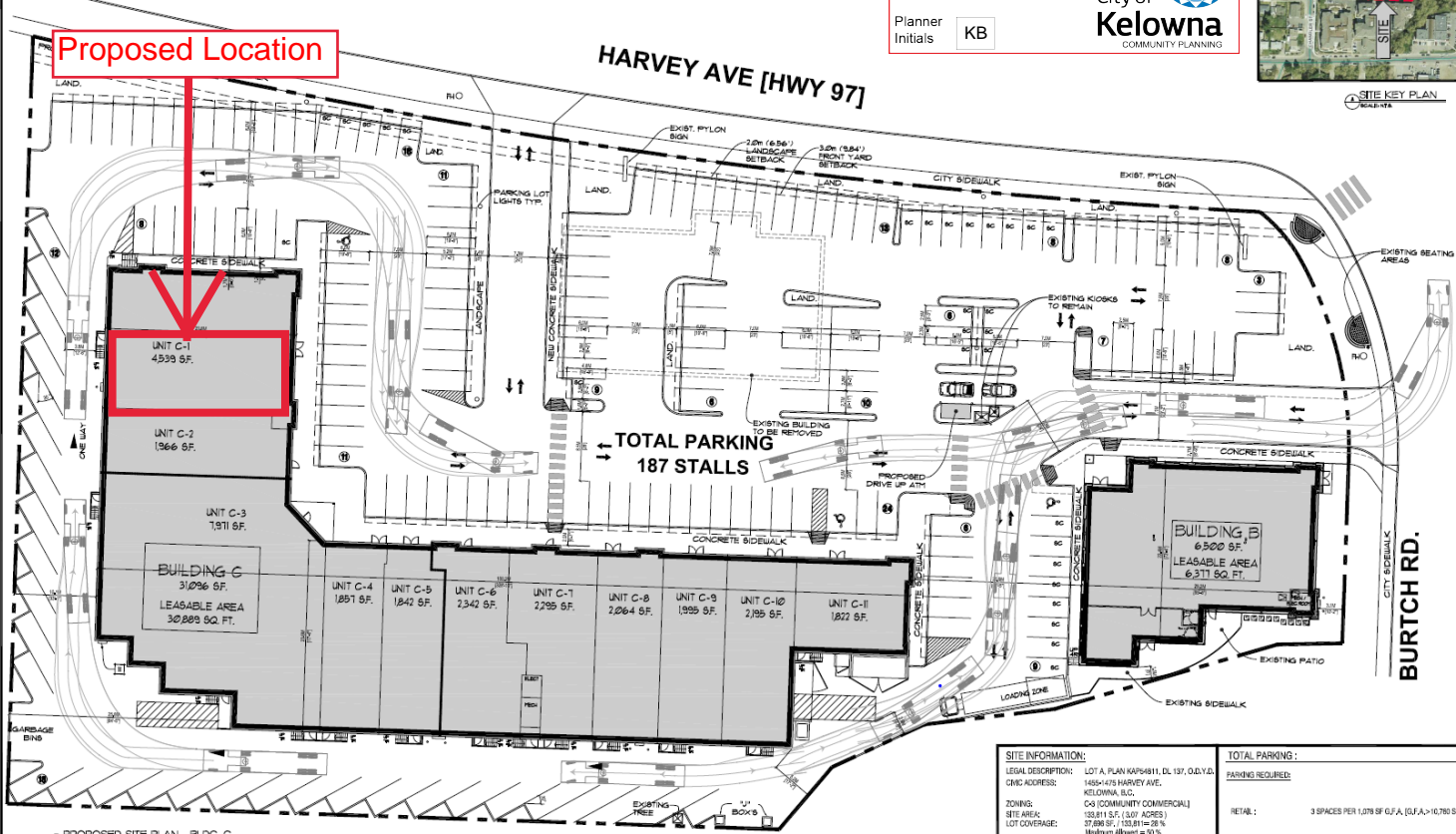


# Site Plan

**GENERAL NOTE:**  
 INDICATED ROOM AREAS ARE LISTED FROM EXISTING RECORDS AND HAVE NOT BEEN VERIFIED BY VISUAL INSPECTION OR SURVEY OF AREA OR MEASURED PARCELS.



