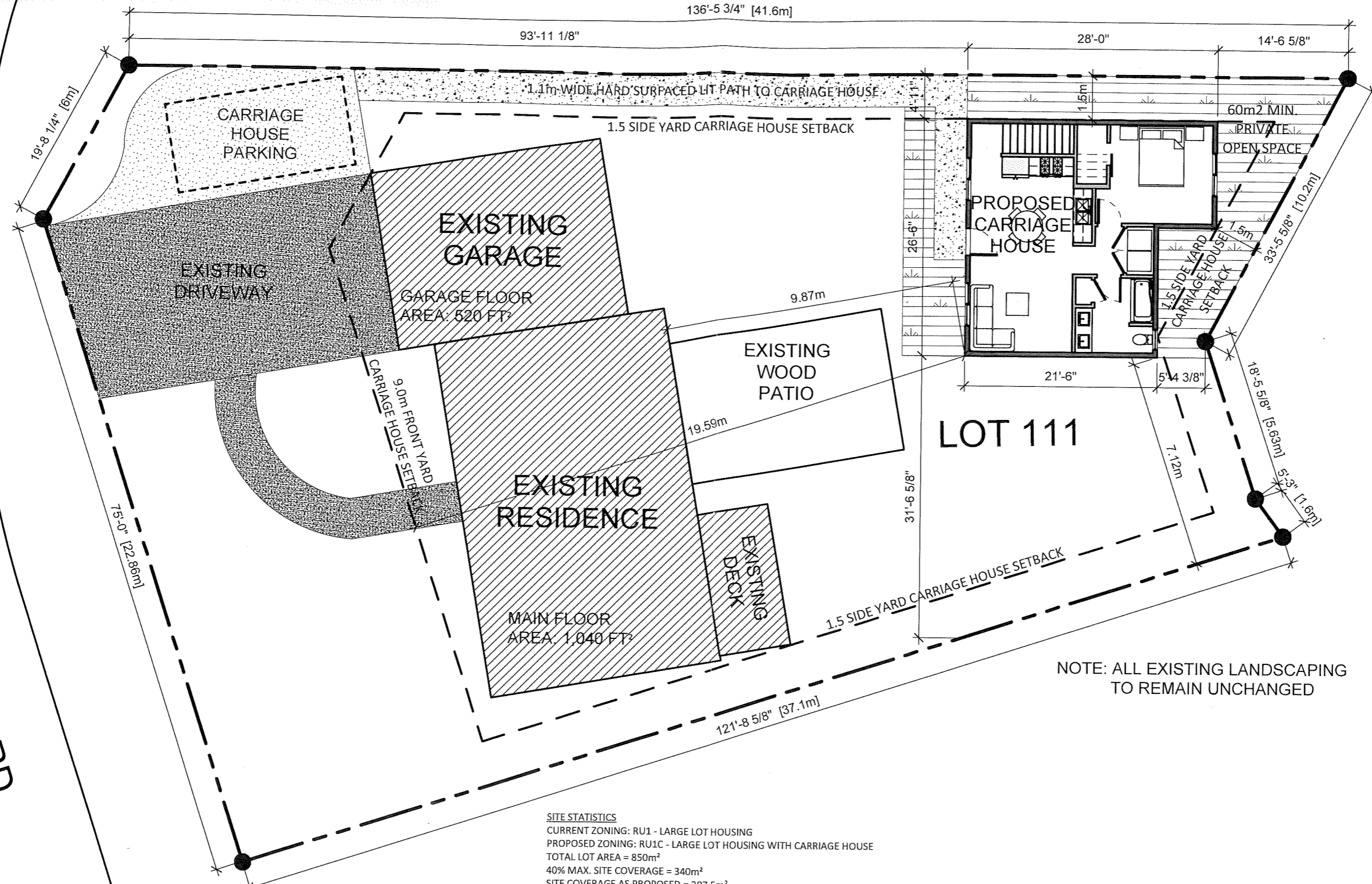


EASTBOURNE RD

LEGAL DESCRIPTION:
625 EASTBOURNE RD.
KELOWNA, BC
LOT 111, PLAN KAP24631 ODYD

SITE PLAN

SCALE: 1:150



NOTE: ALL EXISTING LANDSCAPING TO REMAIN UNCHANGED

SITE STATISTICS
CURRENT ZONING: RU1 - LARGE LOT HOUSING
PROPOSED ZONING: RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE
TOTAL LOT AREA = 850m²
40% MAX. SITE COVERAGE = 340m²
SITE COVERAGE AS PROPOSED = 207.5m²
50% MAX. SITE COVERAGE W/ DRIVEWAYS = 425m²
SITE COVERAGE W/ DRIVEWAYS AS PROPOSED = 308.3m²

2 STOREY CARRIAGE HOUSE
MAX. NET FLOOR AREA OF CARRIAGE HOUSE = 90m²
PROPOSED CARRIAGE HOUSE NET FLOOR AREA = 90m²
PRINCIPAL DWELLING HABITABLE FLOOR AREA = 183.6m²
75% ALLOWABLE CARRIAGE HOUSE FLOOR AREA = 137.7m²
PROPOSED CARRIAGE HOUSE FLOOR AREA = 49% OF PRINCIPAL DWELLING

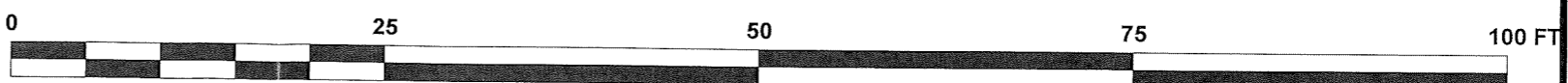
REQUIRED:	PROPOSED:
MAX. HEIGHT: 5.4m	5.00m
FRONT YARD SETBACK: 9.0m	19.59m
SIDE YARD SETBACK: 1.5m	1.50m/7.12m
REAR YARD SETBACK: 1.5m	1.50m
DISTANCE FROM PRINCIPAL BUILDING 3.0m	9.87m

ATTACHMENT A

This forms part of application # Z22-0067

Planner Initials

City of Kelowna
COMMUNITY PLANNING



RK | STUDIO
RESIDENTIAL DESIGN AND DRAFTING
1760 KLOPPENBURG RD. KELOWNA, BC V1P 1G2
(250)-317-6875 ryan.rkstudio@gmail.com

PROJECT NAME: 625 EASTBOURNE RD CARRIAGE HOUSE
DRAWN BY: RK
NOTES:

ISSUED FOR: SITE ANALYSIS
DATE: 2022-09-26

SHEET TITLE: SITE PLAN
SCALE: 1:150
LEGAL DESCRIPTION: 625 EASTBOURNE RD, LOT 111, PLAN KAP24631 ODYD

A1

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