

436 ELDORADO ROAD

4495 WALKER ROAD, KELOWNA, BC V1W 1G8
LOT 6, DISTRICT LOT 167, PLAN KAP10989



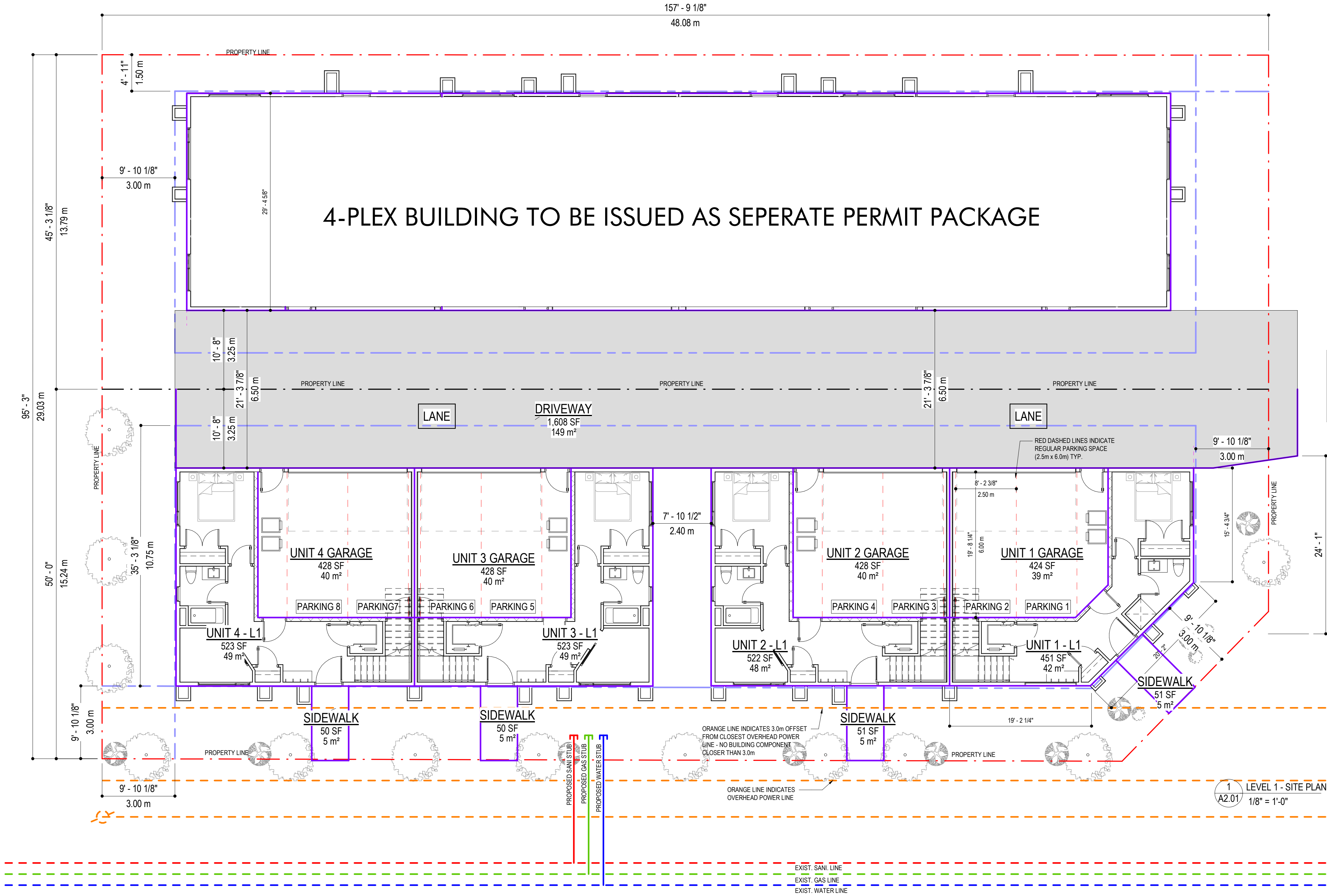
ISSUED FOR DEVELOPMENT PERMIT & REZONING

2024-11-25

ARCHITECTURAL

A0.00	COVER SHEET & DRAWING LIST	A3.08	WEST DUPLEX - LEVEL 2
A1.11	ASSEMBLIES	A3.09	WEST DUPLEX - LEVEL 3
A2.01	SITE PLAN & ZONING	A3.10	WEST DUPLEX - ROOF PLAN
A2.02	LANDSCAPE PLAN	A3.13	CENTER UNIT PLAN
A3.01	EAST DUPLEX - FOUNDATION PLAN	A3.14	CENTER UNIT PLAN
A3.02	EAST DUPLEX - LEVEL 1	A3.15	CORNER UNIT PLAN
A3.03	EAST DUPLEX - LEVEL 2	A3.16	CORNER UNIT PLAN
A3.04	EAST DUPLEX - LEVEL 3	A4.01	EAST DUPLEX NORTH ELEVATION
A3.05	EAST DUPLEX - ROOF PLAN	A4.02	EAST DUPLEX SOUTH ELEVATION
A3.06	WEST DUPLEX - FOUNDATION PLAN	A4.04	EAST DUPLEX ELEVATION
A3.07	WEST DUPLEX - LEVEL 1	A4.05	WEST DUPLEX NORTH ELEVATION
		A4.06	WEST DUPLEX SOUTH ELEVATION

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ZONING SUMMARY		436 ELDORADO RD
ADDRESS	436 ELDORADO RD, KELOWNA, BC V1W 1G8	
LEGAL DESCRIPTION	LOT 2, DISTRICT LOT 167, PLAN KAP21142 PID: 007-575-475	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RU1	
PROPOSED ZONING	RU2 (REZONING REQUIRED)	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	8 UNITS - TWO DUPLEX'S PER LOT	
ZONING REQUIREMENTS		MAIN BUILDING
		ZONING STANDARD PROPOSED
FRONT SETBACK	3.0m	3.0m
SIDE SETBACK	1.5m	3.25m
REAR SETBACK	3.0m	3.0m
PARCEL SIZE	-	716.9sm (7,716sf)
BUILDING HEIGHT	11.0m or 3 storeys	10.06m
LEVEL 1 PARCEL COVERAGE AREA	394.30sm (55%)	346.3sm (48.31%)
TOTAL PARCEL COVERAGE %	55%	48.31%
TOTAL PARKING COVERAGE %	-	168.2sm (20.86%)
TOTAL COMBINED COVERAGE %	75%	69.17%
ZONING REQUIREMENTS		PARKING REQUIREMENTS
		ZONING STANDARD PROPOSED
PARKING SPACES PROVIDED	5 SPACES	8 SPACES
PARKING SIZE	2.5m x 6.0m	2.5m x 6.0m

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	7,716 SF	716.9 m²
	7,716 SF	716.9 m²

TOTAL BUILDING AREA		
Name	Area	Area (SM)
UNIT 1 - L1	451 SF	41.9 m²
UNIT 1 - L2	975 SF	90.5 m²
UNIT 1 - L3	659 SF	61.2 m²
UNIT 1 GARAGE	424 SF	39.4 m²
UNIT 2 - L1	522 SF	48.5 m²
UNIT 2 - L2	1,018 SF	94.6 m²
UNIT 2 - L3	679 SF	63.1 m²
UNIT 2 GARAGE	428 SF	39.8 m²
UNIT 3 - L1	523 SF	48.6 m²
UNIT 3 - L2	1,019 SF	94.7 m²
UNIT 3 - L3	678 SF	63.0 m²
UNIT 3 GARAGE	428 SF	39.8 m²
UNIT 4 - L1	523 SF	48.6 m²
UNIT 4 - L2	1,019 SF	94.7 m²
UNIT 4 - L3	678 SF	63.0 m²
UNIT 4 GARAGE	428 SF	39.8 m²
	10,454 SF	971.2 m²

