

3210 SALMON ROAD DEVELOPMENT

WEST KELOWNA, BC

PROJECT INFO:

CIVIC ADDRESS:	3210 SALMON ROAD, WEST KELOWNA, BC
PID:	012-078-956
LEGAL DESCRIPTION:	PLAN KAP777 BLOCK 102 DISTRICT LOT 3190
CURRENT ZONING:	R3
OCP:	LDMF
PROPOSED:	TEN DUPLEXES (20 DWELLING UNITS)
LOT AREA:	15,633.32 SQ.M / 168,275.65 SQ.FT.

DATA SUMMARY:

	PERMITTED	PROPOSED
MIN. PARCEL AREA:	1000 SQ.M.	15,633.32 SQ.M.
MAX. PARCEL COVERAGE: (BUILDINGS)	40%	15.78%
FRONT PARCEL BOUNDARY:	4.5m	4.5m
INTERIOR SIDE EAST:	3.0m	3.0m
INTERIOR SIDE WEST:	3.0m	3.0m
REAR PARCEL BOUNDARY:	7.5m	7.5m
BUILDING HEIGHT:	9.5m	7.889m (2 STOREYS)
DENSITY:	0.75 FAR	0.21 FAR
PROPOSED UNITS:	20 UNITS	
OFF-STREET PARKING:	7 SPACES	
ACCESSIBLE PARKING:	2 SPACES	
LOADING SPACES:	1 SPACE	
COMMON OUTDOOR AMENITY AREA:	25m2/Unit=500m2	518 SQ.MT.
FLOOR AREA:	GROSS AREA	NET AREA
(TYPICAL UNIT)	3,423 SQ.FT.	3,237 SQ.FT.

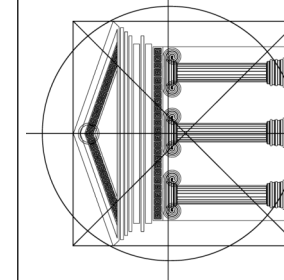
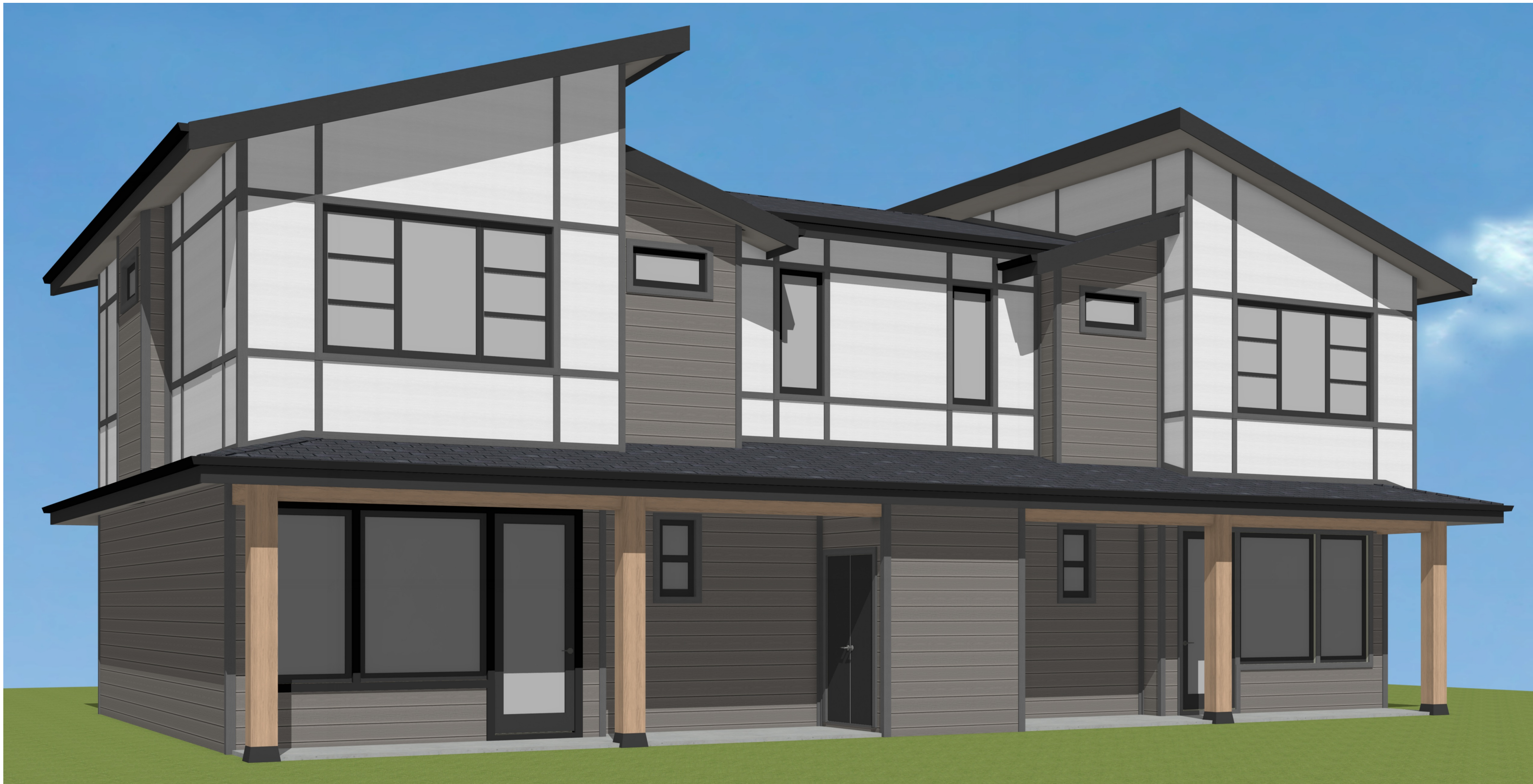
CONTACT:

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CIVIL & STRUCTURAL:	Kyle Lorincz PROTECH CONSULTING 2012 250-860-1771 klorincz@protech-consulting.com
SURVEYOR:	Phil Peacock DA GODDARD SURVEYS 250-763-3733 phil@dagoddard.com
LANDSCAPE ARCHITECT:	Byron Douglas ECORA 250-488-5367 byron.douglas@ecora.ca
GEOTECHNICAL ENGINEER:	Albert Losch CALIBRE GEOTECHNICAL ENGINEERING LTD. 250-712-9538 calibre@telus.net

LIST OF DRAWINGS:

A1	COVER PAGE
A2	PERSPECTIVES
A3	SITE PLAN
A4	MAIN & UPPER FLOOR PLAN
A5	MAIN & UPPER ROOF PLAN
A6	FRONT & LEFT ELEVATIONS
A7	REAR & RIGHT ELEVATIONS
A8	ELEVATIONS COLOURED RENDERINGS
A9	CROSS SECTIONS





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Proposed
Project For:

SALMON RD
WEST
KELOWNA, BC

BLOCK: 102
PLAN: KAP777
DL: 3190

Sheet Title:
RENDERINGS

DATE:
5/4/2021

SCALE: 1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

SHEET NO.:

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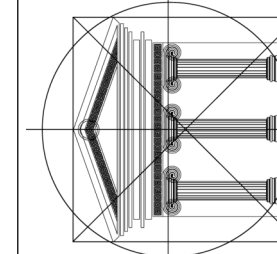
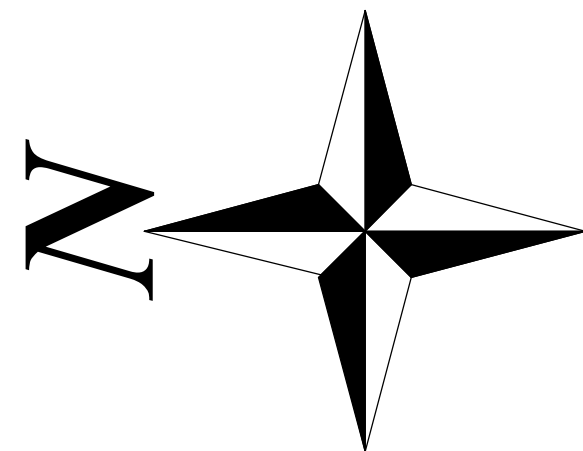
SITE PLAN

SCALE: 1/16" = 1'-0"

SITE COVERAGE: (BLDGs)

UNIT 1:	194.17 SQ.M
UNIT 2:	194.17 SQ.M
UNIT 3:	194.17 SQ.M
UNIT 4:	194.17 SQ.M
UNIT 5:	194.17 SQ.M
UNIT 6:	194.17 SQ.M
UNIT 7:	194.17 SQ.M
UNIT 8:	194.17 SQ.M
UNIT 9:	194.17 SQ.M
UNIT 10:	194.17 SQ.M
TOTAL BLDG AREA:	1,941.7 SQ.M
SITE AREA:	15,633.32 SQ.M
SITE COVERAGE:	12.4 %

SITE COVERAGE (BLDGs/DRIVEWAYS)	
TOTAL BLDG AREA:	1,941.7 SQ.M
DRIVEWAYS/PARKING:	526.03 SQ.M
TOTAL AREA:	2,467.73 SQ.M
SITE AREA:	15,633.32 SQ.M
SITE COVERAGE:	15.78 %



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SITE PLAN

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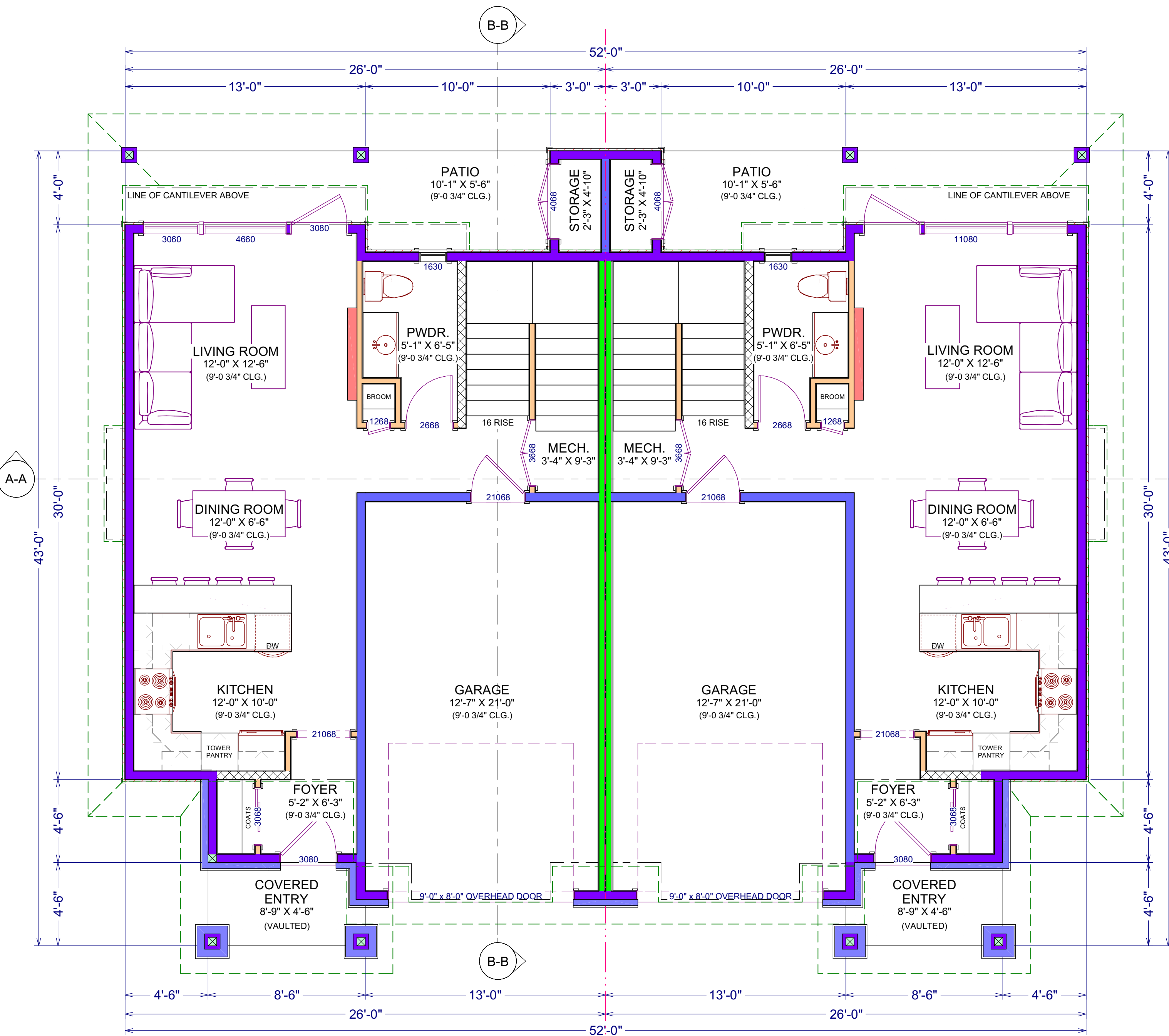
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FLOOR
PLANS

