



KH INC
DESIGNS

CUSTOM
DESIGN

488 Sheila Crescent
Kelowna BC
V1W 4L8
250-575-0590

PROJECT / ZONING DATA

PROJECT ADDRESS: 144 CLEARVIEW CRESCENT, APEX, BC
 LEGAL DESCRIPTION: LOT 13, PLAN KAP65691, DL3955 SIMILKAMEEN DIV OF YALE
 ZONING: RD2
 ALR: No
 SITE AREA: 6,017.68 SQFT
 FOOTPRINTS:
 PROPOSED DUPLEX: 1,023 - 5QFT

NOTES***
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS
 ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER BESTPRACTICE
 NO VENTED SOFFITTING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE. IF SOFFIT IS VENTED WITHIN 1.2M FIRE BLOCKING AT EAVES IS REQUIRED.

RD2S BYLAW REQUIREMENTS FOR A DUPLEX DWELLING IN RD2:

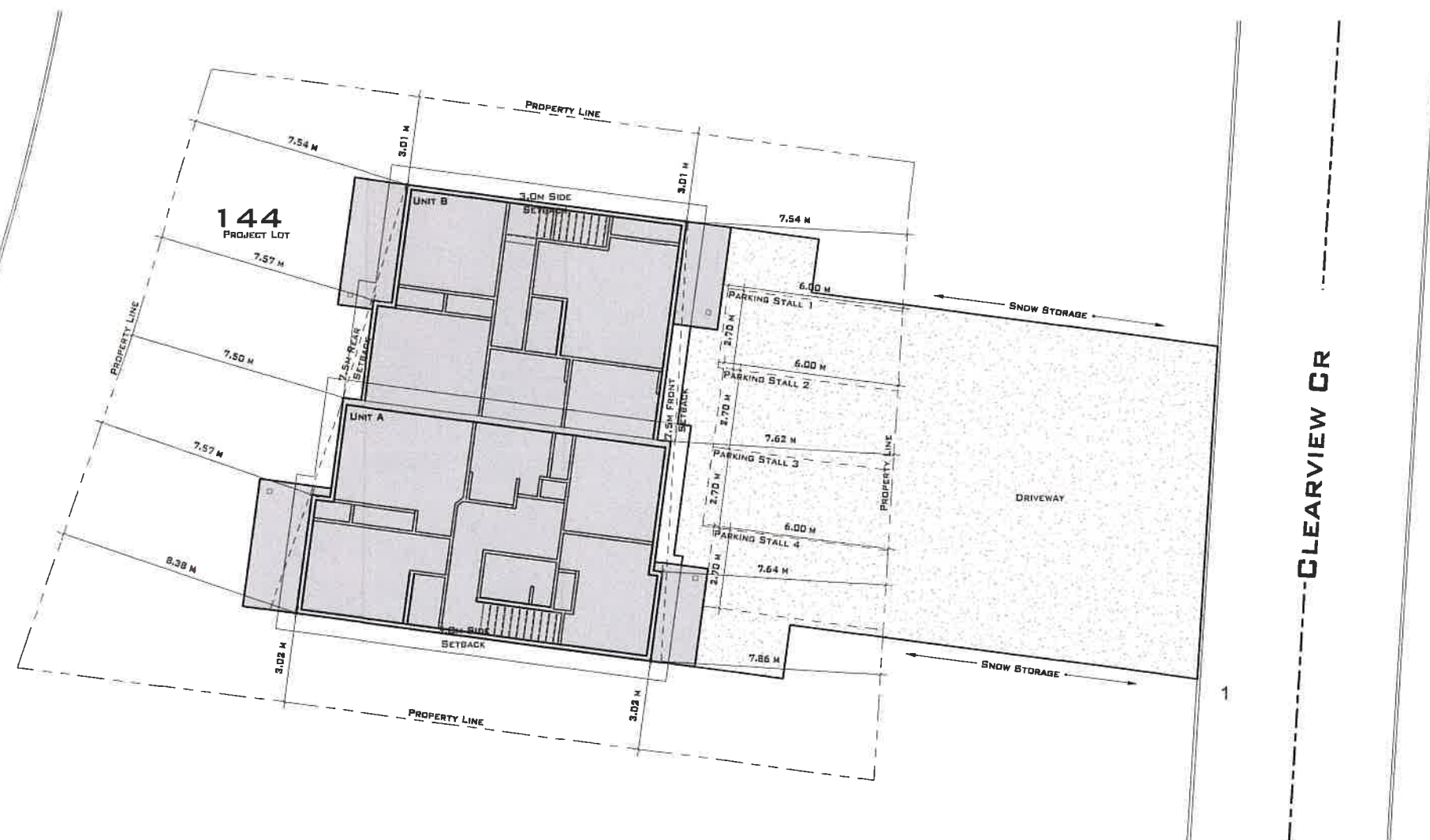
MAXIMUM LOT COVERAGE: 45%
 MAXIMUM HEIGHT: 10.0M
 SETBACKS:
 FRONT YARD: 7.5M
 REAR YARD: 7.5M
 INTERIOR SIDE YARD: 3.0M
 EXTERIOR SIDE YARD: 4.5M

PROJECT BYLAW SUMMARY:

LOT COVERAGE: 187.94 M² (33.62%)
 HEIGHT: 8.99 M
 SETBACKS:
 FRONT YARD: 7.54 M
 REAR YARD: 7.50 M
 INTERIOR SIDE YARD: 3.01 M
 EXTERIOR SIDE YARD: N/A

PARKING REQUIRED: 4 STALLS PARKING PROVIDED: 4 STALLS

REFER TO A301 FOR SPATIAL SEPARATIONS ON NORTH AND SOUTH FACES.



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

Irving
 Duplex
 Apex Alpine

DRAWN BY: KH

PROJECT: 2-23
 FILE:

ISSUE DATE
 Drawing Issued 2/9/2023
 SCALE:

Site Plan

A-0