

PROJECT / ZONING DATA

PROJECT ADDRESS: 128 KENT PLACE, OKANAGAN FALLS, BC
 LEGAL DESCRIPTION: LOT 44, PLAN KAP12472, DL461 SIMILKAMEEN DIV OF YALE
 ZONING: RS2 (LOW DENSITY RESIDENTIAL TWD)
 SITE AREA: 16,551 SQFT (1,537.64 M²)
 FOOTPRINTS:
 DWELLING: 2,569 · SQFT
 POOL: 645.8 · SQFT

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 GEOTECH.
 NO VENTED SOFFITING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE

RODS BYLAW REQUIREMENTS FOR PRINCIPAL DWELLINGS IN RS2:

SETBACKS:
 FRONT YARD: 7.5 M
 REAR YARD: 7.5 M
 INTERIOR SIDE YARD: 1.5 M
 EXTERIOR SIDE YARD: 4.5 M
 MAXIMUM HEIGHT: 10.0 M
 MINIMUM BUILDING WIDTH: 5.0 M
 MAXIMUM LOT COVERAGE: 35%

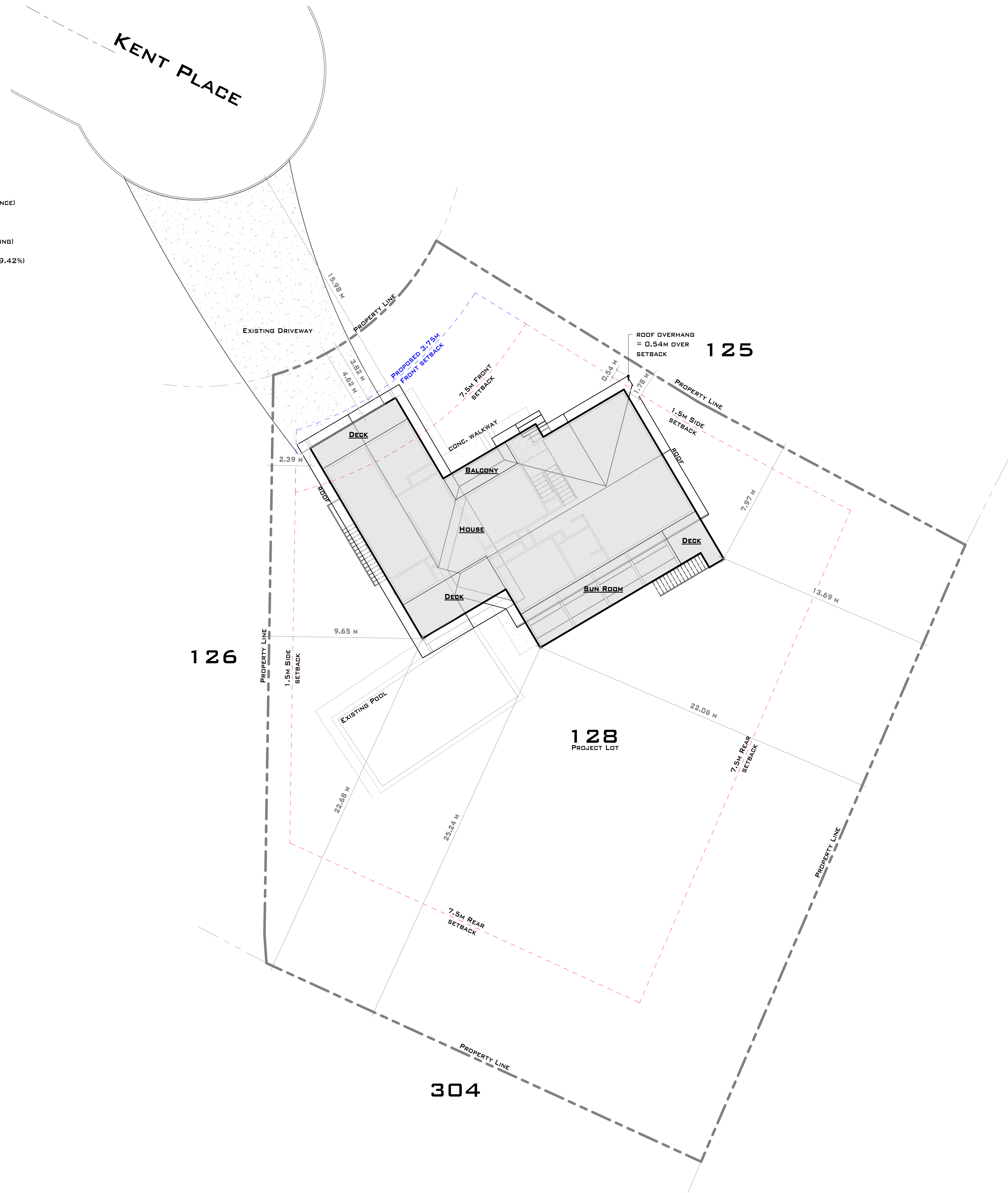
PROJECT BYLAW SUMMARY:

SETBACKS:
 FRONT YARD: 3.82 M (VARIANCE)
 REAR YARD: 13.69 M
 INTERIOR SIDE YARD: 1.78 M
 EXTERIOR SIDE YARD: N/A
 HEIGHT: 6.75 M (EXISTING)
 BUILDING WIDTH: 18.9 M
 LOT COVERAGE: 298.66 M² (19.42%)

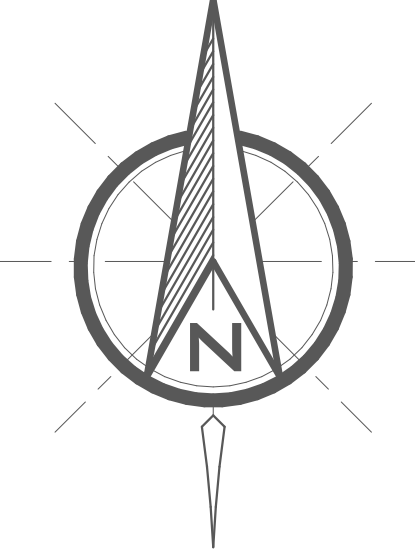
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



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CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: FEBRUARY 04, 2022
 JOB NO.: 211001
 SCALE: AS INDICATED

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A101

DRAWING TITLE
SITE PLAN & SITE INFORMATION

1 SITE
 3/32" = 1'-0"