

**ZONING SUMMARY:**

**LEGAL DESCRIPTION:** Lot 1 District Lots 127 and 531 Osoyoos Yale District Plan EPP67320

**Front Yard Setback :** Proposed: 17.4m (57'-4")  
Required: 7.5m (25'-0")

**Side Yard Setback :** Proposed: 1.25m (4'-1")  
Required: Not required

**Rear Yard Setback :** Proposed: 3m (10'-0")  
Required: Not required

**EASEMENTS:** TBA

**ZONE:** Current: I-3 Heavy Industrial  
Proposed: I-2 General Industrial Zone

**USES:** TBA

**Gross Floor Area:** (See Table Below)

**Site Area:** 32,360 sm (348,326 sf)  
Subdivision 1: 10,414 sm (112,095 sf)  
Subdivision 2: 21,946 sm (236,203 sf)

**Site Cover (Lot 1):** Proposed 42%  
Permitted 60%

**FSR:** Proposed 0.58  
Permitted 1.5

**Height:** Proposed: 9m (30')  
Permitted: 14m (45.9')

**Parking (Vehicle):** Proposed: 122 Cars (inc. 2HC)  
Required: 2/1076sf = 122 Cars

**Parking (Bike ClassII):** Proposed: 36  
Required: 0.3/1076sf = 18

**Loading:** Proposed: 23 loading bays  
Required: 1/20,451sf = 3 loading bays

Area Summary (Gross Floor Area - By Building and Level)

Building	Level	Area (SF)	Area (SM)
1	Level 1	25050 SF	2327 m <sup>2</sup>
	Level 2	10180 SF	946 m <sup>2</sup>
2	Level 1	35230 SF	3273 m <sup>2</sup>
	Level 2	21960 SF	2040 m <sup>2</sup>
2	Level 1	8580 SF	797 m <sup>2</sup>
	Level 2	30540 SF	2837 m <sup>2</sup>
		65770 SF	6111 m <sup>2</sup>

Area Summary (Gross Floor Area - By Level)

Level	Area (SF)	Area (SM)
Level 1	47010 SF	4367 m <sup>2</sup>
Level 2	18760 SF	1743 m <sup>2</sup>
	65770 SF	6111 m <sup>2</sup>



**1 Site Plan**  
1" = 30'-0"

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102 - 1183 COLLIER DRIVE VANCOUVER V6L 2P6 P: 604 569 3499 F: 604 569 1340

**1655 Dilworth**  
Kelowna

**Site Plan**

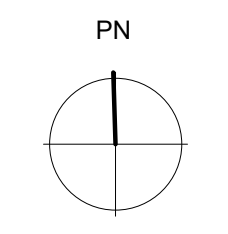
**A100**



1 **Level 1**  
1" = 20'-0"

