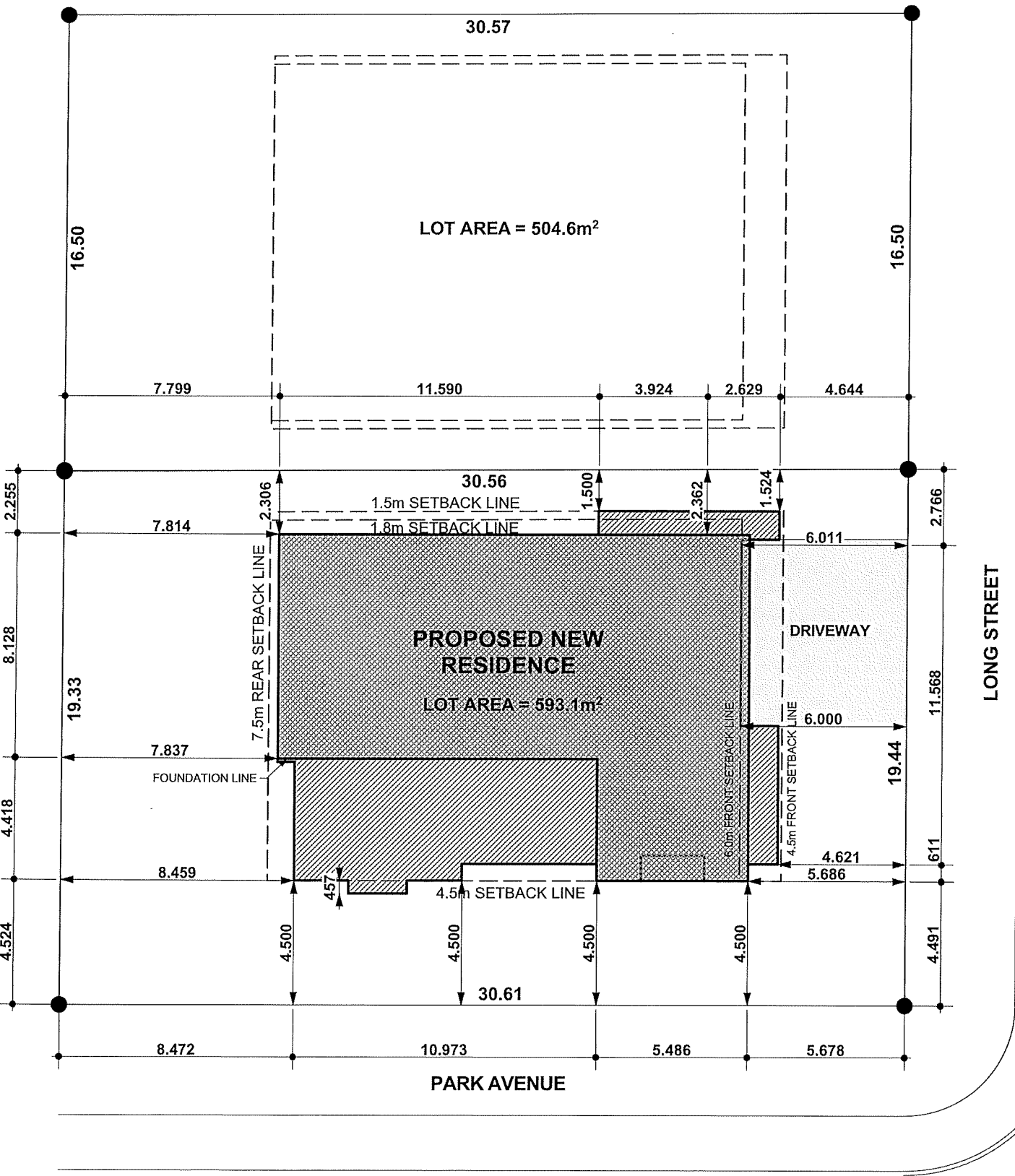


Site Plan

SCALE: 1/16" = 1'-0"



409 PARK AVENUE

LEGAL DESCRIPTION: LOT 7, PLAN 431, DL 14, ODYD

ZONING: PROPOSED RU2 -MEDIUM LOT HOUSING

SITE DETAILS:

LOT AREA:	593.10 m ²	400m ² MIN.
LOT WIDTH:	19.39 m	15.0m MIN.
LOT DEPTH:	30.59 m	30.0m MIN.

FOOTPRINT AREA OF DWELLING:	220.63 m ²
AREA OF DRIVEWAY & PARKING:	38.63 m ²
AREA OF DECKS:	0.00 m ²
AREA OF COVERED PATIOS (15.98m ² < 23m ²):	0.00 m ²
AREA OF ACCESSORY BUILDINGS:	0.00 m ²

SITE COVERAGE (%)

DWELLING, DECKS AND COVERED PATIOS >23m ² :	37.20 %	40% MAX.
DWELLING, DRIVEWAYS & PARKING:	43.71 %	50% MAX.
ACCESSORY BUILDINGS:	0.00 %	14% MAX.

DWELLING DETAILS:

TOTAL FLOOR AREA OF DWELLING:	308.38 m ²	
GARAGE / WORKSHOP AREA:	64.71 m ²	
HEIGHT OF BUILDING:	7.38 m	9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

WEST SETBACK TO GARAGE:	6.000 m	6.0m MIN.
WEST SETBACK TO LIVING SPACE:	4.621 m	4.5m MIN.
SOUTH SETBACK - TO 1 STOREY PORTION:	1.500 m	1.5m MIN.
SOUTH SETBACK - TO 2 STOREY PORTION:	2.306 m	1.8m MIN.
NORTH SETBACK - TO FLANKING STREET:	4.500 m	4.5m MIN.
EAST SETBACK:	7.814 m	7.5m MIN.

NUMBER OF PARKING SPACES:	2	2 MIN.
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PROJECT : 409 PARK AVENUE KELOWNA, BC

TITLE : Site Plan

CIVIC : 409 PARK AVENUE KELOWNA, BC	LEGAL : LOT 7, PLAN 431, D.L. 14, ODYD
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REVISED :	
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REVISED :	
REVISED :	
SCALE : AS NOTED	DATE : 4/30/2020

SHEET : A-003