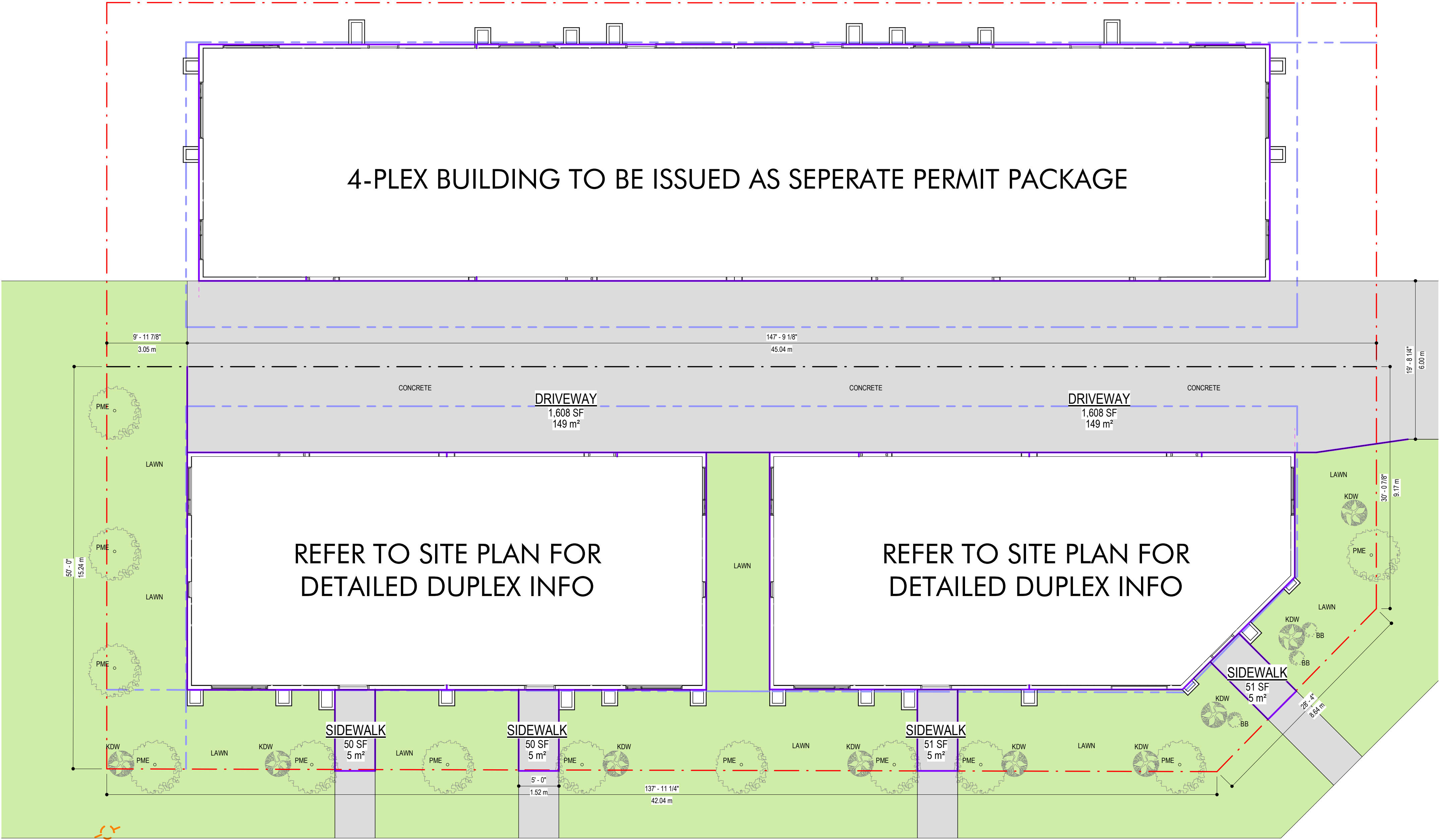
PARKING AREA		
Name	Area	Area (SM)
SIDEWALK	50 SF	4.7 m²
SIDEWALK	51 SF	4.7 m²
DRIVEWAY	1,608 SF	149.4 m²
SIDEWALK	50 SF	4.7 m²
SIDEWALK	51 SF	4.7 m²
	1,810 SF	168.2 m²

PARCEL COVERAGE		
Name	Area	Area (SM)
UNIT 1 - L1	451 SF	41.9 m²
UNIT 1 GARAGE	424 SF	39.4 m²
UNIT 2 - L1	522 SF	48.5 m²
UNIT 2 GARAGE	428 SF	39.8 m²
UNIT 3 - L1	523 SF	48.6 m²
UNIT 3 GARAGE	428 SF	39.8 m²
UNIT 4 - L1	523 SF	48.6 m²
UNIT 4 GARAGE	428 SF	39.8 m²
	3,727 SF	346.3 m²



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OFFSITE LANDSCAPING BY OTHERS

LANDSCAPE STANDARDS		
LANDSCAPE STANDARDS 7.2	ZONING STANDARD	PROPOSED
MIN # TREES WITHIN LANDSCAPE AREA	1 TREE PER 10 LINEAR METRES	10m MAX
MIN SOFT LANDSCAPING AREA SOFT LA: 150mm GROWING MEDIUM SUCH AS: GRASS, PERENNIALS, SHRUBS AND TREES	75% OF LA MUST BE SOFT	78.13m PERIMETER 6.08m HARD SCAPE = 92.22% SOFT LA AREA
MIN LANDSCAPING, PARKING LOT OVER 15 VEHICLES	N/A	N/A
REAR MIN / MAX TREE SPACING	N/A	N/A
MIN SETBACK FROM BUILDING ETC. NOTE: SETBACK TREES 1m FROM UNDERGROUND ELEMENTS SUCH AS PARKADE OR STORMWATER DETENTION TANK	LARGE = 3m MEDIUM = 2m SMALL = 1m	SMALL = 1m LARGE = 3.0m
MIN DECIDUOUS TREE PLANTING STOCK CALIPER	LARGE = 5cm MEDIUM = 4cm SMALL = 3cm	LARGE = 5cm SMALL = 3cm
MIN CONIFEROUS TREE PLANTING STOCK HEIGHT	250cm	N/A
MIN RATIO BETWEEN TREE SIZE	LARGE = MIN 50% MEDIUM: NO MIN OR MAX SMALL = MAX 25%	LARGE = 12 TREES = 50% SMALL = 12 TREES = 50%
MIN GROWING MEDIUM VOLUMES PER TREE	LARGE = 20 CUBIC METRES MEDIUM = 18 CUBIC METRES SMALL = 15 CUBIC METRES	LARGE = 20 CUBIC METRES MEDIUM = 18 CUBIC METRES SMALL = 15 CUBIC METRES
FENCE HEIGHT	6' @ REAR AND SIDE 4' @ FRONT AND FLANKING	6' @ REAR AND SIDE 4' @ FRONT AND FLANKING
RIPARIAN MANAGEMENT AREA		N/A
RETENTION OF EXISTING TREES ON SITE		NO
REFUSE & RECYCLE BINS AS PER SECTION 7.3		INSIDE GARAGE

PLANTING SCHEDULE				
QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE
12	PME	PATMORE ELM	ULMUS AMERICANA	B + B - 5cm CALIPER
9	KDW	KOUSA DOGWOOD	CORNUS KOUSA	B + B - 3cm CALIPER
3	BB	BURNING BUSH	EUONYMUS ALATUS	5 GAL

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Project Title
436 ELDORADO ROAD

