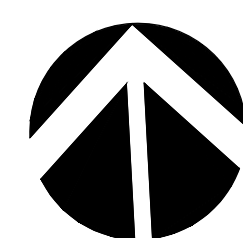


LOT 2 - SITE PLAN  
SCALE: 1/8" = 1'-0"



LEGEND	
	INDICATES SETBACK VARIANCE
	LINE OF ROOF OVERHANG
	PROPERTY LINE

## LOT 2 ZONING & DEVELOPMENT SUMMARY

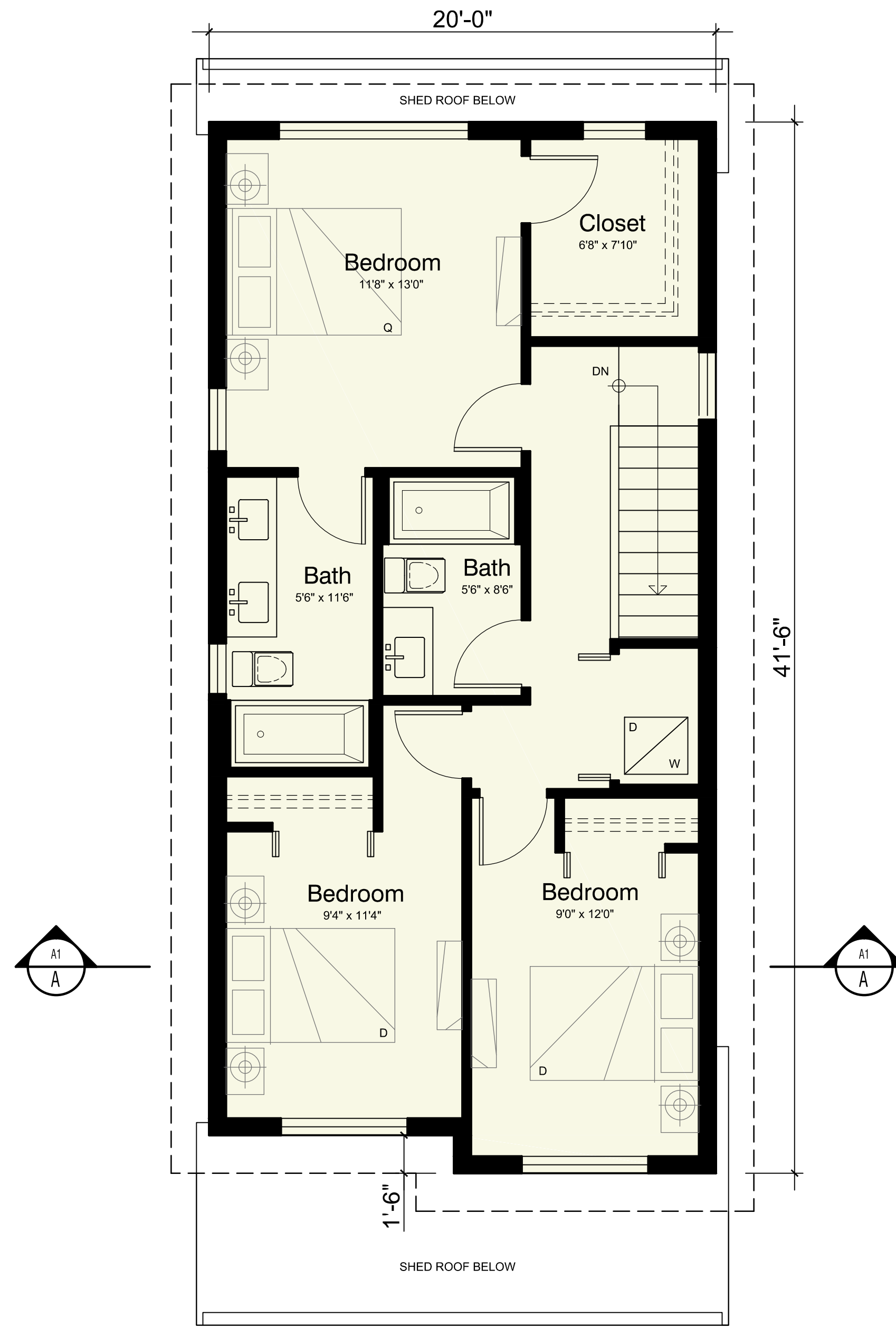
<b>LEGAL DESCRIPTION</b>	LOT 2, BLOCK 12, DL 210, SDYD PLAN 519	
<b>ADDRESS</b>	LOT 2, GWENDOLINE AVENUE, NARAMATA, B.C.	
<b>ZONING CRITERIA</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>ZONING</b>	RS1 - Low Density Residential	RS1 - Low Density Residential
<b>PERMITTED USES</b>	Single Detached Dwelling	Single Detached Dwelling
<b>DWELLINGS PER PARCEL</b>	One	One
<b>SETBACKS (Principal Bldg.)</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
FRONT	6.0 metres (19'-8")	3.66 metres (12'-0")
REAR	6.0 metres (19'-8")	over 6.0 metres (19'-8")
SIDE (INTERIOR)	1.5 metres (4'-11")	1.37 metres (4'-6")
SIDE (EXTERIOR)	4.5 metres (14'-9")	n/a
<b>SETBACKS (Accessory Bldg.)</b>		
FRONT	7.5 metres (23'-0")	over 7.5 metres (23'-0")
REAR	1.0 metres (3'-3")	1.0 metres (3'-3")
SIDE (INTERIOR)	1.0 metres (3'-3")	min. 1.0 metres (3'-3")
SIDE (EXTERIOR)	4.5 metres (14'-9")	n/a
<b>MAXIMUM HEIGHT</b>	10.0 metres ( 32'-9 1/2")	10.0 metres ( 32'-9 1/2")
<b>MAXIMUM PARCEL COVERAGE</b>	50%	45.4%
<b>MINIMUM BLDG. WIDTH</b>	5.0 metres (16'-5")	6.1 metres (20'-0")
<b>DEVELOPMENT SUMMARY</b>	<b>AREA m2</b>	<b>AREA sf</b>
<b>SITE AREA (m2 / sf)</b>	276.3	2,974.2
<b>BUILDING AREA</b>		
1ST (MAIN) FLOOR	71.9	774.0
2ND (UPPER) FLOOR	75.8	816.0
TOTAL	147.7	1,590.0
<b>SITE / PARCEL COVERAGE</b>		
PRINCIPLE BLDG.	103.2	1,111.0
ACCESSORY BLDG.	22.3	240.0
TOTAL	125.5	1,351.0
%	45.4%	45.4%