**1655 Dilworth**  
Level 1  
5/18/2018 4:41:42 PM Scales 50% @ 11"x17"  
**A101**

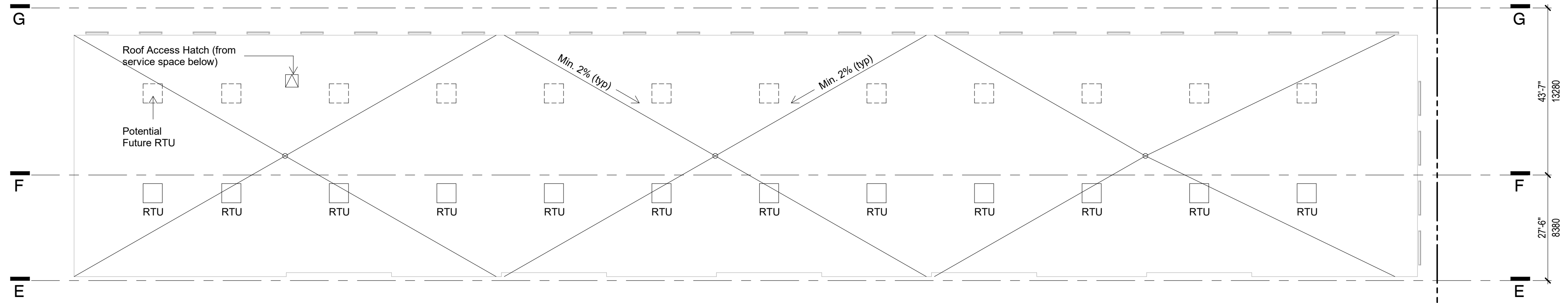
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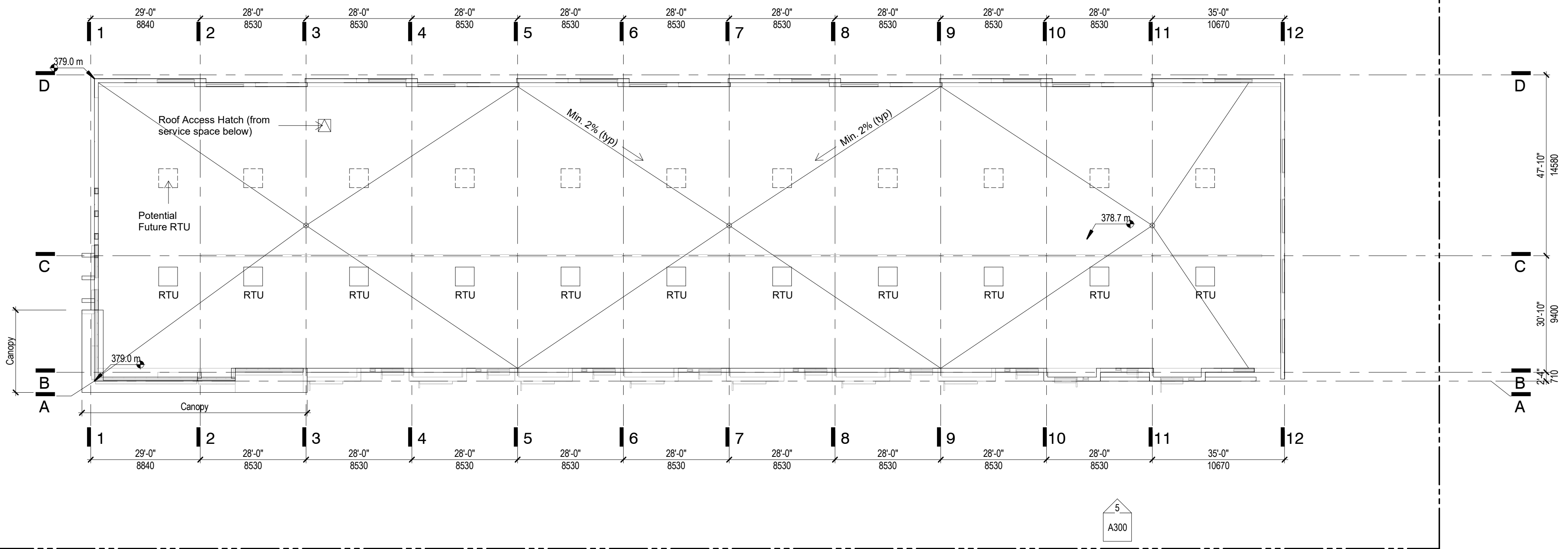
Property Line