Drawing Title

LANDSCAPE PLAN

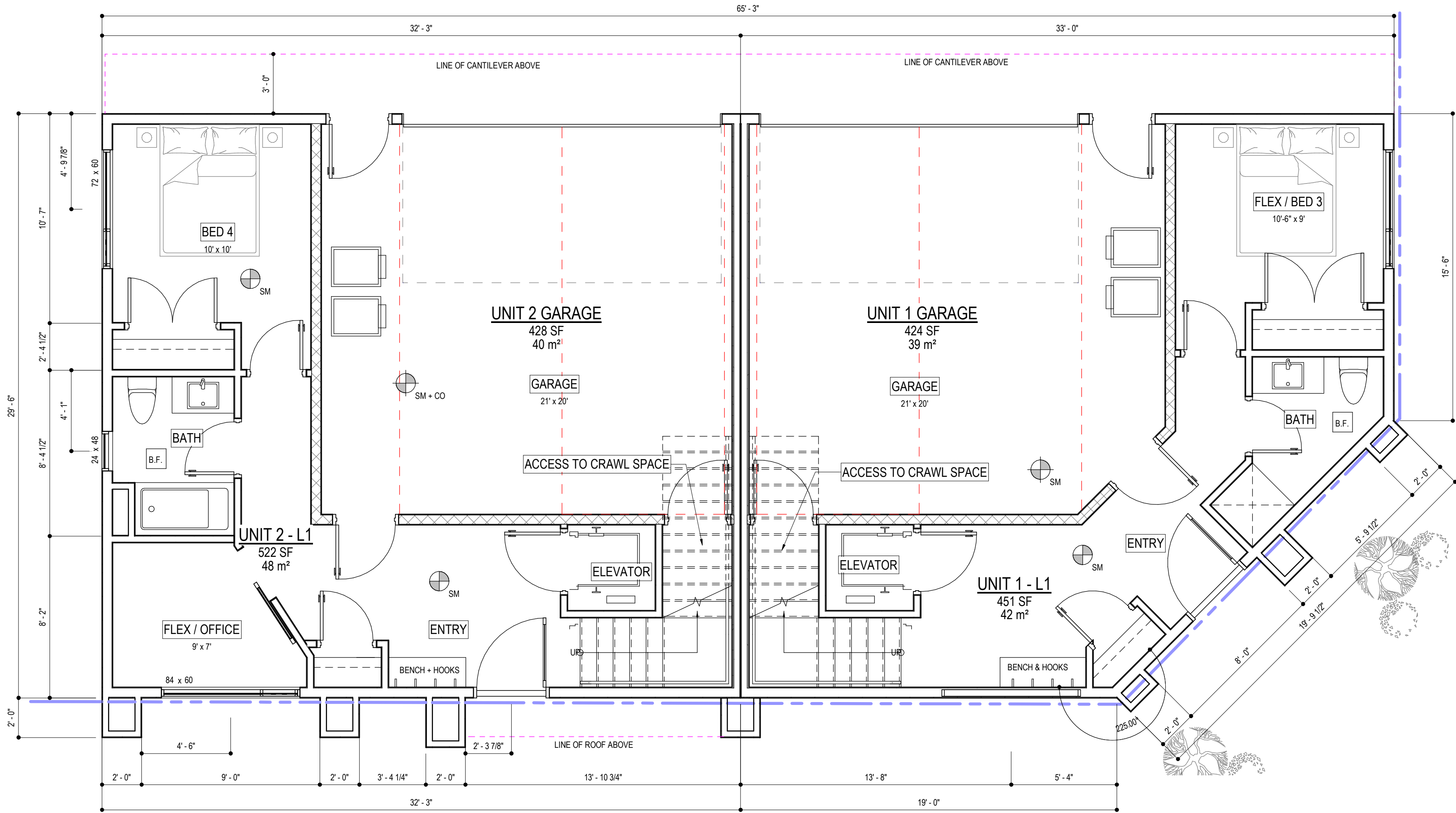
436 ELDORADO ROAD, KELOWNA, BC V1W 1G8
LOT 2, DISTRICT LOT 167, PLAN KAP21142

Drawing Number

A2.02

Job No. 18 - 1816

Scale As indicated



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Project Title
436 ELDORADO ROAD

Drawing Title

EAST DUPLEX - LEVEL 1

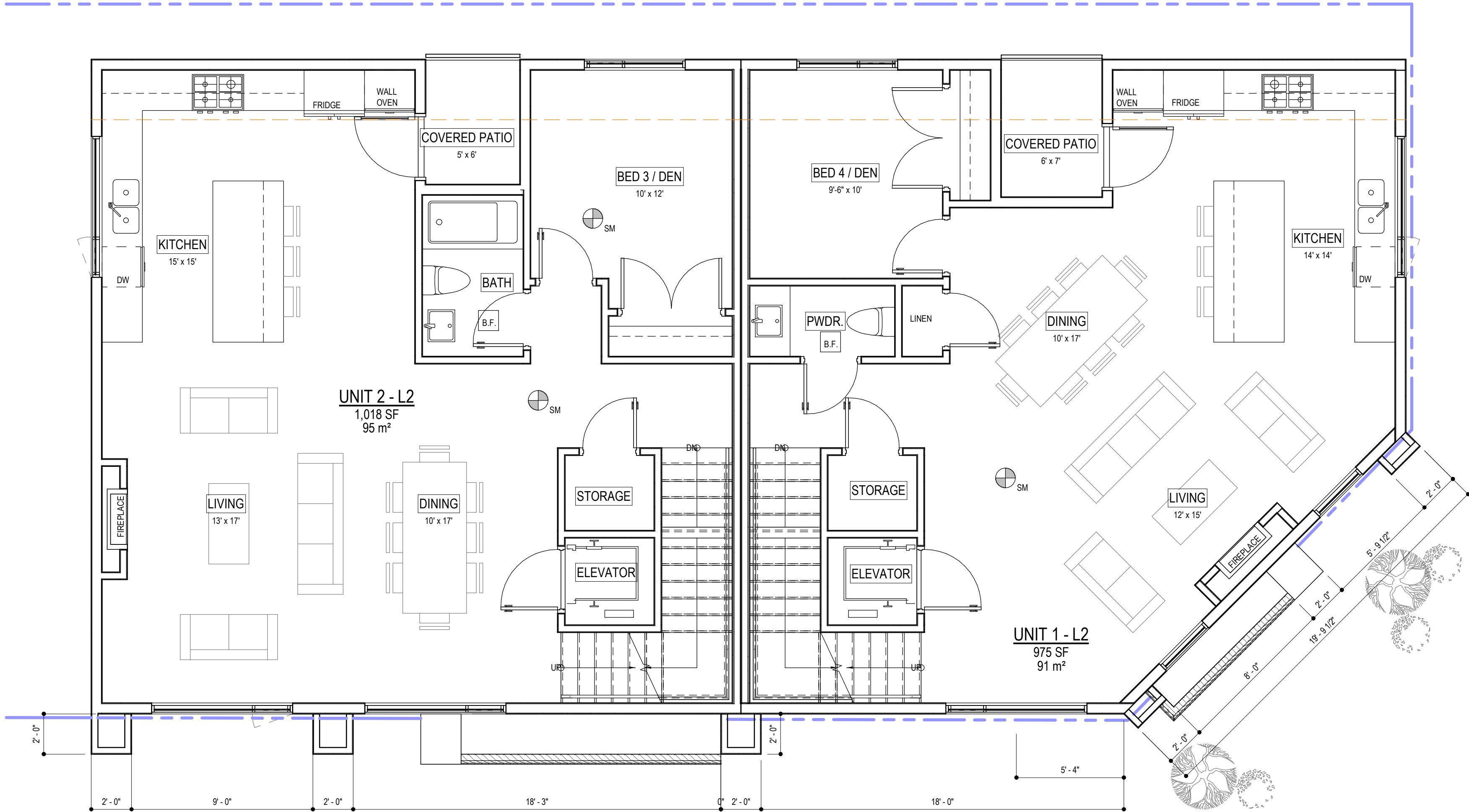
436 ELDORADO ROAD, KELOWNA, BC V1W 1G8
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Drawing Number

A3.02

Job No. 18 - 1816

Scale 1/4" = 1'-0"



