

REV	DATE	DESCRIPTION
A	06/05/21	DEVELOPMENT PERMIT
B	06/05/21	DEVELOPMENT PERMIT
C	06/24/21	DEVELOPMENT PERMIT

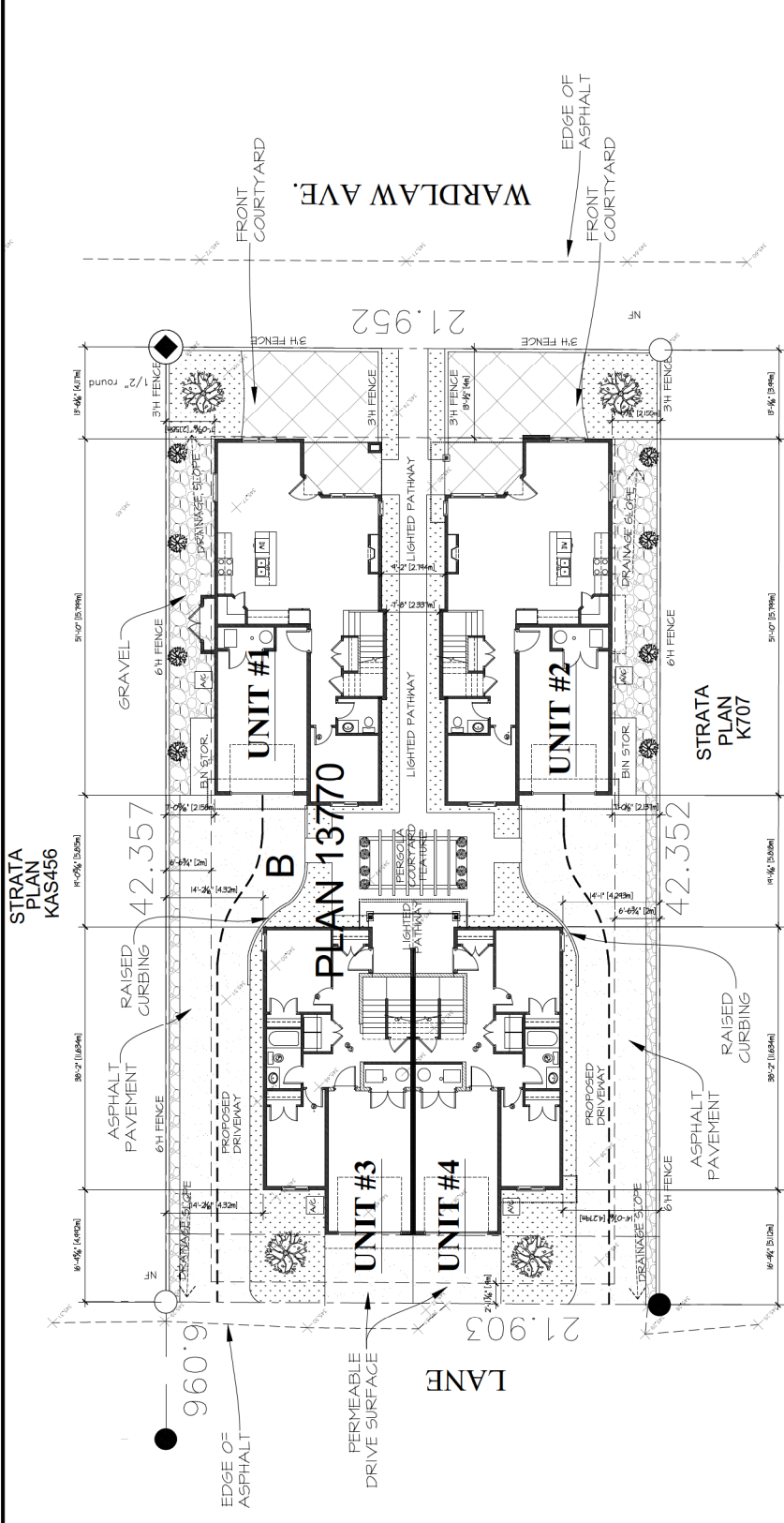
REVISIONS

DATE	DRAWING SCALE	DRAWN BY	CHECKED BY	APPROVED BY	SHEET NAME
06/24/21	1/8" = 1'-0"	EKG	EKG		SITE PLAN

FOR TENDER
 REVISION
 C
 SHEET NUMBER
 A1
 1 OF 15

EVAN GILBERT
 drafting & design
 www.evandesign.com 778.478.7792

PROJECT TITLE
792-796 WARDLAW AVE.
 KELOWNA, BC



PRIVATE OPEN SPACE CALCULATION:

PROPOSED ROOF TOP PATIO AREA(S) :

BLDG./UNIT.1	= 751.1m ²
BLDG./UNIT.2	= 641.2m ²
BLDG./UNIT.3	= 521.2m ²
BLDG./UNIT.4	= 55.74m ²
TOTAL	= 250.16m²

PROPOSED DECK UPPER FLOOR(S) :

BLDG./UNIT.3	= 10.35m ²
BLDG./UNIT.4	= 10.35m ²
TOTAL	= 20.66m²

PROPOSED FRONT COURTYARD AREA(S) :

BLDG./UNIT.1	= 32.61m ²
BLDG./UNIT.2	= 31.65m ²
TOTAL	= 64.26m²

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

NOTE:
 EXACT BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS AND LOT LINES WITH REGISTERED LOT PLAN PRIOR TO CONSTRUCTION.

SITE COVERAGE CALCULATION:

SITE AREA = 926.72 m²

PROPOSED BUILDING AREA(S) :

BLDG./UNIT.1 & 2	= (2 * 13.94 m ²) = 27.88m ²
BLDG./UNIT.3 & 4	= (2 * 91.61 m ²) = 183.22m ²
TOTAL	= 340m²

COVERAGE = 41.94% (MAX. 55% ALLOWED)

COVERAGES (INCLUDING DRIVEWAY)

= UNIT 1	82.8m ²
+ UNIT 2	82.8m ²
+ UNIT 3 & 4	233.32m ² (2.51%)
<i>(permeable driveway not included)</i>	
189.22	928.72 = 20.26 + 41.94% = 54.74

(MAX. 60% ALLOWED)

* ALLOWANCE OF 5% FOR PERMEABLE DRIVE SURFACES & PARKING.

FLOOR AREA RATIO = (MAX. 80% ALLOWED)

BLDG./UNIT.1	= (180.88m ²) = 19.44%
BLDG./UNIT.2	= (179.4m ²) = 19.32%
BLDG./UNIT.3 & 4	= (2 * 120.40m ²) = 25.04%
F.A.R. =	64.65 %

ERRORS AND OMISSIONS

EVAN GILBERT DRAFTING & DESIGN INC. shall not be responsible for any errors or omissions on this plan that may result from conditions encountered at the job site, and is the responsibility of the client to verify all information provided. EVAN GILBERT DRAFTING & DESIGN INC. makes every effort to provide a plan that is accurate and complete. However, the client is responsible for any errors or omissions that may occur. The client is responsible for all trades and sub-trades to check and verify all information provided. Should any discrepancies be found on these plans at the construction, please advise our office so we can make the necessary corrections.