DATE:
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SCALE: 1/4" = 1'-0"
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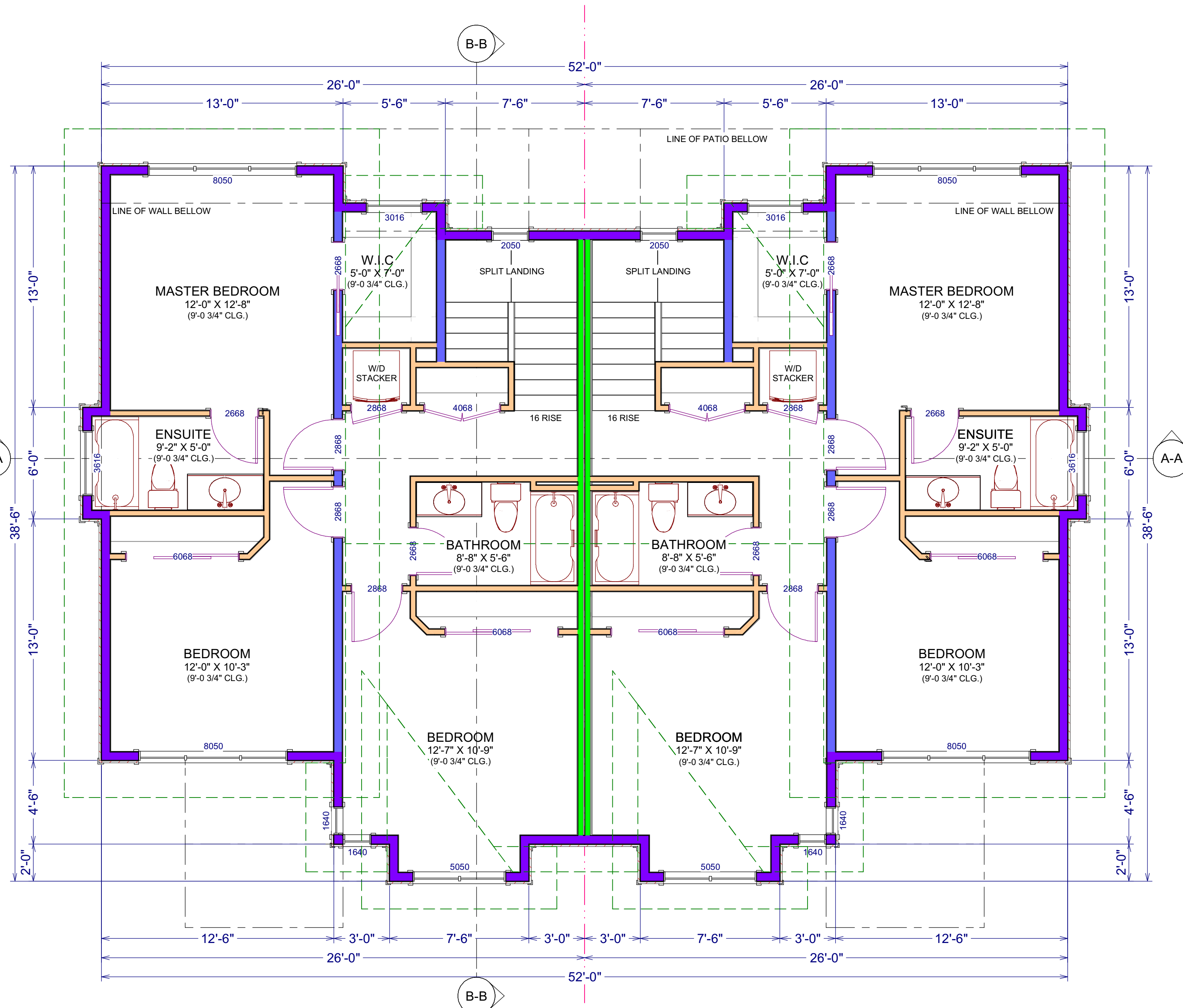


UNIT (A) MAIN FLOOR:

LIVING AREA: 588 SQ.FT.
GARAGE AREA: 297 SQ.FT.

UNIT (B) MAIN FLOOR:

LIVING AREA: 588 SQ.FT.
GARAGE AREA: 297 SQ.FT.

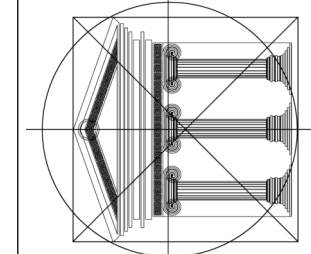


UNIT (A) UPPER FLOOR:

LIVING AREA: 810 SQ.FT.
(EXCLUDING STAIRS)

UNIT (B) UPPER FLOOR:

LIVING AREA: 810 SQ.FT.
(EXCLUDING STAIRS)