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Project Title

436 ELDORADO ROAD



Drawing Title

EAST DUPLEX - LEVEL 2

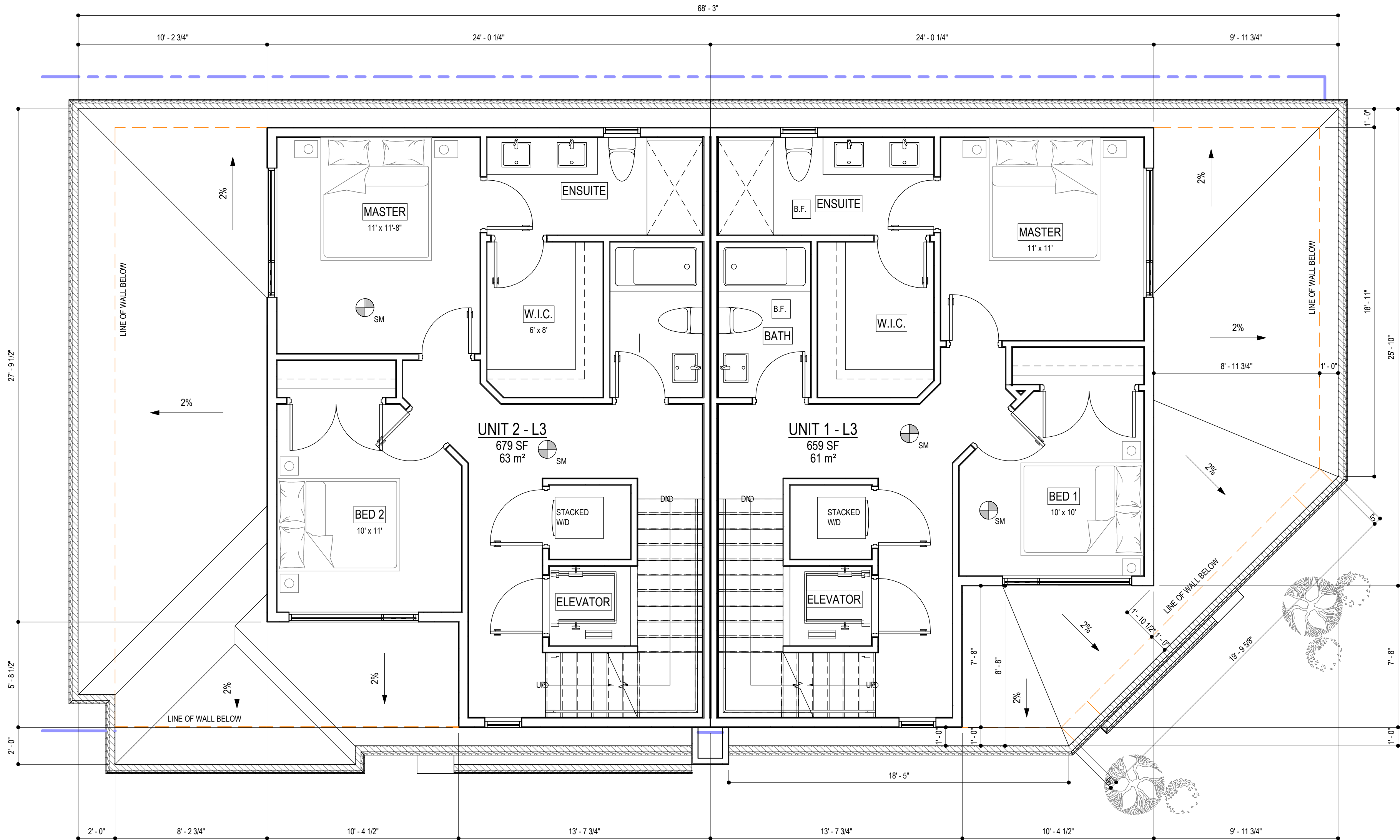
Drawing Number

A3.03

Job No. 18 - 1816

Scale 1/4" = 1'-0"

436 ELDORADO ROAD, KELOWNA, BC V1W 1G8
LOT 2, DISTRICT LOT 167, PLAN KAP21142



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Drawing Title

EAST DUPLEX - LEVEL 3

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LOT 2, DISTRICT LOT 167, PLAN KAP21142

Drawing Number

A3.04

Job No. 18 - 1816

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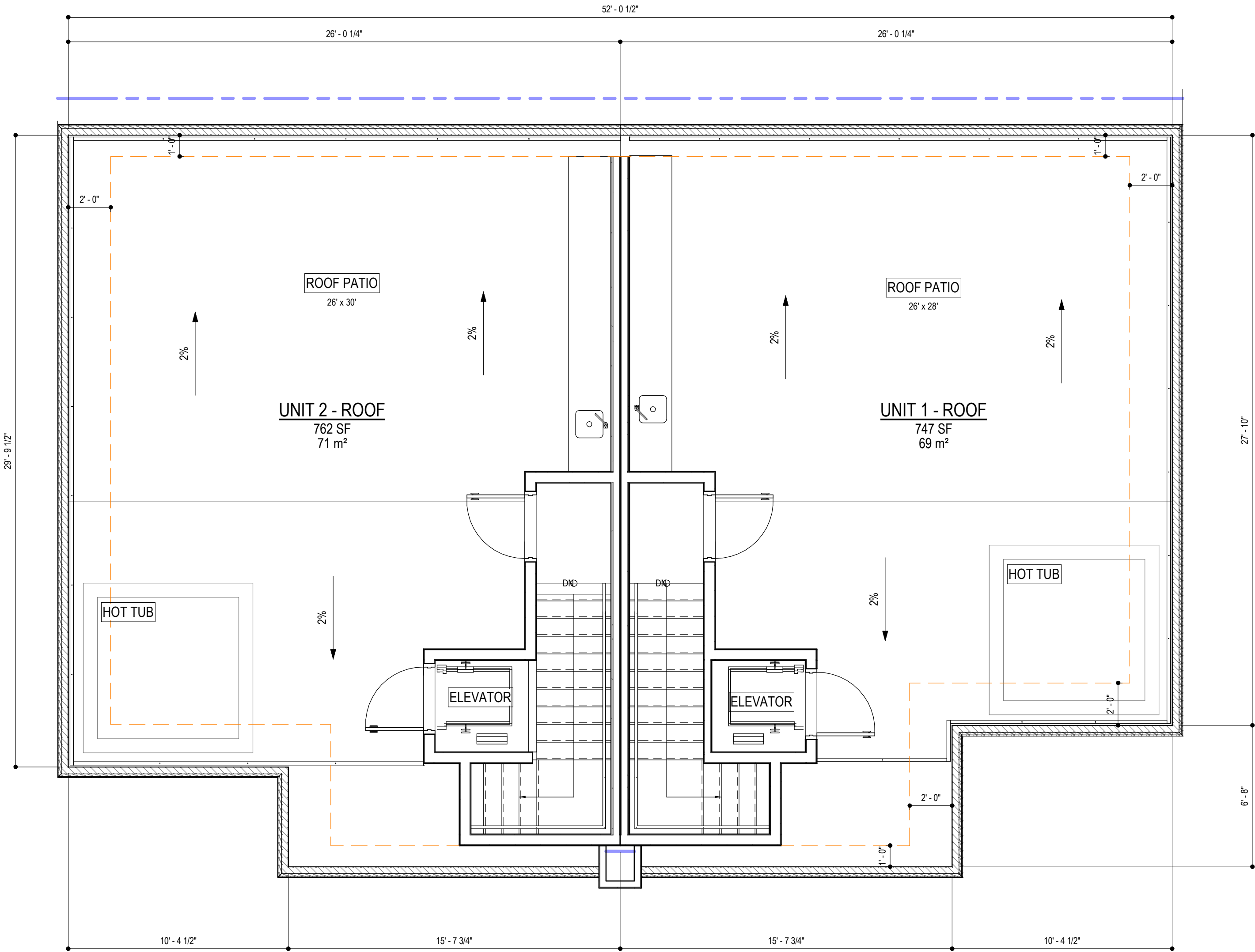
Project Title
436 ELDORADO ROAD

Drawing Title
EAST DUPLEX - ROOF
PLAN

436 ELDORADO ROAD, KELOWNA, BC V1W 1G8
LOT 2, DISTRICT LOT 167, PLAN KAP21142

Drawing Number
A3.05

Job No. 18 - 1816
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Project Title

