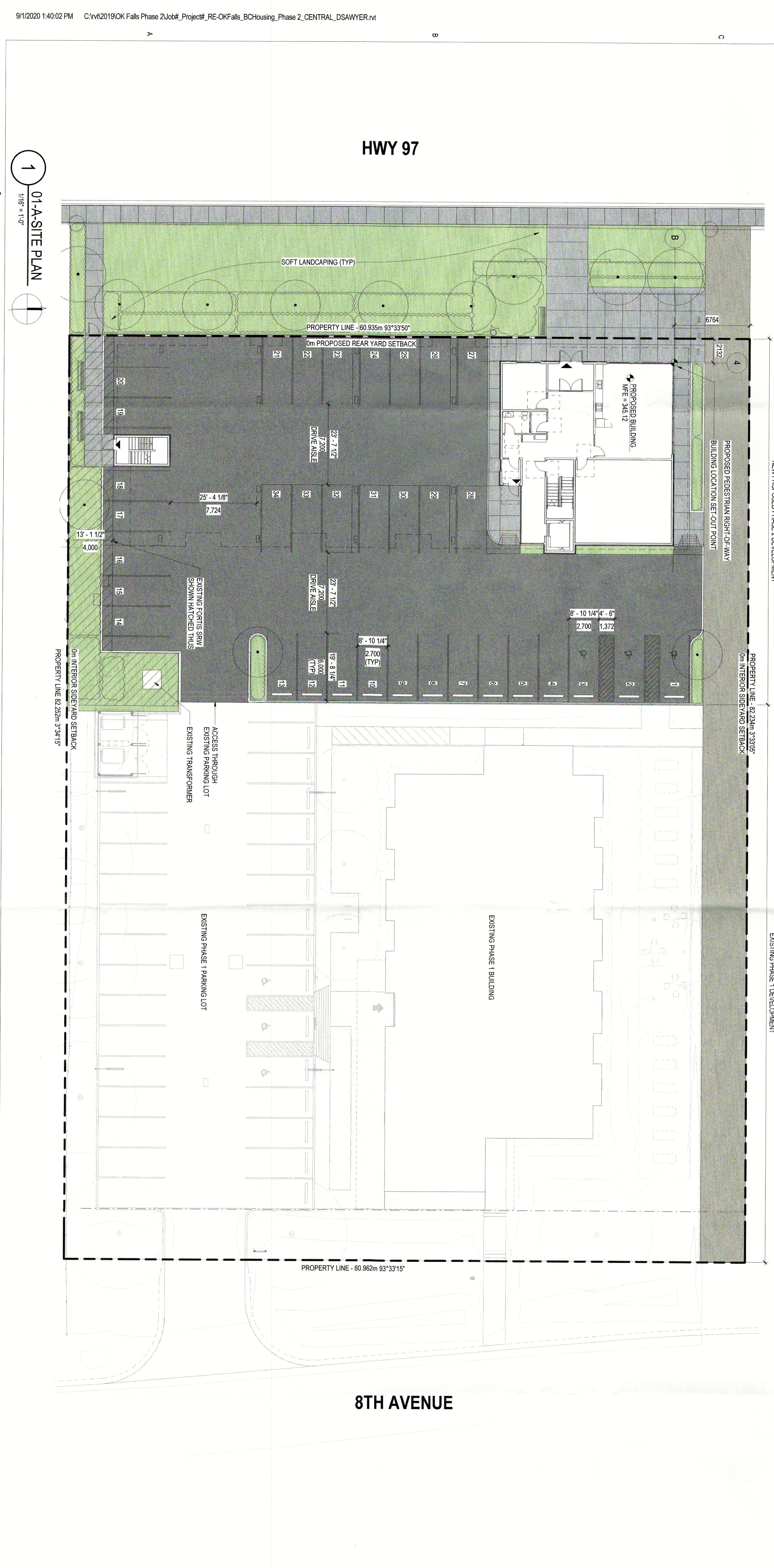


PROJECT DATA AND ZONING BY-LAW SUMMARY		
SITE	LEGAL DESCRIPTION	CIVIC ADDRESS
PROJECT LOT	LOT 1, DL 914, SPVD, PLAN K4P12538	5081 8th Ave., Okanagan Falls, BC
LOT AREA	5072 sqm (59964 sq ft)	
PROJECT DESCRIPTION:	CONSTRUCTION OF A 30 UNIT (12 x 1 BEDROOM + 9 x 2 BEDROOM) MULTIHOMELING RESIDENTIAL BC HOUSING RENTAL ACCOMMODATION (PHASE 2) ON THE SAME LOT AT THE 2nd UNIT BC HOUSING SERVICE MULTIHOMELING RESIDENTIAL UNIT PHASE 1 - CONSTRUCTED 2019, 4 STOREYS IN SUBTERRANEAN LEVEL WITH UNDERBUILDING PARKING.	ZONING
BUILDING AREAS (PHASE 2):		OFC - OKANAGAN FALLS TOWN CENTRE
MAIN:	298.8 sqm (3212 sq ft) INCLUDES STAIRS + ELEVATOR	
THIRD:	817.97 sqm (8804.58 sq ft) INCLUDES STAIRS + ELEVATOR + BALCONIES	
FOURTH:	817.97 sqm (8804.58 sq ft) INCLUDES STAIRS + ELEVATOR + BALCONIES	
GROSS:	2710.75 sqm (29178.02 sq ft)	
LANDSCAPE OPEN SPACE (OS):	3468 sqm (37389.53 sq ft) INCLUDES SIDEWALKS, PLANTED AREAS, GRABEN, EXCLUDES PARKING	
GROSS BUILDING AREA (PHASE 1):	1839 sqm (19804.75 sq ft)	
TOTAL GROSS BUILDING AREAS (PHASE 1 + 2):	4550.75 sqm	
PARCEL COVERAGE INCLUDES BALCONIES/OVERHANGS/ETC:	699.4 sqm (7511 sq ft) + 922.15 sqm (9972.92 sq ft) = 1621.55 sqm (17484.04 sq ft)	
ALLOWABLE:	803 sqm MAX	
BUILDING HEIGHT:	EXISTING PHASE 1: 10.92m (36.00 ft)	
	PROPOSED PHASE 2: 14.48m (47.85 ft)	
	ALLOWABLE: 15.24m	
PARKING:		
