



LOT 2, DL 374, SDYD, PLAN 43911

ZONING: OFTC (R,D,O,S, AREA 'D')

PARCEL AREA = 3298 SQ. FT.
PROPOSED BUILDING FOOTPRINT = 987 SQ. FT.
PROPOSED DECK FOOTPRINT = 238 SQ. FT.
PROPOSED ACCESS STAIRS = 119 SQ. FT.
PROPOSED GROSS COMBINED FOOTPRINT = 1,385 SQ. FT.

PROPOSED NET PARCEL COVERAGE = 42.0% (ALLOWABLE 80%)

PROPOSED AMENITY AREA =
238 SQ. FT. DECK ATTACHED TO EACH UNIT x 3 (714 SQ. FT. TOTAL)
100 SQ. FT. AVAILABLE AT GRADE
841 SQ. FT. ROOF TOP DECK
1,655 SQ. FT. TOTAL AVAILABLE
(TOTAL REQUIRED FOR 3 UNITS - 323 SQ. FT. (30m²))

PROPOSED PARKING PROVIDED = 3 SPACES
(REQUIRED FOR 3 UNITS - 5,25 (VARIANCE REQUIRED))

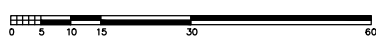
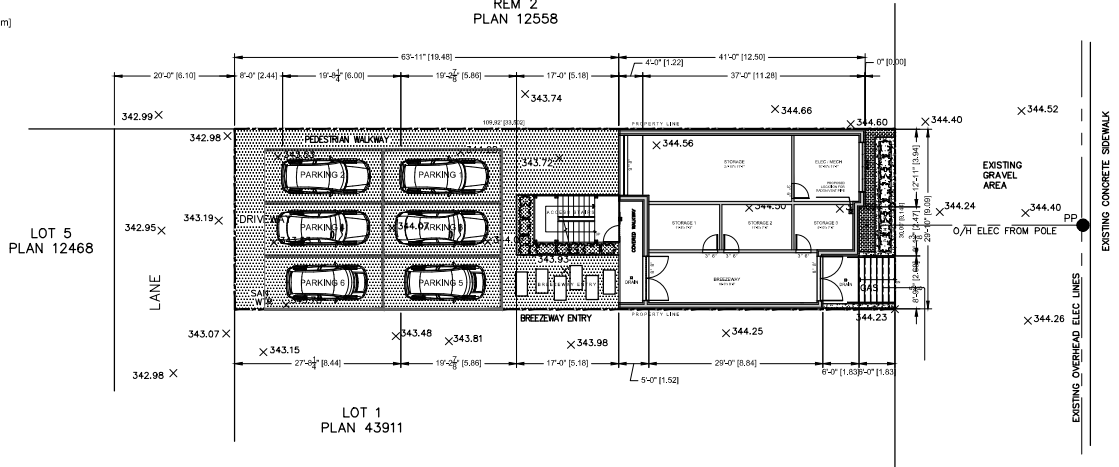
PROPOSED BUILDING HEIGHT:
(AVERAGE GRADE TO TOP OF ROOF PARAPET) = 41'-1" (12.52m)