436 ELDORADO ROAD



Drawing Title

WEST DUPLEX - LEVEL
1

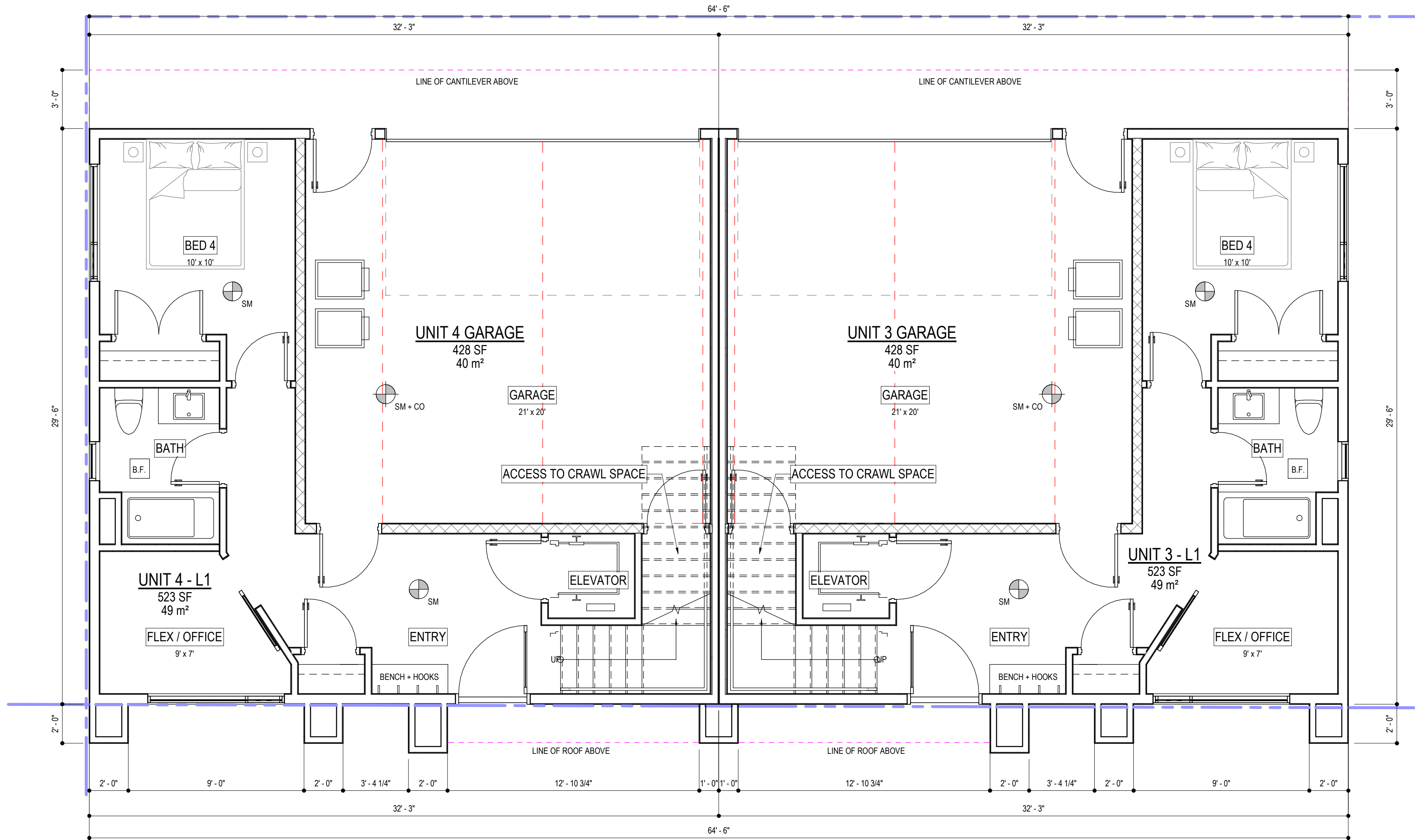
Drawing Number

A3.07

Job No. 18 - 1816

Scale 1/4" = 1'-0"

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LOT 2, DISTRICT LOT 167, PLAN KAP21142



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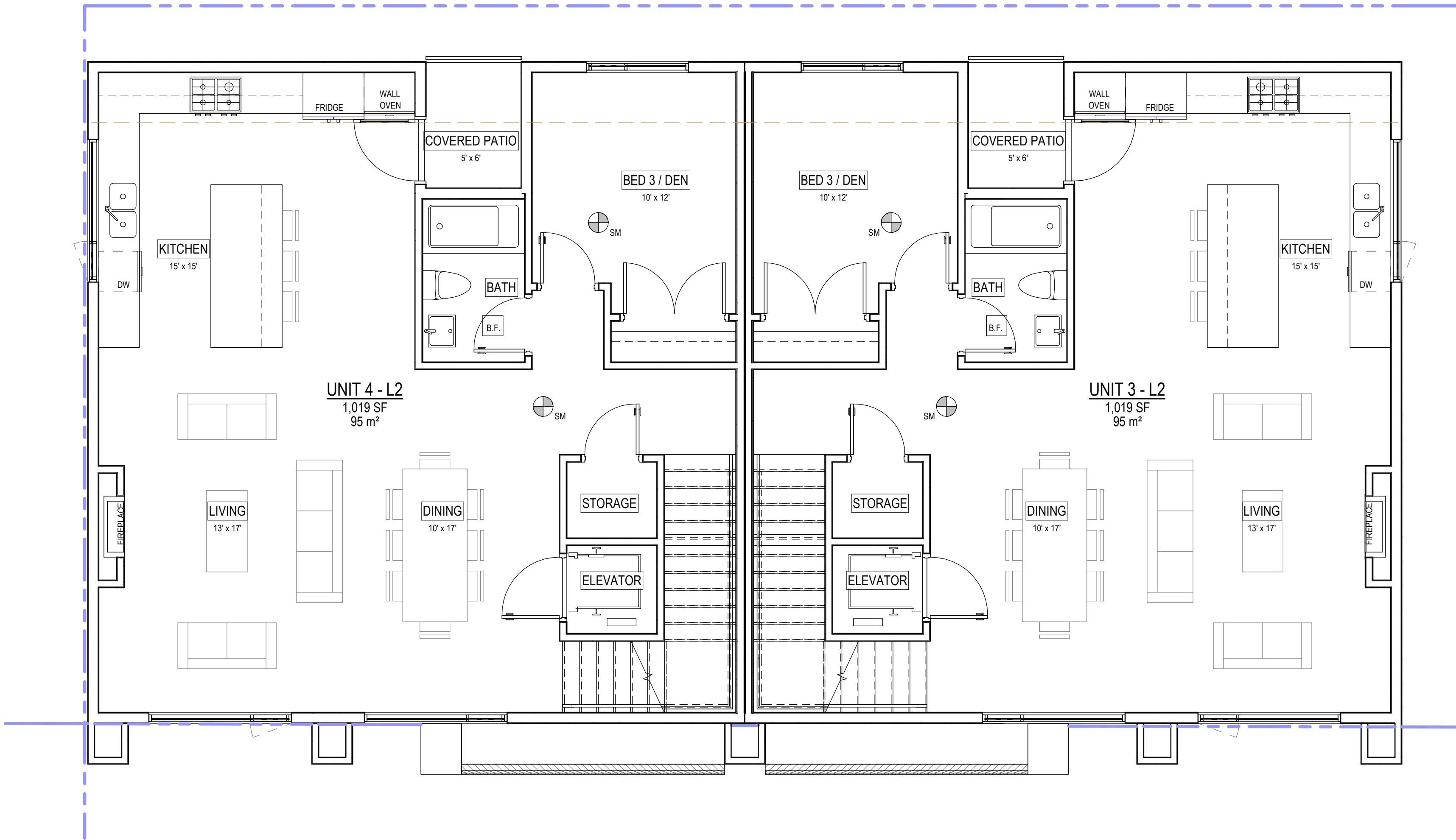
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436 ELDORADO ROAD

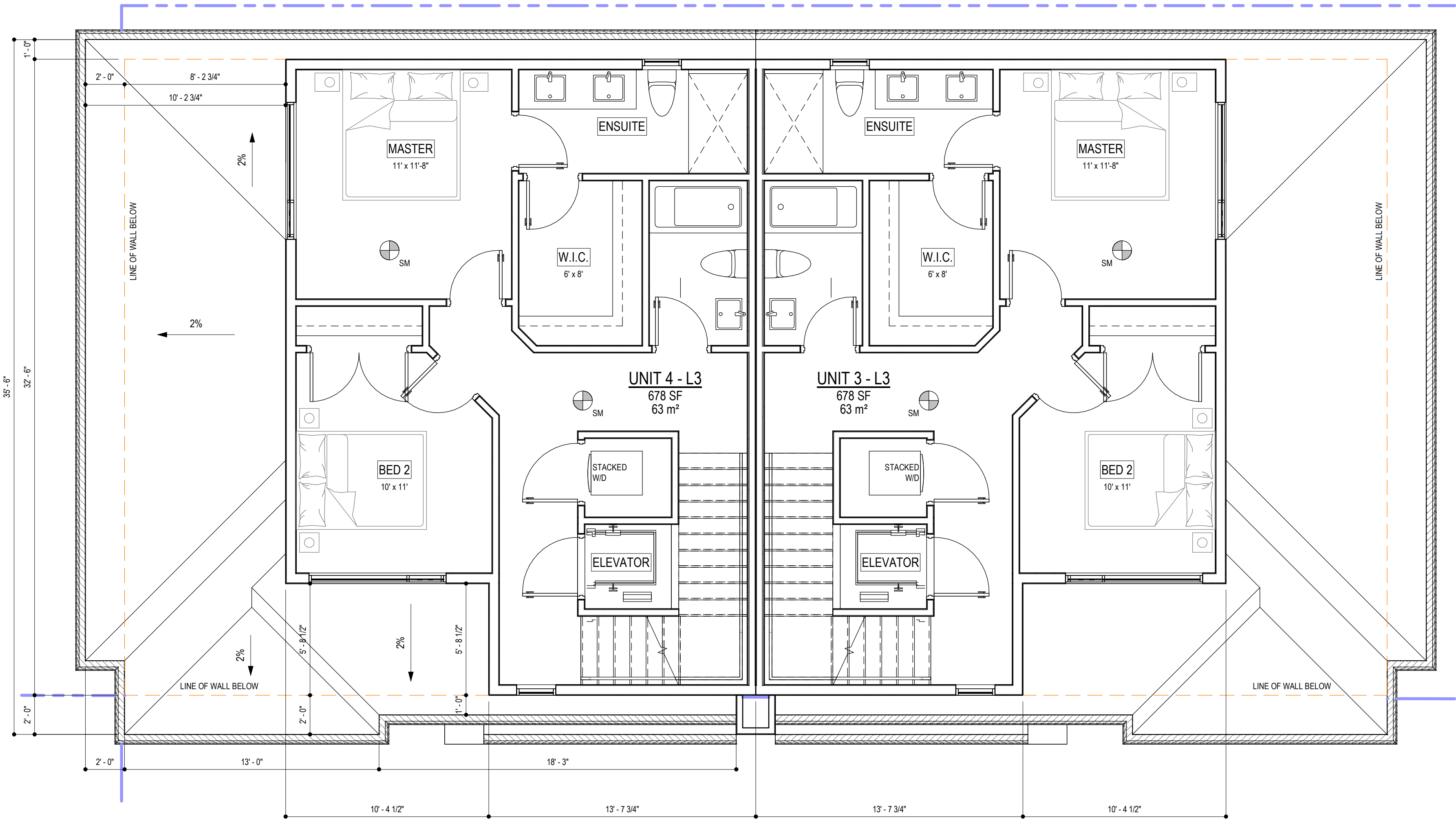
Drawing Title
WEST DUPLEX - LEVEL
2

436 ELDORADO ROAD, KELOWNA, BC V1W 1G8
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Drawing Number
A3.08

Job No. 18 - 1816
Scale 1/4" = 1'-0"





