



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No.	Description	Date
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PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.		
SHEET	SHEET TITLE GROUND FLOOR PLAN	
PROJEC DATE		11.0003
DATE DESIGN		1-06-27 GK
CHECKE SHEET		RS
	A2	
SCALE		

NOTE:

- ALL CONCRETE SPECS AND CURING TIME, FOUNDATION WALL AND FOOTING SIZE, REINFORRCEMENT AND OTHER OUTLYING STRUCTURAL COMPOINENETS TO BE SPECIFIED AND SIGNED OFF BY A STRUCTURAL P. ENG.

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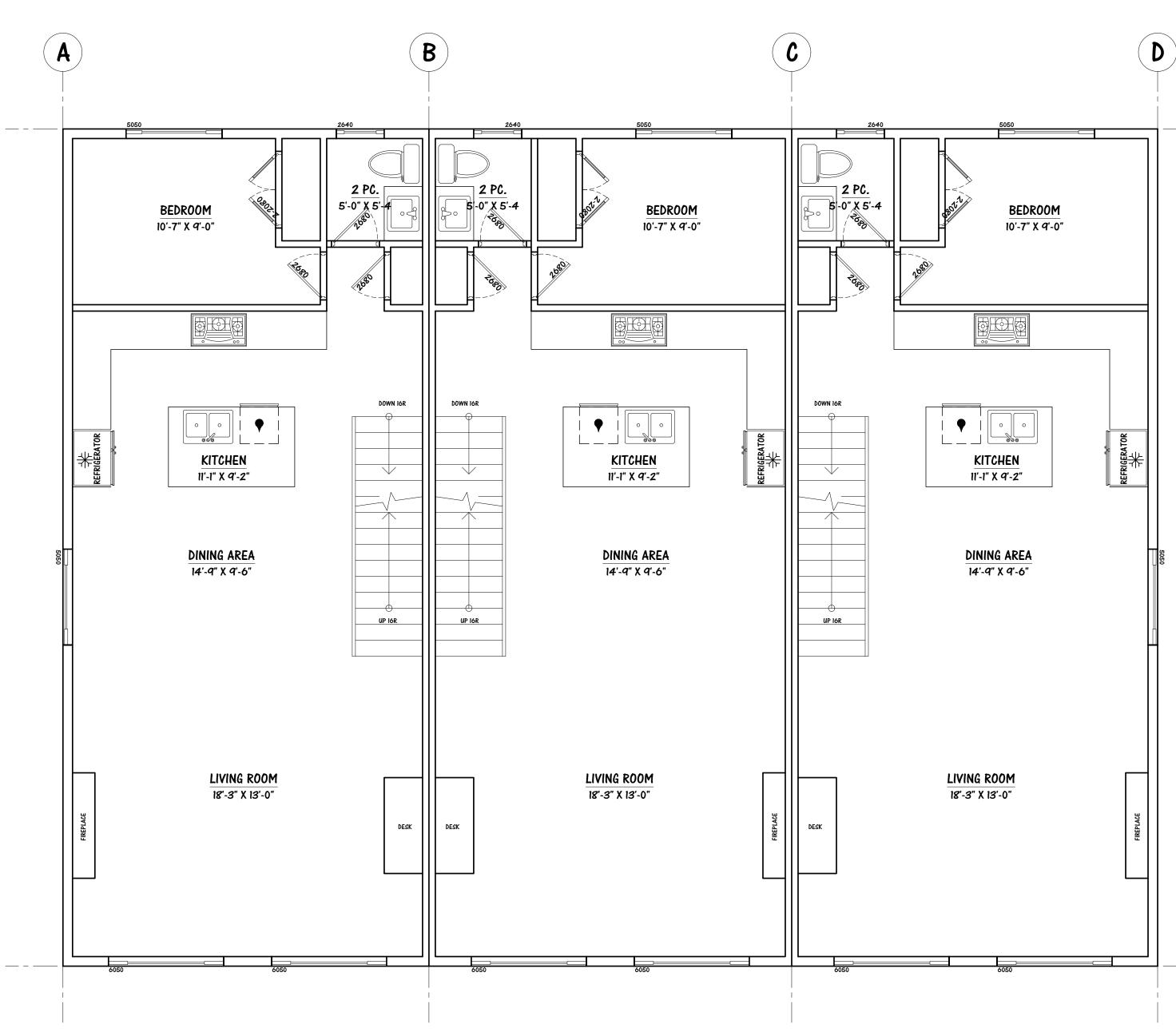
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MAIN FLOOR PLAN

FLOOR AREA PER UNIT: 833.33 sq.ft.



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	E CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF
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	ADDRESS LISTED. OFFICE LOCATION
	2061 156 ST. SURREY, BC V4A 4T9
	SLEEKDESIGNSLTD@GMAIL.COM
No.	Description Date
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PROJE	CT TITLE 650 BURNE AVE.
	KELOWNA, B.C.
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NOTE: - ALL CONCRETE SPECS AND CURING TIME, FOUNDATION WALL AND FOOTING SIZE, REINFORRCEMENT AND OTHER OUTLYING STRUCTURAL COMPOINENETS TO BE SPECIFIED AND SIGNED OFF BY A STRUCTURAL P. ENG.