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**ROOF
PLANS**

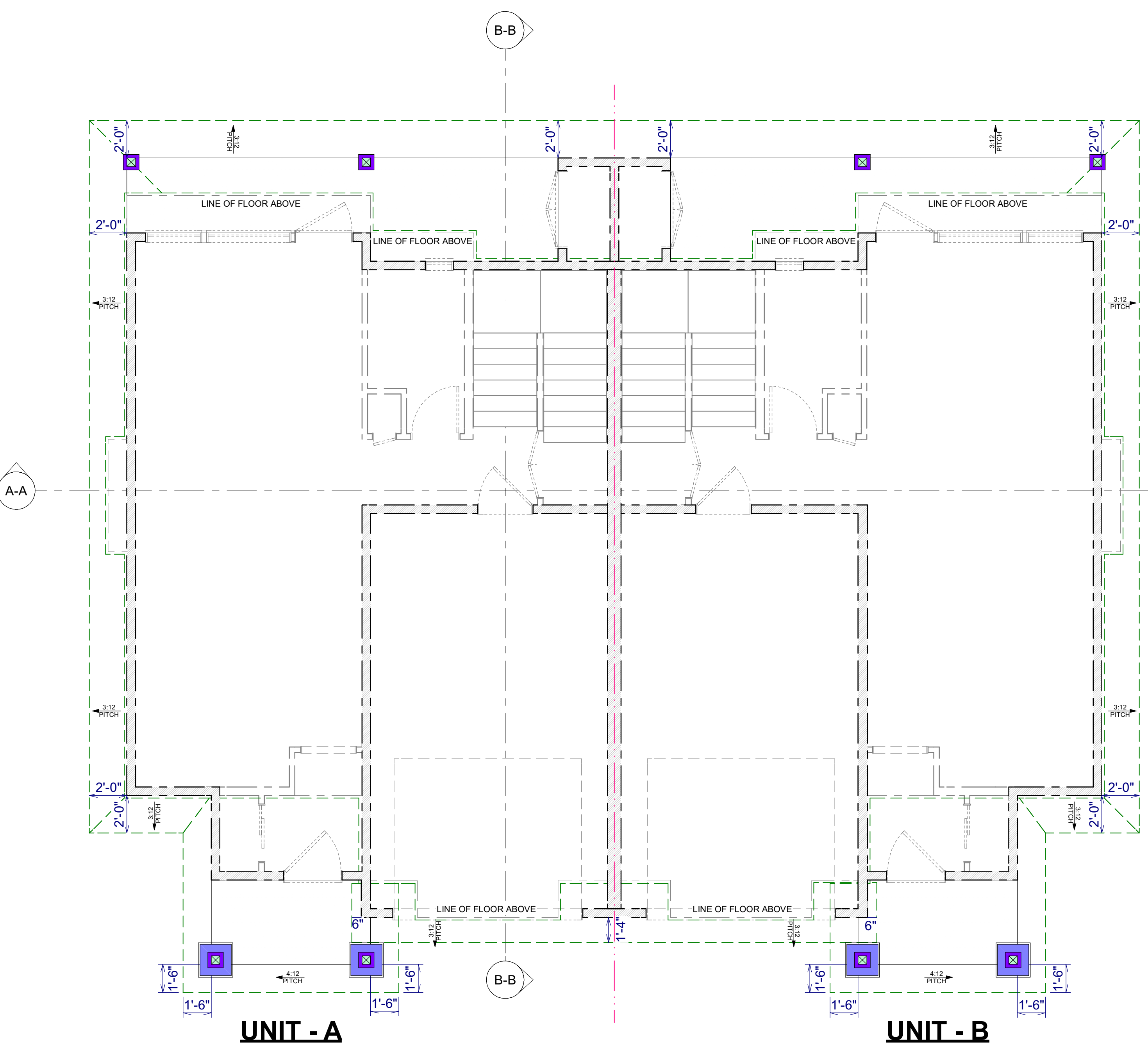
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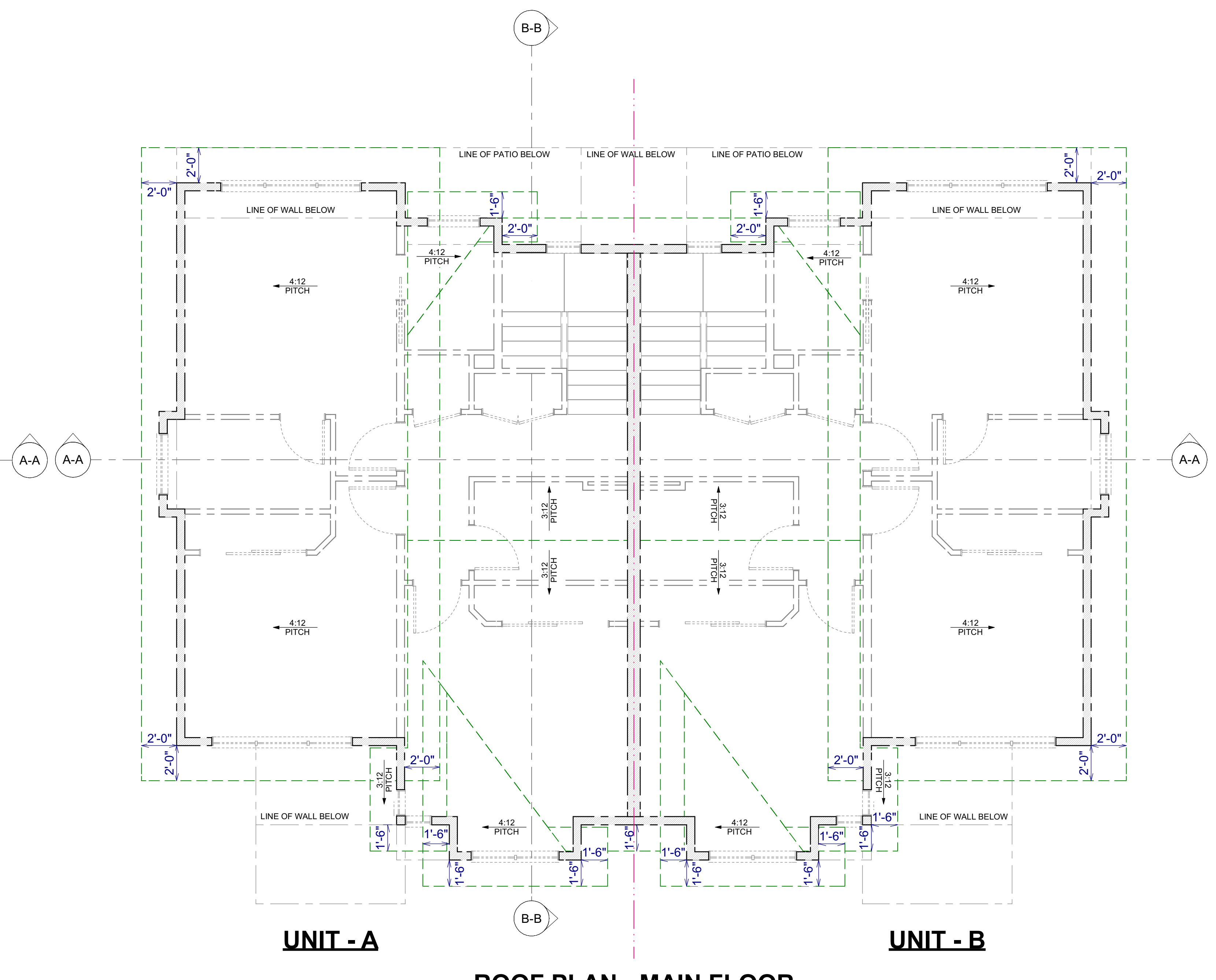
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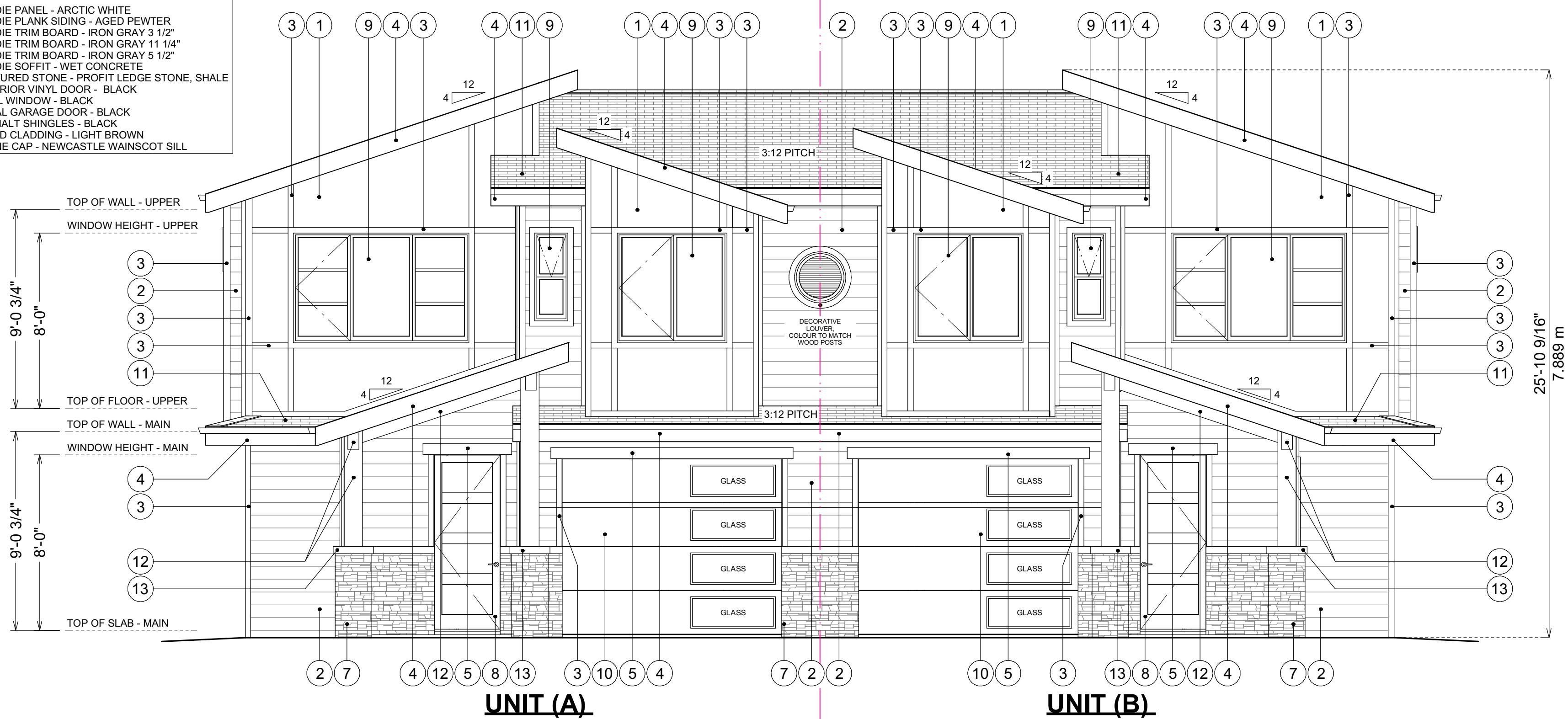
ROOF PLAN - MAIN FLOOR