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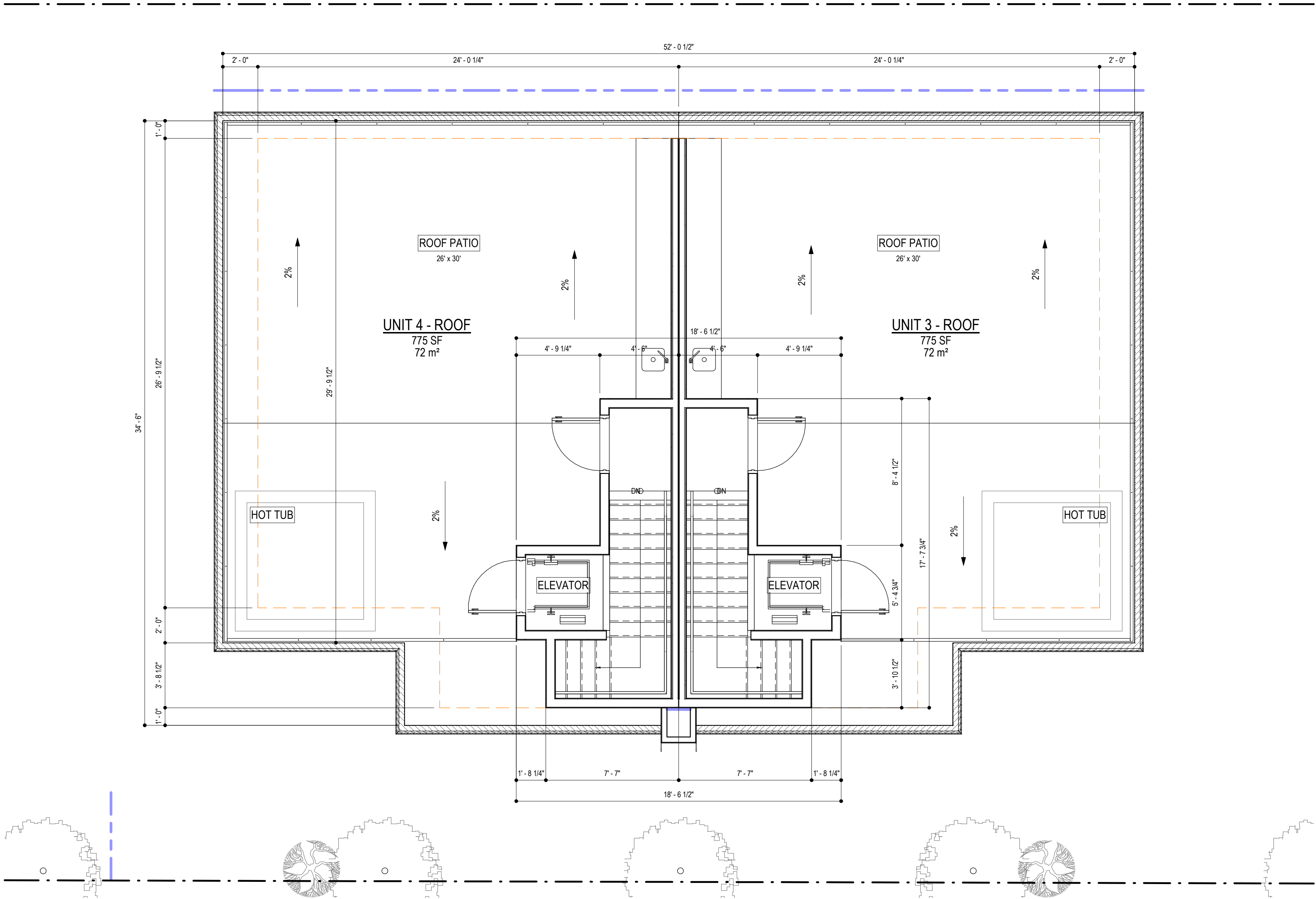
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Drawing Title
WEST DUPLEX - LEVEL
3

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Drawing Number
A3.09

Job No. 18 - 1816
Scale 1/4" = 1'-0"

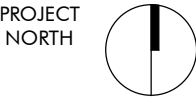


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WEST DUPLEX - ROOF
PLAN

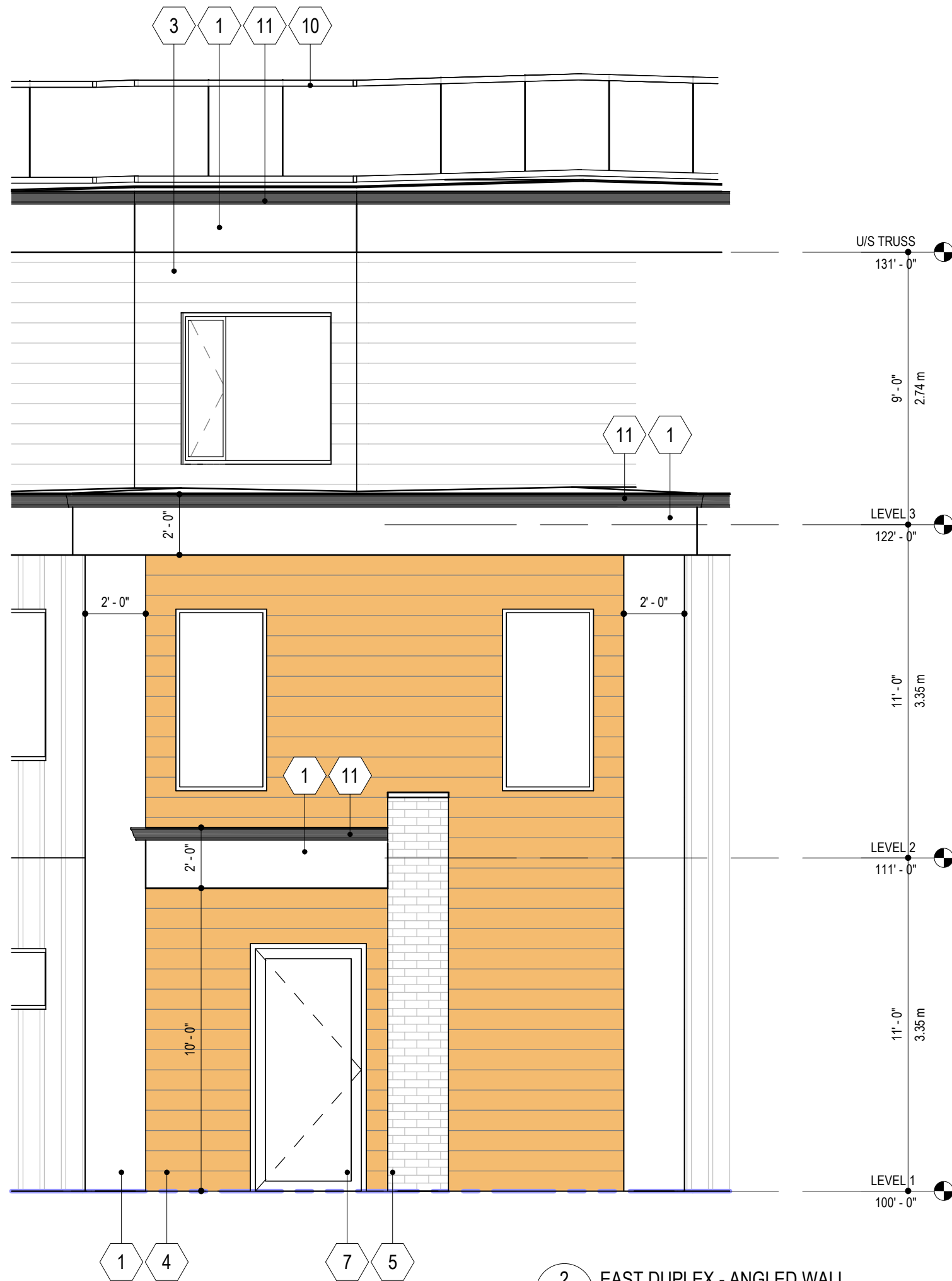
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Drawing Number
A3.10