	PHASE 1 PARKING PROVIDED = 28 STALLS (46 REQUIRED @ 1.75 PER UNIT (28 UNITS))	
	PHASE 2 PARKING PROVIDED = 34 STALLS (2 ACCESSIBLE + 31 REGULAR)	
	PHASE 2 PARKING REQUIRED = 30 UNITS @ 1.75 STALLS/UNIT = 53 STALLS	
	THEREFORE, PHASE 2 PARKING VARIANCE REQUIRED = 19 STALLS	
	OVERALL DEVELOPMENT PARKING VARIANCE = 17 (PH1) + 19 (PH2) = 36 TOTAL SHORTFALL	
BICYCLE PARKING:		
	PHASE 1 EXISTING 4 STALLS 2 RACKS	
	PHASE 2 PROPOSED 4 STALLS 2 RACKS	
SETBACKS:		
FRONT PARCEL LINE:	0.0m	ALLOWABLE:
INTERIOR PARCEL LINE:	0.0m	PROPOSED:
EXTERIOR PARCEL LINE:	0.0m	>0.0m
PARCEL LINE ADJACENT TO HIGHWAY 97:	4.5m	N/A
		0.0m

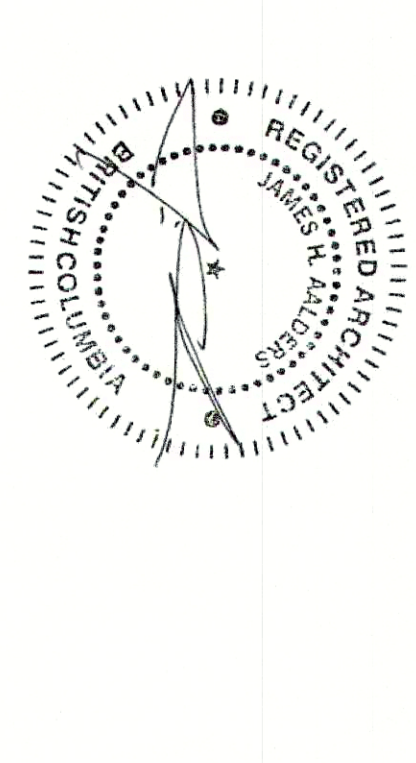
HDR

HDR Architecture
HDR Penticon
210 Hastings Ave
Penticon, BC, V2A 2V6

GREYBACK CONSTRUCTION
OK Falls BC Housing
Phase 2
5081 8th Ave, OK Falls, BC



Project Manager	Dan Sawyer
Project Designer	Robert Osink
Project Architect	Robert Osink
Geotechnical Engineer	Berndt Site Design
Civil Engineer	True Consulting
Structural Engineer	Emerald Engineering
Mechanical Engineer	Ecota Engineering
Electrical Engineer	Faxon Engineering
Plumbing Engineer	Ecota Engineering
Water Engineer	TBC
Bldg Env Consultant	Fire Protection
Sheet Reviewer	Author
MARK DATE DESCRIPTION	
1 Sept 01 2020	Issued for Development Permit



Sheet Name
SITE PLAN

Scale
As indicated
Sheet Number
A-100

Project Status
Schematic Design