X34X.XX INDICATES GEODETIC SPOT ELEVATION

NOTE: GEODETIC DATA PROVIDED
MANDEVILLE LAND SURVEYING INC.
DRAWINGS 20-265

NOTE: LANDSCAPE PLAN TO BE
PROVIDED BY OTHERS IF REQUIRED

REM 2
PLAN 12558



01 SITE PLAN
Scale: 1/16"=1'-0"



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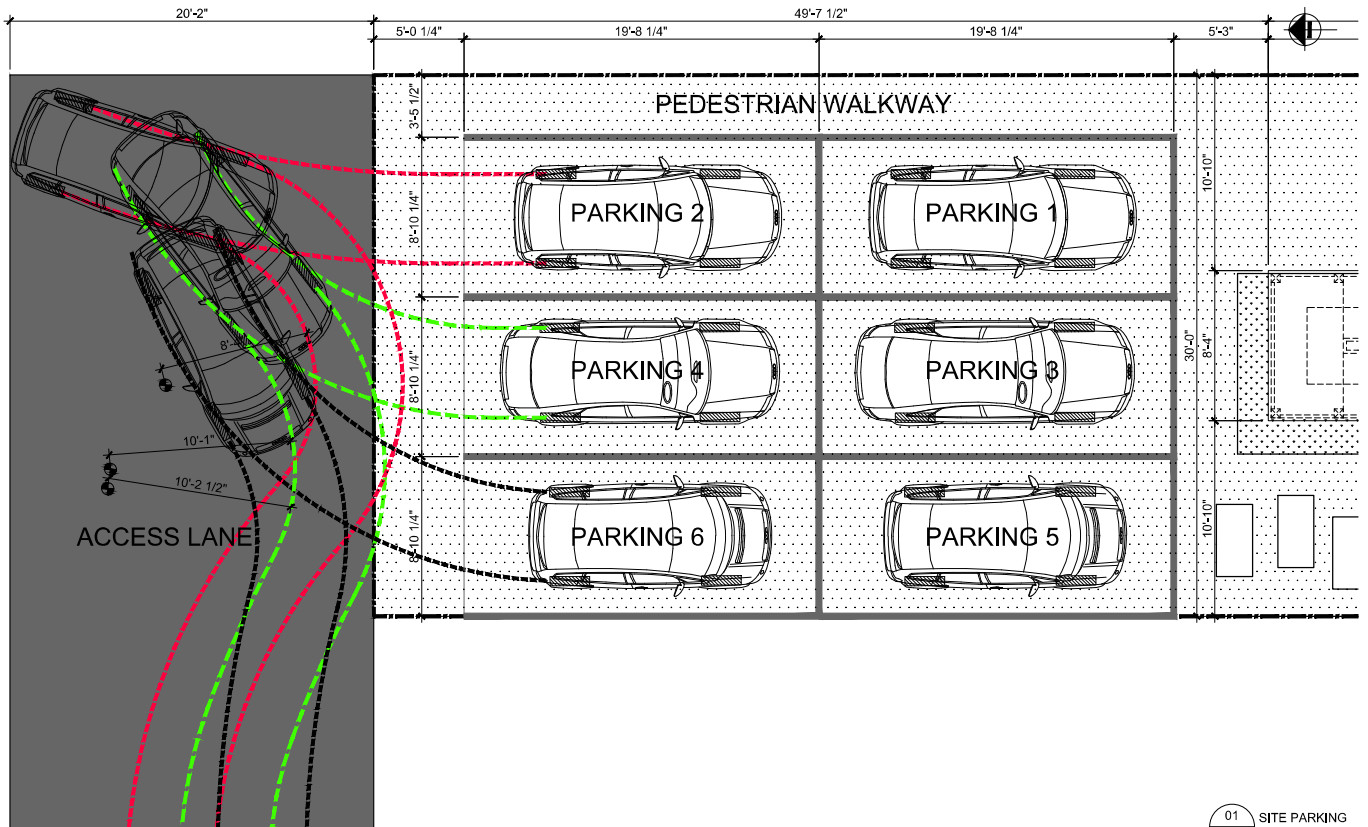
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project name:
Lundy Development
5204 9th Avenue, Okanagan Falls, BC

drawing title:
Site Plan

project number: 20.008
scale: 1/32"=1'-0"
issued for: development permit

date: 2021.07.23
drawing number: a001



01 SITE PARKING
Scale: 3/16"=1'-0"



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Lundy Development
5204 9th Avenue, Okanagan Falls, BC

drawing title:
Site Parking

project number: 20.008
scale: 3/16"=1'-0"
issued for: development permit

date: 2021.07.23
drawing number: a002