Job No. 18 - 1816
Scale 1/4" = 1'-0"



1 EAST DUPLEX - SOUTH ELEVATION
A4.02 1/4" = 1'-0"



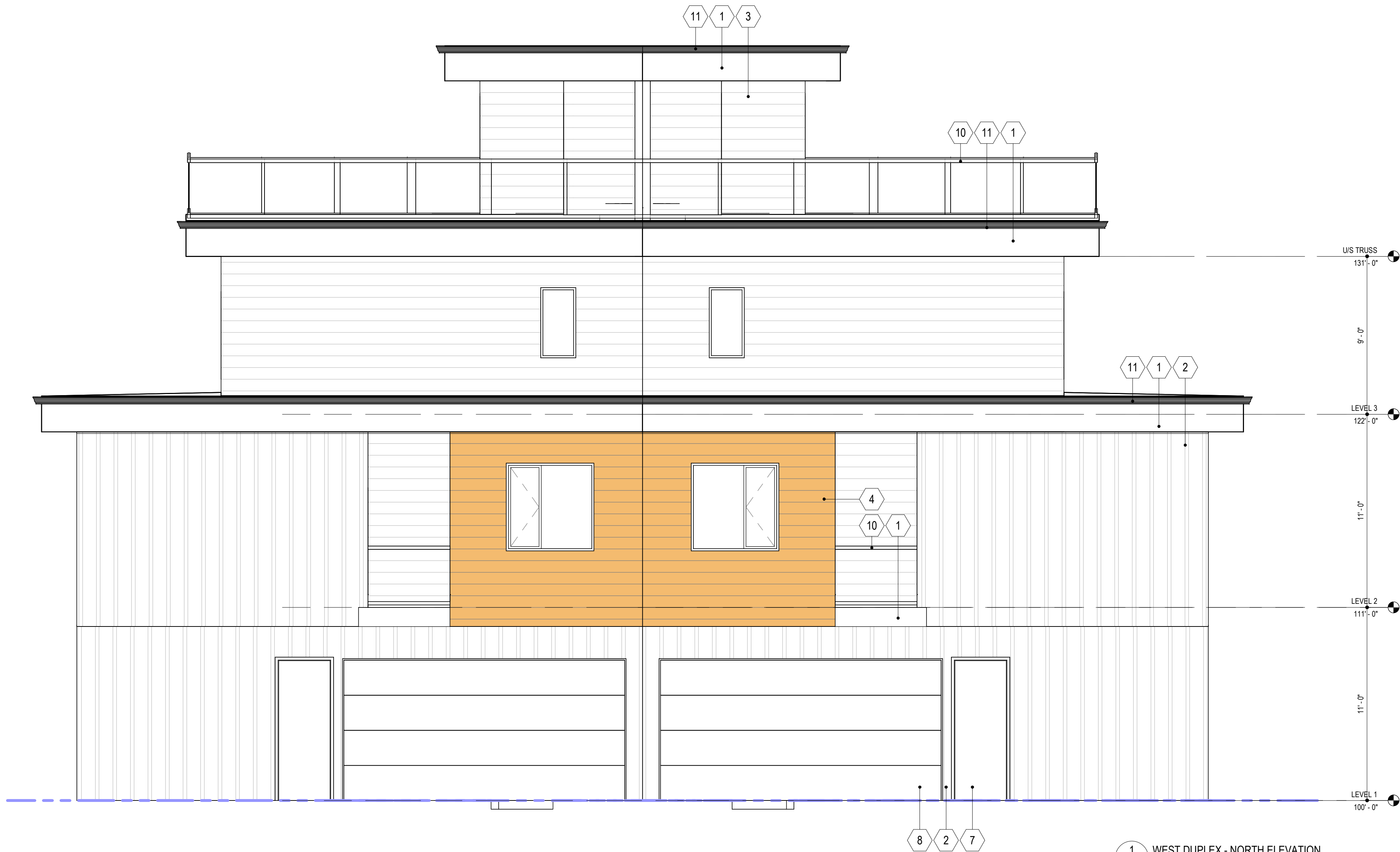
2 EAST DUPLEX - ANGLED WALL
A4.02 1/4" = 1'-0"

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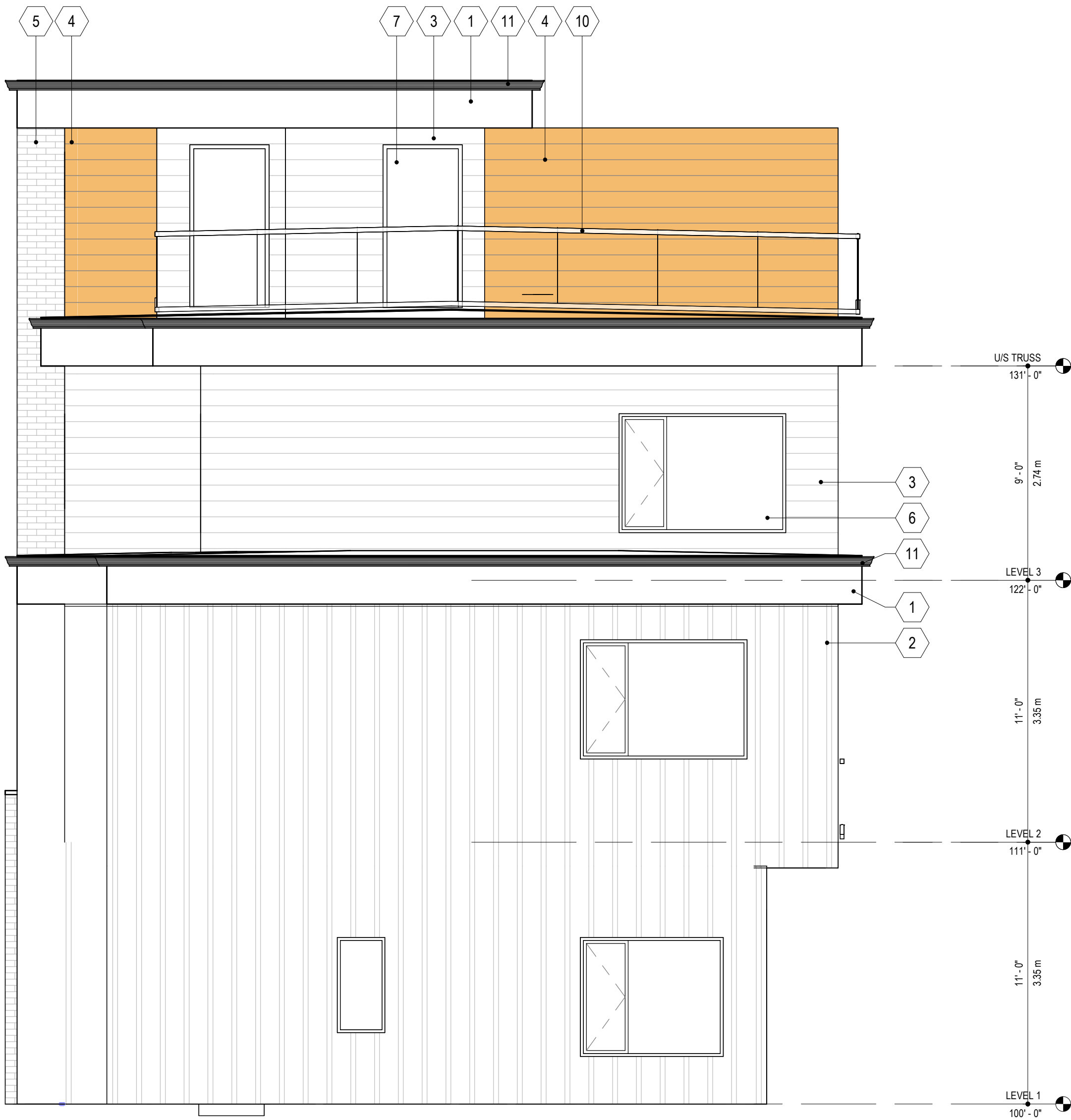
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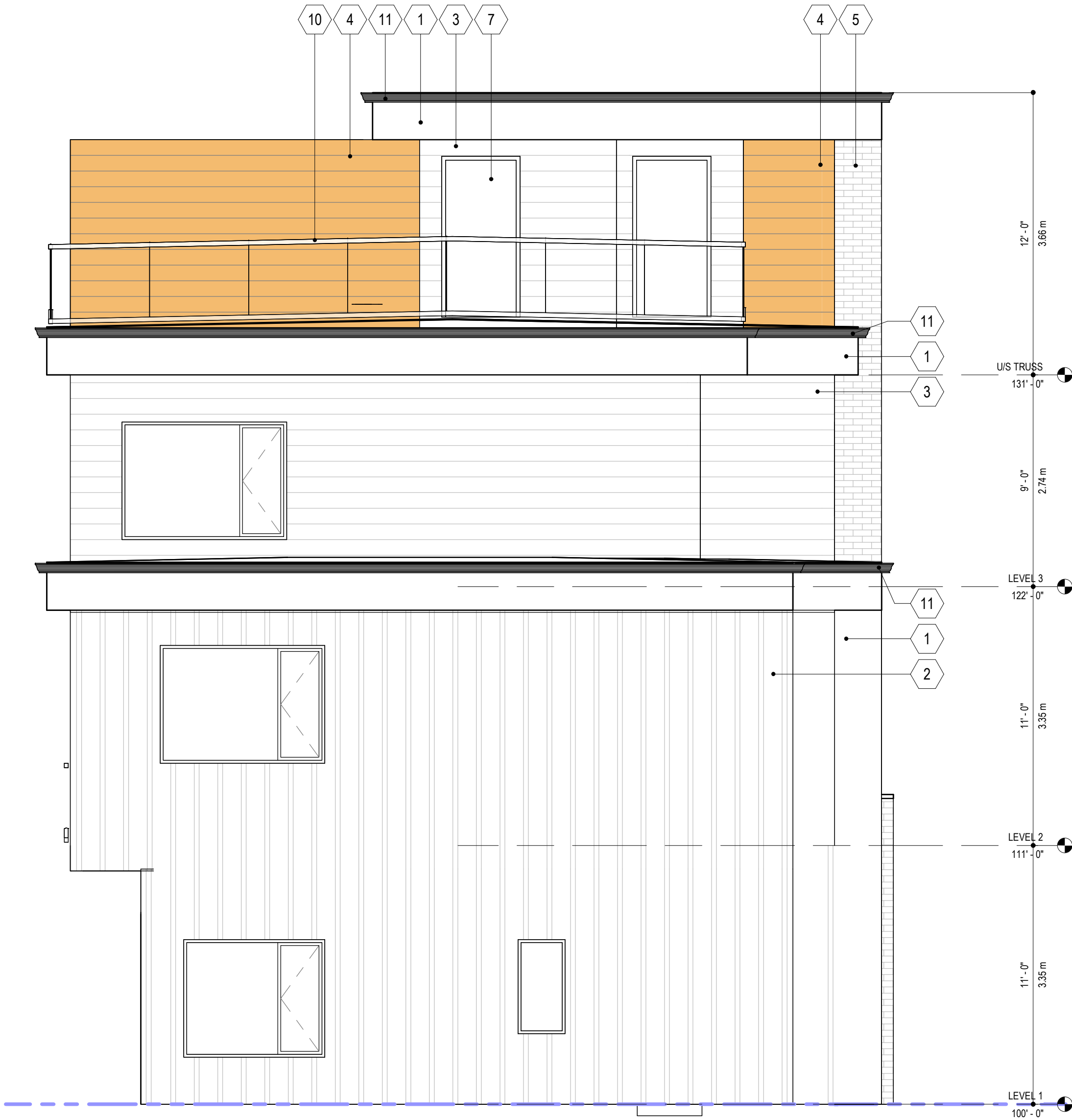


