

SITE DATA

LEGAL
 LOT NO 16
 PLAN KAP18008
 SECTION 23
 TWP 26 O.D.Y.D.

ADDRESS
 315 PETCH ROAD
 KELOWNA, BC.

ZONING
 CITY OF KELOWNA ZONING BYLAW#8000
 EXISTING ZONING RU1 - LARGE LOT HOUSING
 PROPOSED REZONING RU6 - TWO DWELLING HOUSING

LOT AREA
 9562.172 SQ.FT. = 888.326 SQ.M.

SITE COVERAGE OF ALL BUILDINGS - MAX 40%
 EXISTING DWELLING AREA 160,774 SQ.M. = 1730,611 SQ.FT.
 NEW DWELLING AREA 98,381 SQ.M. = 1059,000 SQ.FT.
 TOTAL BUILDING AREA AT FDN 259,155 SQ.M. = 2789,611 SQ.FT.
 LOT COVERAGE AREA = 29.173 %

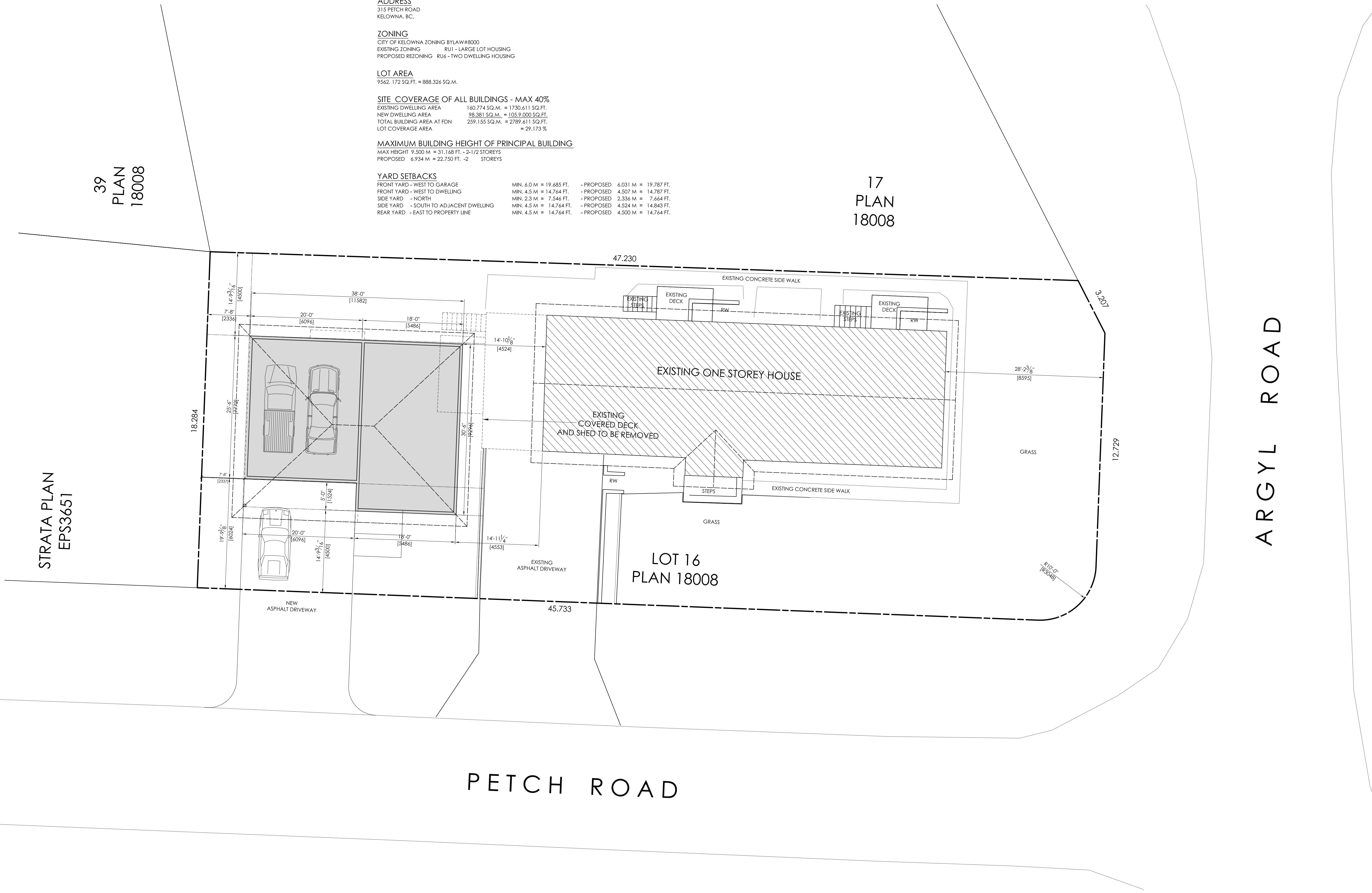
MAXIMUM BUILDING HEIGHT OF PRINCIPAL BUILDING
 MAX HEIGHT 9.500 M = 31.168 FT. - 2-1/2 STOREYS
 PROPOSED 6.934 M = 22.750 FT. - 2 STOREYS

