

# 2825 RICHTER STREET, KELOWNA, BC



- DRAWINGS:**
- ARCHITECTURAL:**
- A-001 PROJECT & SITE INFORMATION
  - A-100 BUILDING PLANS
  - A-101 BUILDING PLANS
  - A-200 ELEVATIONS
  - A-201 ELEVATIONS
- LANDSCAPE:** LANDSCAPE CONCEPT PLAN
- CIVIL:** SITE SERVICING CONCEPT PLAN

## PROPERTY DESCRIPTION

CMIC: 2825 Richter Street, Kelowna, BC  
 LEGAL: PLAN 22856, LOT #10, 210777 KID

## ZONING CALCULATIONS:

CURRENT: City of Kelowna RU6 Zoning  
 PROPOED: City of Kelowna, RM2 Zoning

## SITE INFORMATION:

|                           | Allowed               | Proposed               |
|---------------------------|-----------------------|------------------------|
| Gross Site Area =         | 7,150 sf (664 sm)     |                        |
| Allowable Site Coverage = | 50% (3,575sf/332.1sm) | 47% (3,358 sf/312sm)   |
| Coverage + Hardscaping =  | 55% (3,932sf/365.3sm) | 51% (3,678 sf/341.7sm) |

F.A.R. = .65 + .05 + .1 = .8      .76 (5,443sf)

### Unit Area Calculations:

Unit 1 1,433sf  
 Unit 2 1,291sf  
 Unit 3 1,289sf  
 Unit 4 1,430sf

|               | Allowed                         | Proposed             |
|---------------|---------------------------------|----------------------|
| Max. Height = | 9.5m (42.7 ft) or 2-1/2 storeys | 7.9m (2-1/2 storeys) |

Yard setbacks:  
 front yard - 1.5m Ground Oriented Entry  
 side yard - 1.5m Ground Oriented Entry; 4.0m

side yard (accessory)- 4.0m      1.5m (to match ground oriented building) — VARIANCE