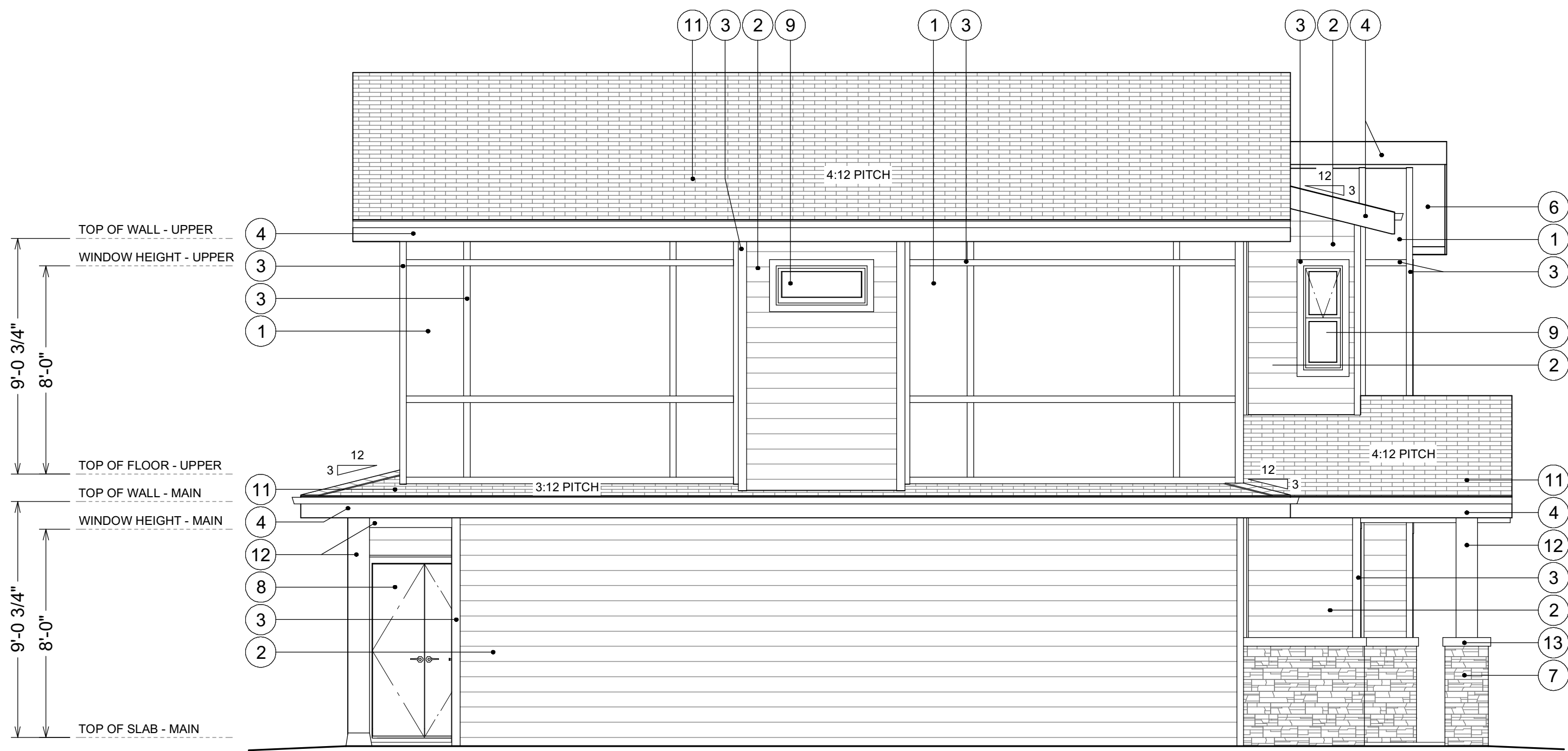
ROOF PLAN - MAIN FLOOR

MATERIAL LEGEND:

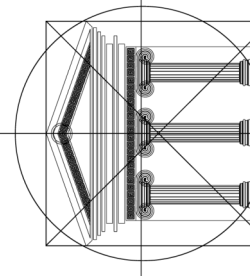
1. HARDIE PANEL - ARCTIC WHITE
2. HARDIE PLANK SIDING - AGED PEWTER
3. HARDIE TRIM BOARD - IRON GRAY 3 1/2"
4. HARDIE TRIM BOARD - IRON GRAY 1 1/4"
5. HARDIE TRIM BOARD - IRON GRAY 5 1/2"
6. HARDIE SOFFIT - WET CONCRETE
7. CULTURED STONE - PROFIT LEDGE STONE, SHALE
8. EXTERIOR VINYL DOOR - BLACK
9. VINYL WINDOW - BLACK
10. METAL GARAGE DOOR - BLACK
11. ASPHALT SHINGLES - BLACK
12. WOOD CLADDING - LIGHT BROWN
13. STONE CAP - NEWCASTLE WAINSCOT SILL



