

11551 Bottom Wood Lake Road, Lake Country, BC

PROPERTY DESCRIPTION:

CIVIC: 11551 Bottom Wood Lake Rd, Lake Country, BC
LEGAL: Lot 1, Plan KAP9194 except Plan 15147, District Lot 169, Osoyoos Div of Yale District

ZONING CALCULATIONS:

CURRENT: DISTRICT OF LAKE COUNTRY RM5 ZONING
FUL: HIGH DENSITY RESIDENTIAL

SITE INFORMATION:

GROSS SITE AREA = 46,875.8 SF (4,359.9m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	40% (18,750.3 SF)	36% (17,067.8 SF)
SITE COVERAGE + HARDSCAPING =	60% (28,125.5 SF)	73% (34,434.8 SF) **
FAR =	1 (46,875.8 SF)	.97 (45,245 SF)

**VARIANCE REQUIRED FOR HARDSCAPING TO PROVIDE NECESSARY PARKING

HEIGHT = 16.5m 16.3m

YARD SETBACKS:

FRONT YARD =	6m	9.33m
SIDE YARD/SIDE YARD ABOVE 2.5 STOREYS =	4.5m/7.5m	14.8m/13.4m
SIDE YARD/SIDE YARD ABOVE 2.5 STOREYS =	4.5m/7.5m	6.9m/6.1m
REAR YARD =	9m	9.69m

LONG-TERM BICYCLE STORAGE:

CLASS I = 76 UNITS x 0.5 = 38 38

SHORT-TERM BICYCLE STORAGE:

CLASS II = 76 UNITS x 0.1 = 8 8

PARKING CALCULATIONS:

MULTIPLE UNIT RESIDENTIAL BUILDING

STUDIO UNITS =	6 UNITS x 1.0 = 6	
1 BEDROOM UNITS =	42 UNITS x 1.25 = 53	
2 BEDROOM UNITS =	25 UNITS x 1.5 = 38	
3 BEDROOM UNITS =	3 UNITS x 2 = 6	
TOTAL =	102	104
VISITOR (1 STALL/7 UNITS, TO BE TAKEN FROM THE ABOVE TOTAL REQUIRED) =	76 UNITS/7 = 10.8 = 11	11 (2 BARRIER-FREE STALLS)
LOADING STALL =	NOT REQUIRED	1
TOTAL =	102	104 + 1 LOADING STALL = 105
* VARIANCE REQUIRED FOR FRONT LOADING STALL TO BE WITHIN FRONT YARD SETBACKS AND FOR THE NORTH STALLS TO BE WITHIN 1.5m OF THE SIDE PROPERTY LINE		
**TOTAL QUANTITY OF SMALL CAR STALLS (40% OF TOTAL STALLS):		
	42	23

NOTE: TANDEM STALLS TO BE PROVIDED FOR 2 AND 3-BEDROOM UNITS ONLY

PRIVATE & COMMON AMENITY SPACE:

REQUIRED OPEN AMENITY SPACE:

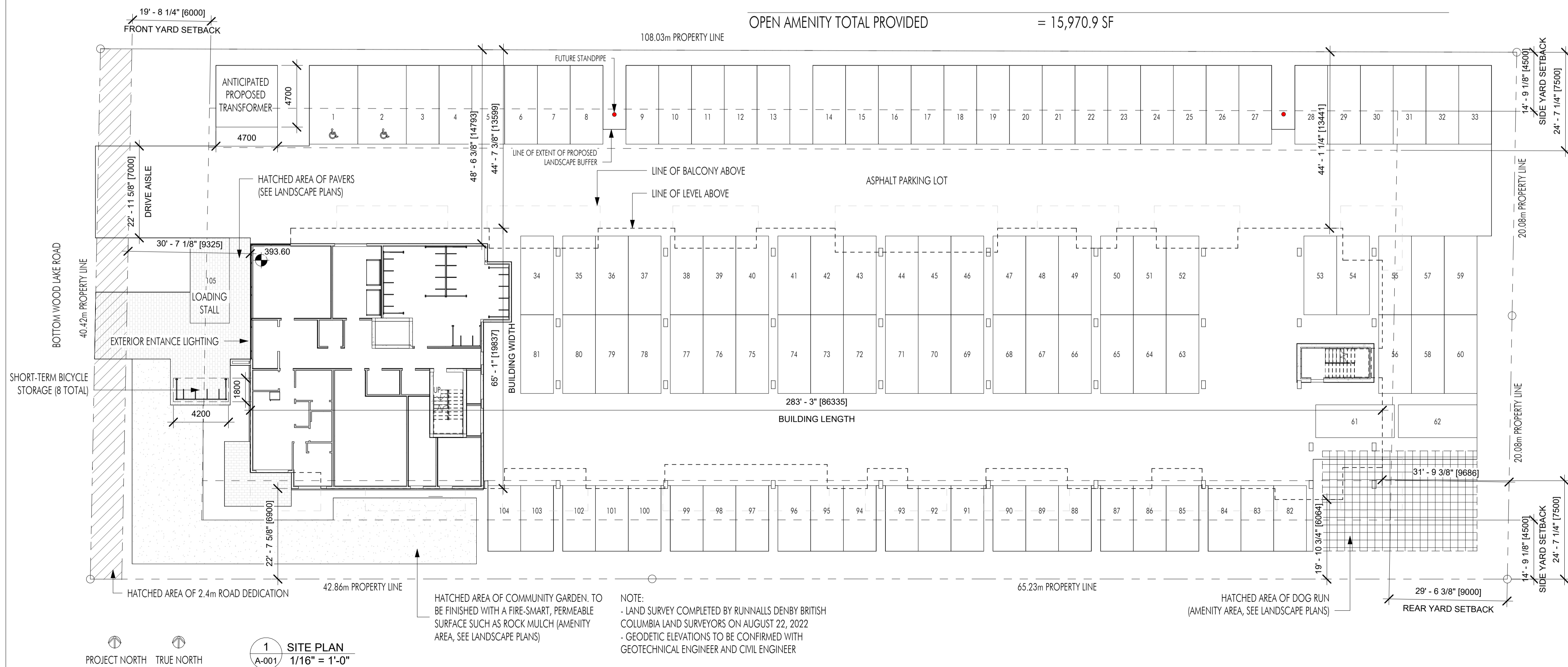
STUDIO UNITS (7.5m ² OR 80.7 SF) x 6 UNITS =	484.2 SF
1-BED UNITS (15m ² OR 161.5 SF) x 42 UNITS =	6,783 SF
2-BED UNITS (25m ² OR 269.1 SF) x 25 UNITS =	6,727.5 SF
3-BED UNITS (25m ² OR 269.1 SF) x 3 UNITS =	807.3 SF
TOTAL =	14,802 SF

PRIVATE AMENITY SPACE PROVIDED (BALCONIES): = 11,161 SF

COMMON AMENITY SPACE PROVIDED:

GYM =	364 SF
DOG WASH =	51 SF
STORAGE LOCKERS =	477 SF
DOG RUN =	968.2 SF
ROOFTOP PATIO =	1,184.6 SF
COMMUNITY GARDEN =	1,765.1 SF
TOTAL =	4,809.9 SF