# NARAMATA CENTRE



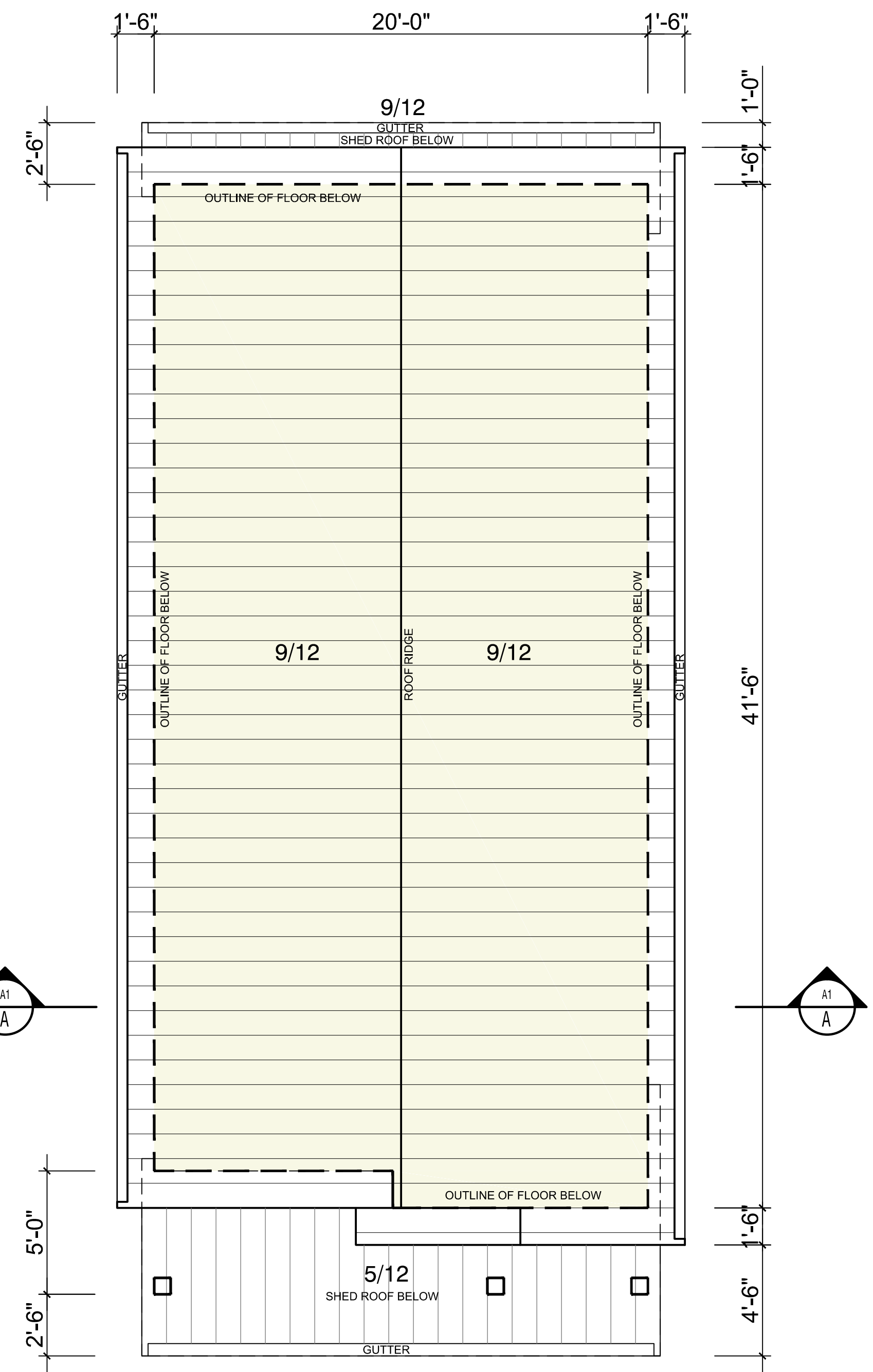
GROUND / 1ST FLOOR PLAN  
LOT 2 - SINGLE FAMILY HOME

