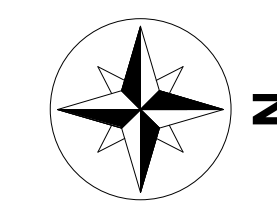


Blue Vision Design Inc.
 1486 Wilmot Ave
 Kelowna, BC V1P 1N3
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RE-ZONING & SUB-DIVIDE 494 TRUMPETER RD.

ZONE: RR2-C TO RU1H

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
 - CIVIC ADDRESS: 494 TRUMPETER RD
 - LEGAL: PLAN 90635, LOT 2
 - AUTHORITY: CITY OF KELOWNA

- CURRENT ZONE: RR2C
 - TOTAL CURRENT LOT AREA: 43,137sqft (4,008m²)

- SUB-DIVIDE PROPOSED ZONES: RU1H
 - TOTAL PROPOSED LOT A AREA: 18,574sqft (1,725.6m²)
 - TOTAL PROPOSED LOT B AREA: 24,563sqft (2,282m²)
 - MAXIMUM PARCEL COVERAGE: 40%

LOT A
 + TOTAL PROPOSED HOUSE FOOTPRINT: 2439sqft [226.6m²] (13.1%)
 + TOTAL PROPOSED DRIVEWAY: 1196sqft [111.1m²)
 = TOTAL PROPOSED PARCEL COVERAGE: 3635sqft [337.7m²] (19.6%)

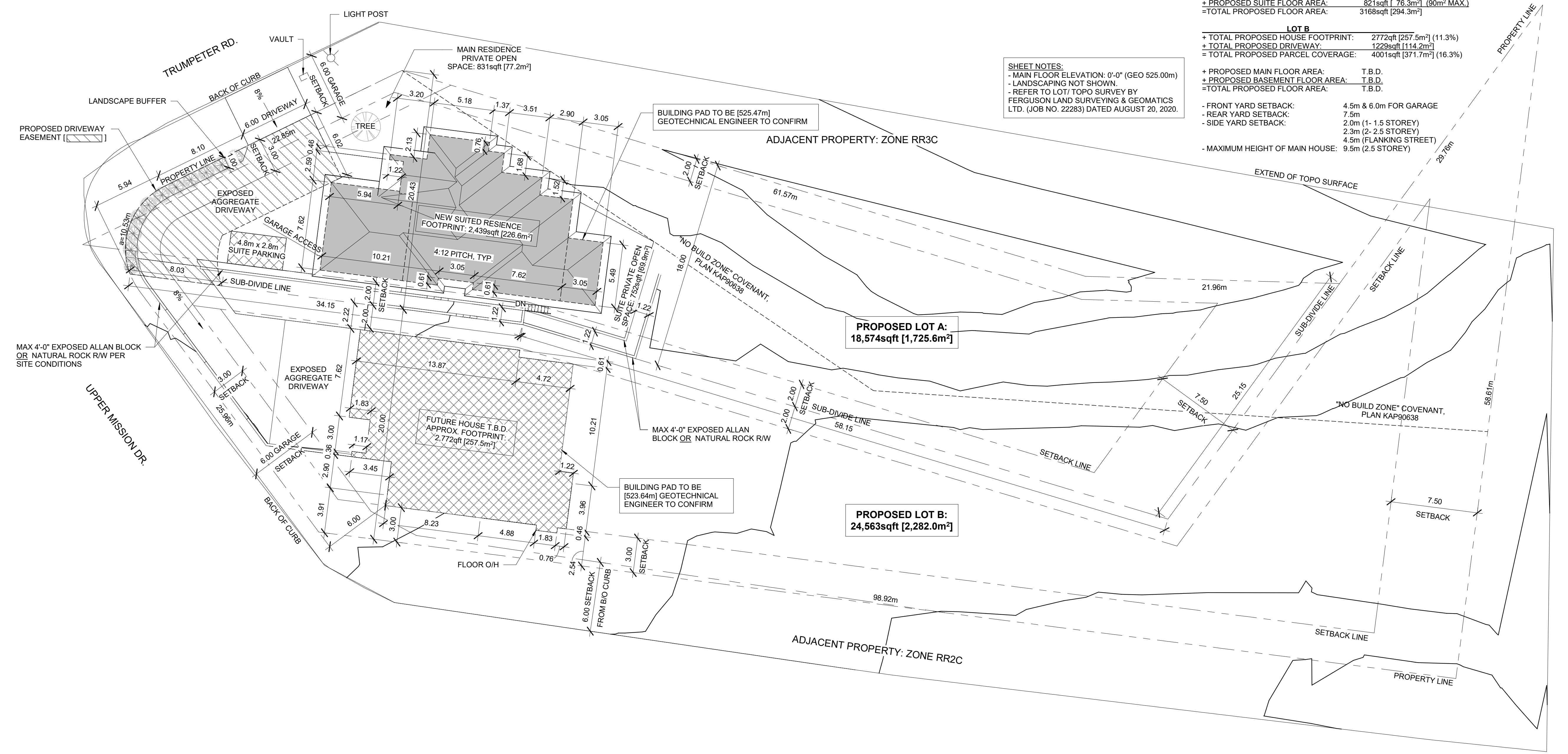
+ PROPOSED MAIN FLOOR AREA: 1598sqft [148.5m²)
 + PROPOSED BASEMENT FLOOR AREA: 749sqft [69.6m²)
 + PROPOSED SUITE FLOOR AREA: 821sqft [76.3m²] (90m² MAX.)
 = TOTAL PROPOSED FLOOR AREA: 3168sqft [294.3m²)

LOT B
 + TOTAL PROPOSED HOUSE FOOTPRINT: 2772qft [257.5m²] (11.3%)
 + TOTAL PROPOSED DRIVEWAY: 1229sqft [114.2m²)
 = TOTAL PROPOSED PARCEL COVERAGE: 4001sqft [371.7m²] (16.3%)

+ PROPOSED MAIN FLOOR AREA: T.B.D.
 + PROPOSED BASEMENT FLOOR AREA: T.B.D.
 = TOTAL PROPOSED FLOOR AREA: T.B.D.

- FRONT YARD SETBACK: 4.5m & 6.0m FOR GARAGE
 - REAR YARD SETBACK: 7.5m
 - SIDE YARD SETBACK: 2.0m (1- 1.5 STOREY)
 2.3m (2- 2.5 STOREY)
 4.5m (FLANKING STREET)
 - MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)

SHEET NOTES:
 - MAIN FLOOR ELEVATION: 0'-0" (GEO 525.00m)
 - LANDSCAPING NOT SHOWN.
 - REFER TO LOT/ TOPO SURVEY BY FERGUSON LAND SURVEYING & GEOMATICS LTD. (JOB NO. 22283) DATED AUGUST 20, 2020.



Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
2	Re-Zoning/ Sub-Divide	09.12.20
3	Re-Zoning/ Sub-Divide	15.05.21
4	Re-Zoning/ Sub-Divide	22.06.21

1033095 BC Ltd
 Doyin Shopey
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 Cranbrook, BC V1C 4S3
 doyinshopey@yahoo.com

New Residence
 494 Trumpeter rd.
 Kelowna, BC

SITE PLAN

SCALE:
 AS NOTED

DRAWN BY:
 BV

CHECKED BY:
 BV

DATE:
 22.06.21

PROJECT:
 2020-040