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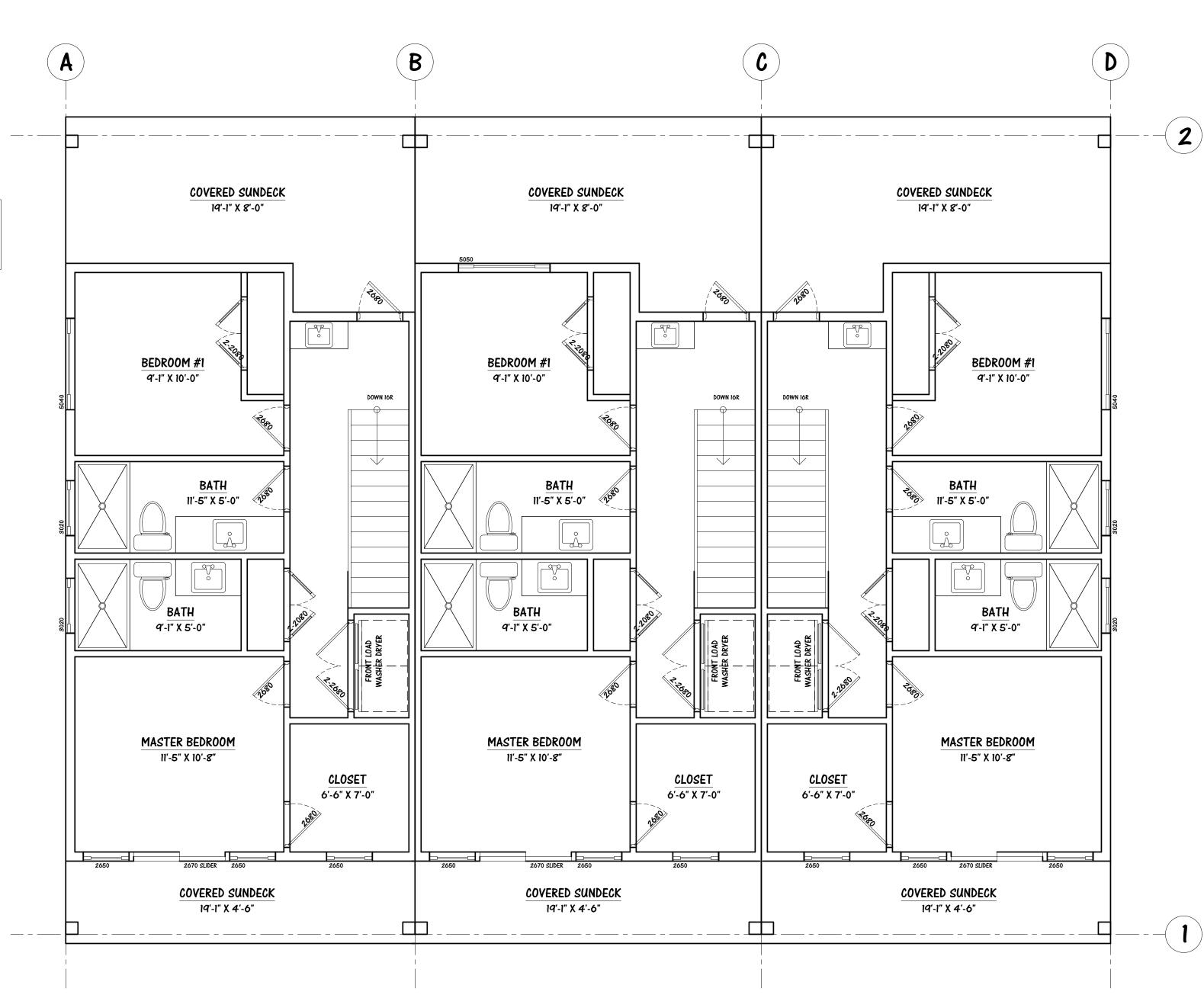
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VERSION OF THE DRAWINGS PRIOR TO ENGINEERING SEAL.



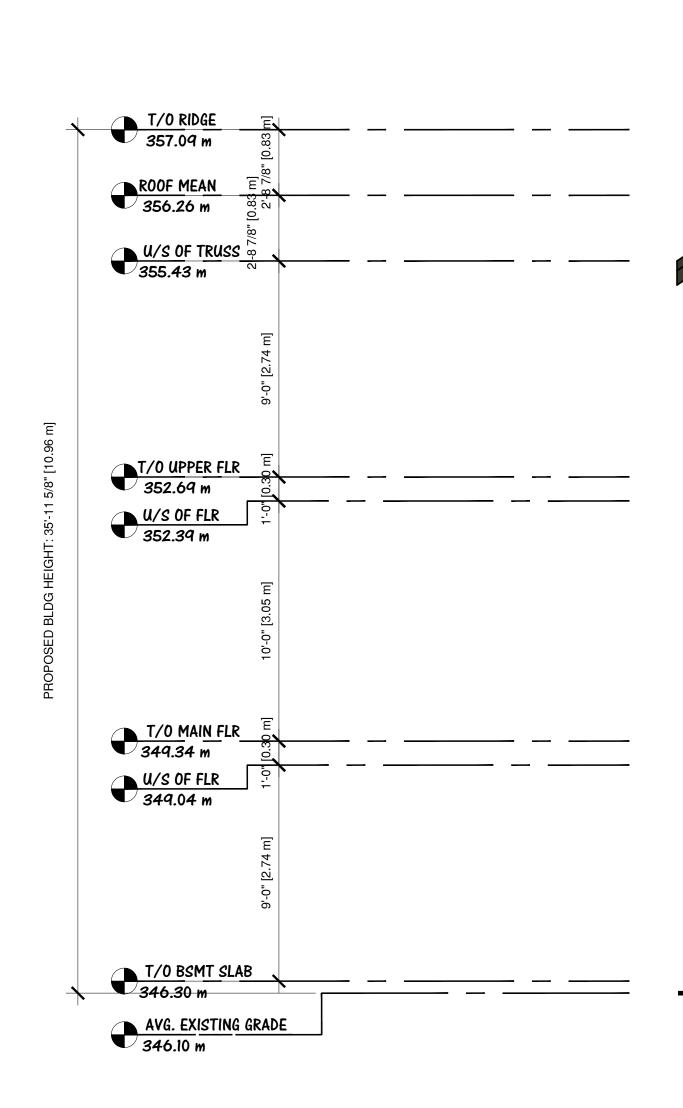
FLOOR AREA PER UNIT: 580.78 sq.ft.