AREA: 774 SF (1590 SF)



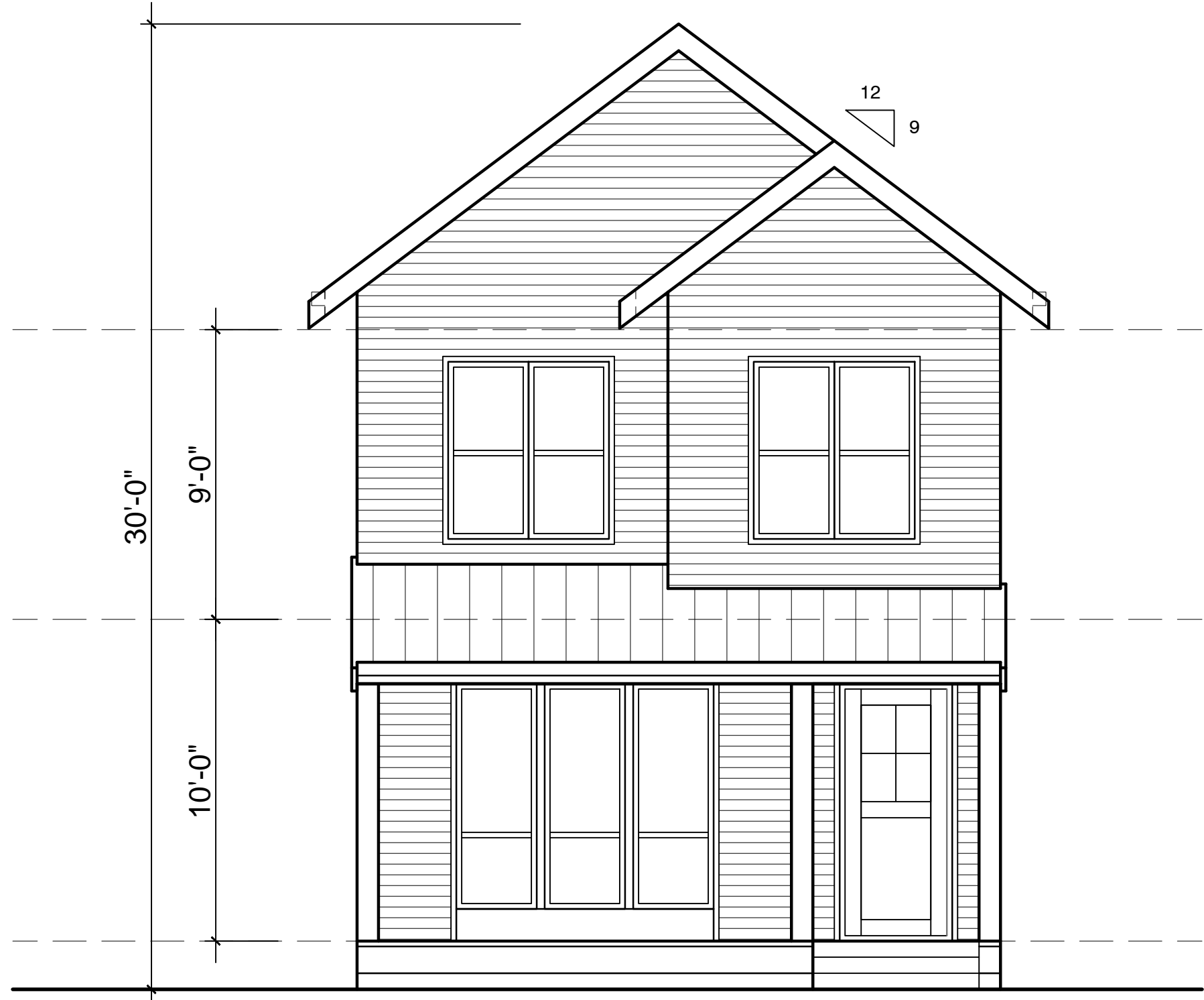
UPPER / 2ND FLOOR PLAN  
LOT 2 - SINGLE FAMILY HOME