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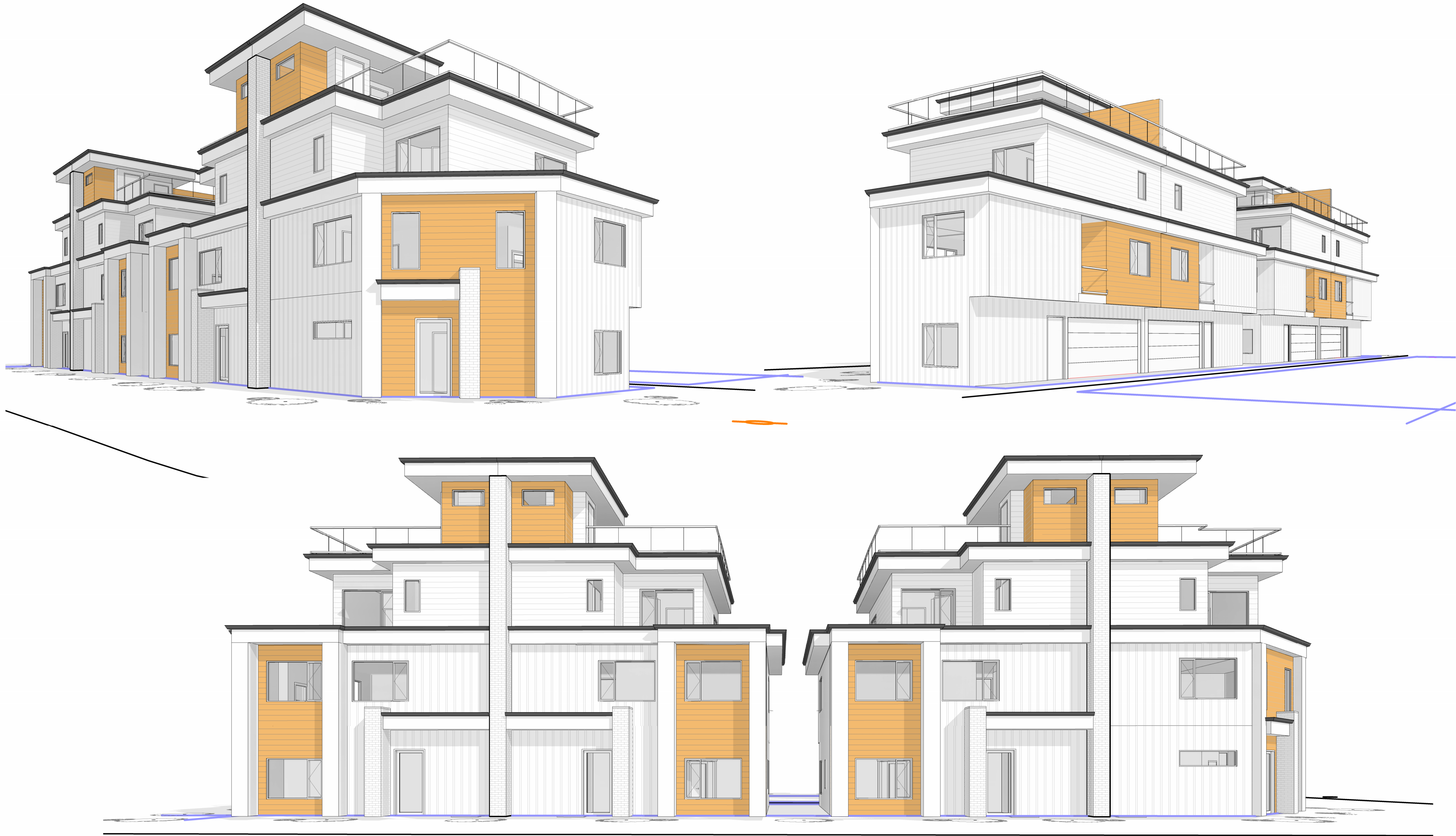
2 WEST DUPLEX - EAST ELEVATION
A4.07 1/4" = 1'-0"



1 WEST DUPLEX - WEST ELEVATION
A4.07 1/4" = 1'-0"

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MATERIAL BOARD:

EXTERIOR - MAIN 1
MATERIAL: WHITE HARDIE PANEL
C/W TRIM OR LAP SIDING
LOCATION: VARIOUS EXTERIOR
WALLS



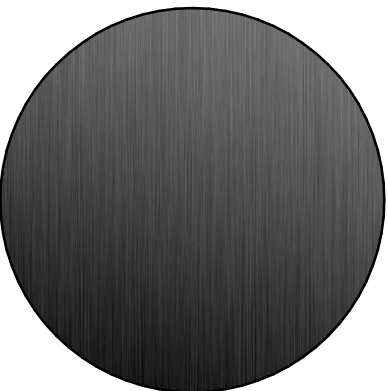
EXTERIOR - MAIN 2
MATERIAL: BEIGE HARDIE LAP
SIDING OR BOARD AND BATTEN
LOCATION: VARIOUS EXTERIOR
WALLS



EXTERIOR - MAIN 3
MATERIAL: GREY BRICK VENEER
LOCATION: ONLY ON STREET
FACING ELEVATIONS



ACCENTS
MATERIAL: BLACK METAL /
ROOFING MATERIAL
LOCATION: DOORS, WINDOWS,
FLASHINGS, ROOF MEMBRANES



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