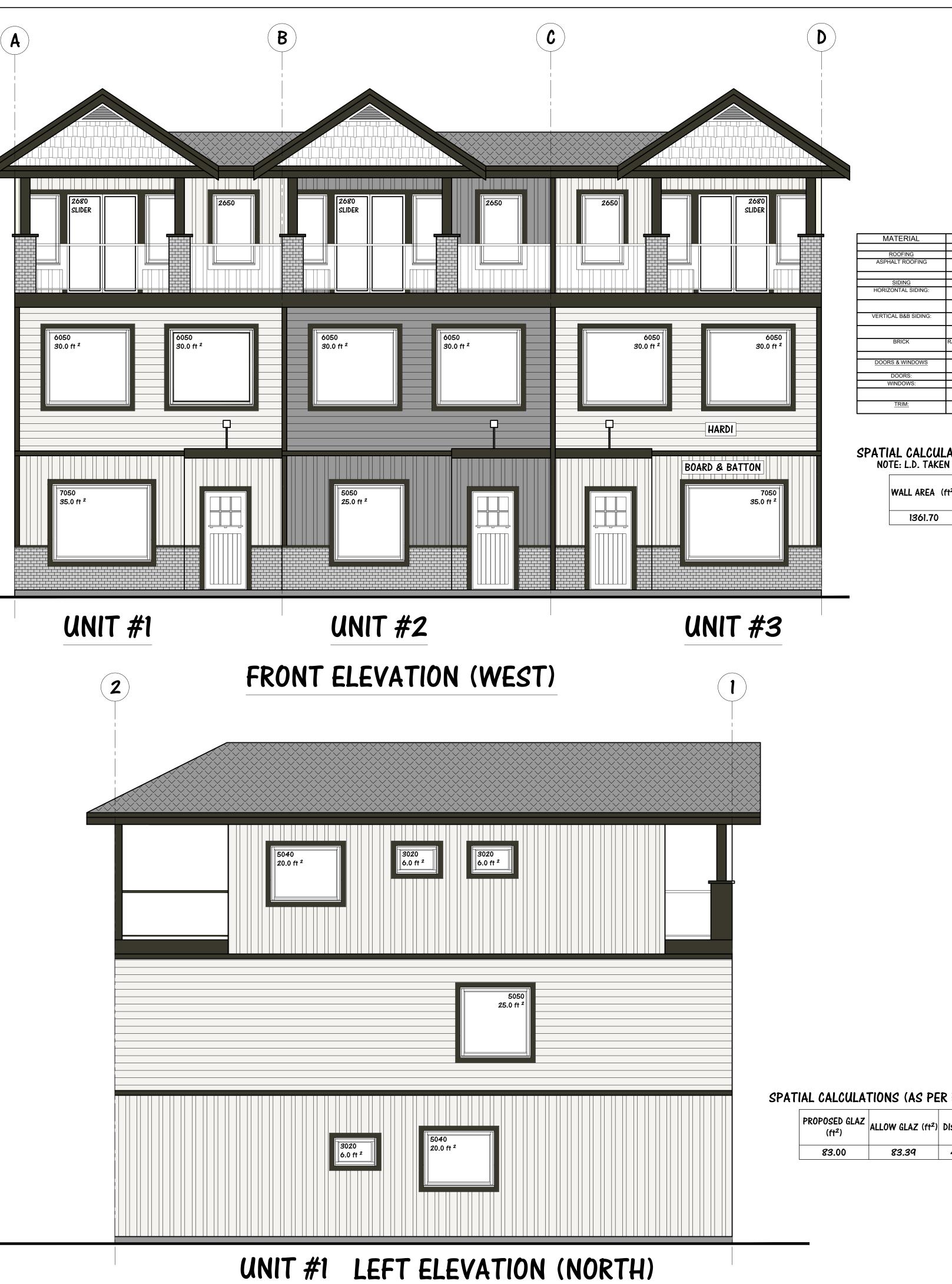


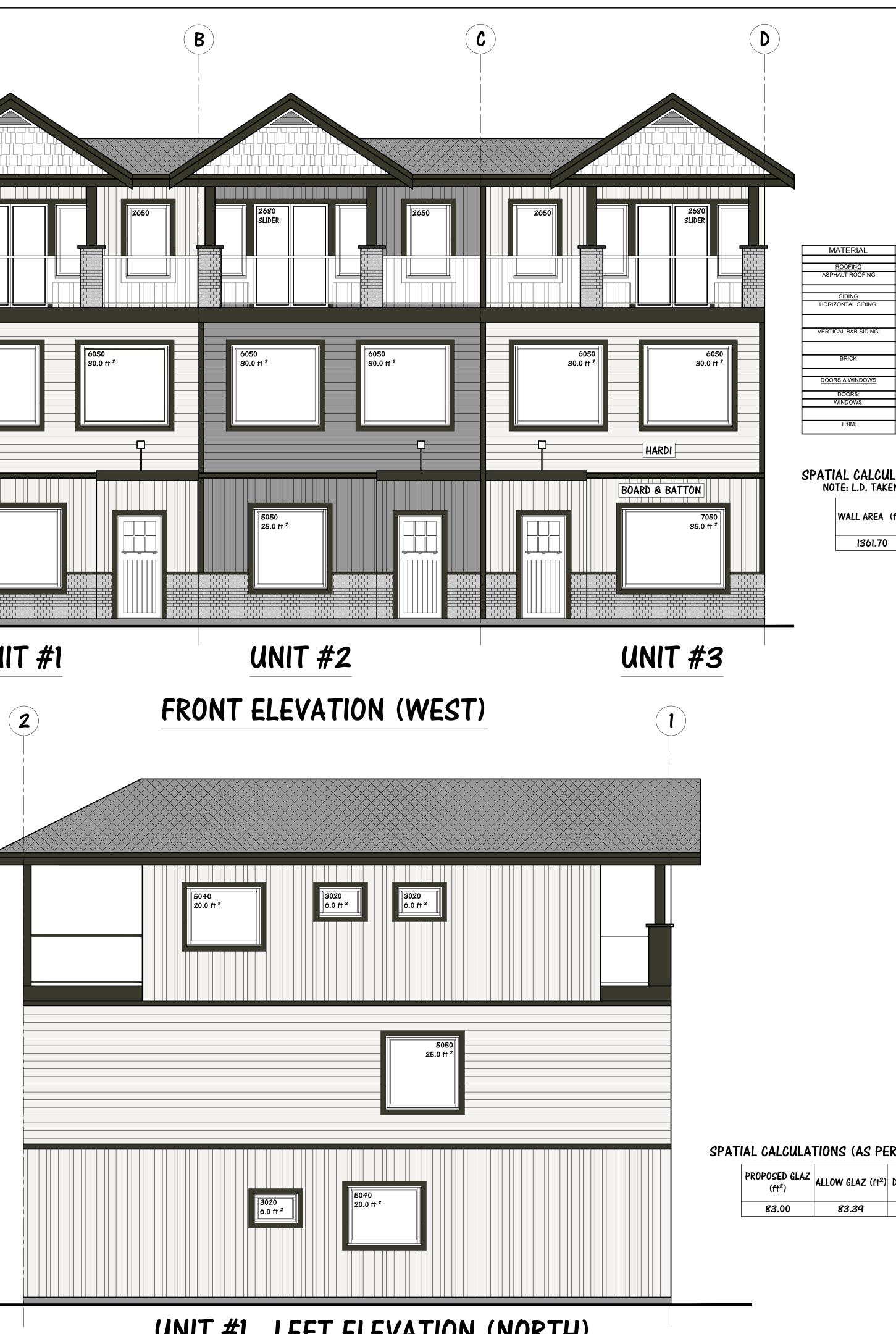
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	OFFIC	E LOCATION
	2	061 156 ST.
		C V4A 4T9
	SLEEKDESIGNSLTD@GMAIL.COM	
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No.	Description	Date
		
		
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	KELOWNA, B.C.	
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COLOR	BRAND
DUAL BLACK	AS PER SUPPLIER
ARCTIC WHITE	BENJAMIN MOORE
ARCTIC WHITE	BENJAMIN MOORE
CAVERN STEEL	AS PER SUPPLIER
ARCTIC WHITE	BENJAMIN MOORE
Altonio Willie	BENOVININ
CAVERN STEEL	AS PER SUPPLIER
RAIN CLOUD GRAY	CULTURED STONE
LIGHT GRAY	AS PER SUPPLIER
BLACK	AS PER SUPPLIER
BLACK	PAINTED -
	BENJAMIN MOORE