AREA: 816 SF (1590 SF)

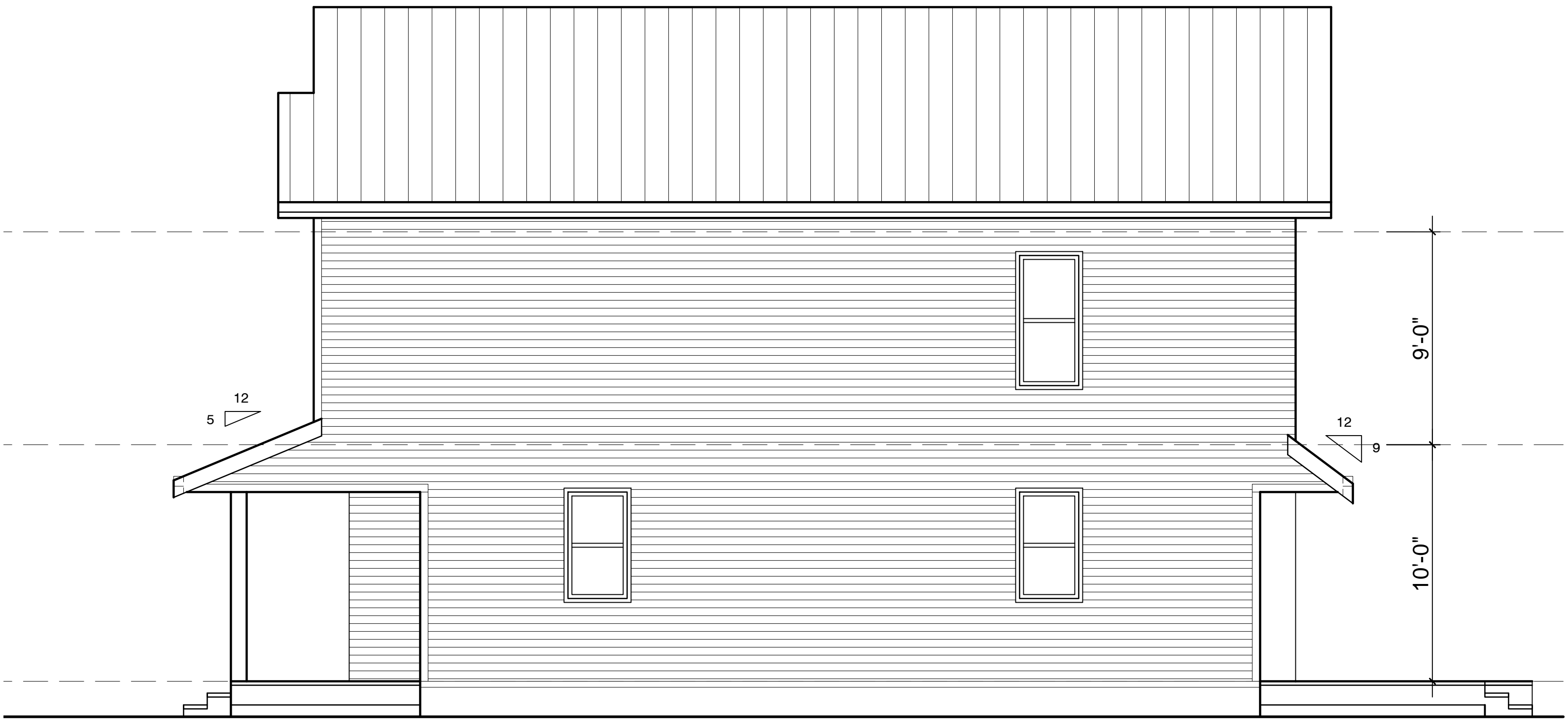


ROOF PLAN  
LOT 2 - SINGLE FAMILY HOME

