

Blue Vision
Drafting & Design
P.O. BOX 22100
Capri Centre
Kelowna, BC
V1Y 9N9
250.864.6666
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date
5	Re-Zoning	30.05.17

Urban Elegance
Homes Inc. 3009-
3151 Lakeshore Rd.
Kelowna, BC V1E 3S9
778.821.0088 jmac@
urbanelegancehomes.com

2 Houses for:

4623 Gordon Dr.
Kelowna, BC

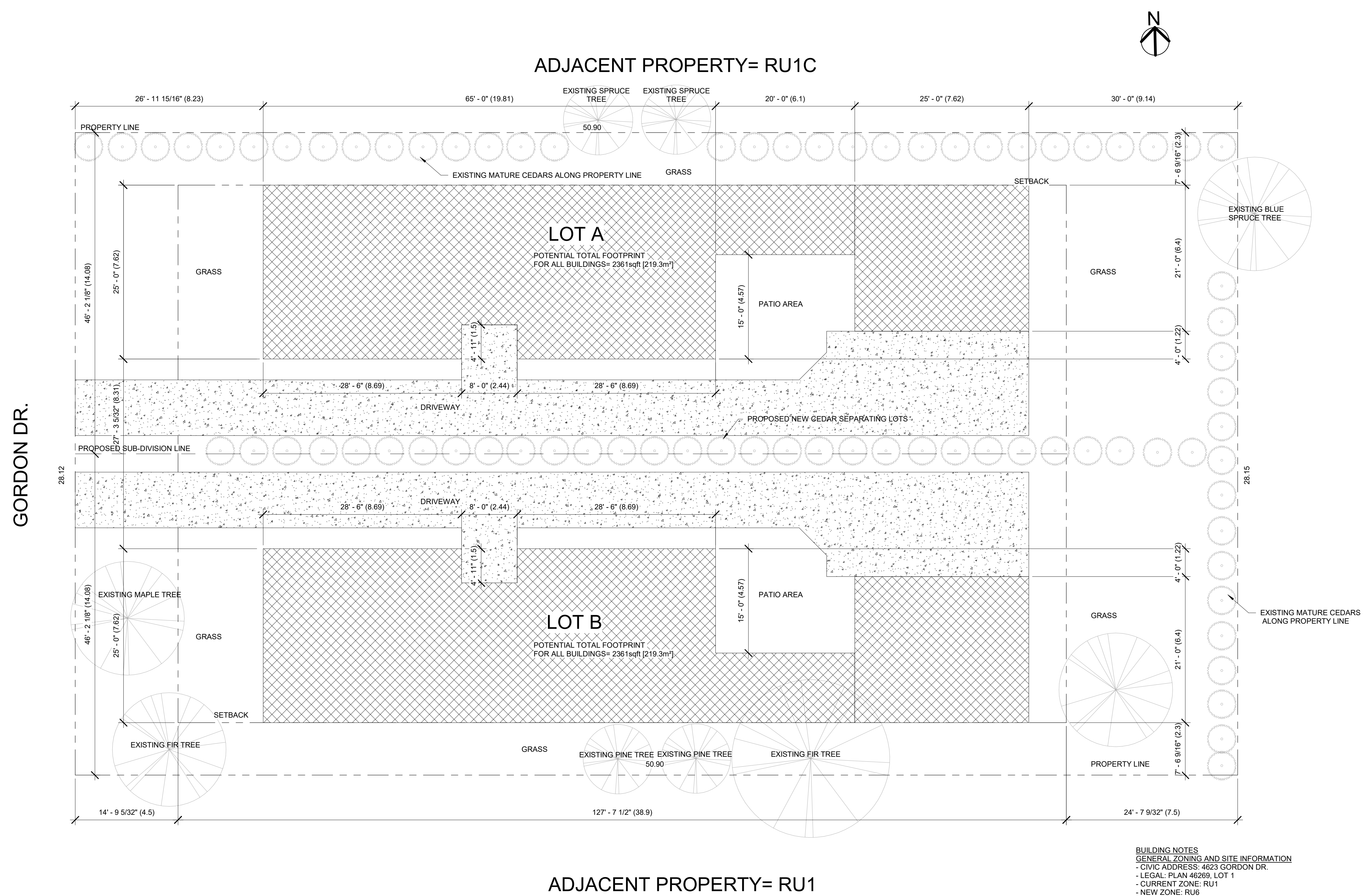
SITE PLAN

SCALE:
AS NOTED

DRAWN BY: CHECKED BY:
BV BV

DATE: PROJECT:
30.05.17 2017-012

A1.0



1 SITE PLAN
1/8" = 1'-0"

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 4623 GORDON DR.
- LEGAL: PLAN 46269, LOT 1
- CURRENT ZONE: RU1
- NEW ZONE: RU6
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 15 423sqft [1432.8m²]

LOT A
- TOTAL LOT AREA: 7 711.5sqft [716.4m²]
- PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²] = 30.6%
- DRIVEWAY: 1363sqft [126.6m²]
- PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
- MAXIMUM LOT COVERED (40%): 3085sqft [286.6m²]
- MAXIMUM TOTAL FOOTPRINT (50%): 3856sqft [358.2m²]
- MAXIMUM HEIGHT OF HOUSE: 9.5m - 2 1/2 STOREYS
- TOTAL LIVEABLE AREA= 4335sqft [402.7m²]
- TOTAL SUITE LIVEABLE AREA= 825sqft [76.6m²]

LOT B
- TOTAL LOT AREA: 7 711.5sqft [716.4m²]
- PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²] = 30.6%
- DRIVEWAY: 1363sqft [126.6m²]
- PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
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MIN YARD SETBACK FOR ADDITION
- FRONT YARD SETBACK: 4.5m
- REAR YARD SETBACK: 7.5m (1.5m FOR ACCESSORY BUILDINGS)
- SIDE YARD SETBACK: 2.0m FOR 1 1/2 STOREYS
2.3m FOR 2 1/2 STOREYS