FASCIA: DARK GRAY PAINTED -BENJAMIN MOORE RAILINGS BLACK AS PER SUPPLIER GUTTER & DOWNSPOUTS: BLACK AS PER SUPPLIER

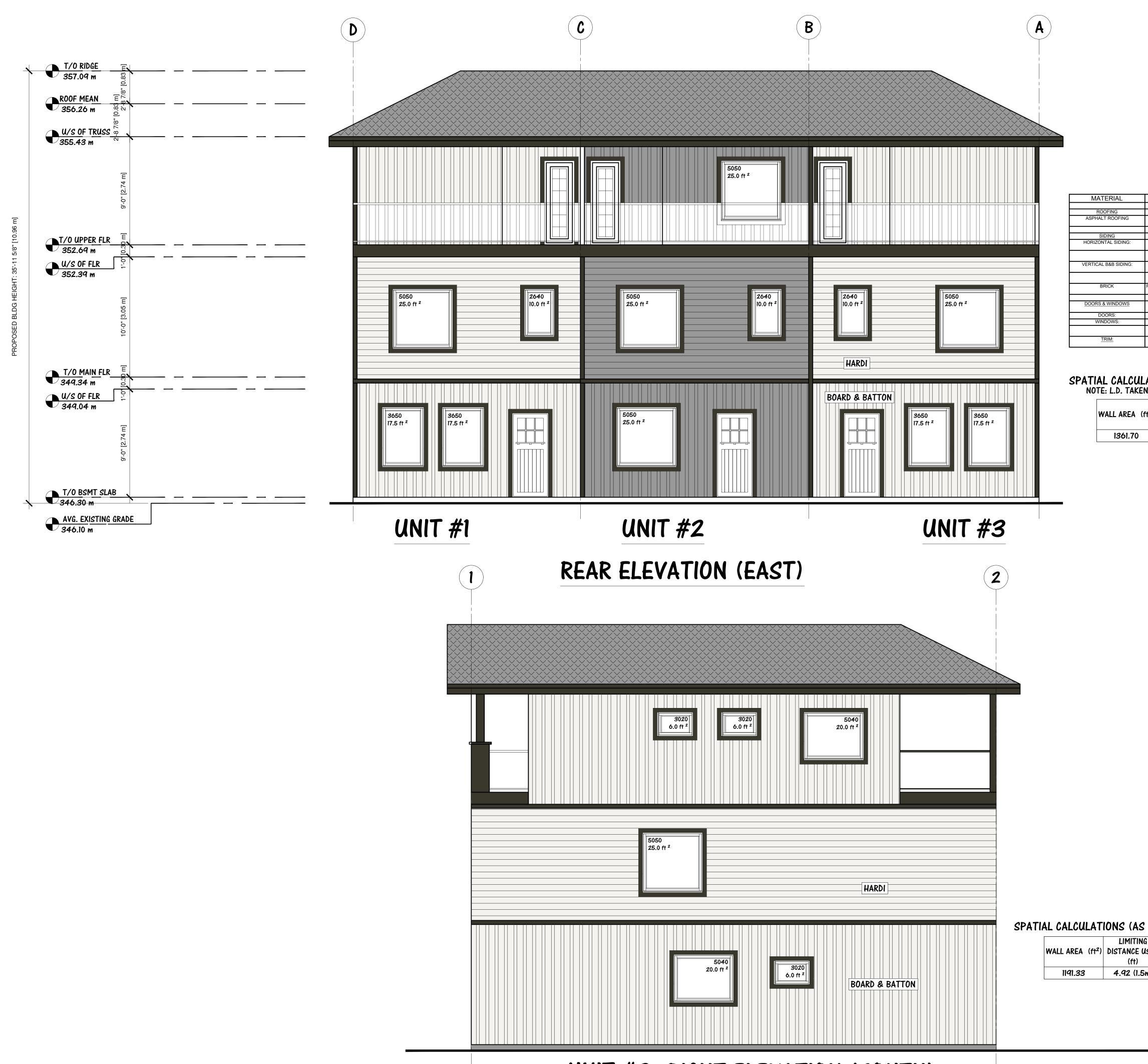
SPATIAL CALCULATIONS (AS PER BCBC 2018 TABLE 9.10.15.4.): NOTE: L.D. TAKEN TO MIDDLE OF ROAD (12.1 m)

ft²)	LIMITING DISTANCE USED (ft)	ALLOW GLAZ (ft²)	PROPOSED GLAZ (ft ²)
	39.37 (12.0m)	748.93	380.00

BCBC 2018 TABLE 9.10.15.4.)

LIMITING DISTANCE USED (ft)	WALL AREA (ft ²)
4.92 (1.5m)	1191.33

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	SLEEK DESK	JNS	
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THE	E CONTRACTOR SHALL CHECK AND VERIFY ALL DIME DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO NORK. THE DOCUMENTS ARE TO BE USED FOR A SIN	COMMENCEMENT OF	
	ADDRESS LISTED.	OFFICE LOCATION	
		2061 156 ST.	
	SLEEKDESIGNSLTD@GMAIL	URREY, BC V4A 4T9 COM	
No.	Description	Date	
PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.			
SHEET TITLE FRONT & LEFT			
ELEVATIONS			
PROJEC DATE	T NO.	11.0003 2024-06-27	
DESIGNED BY GK			
CHECKED BY RS SHEET NO.			
CA			
SCALE		/ 4" = '-0"	



UNIT #3 RIGHT ELEVATION (SOUTH)