# NARAMATA CENTRE



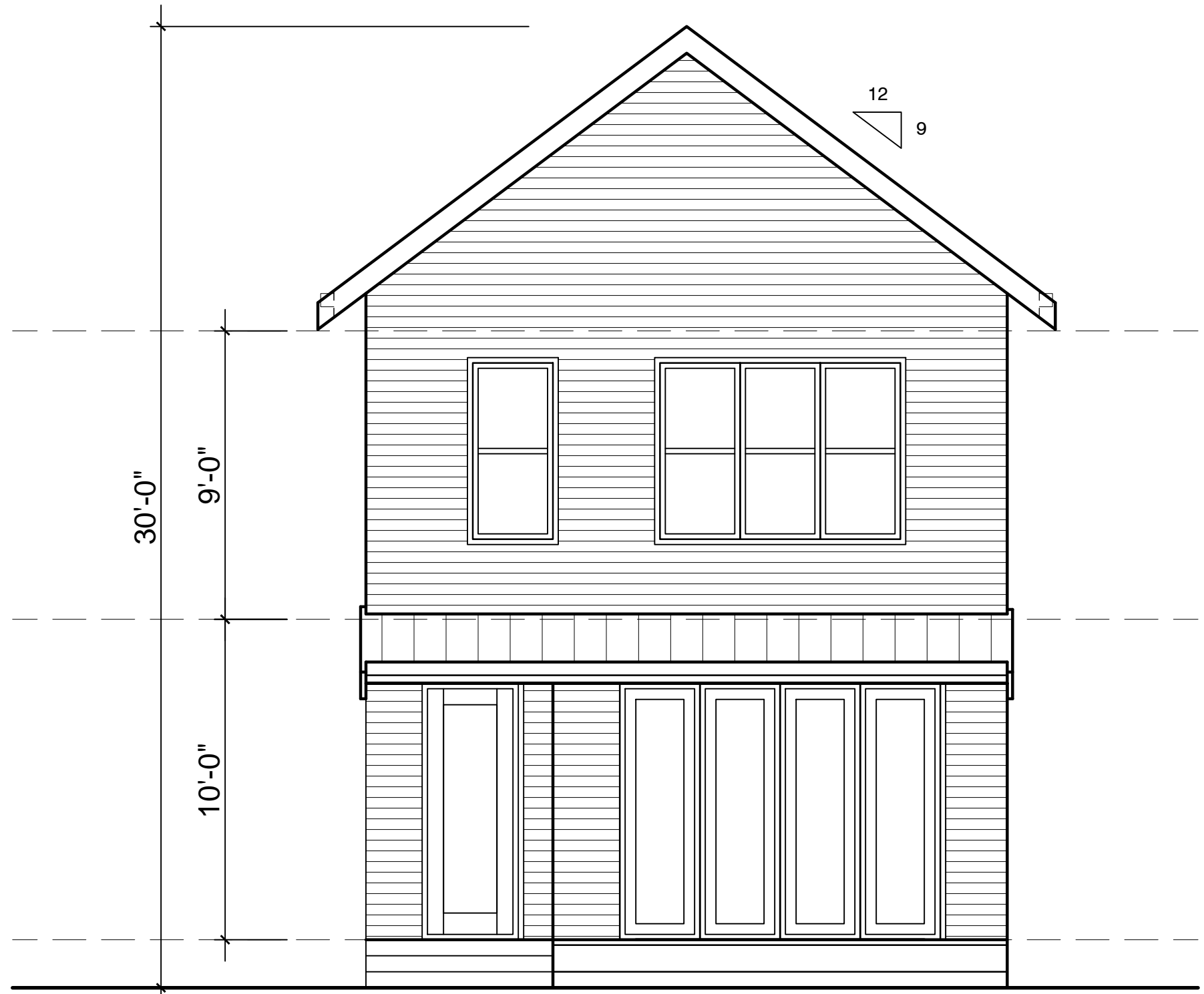
FRONT ELEVATION (SOUTH)