OPEN AMENITY TOTAL PROVIDED = 15,970.9 SF



UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101	2 BEDROOM + DEN	551 SF	190 SF
201	2 BEDROOM	570 SF	167 SF
202	3 BEDROOM	791 SF	169 SF
203	STUDIO	415 SF	78 SF
204	1 BEDROOM + DEN	591 SF	134 SF
205	STUDIO	415 SF	78 SF
206	1 BEDROOM + DEN	520 SF	113 SF
207	1 BEDROOM + DEN	532 SF	108 SF
208	2 BEDROOM	675 SF	175 SF
209	1 BEDROOM + DEN	532 SF	108 SF
210	1 BEDROOM + DEN	532 SF	108 SF
211	2 BEDROOM + DEN	761 SF	235 SF
212	1 BEDROOM + DEN	532 SF	108 SF
213	2 BEDROOM + DEN	759 SF	235 SF
214	2 BEDROOM + DEN	761 SF	235 SF
215	1 BEDROOM + DEN	532 SF	161 SF
216	2 BEDROOM + DEN	761 SF	235 SF
217	1 BEDROOM + DEN	532 SF	108 SF
218	1 BEDROOM + DEN	532 SF	108 SF
219	1 BEDROOM + DEN	532 SF	159 SF
220	1 BEDROOM + DEN	530 SF	108 SF
221	1 BEDROOM + DEN	637 SF	134 SF
222	1 BEDROOM + DEN	532 SF	108 SF
223	1 BEDROOM + DEN	532 SF	102 SF
224	2 BEDROOM	717 SF	171 SF
225	2 BEDROOM	677 SF	212 SF
301	2 BEDROOM	570 SF	167 SF
302	3 BEDROOM	791 SF	169 SF
303	STUDIO	415 SF	78 SF
304	1 BEDROOM + DEN	591 SF	134 SF
305	STUDIO	415 SF	78 SF
306	1 BEDROOM + DEN	520 SF	113 SF
307	1 BEDROOM + DEN	532 SF	108 SF
308	2 BEDROOM	675 SF	175 SF
309	1 BEDROOM + DEN	532 SF	108 SF
310	1 BEDROOM + DEN	532 SF	108 SF
311	2 BEDROOM + DEN	761 SF	235 SF
312	1 BEDROOM + DEN	532 SF	108 SF
313	2 BEDROOM + DEN	759 SF	235 SF
314	2 BEDROOM + DEN	761 SF	235 SF
315	1 BEDROOM + DEN	532 SF	161 SF
316	2 BEDROOM + DEN	761 SF	235 SF
317	1 BEDROOM + DEN	532 SF	108 SF
318	1 BEDROOM + DEN	532 SF	108 SF
319	1 BEDROOM + DEN	532 SF	159 SF
320	1 BEDROOM + DEN	530 SF	108 SF
321	1 BEDROOM + DEN	637 SF	134 SF
322	1 BEDROOM + DEN	532 SF	108 SF
323	1 BEDROOM + DEN	532 SF	102 SF
324	2 BEDROOM	717 SF	171 SF
325	2 BEDROOM	677 SF	212 SF
401	2 BEDROOM	570 SF	167 SF
402	3 BEDROOM	791 SF	169 SF
403	STUDIO	415 SF	78 SF
404	1 BEDROOM + DEN	591 SF	134 SF
405	STUDIO	415 SF	78 SF
406	1 BEDROOM + DEN	520 SF	113 SF
407	1 BEDROOM + DEN	532 SF	108 SF
408	2 BEDROOM	675 SF	175 SF
409	1 BEDROOM + DEN	532 SF	108 SF
410	1 BEDROOM + DEN	532 SF	108 SF
411	2 BEDROOM + DEN	761 SF	235 SF
412	1 BEDROOM + DEN	532 SF	108 SF
413	2 BEDROOM + DEN	759 SF	235 SF
414	2 BEDROOM + DEN	761 SF	235 SF
415	1 BEDROOM + DEN	532 SF	161 SF
416	2 BEDROOM + DEN	761 SF	235 SF
417	1 BEDROOM + DEN	532 SF	108 SF
418	1 BEDROOM + DEN	532 SF	108 SF
419	1 BEDROOM + DEN	532 SF	159 SF
420	1 BEDROOM + DEN	530 SF	108 SF
421	1 BEDROOM + DEN	637 SF	134 SF
422	1 BEDROOM + DEN	532 SF	108 SF
423	1 BEDROOM + DEN	532 SF	102 SF
424	2 BEDROOM	717 SF	171 SF
425	2 BEDROOM	677 SF	212 SF
TOTAL UNIT AREAS		45254 SF	

PARKING	
COUNT	TYPE
2	ACCESSIBLE - 90 deg
1	Loading Stall
79	REGULAR - 90 deg
23	SMALL - 90 deg
Grand total: 105	

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REVISION NO., DATE AND DESCRIPTION
10.28.24 FOR REVIEW
11.26.24 FOR REVIEW
12.05.24 DP ADDENDUM #1

PLOT DATE
12.05.24
PROJECT
11551 Bottom Wood Lake Rd
DRAWING TITLE
SITE & PROJECT INFORMATION
DRAWING NO.
A-001



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REVISION NO., DATE AND DESCRIPTION
11.26.24 FOR REVIEW
12.05.24 DP ADDENDUM #1

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		TORCH ON: ARMOURCOOL WHITE TORCHFLEX BY IKO
2		HARDIEPANEL (SMOOTH): ARCTIC WHITE
3		HORIZONTAL LAP HARDIEPLANK: IRON GRAY
4		LUX METAL HORIZONTAL PANEL: CYPRESS
5		HARDIE PANEL: MOUNTAIN SAGE
6		GUARDRAILS: BLACK
7		WINDOWS, DOORS, CURTAIN WALL: WHITE
8		HARDIE DECK FASCIA: IRON GRAY
9		HARDIE FASCIA: ARCTIC WHITE
10		STRUCTURAL COLUMNS: PAINTED TO MATCH ARCTIC WHITE