		. –			
COLOR	BRAND		FASCIA:	DARK GRAY	PAINTED -
					BENJAMIN MOORE
			RAILINGS	BLACK	AS PER SUPPLIER
			GUTTER & DOWNSPOUTS:	BLACK	AS PER SUPPLIER
DUAL BLACK	AS PER SUPPLIER				
ARCTIC WHITE	BENJAMIN MOORE				
0.4.V/= 0.1.0.T==1					
CAVERN STEEL	AS PER SUPPLIER				
ARCTIC WHITE					
ARCTIC WHITE	BENJAMIN MOORE				
CAVERN STEEL	AS PER SUPPLIER				
	AGT EIX GOLT EIEIX				
RAIN CLOUD GRAY	CULTURED STONE				
	002101120 010112				
LIGHT GRAY	AS PER SUPPLIER				
BLACK	AS PER SUPPLIER				
BLACK	AS FER SUFFLIER				
PLACK	PAINTED -				
BLACK	BENJAMIN MOORE				
	DEINJAWIIN WOORE	I			

SPATIAL CALCULATIONS (AS PER BCBC 2018 TABLE 9.10.15.4.): NOTE: L.D. TAKEN TO MIDDLE OF ROAD (12.1 m)

(ft²)	LIMITING DISTANCE USED (ft)	ALLOW GLAZ (ft ²)	PROPOSED GLAZ (ft ²)
	39.37 (12.0m)	748.93	380.00

SPATIAL CALCULATIONS (AS PER BCBC 2018 TABLE 9.10.15.4.):

ig USED	ALLOW GLAZ (ft ²)	PROPOSED GLAZ (ft ²)
5m)	83.39	83.00

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No.	Description	Date	
PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.			
SHEET TITLE REAR & RIGHT ELEVATIONS			
PROJEC DATE		11.0003 1-06-27	
designed by GK			
CHECKED BY RS SHEET NO. A6			
SCALE	/4	" ≈ '-()"	

NOTE: - ALL CONCRETE SPECS AND CURING TIME, FOUNDATION WALL AND FOOTING SIZE, REINFORRCEMENT AND OTHER OUTLYING STRUCTURAL COMPOINENETS TO BE SPECIFIED AND SIGNED OFF BY A STRUCTURAL P. ENG.

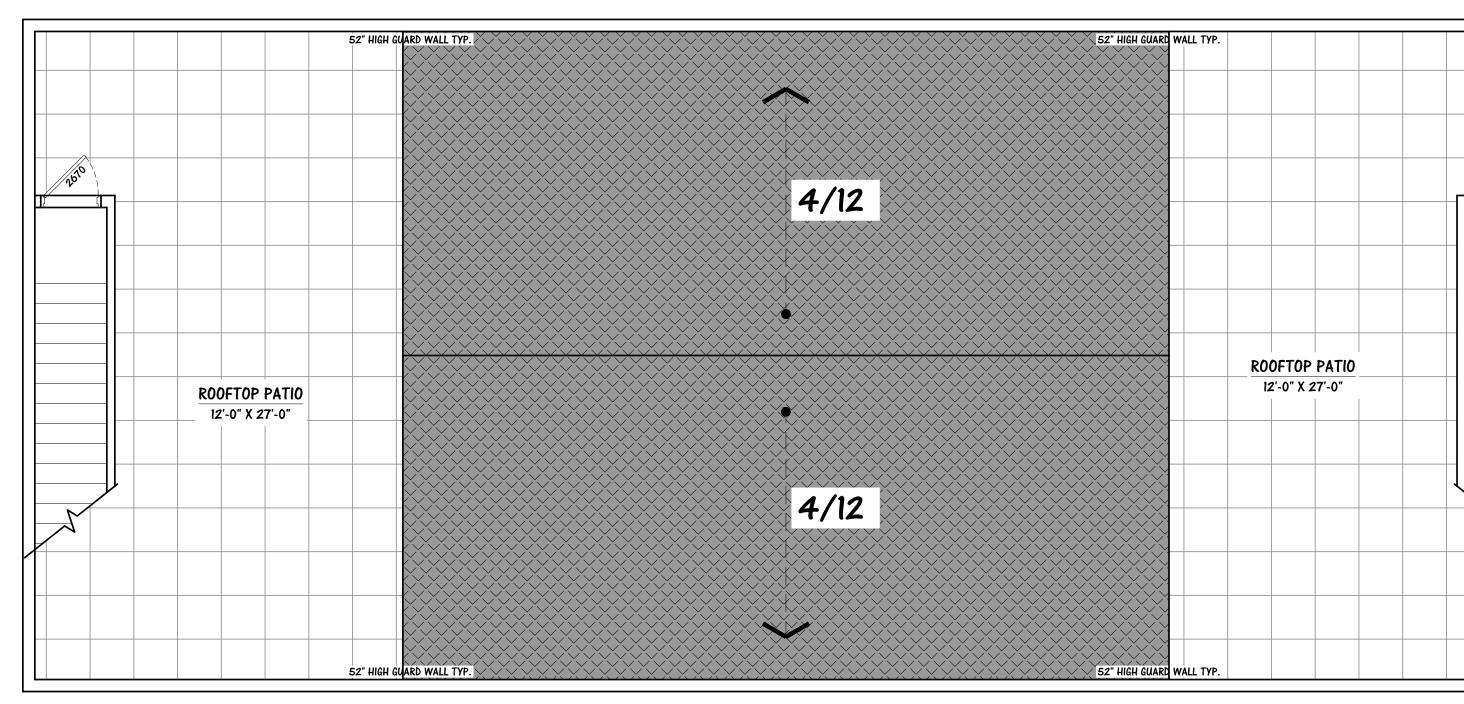
IMPORTANT NOTE:

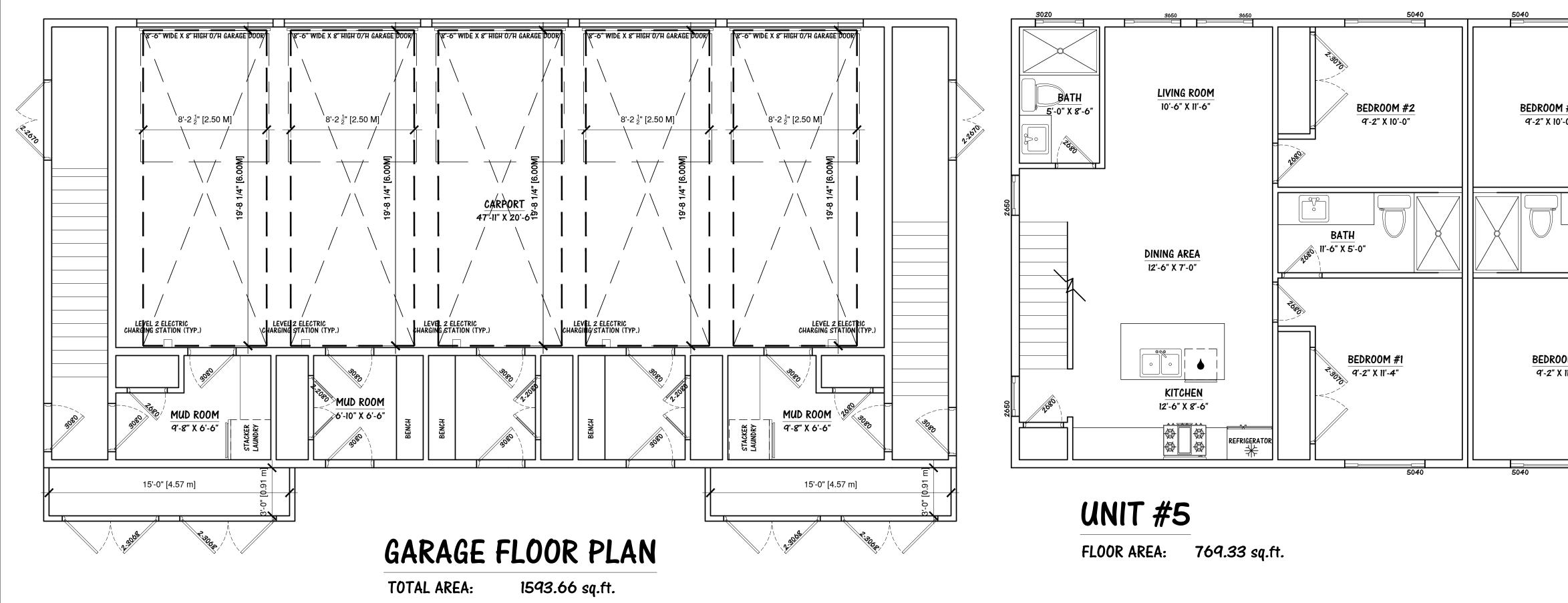
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UNIT #5 ROOFTOP PATIO

TOTAL AREA:

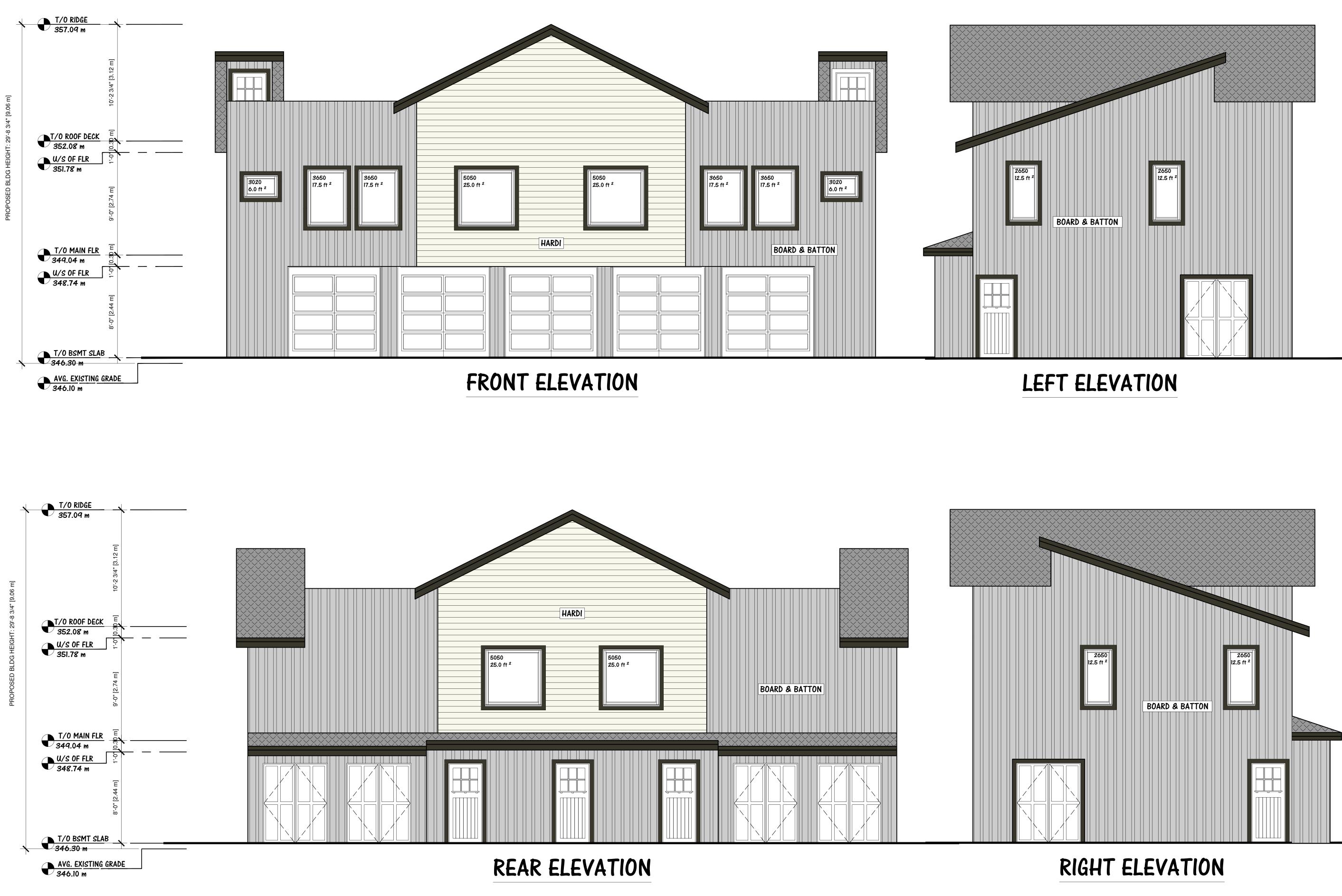
890.89 sq.ft.