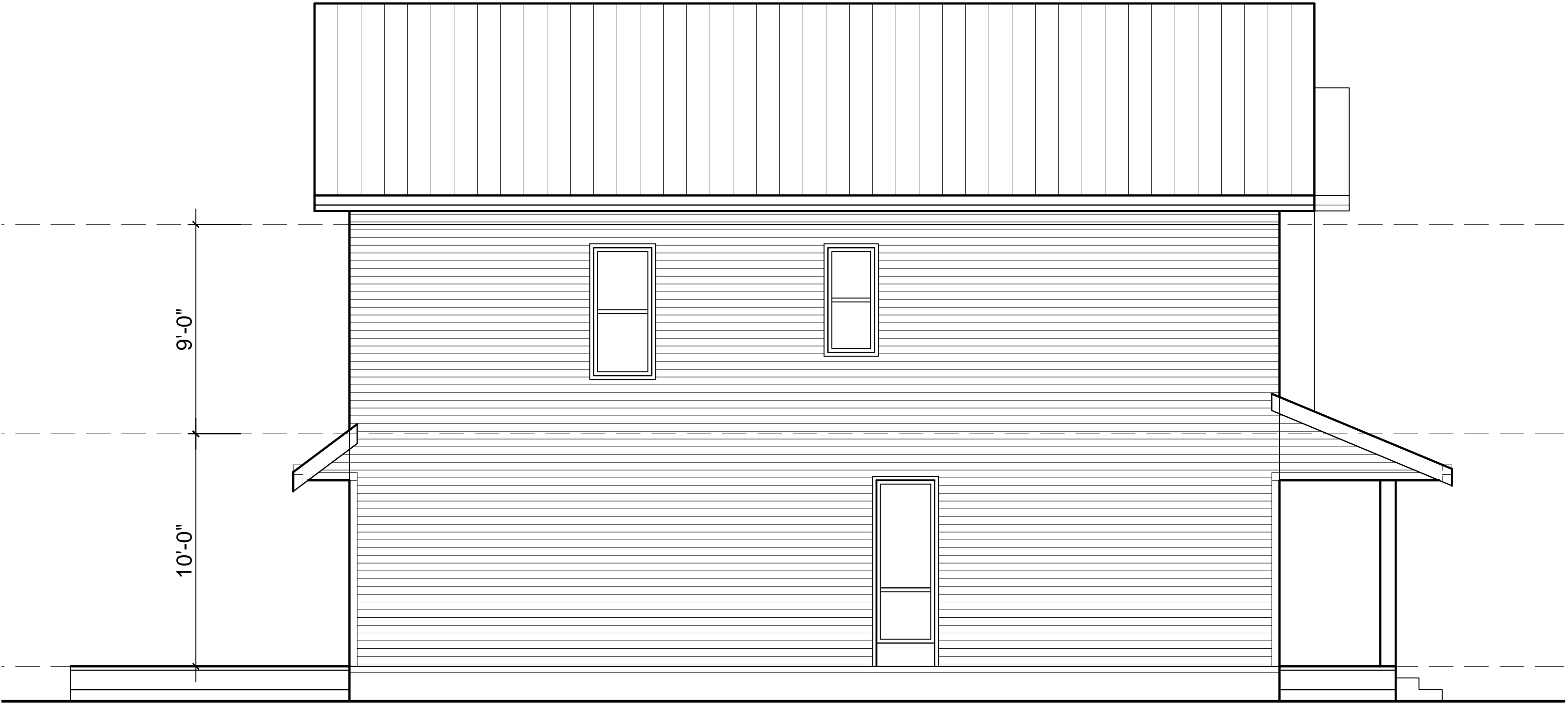
SIDE ELEVATION (EAST)