YARD SETBACKS
 FRONT YARD - WEST TO GARAGE MIN. 6.0 M = 19.685 FT. - PROPOSED 6.031 M = 19.787 FT.
 FRONT YARD - WEST TO DWELLING MIN. 4.5 M = 14.764 FT. - PROPOSED 4.507 M = 14.787 FT.
 SIDE YARD - NORTH MIN. 2.3 M = 7.546 FT. - PROPOSED 2.336 M = 7.664 FT.
 SIDE YARD - SOUTH TO ADJACENT DWELLING MIN. 4.5 M = 14.764 FT. - PROPOSED 4.524 M = 14.843 FT.
 REAR YARD - EAST TO PROPERTY LINE MIN. 4.5 M = 14.764 FT. - PROPOSED 4.500 M = 14.764 FT.

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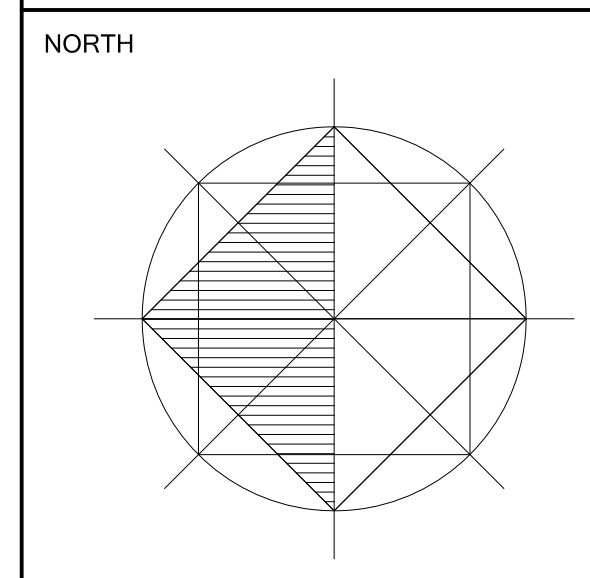
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STRATA PLAN
 EPS3651



REVISIONS:

Issued for Review	OCT 26, 2021
Issued for Permit	-
Issued for Construction	-

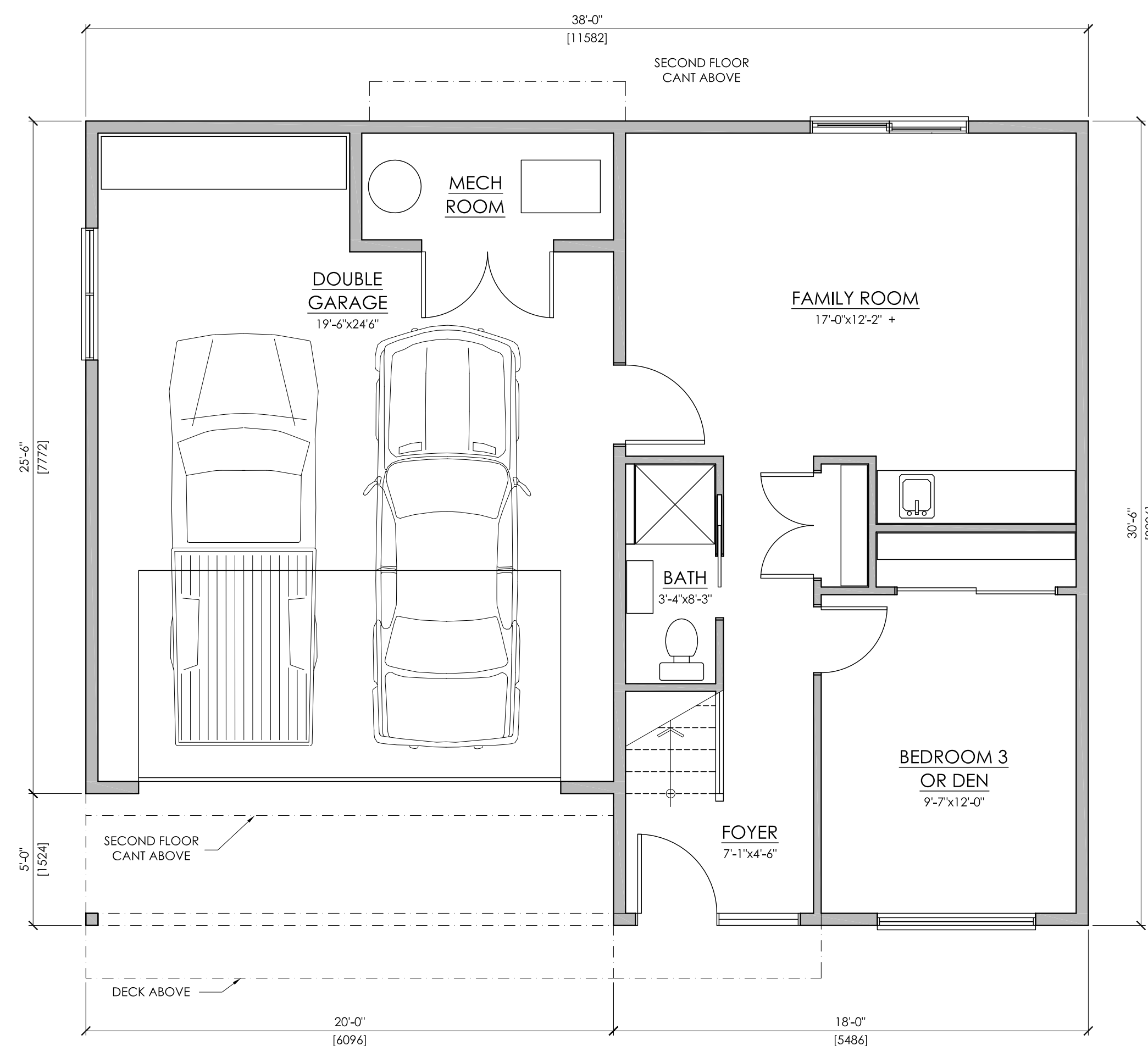


PROJECT
 PAUL & DAVINDER DIGPAL
 NEW DWELLING
 315 PETCH ROAD
 KELOWNA, BC

DRAWING TITLE
 SITE PLAN

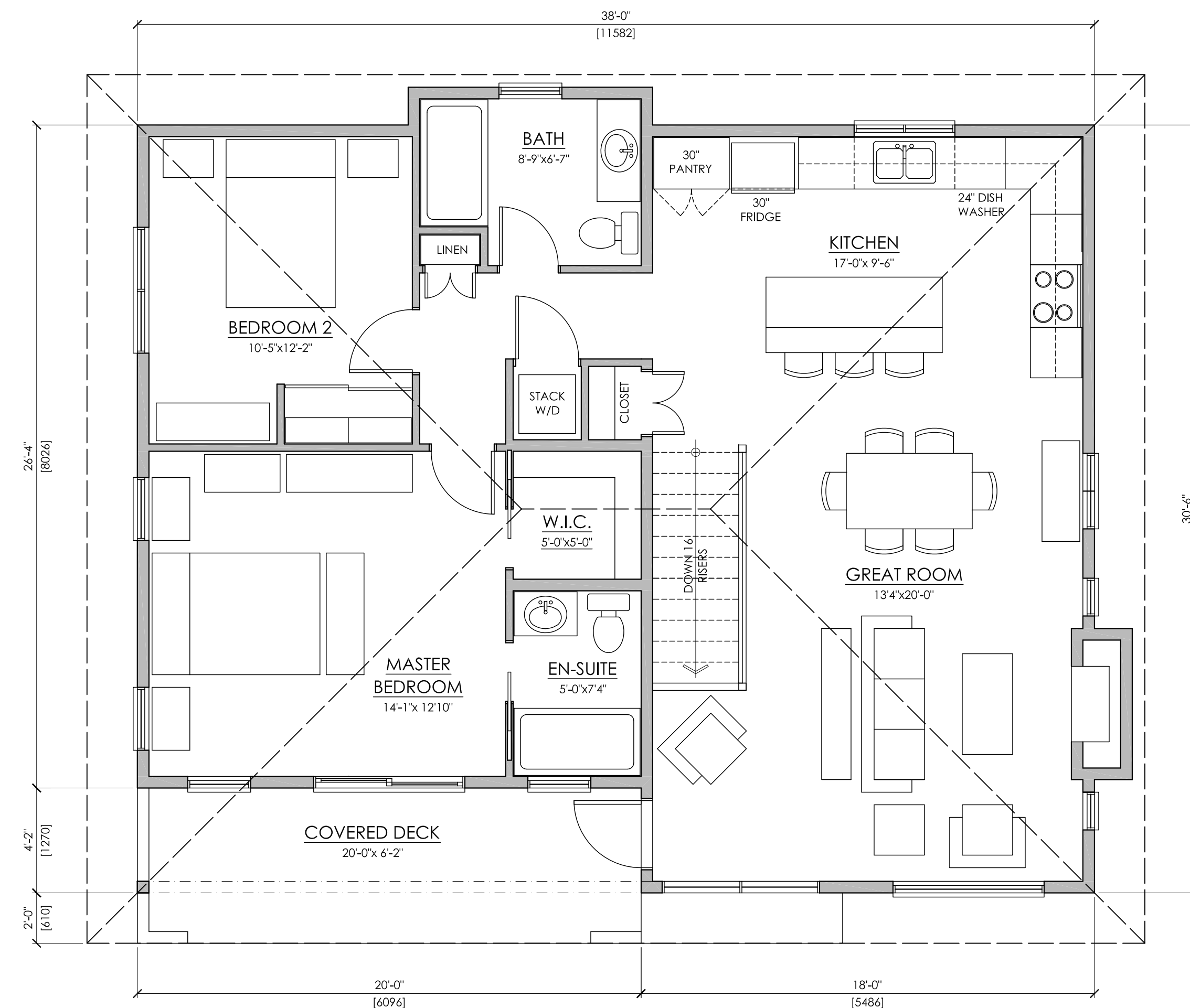
PROJECT NO	2021-117
DATE	OCT 26, 2021
DRAWN	Ray Lefebvre
SCALE	1/8"=1'-0"

DRAWING NO



GROUND FLOOR PLAN

SCALE 1/4"=1'-0"
G.F.A. 1059.000 SQ.FT.



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"
G.F.A. 1099.229 SQ.FT.



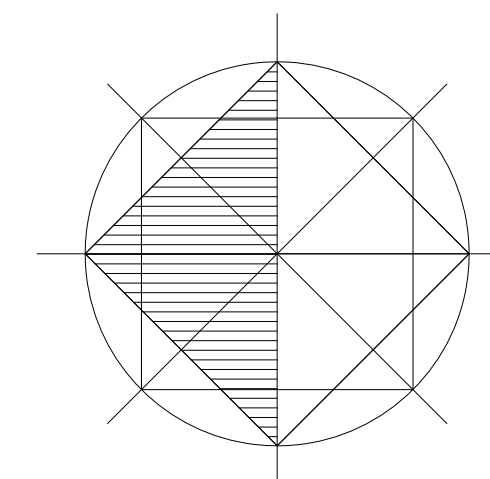
WEST ELEVATION

VIEW FROM PETCH ROAD
SCALE 1/4"=1'-0"

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NORTH



PROJECT
PAUL & DAVINDER DIGPAL
NEW DWELLING

315 PETCH ROAD
KELOWNA, BC

DRAWING TITLE
GROUND FLOOR PLAN
SECOND FLOOR PLAN
WEST ELEVATION

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