UNIT #6 ROOFTOP PATIO

TOTAL AREA:

890.89 sq.ft.

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2020 3020 3020 3020 ↓ 30 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 3020 ↓ 300 ↓ ↓ 300 ↓ ↓ ↓ ↓	No. Description Date
$\frac{1}{12^{1}-6^{''} \times 5^{-0}}$	PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.
UNIT #6 FLOOR AREA: 769.33 sq.ft.	KELOWNA, B.C. SHEET TITLE GARAGE & COACH HOUSE PLANS PROJECT NO. 11.0003 DATE 2024-06-27 DESIGNED BY GK CHECKED BY RS SHEET NO. RS SHEET NO. 1/4" = 1'-0"



SLEEK DESIGNS				
COPYRIGHT RESERVED ALL DRAWINGS, DESIGNS, OR SPECIFICATIONS SHALL NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE DOCUMENTS ARE TO BE USED FOR A SINGLE TIME FOR THE ADDRESS LISTED. <u>OFFICE LOCATION</u> 2061 156 ST. SURREY, BC V4A 4T9				
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No.		Description		Date
PRAIC	CT TITLE	AEN DU		
PROJECT TITLE 650 BURNE AVE. KELOWNA, B.C.				
SHEET TITLE GARAGE & COACH ELEVATIONS				
PROJECT NO. 11.0003				
DATE	DATE 2024-06-27			
DESIGNED BY GK CHECKED BY RS				
SHEET NO. A8				
SCALE			1/4	= '-O



2029 STIRLING PL.











Landscaping Standards (7.2)

Min. tree amount Min. deciduous tree caliper Min. coniferous tree height Min. ratio between tree size

Min. growing medium area Min. growing medium volumes per tree

Landscape graded areas (7.2.7) Fence Height Riparian management area? Retention of existing trees on site? Surface parking lot (7.2.10)? Refuse & recycling screened

Plant List

Qty Botanical

Fagus sylvatica Magnolia stellata 'Royal Star' 22 Yucca filamentosa 'Golden Sword'

29 Juniperus squamata 37 Sedum 'Autumn Joy'

13 Pennisetum alopecuroides 'Little Bunny'

Notes:

Planting beds to be dressed with dark grey rock mulch.
 Site to be watered with a fully automated irrigation system.
 All structures to have positive drainage.

4. All materials and methods to conform to Canadian Landscape Standard.

5. Plant material to be locally sourced.

← STIRLING PL →

Zone 5cm Large 30m3 LG (15m3 Shared) 15m3 Sm (10m3 Shared) No No Yes

Common

n/a

50%

(y/n)

(y/n) (y/n) (y/n)

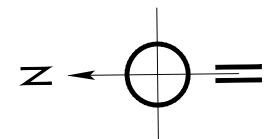
European Beech 'Royal Star' Magnolia Golden Sword Yucca Blue Star Juniper 'Autumn Joy' Sedum

Little Bunny Fountain Grass

Proposed 3sm/8lg 5cm lg / 3cm sm n/a 37.5% Sm/62.5% Lg 75% soil-based landscaping groundcover in landscape areas 75m3 Shared between 5 Lg Trees (15m3/ea) 40m3 Shared Between 3 Sm Trees (13m3/ea) minimum 1:50 slope (2%) for cross slope for any landscape area 1.2m Ht Front Yard / 2.0m Ht Side Yard No

> Size 50mm Cal. Min. 30mm Cal. Min. #2 #2 #1

#1



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