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.06.03	1/4" = 1'-0"	LOT 2 SINGLE FAMILY HOME ELEVATIONS	A3.0

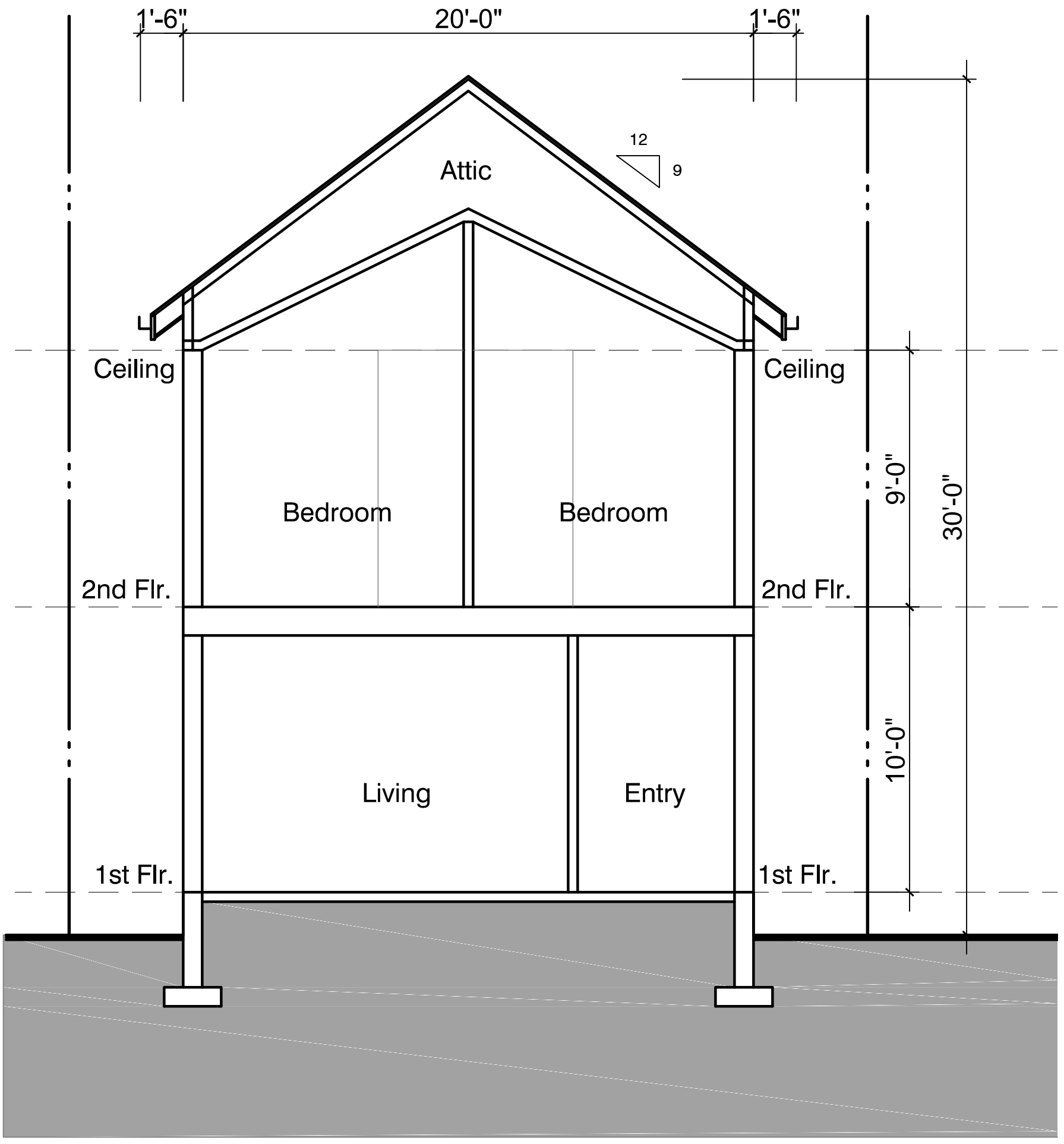
# NARAMATA CENTRE



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



LOT 2  
BUILDING SECTION - AA  
SCALE: 1/4" = 1'-0"