

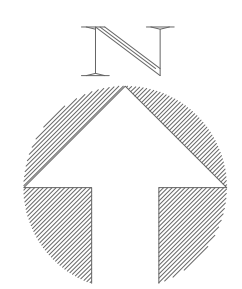
OKANAGAN RIVER

MCKINNEY ROAD

NEIGHBOUR'S CARPORT

TOP OF DIKE

± 16'-0" WIDE (5.00 M) EXISTING DIKE



**SITE PLAN**  
SCALE: 3/32" = 1'-0"

**PLAN LEGEND:**

- - - - - TYPE 'A' FENCE  
POOL SECURITY  
5'-0" HIGH ALUM. PICKETS
- - - - - TYPE 'B' FENCE  
PROPERTY FENCE  
6'-0" HIGH SOLID CEDAR
- ALLAN BLOCKS  
RETAINING WALL
- PATIO SLOPE  
2% ±
- POOL GATE  
3'-0" WIDE  
LOCKSET / FOB OUTSIDE  
PASSAGE SET INSIDE

**GRADE LEGEND:**

- PROJECT DATUM:**
- FIRST FLOOR CONC. SLAB ELEVATION = 100.00' IMPERIAL
  - EXISTING ELEVATIONS FROM SURVEY PLAN ARE GEODETIC METRIC
  - TO CONVERT GEODETIC METRIC ELEVATIONS TO PROJECT IMPERIAL
  - GEODETIC METRIC ELEVATION - 879.19 = IMPERIAL PROJECT ELEVATION 0.3048
- EXAMPLE:**
- 298.457M - 879.19 = 100.00'  
0.3048
- EXISTING GRADE
  - FINISHED GRADE

**LEGAL DESCRIPTION:**

- LOT . 334, PLAN 1861 EXCEPT
- 1) PARCEL 27, PLAN A 1274
- 2) PLANS 32634, H17508, 36135 & 36535
- ALL OF D.L. 2450S, S.D.Y.D.

**ZONING SYNOPSIS:**

ZONE RM4  
SITE 4,302 SQ. = 0.430 HECTARES  
46,306.3 SQFT. = 1.063 ACRES

**DENSITY:**

PERMITTED 75 UNITS/HECTARE X 1.063 = 32.2 UNITS  
2.47

PROVIDED 32.2 UNITS (75 UNITS / HECTARE)  
30 UNITS

**SITE COVERAGE:**

PERMITTED 45%

PROVIDED 32.6%  
(FIRST FLOOR INCLUDING COVERED WALKWAYS AND LOBBY 15,111 / 46,302)

**FLOOR AREA RATIO:**

FLOOR AREA CALCULATIONS INCLUDE SUITES, STORAGE ROOMS, STAIRS AND SERVICE ROOMS, BUT EXCLUDE COVERED WALKWAYS

PROVIDED

- FIRST FLOOR = 12,791
- SECOND FLOOR AREA = 12,301
- THIRD FLOOR = 12,301
- FOURTH FLOOR = 10,202
- = 47,595 SQ. FT.

**BUILDING HEIGHT:**

PERMITTED 4 STORIES + BASEMENT  
18 M (59.06') ABOVE AVERAGE NATURAL GRADE AROUND BLDG.  
= 93.6'(AVERAGE GRADE) + 59.06 = EL. 152.66 FT.

PROVIDED 4 STORIES + BASEMENT  
TOP OF CLEARSTORY PARAPET EL. 148.28 FT.

**PARKING:**

PROVIDED

- BASEMENT GARAGE = 37
- COVERED = 2
- SURFACE = 16
- = 55 CARS PROVIDED

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NO.	DATE	DESCRIPTION

ISSUED FOR COORDINATION

**RIVERSIDE PLACE**  
POOL BUILDING  
301 MCKINNEY RD., OLIVER, BC

**A1**  
SITE PLAN  
DRAWING NO.