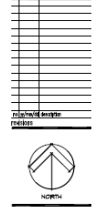
Proposed Location

ATTACHMENT A

This forms part of application  
 # Z19-0010

Planner Initials **KB**

**City of Kelowna**  
COMMUNITY PLANNING



PROPOSED SITE PLAN - BLDG. C

**SITE LEGEND:**

	DENOTES DIRECTION OF TRAVEL		DENOTES BUILDING FOOTPRINT
	DENOTES STOP BAR		DENOTES BUILDING RECEIPTABLE END
	DENOTES PEDESTRIAN CROSSWALK PATH		DENOTES PARKING LOT LIGHTS
			DENOTES ELECTRICAL TRANSFORMERS (REFER TO ELECTRICAL DRAWINGS)
			DENOTES FIRE HYDRANT (REFER TO CIVIL DRAWINGS)

**GENERAL NOTES:**

- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE 2017 CANADIAN NATIONAL GRID. THE DIMENSIONS OF THE BUILDING FOOTPRINTS AND OTHER AREAS SHOWN ON THIS PLAN ARE BASED ON THE DIMENSIONS OF THE BOUNDARY LINES AS SHOWN ON THE PLAN.
- ALL UTILITIES (WATER, GAS, AND SEWER) SHALL BE AS SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 1.0 METRE BELOW FINISH GRADE. THE LOCATION OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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**SITE INFORMATION:**

LEGAL DESCRIPTION: LOT A, PLAN KAP48811, DL 137, O.D.V.A.  
 CINC ADDRESS: 1455-475 HARVEY AVE, KELOWNA, B.C.  
 ZONING: C-3 (COMMUNITY COMMERCIAL)  
 SITE AREA: 133,811 S.F. (3.07 ACRES)  
 LOT COVERAGE: 37,598 S.F. (1,133.81 SQ. M.)  
 Maximum Allowed = 30%

**BACKSIZES:**  
 FRONT = 8.8M (30.0 M)  
 REAR = 5.2 (17.0 M)  
 SIDES = 5.0 (16.0 M)  
**LANDSCAPE - FRONT = 6.5M (21.0 M)**  
 REAR = 8.8M (29.0 M)  
 SIDES = 8.8M (29.0 M)

**BUILDING FLOOR AREAS:**

EXISTING BUILDING #1:	6,500 SF.
EXISTING BUILDING #2:	31,006 SF.
<b>TOTAL GROSS FLOOR AREA =</b>	<b>37,598 SF.</b>

**TOTAL PARKING:**

**PARKING REQUIRED:**

RETAIL: 3 SPACES PER 1,078 SF G.F.A. (G.F.A. = 10,780 SF) = 30.6

**TOTAL PARKING REQUIRED:** 105 STALLS

**PARKING PROVIDED:**

REGULAR CAR STALL	187 STALLS
SMALL CAR STALL	28 STALLS
1/4 CAR STALL	3 STALLS

**PARKING RATIO:** 187 STALLS / 37,598 SF. = 5.0 STALLS / 1,000 SF.

**PARKING SIZES:**

REGULAR CAR STALL (FULL SIZE):	8'0" (2.44 M) x 18'0" (5.49 M)
SMALL CAR STALL (MINIMUM SIZE):	7'0" (2.13 M) x 10'0" (3.05 M)
MAXIMUM ALLOWED (40%):	25'0" (7.62 M)

ORCHARD GARDENS

1455-475 HARVEY AVE, KELOWNA, B.C.  
 For COAL HARBOUR REALTY ADVISORS INC.

architects ltd

470-725 HILLOW ST  
 VANCOUVER, BC V6C 1S6  
 TEL: 604-681-2204  
 FAX: 604-681-2204

PROPOSED SITE PLAN

DATE: 2017.02.20