FRONT ELEVATION



LEFT ELEVATION



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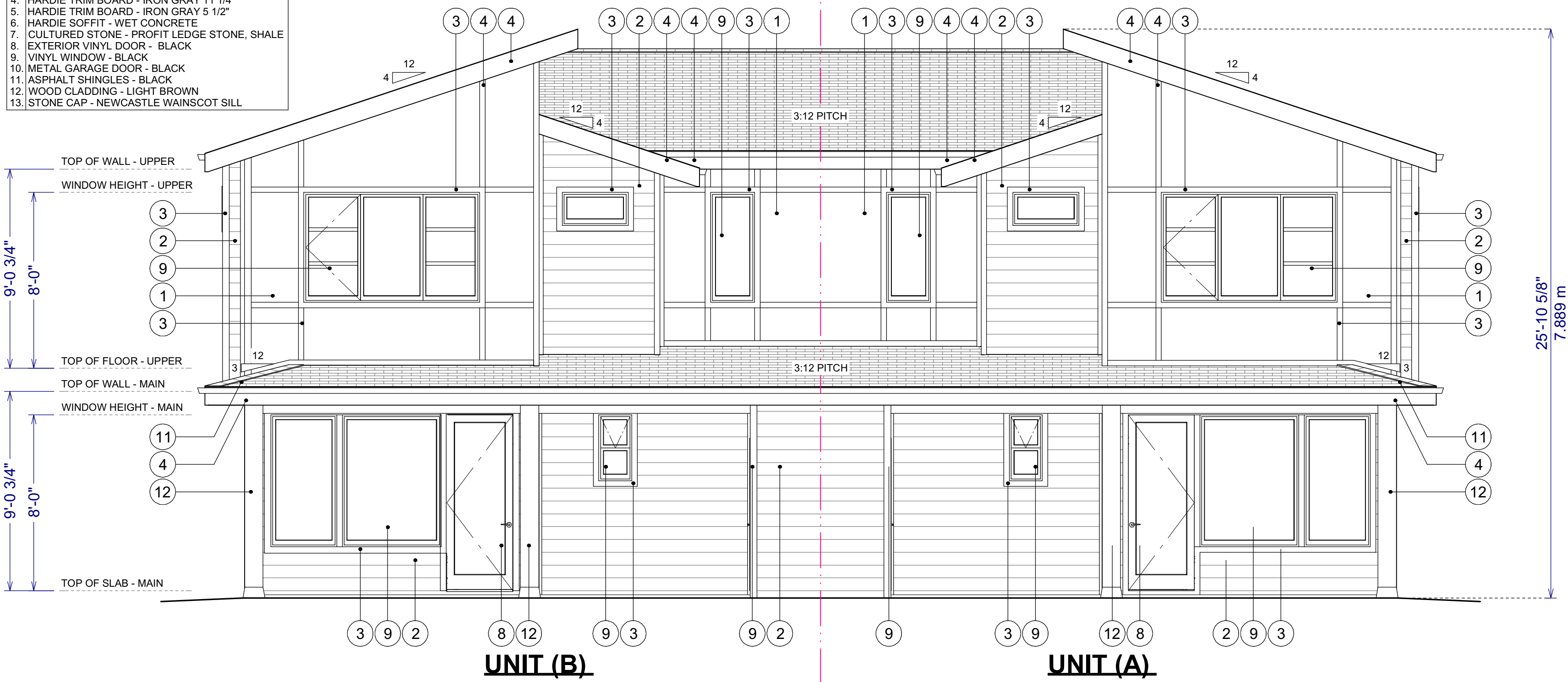
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ELEVATIONS

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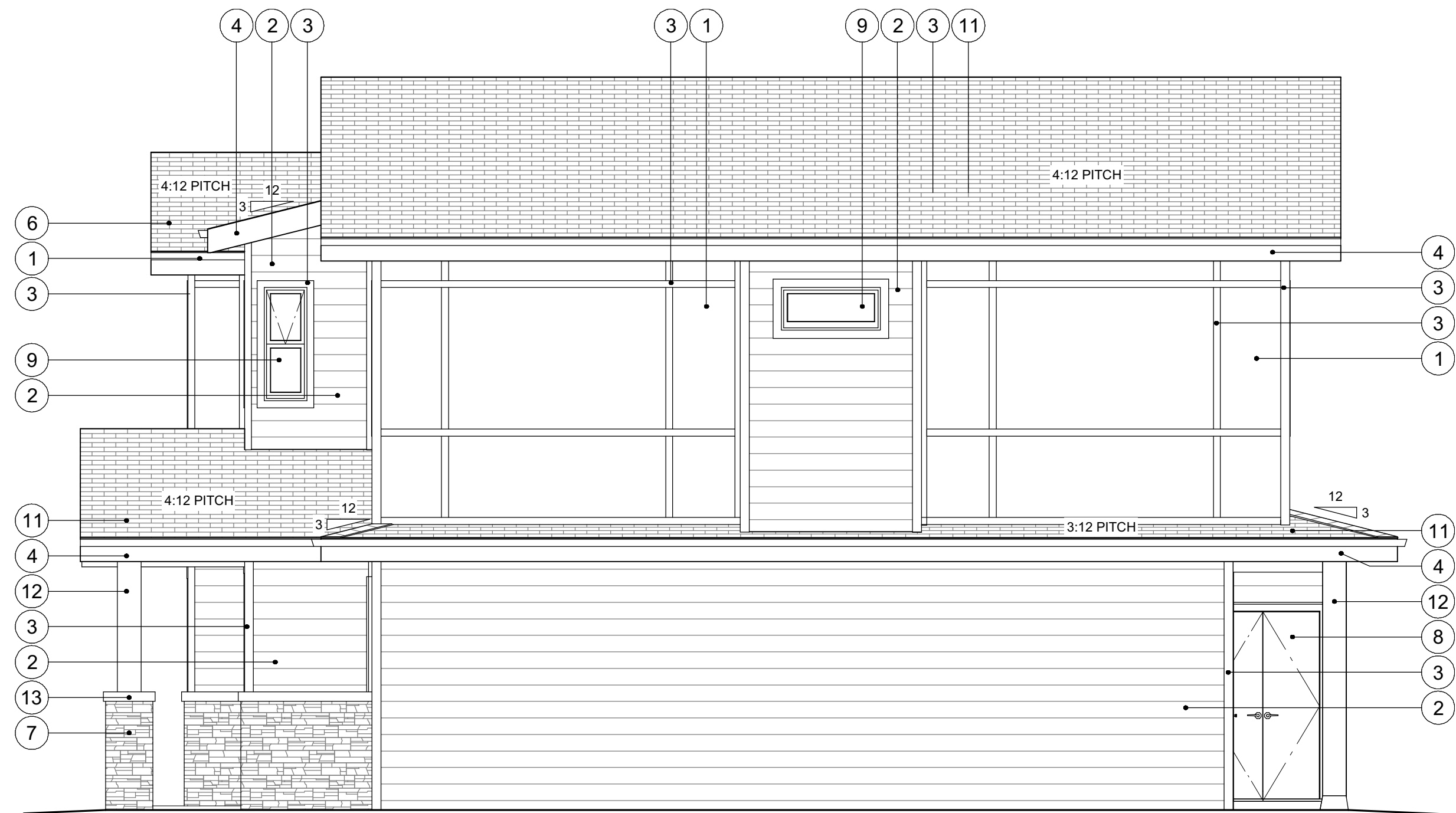
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REAR ELEVATION