NOTE:

- SUITABLE ALTERNATIVES TO BE APPROVED BY ARCHITECT
- REVEALS AND FASTENERS TO MATCH SURROUNDING MATERIAL, WHEREVER APPLICABLE
- DUE TO ALTERNATING PATTERN OF MATERIALS/COLOURS ON BALCONIES/ROOFS, SOFFIT MATERIAL/COLOUR TO MATCH FASCIA
- ALL GUARDRAILS ARE TO BE A MINIMUM OF 42" ABOVE FINISH DECK



1 WEST ELEVATION
A-200 1/8" = 1'-0"



2 WEST ELEVATION (COLOUR)
A-200 1/8" = 1'-0"

PLOT DATE
12.05.24

PROJECT
11551 Bottom Wood Lake Rd

DRAWING TITLE
WEST ELEVATIONS

DRAWING NO.
A-200



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		TORCH ON: ARMOURCOOL WHITE TORCHFLEX BY IKO
2		HARDIEPANEL (SMOOTH): ARCTIC WHITE
3		HORIZONTAL LAP HARDIEPLANK: IRON GRAY
4		LUX METAL HORIZONTAL PANEL: CYPRESS
5		HARDIE PANEL: MOUNTAIN SAGE
6		GUARDRAILS: BLACK
7		WINDOWS, DOORS, CURTAIN WALL: WHITE
8		HARDIE DECK FASICA: IRON GRAY
9		HARDIE FASCIA: ARCTIC WHITE
10		STRUCTURAL COLUMNS: PAINTED TO MATCH ARCTIC WHITE

- NOTE:
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 - ALL GUARDRAILS ARE TO BE A MINIMUM OF 42" ABOVE FINISH DECK



1 NORTH ELEVATION (WHOLE, COLOUR)
A-202 1/16" = 1'-0"



2 NORTH ELEVATION (EAST PORTION, COLOUR)
A-202 1/8" = 1'-0"



3 NORTH ELEVATION (WEST PORTION, COLOUR)
A-202 1/8" = 1'-0"

PLOT DATE
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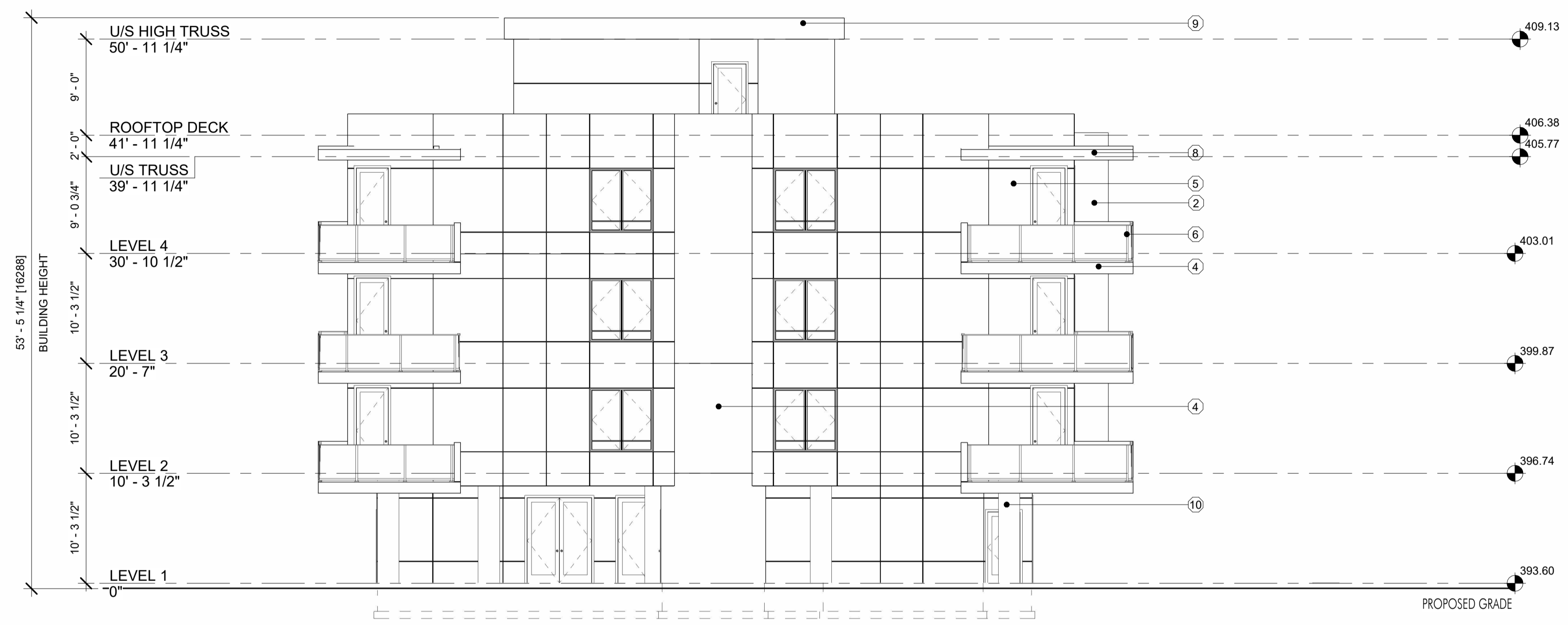
DRAWING TITLE
NORTH ELEVATIONS (COLOUR)