rear yard - 7.5m/1.5m to Accessory Structure      7.5m      1.5m to Garage



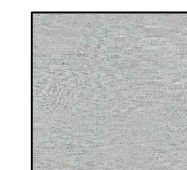

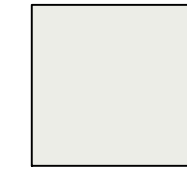




### Parking Calculations:

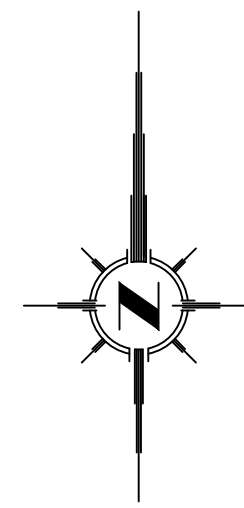
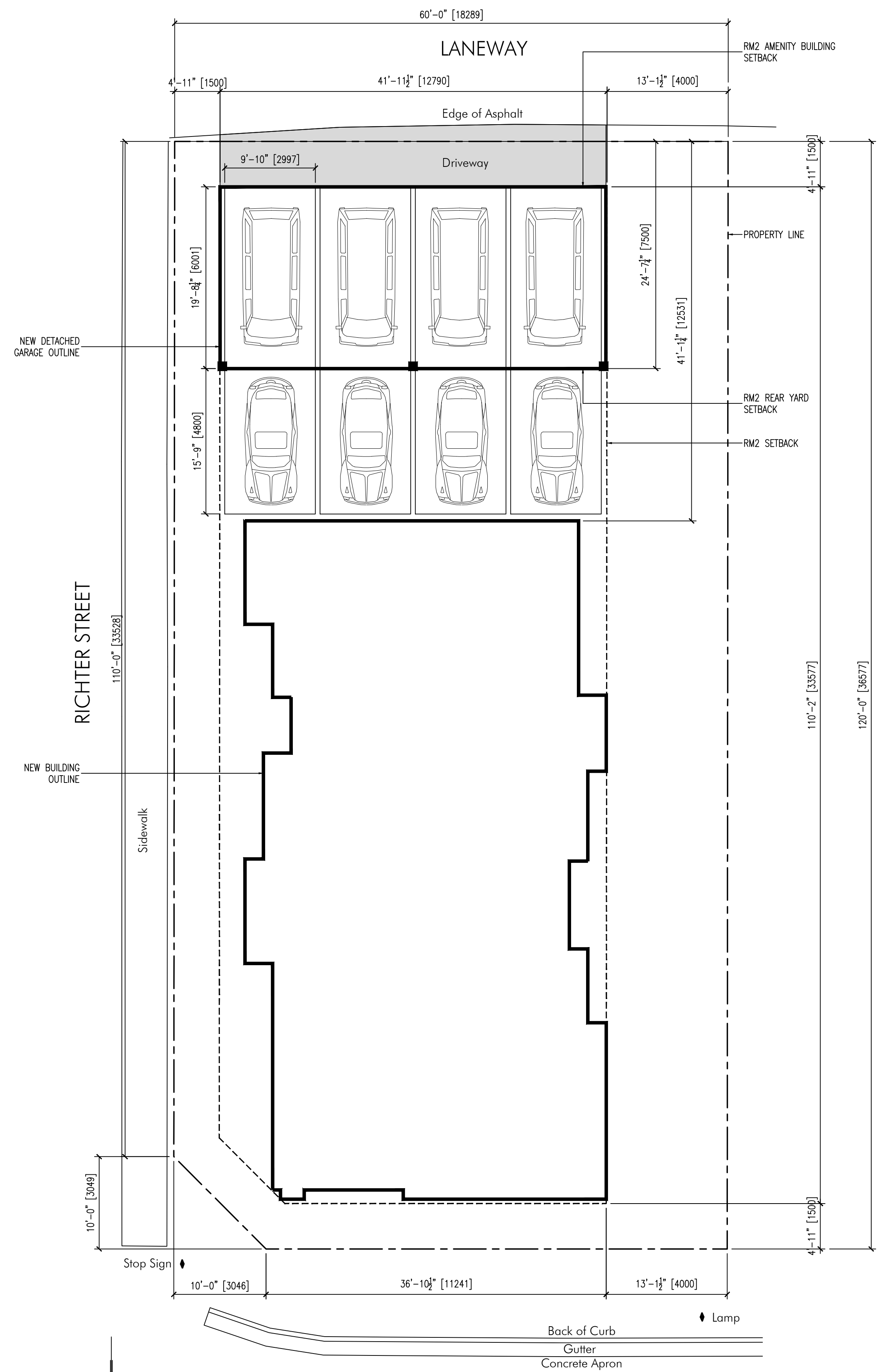
2 per /3 bedroom = 2X4=8 (Required)      8

### Bicycle Storage:

Class I, .5/unit      .5X4=2 (Required)      4 (garage storage)  
 Class II, .1/unit      .1X4=.4 (1) (Required)      4

## PROJECT MATERIALS:

-  PRE-FINISHED METAL WOOD GRAIN PANEL: GUNSTOCK BY FX ALUMINUM OR KNOTTY EBONY BY LUX OR APPROVED EQUAL
-  BRICK VENEER: TUNDRA, ASHLAND BY ELDORADO STONE OR CORAL CREEK BY MUTUAL MATERIALS OR APPROVED EQUAL
-  CAPS/EXTERIOR STAIRS: NATURAL CONCRETE
-  ACRYLIC STUCCO: DARK: PM-8, CHARCOAL SLATE BY BENJAMIN MOORE
-  LIGHT: PM-3, DECORATORS WHITE BY BENJAMIN MOORE
-  WINDOWS: BLACK  
 ALUMINUM HANDRAILS: BLACK
-  PREFINISHED ALUMINUM CAP FLASHING: MATCH MATERIAL (BLACK AT BRICK)
-  STAINED FIBERGLASS ENTRY DOOR: ESPRESSO
-  ASPHALT SHINGLES: ARCHITECTURAL, DUAL BLACK BY IKO OR APPROVED EQUAL



1 SITE/ROOF PLAN  
 A-001 1/8" = 1'-0"

FOR DVP



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All trades are to execute the work in accordance with the current municipality building by-law and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

| Revision No.           | Date | Description |
|------------------------|------|-------------|
| 03.24.17-PROGRESS DWGS |      |             |
| 04.03.17-PROGRESS REVS |      |             |
| 04.23.17-DP REVIEW     |      |             |
| 05.08.17-FOR DP        |      |             |
| 06.19.17-DVP REVISION  |      |             |

| Plot Date | Drawing No. |
|-----------|-------------|
| 19-Jun-17 | A-001       |

**PROJECT**  
 2825 RICHTER STREET

**DRAWING TITLE**  
 PROJECT INFORMATION