RIGHT ELEVATION

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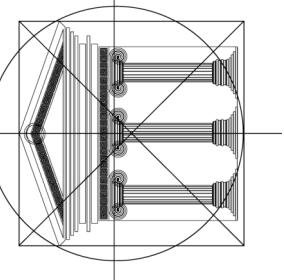
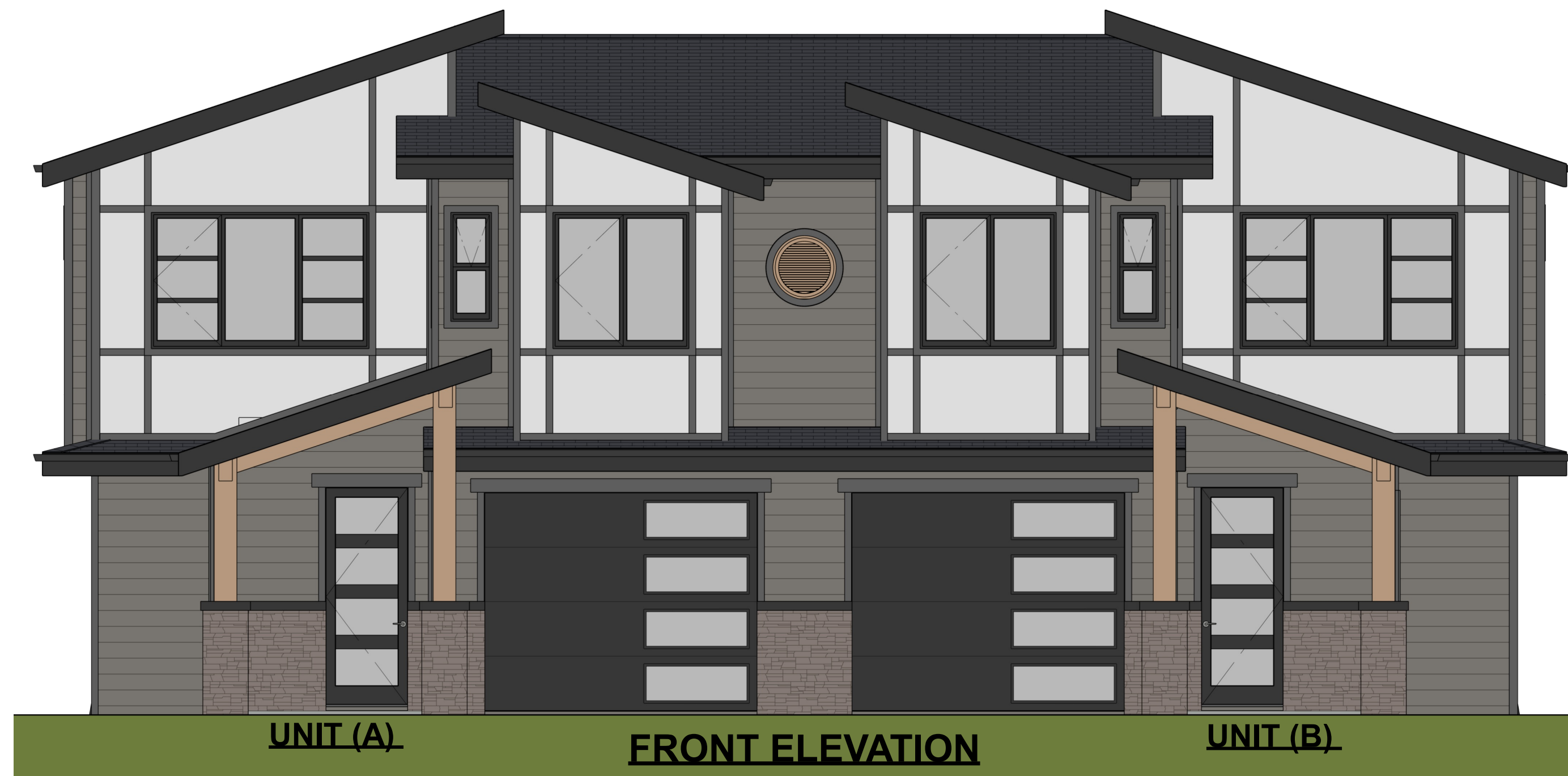
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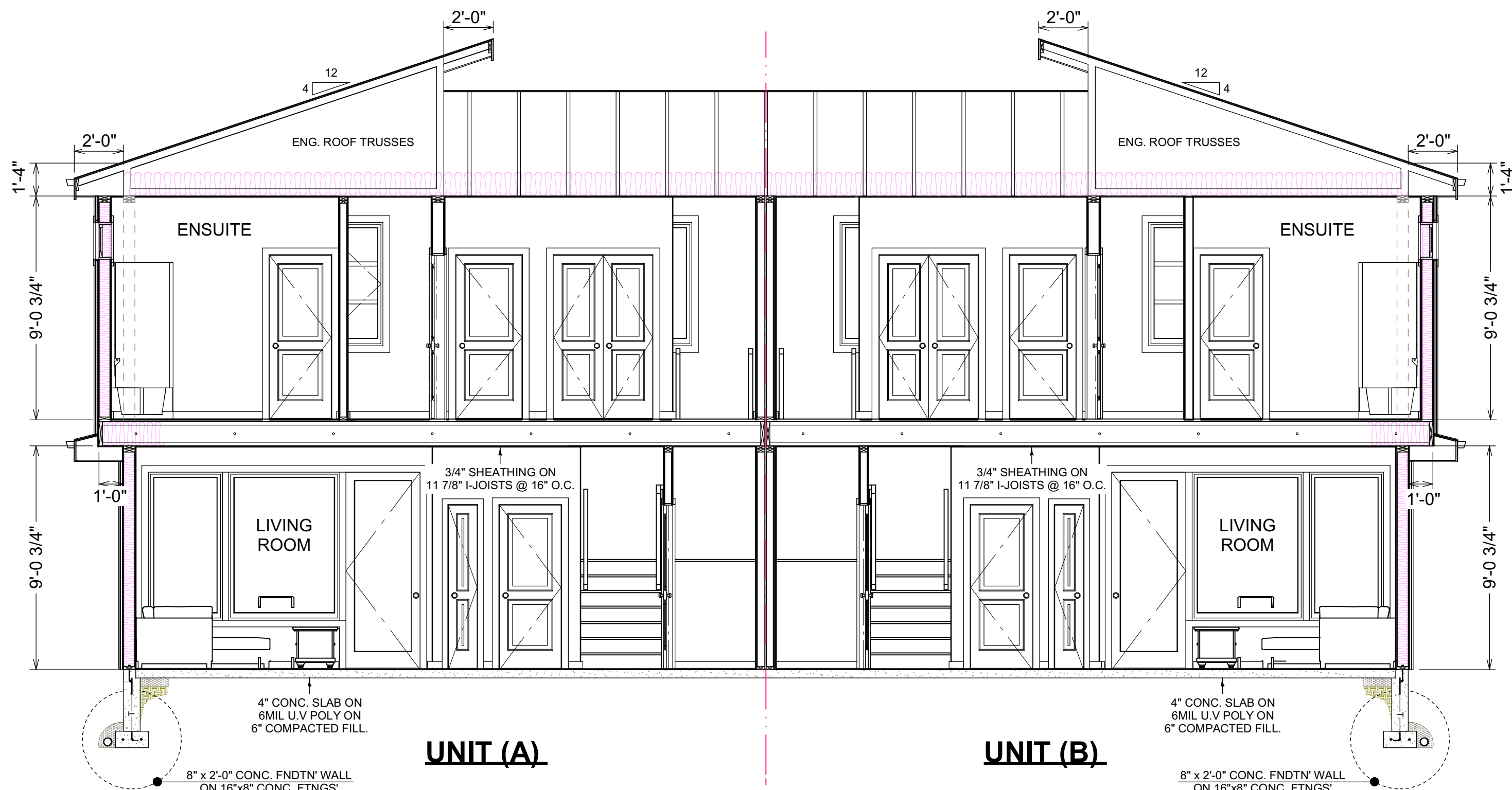
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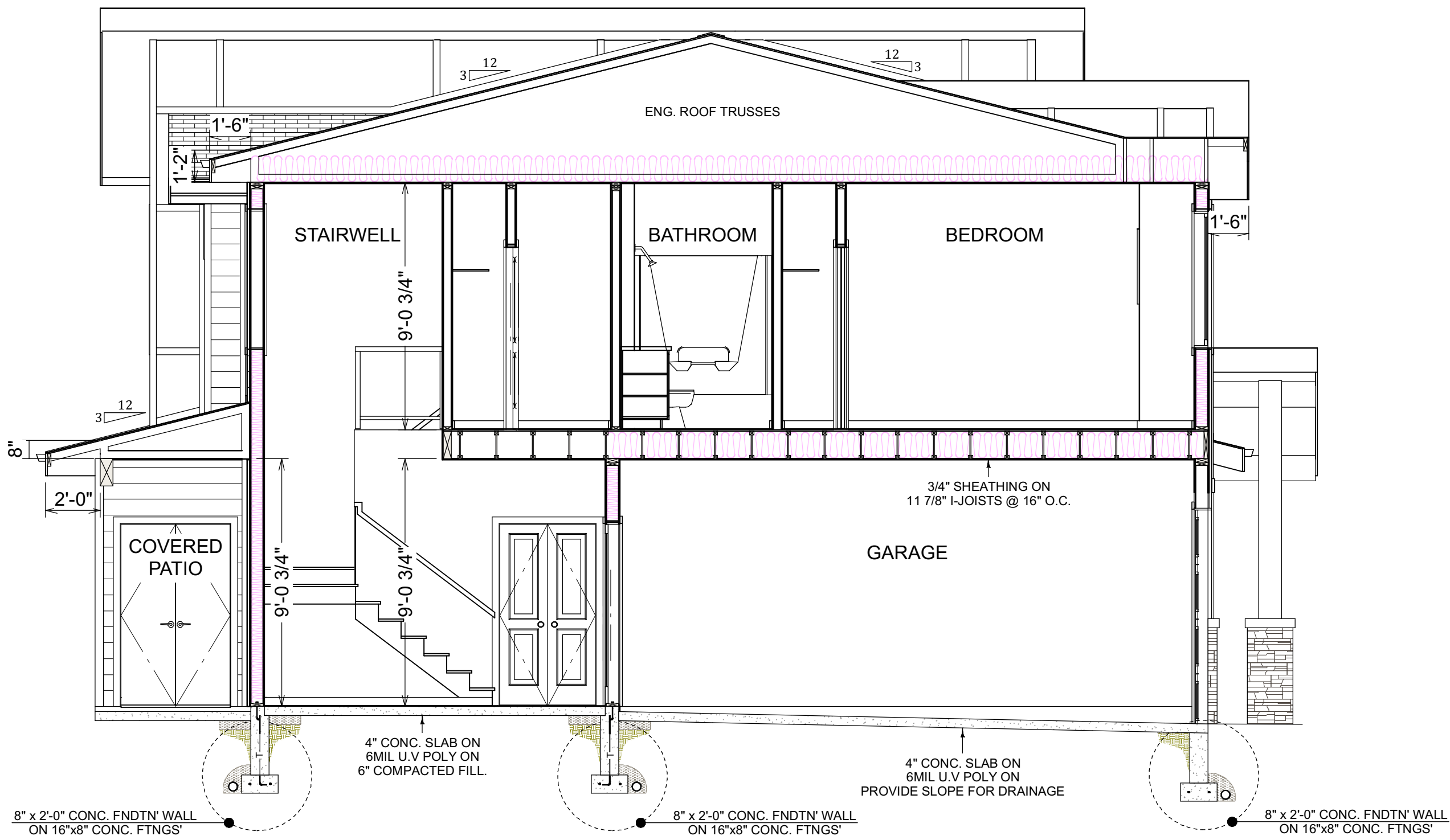
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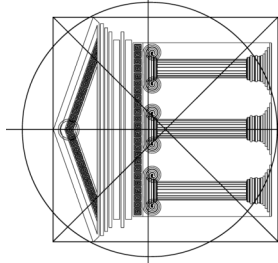


SECTION A-A

FAR CALCULATION			
UNIT 1	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 2	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 3	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 4	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 5	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 6	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 7	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 8	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 9	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
UNIT 10	MAIN FLOOR=	1,801 SQ.FT. (167.32 SQ.M)	
	UPPER FLOOR=	1,753 SQ.FT. (162.86 SQ.M)	
	TOTAL=	3,554 SQ.FT. (330.18 SQ.M)	
TOTAL FLOOR AREA=		35,540 SQ.FT. (3,301.77 SQ.M)	
LOT AREA=		168,275.65 SQ.FT. (15,633.32 SQ.M)	
FAR=		0.21	



SECTION B-B
UNIT (A)



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