DRAWING NO.
A-202



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		TORCH ON: ARMOURCOOL WHITE TORCHFLEX BY IKO
2		HARDIEPANEL (SMOOTH): ARCTIC WHITE
3		HORIZONTAL LAP HARDIEPLANK: IRON GRAY
4		LUX METAL HORIZONTAL PANEL: CYPRESS
5		HARDIE PANEL: MOUNTAIN SAGE
6		GUARDRAILS: BLACK
7		WINDOWS, DOORS, CURTAIN WALL: WHITE
8		HARDIE DECK FASICA: IRON GRAY
9		HARDIE FASCIA: ARCTIC WHITE
10		STRUCTURAL COLUMNS: PAINTED TO MATCH ARCTIC WHITE

- NOTE:**
- SUITABLE ALTERNATIVES TO BE APPROVED BY ARCHITECT
 - REVEALS AND FASTENERS TO MATCH SURROUNDING MATERIAL, WHEREVER APPLICABLE
 - DUE TO ALTERNATING PATTERN OF MATERIALS/COLOURS ON BALCONIES/ROOFS, SOFFIT MATERIAL/COLOUR TO MATCH FASCIA
 - ALL GUARDRAILS ARE TO BE A MINIMUM OF 42" ABOVE FINISH DECK



1 EAST ELEVATION
A-203 1/8" = 1'-0"



2 EAST ELEVATION (COLOUR)
A-203 1/8" = 1'-0"

PLOT DATE
12.05.24

PROJECT
11551 Bottom Wood Lake Rd

DRAWING TITLE
EAST ELEVATIONS

DRAWING NO.
A-203



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		TORCH ON: ARMOURCOOL WHITE TORCHFLEX BY IKO
2		HARDIEPANEL (SMOOTH): ARCTIC WHITE
3		HORIZONTAL LAP HARDIEPLANK: IRON GRAY
4		LUX METAL HORIZONTAL PANEL: CYPRESS
5		HARDIE PANEL: MOUNTAIN SAGE
6		GUARDRAILS: BLACK
7		WINDOWS, DOORS, CURTAIN WALL: WHITE
8		HARDIE DECK FASICA: IRON GRAY
9		HARDIE FASCIA: ARCTIC WHITE
10		STRUCTURAL COLUMNS: PAINTED TO MATCH ARCTIC WHITE

NOTE:

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- REVEALS AND FASTENERS TO MATCH SURROUNDING MATERIAL, WHEREVER APPLICABLE
- DUE TO ALTERNATING PATTERN OF MATERIALS/COLOURS ON BALCONIES/ROOFS, SOFFIT MATERIAL/COLOUR TO MATCH FASCIA
- ALL GUARDRAILS ARE TO BE A MINIMUM OF 42" ABOVE FINISH DECK



3 SOUTH ELEVATION (WHOLE, COLOUR)
A-205 1/16" = 1'-0"



2 SOUTH ELEVATION (WEST PORTION, COLOUR)
A-205 1/8" = 1'-0"



1 SOUTH ELEVATION (EAST PORTION, COLOUR)
A-205 1/8" = 1'-0"

PLOT DATE
12.05.24

PROJECT
11551 Bottom Wood Lake Rd

DRAWING TITLE

SOUTH ELEVATIONS (COLOUR)

DRAWING NO.

A-205

