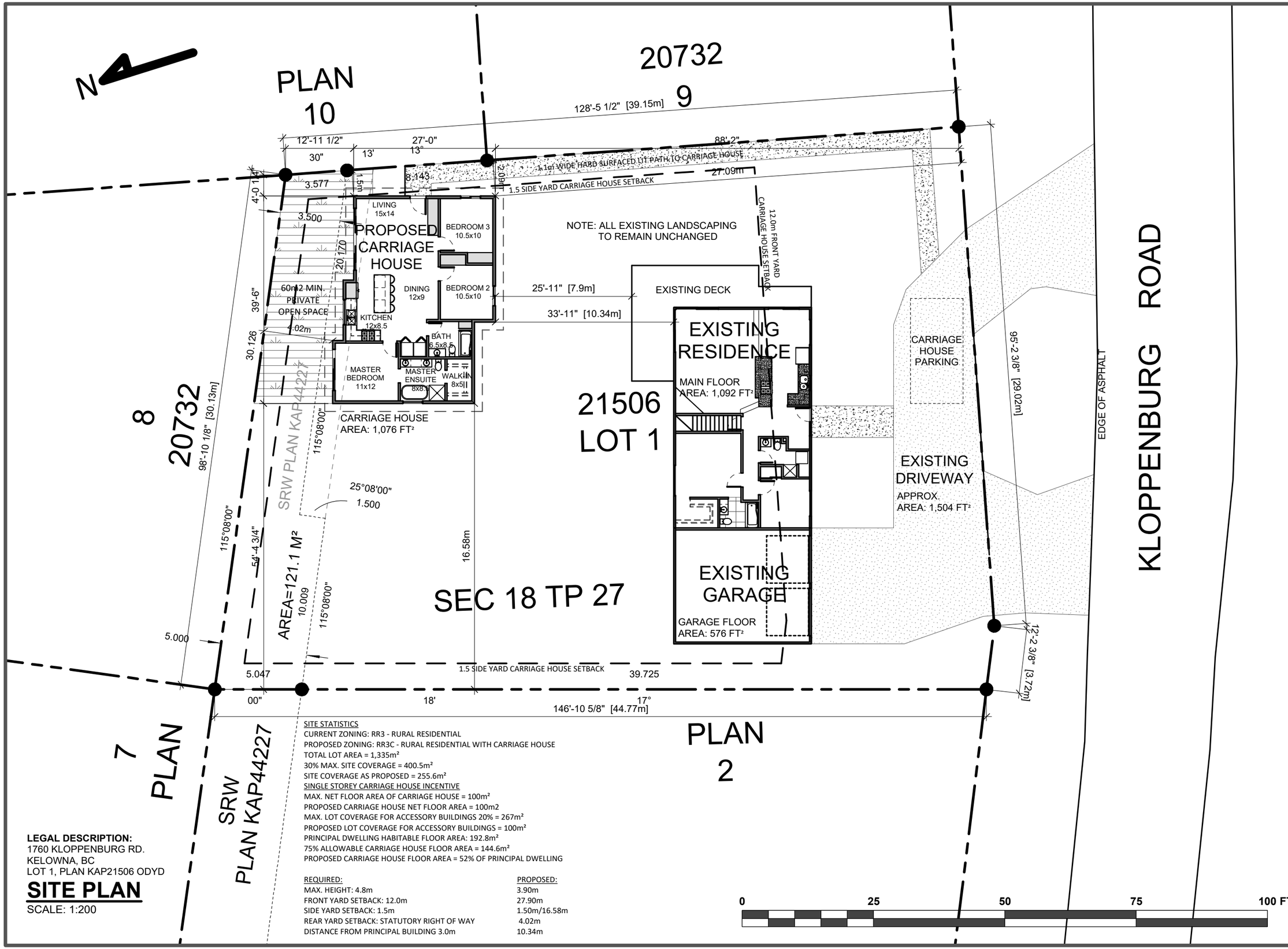

SITE STATISTICS
CURRENT ZONING: RR3 - RURAL RESIDENTIAL
PROPOSED ZONING: RR3C - RURAL RESIDENTIAL WITH CARRIAGE HOUSE
TOTAL LOT AREA = 1,335m²
30% MAX. SITE COVERAGE = 400.5m²
SITE COVERAGE AS PROPOSED = 255.6m²
SINGLE STOREY CARRIAGE HOUSE INCENTIVE
MAX. NET FLOOR AREA OF CARRIAGE HOUSE = 100m²
PROPOSED CARRIAGE HOUSE NET FLOOR AREA = 100m2
MAX. LOT COVERAGE FOR ACCESSORY BUILDINGS 20% = 267m²
PROPOSED LOT COVERAGE FOR ACCESSORY BUILDINGS = 100m²
PRINCIPAL DWELLING HABITABLE FLOOR AREA: 192.8m²
75% ALLOWABLE CARRIAGE HOUSE FLOOR AREA = 144.6m²
PROPOSED CARRIAGE HOUSE FLOOR AREA = 52% OF PRINCIPAL DWELLING

REQUIRED:	PROPOSED:
MAX. HEIGHT: 4.8m	3.90m
FRONT YARD SETBACK: 12.0m	27.90m
SIDE YARD SETBACK: 1.5m	1.50m/16.58m
REAR YARD SETBACK: STATUTORY RIGHT OF WAY	4.02m
DISTANCE FROM PRINCIPAL BUILDING 3.0m	10.34m

LEGAL DESCRIPTION:
1760 KLOPPENBURG RD.
KELOWNA, BC
LOT 1, PLAN KAP21506 ODYD

SITE PLAN
SCALE: 1:200

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

PROJECT NAME: 1760 KLOPPENBURG RD CARRIAGE HOUSE
DRAWN BY: RK
NOTES:
SHEET TITLE: SITE PLAN
SCALE: 1:200
DATE: YYYY-MM-DD 2022-09-01
ISSUED FOR: SITE ANALYSIS
LEGAL DESCRIPTION: 1760 KLOPPENBURG RD. LOT 1, PLAN KAP21506 ODYD

1

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF RK STUDIO AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RK STUDIO