A300 3

A300 4

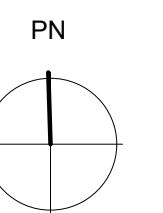
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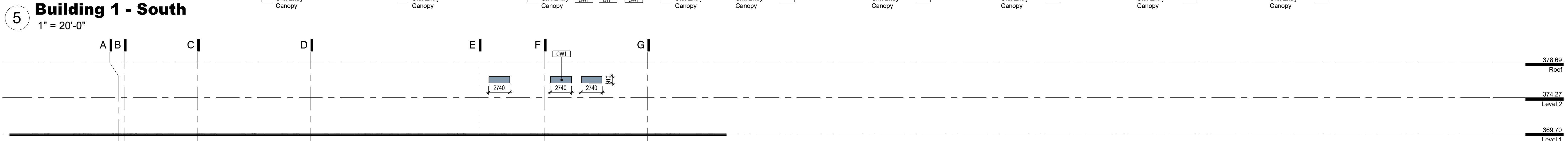
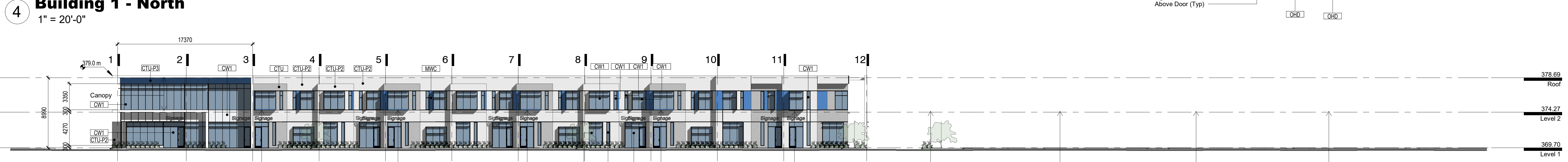
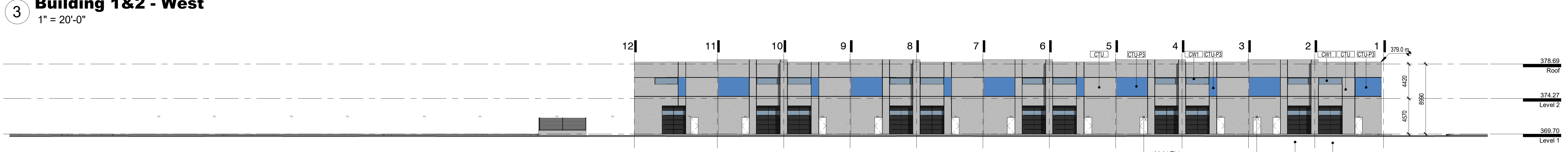
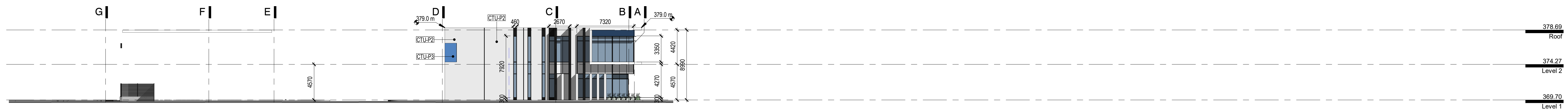
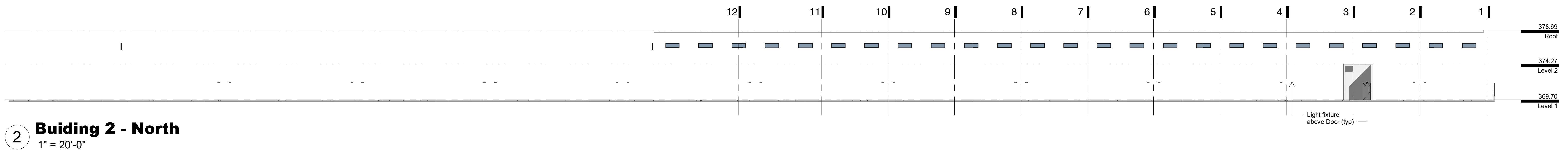
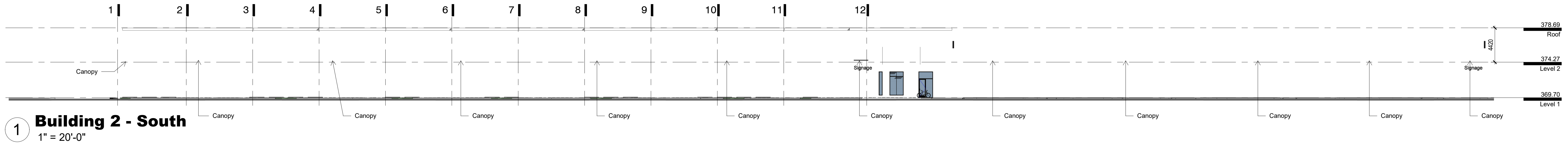


1 Roof  
1" = 20'-0"

**1655 Dilworth**  
**Roof Plan**  
 5/18/2018 4:41:46 PM Scales 50% @ 11"x17"  
**A103**

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**KEYNOTE LEGEND**

TAG	DESCRIPTION
CTU	CONCRETE - TILT UP
CTU-P2	CONCRETE - TILT UP - PAINTED P2
CTU-P3	CONCRETE - TILT UP - PAINTED P3
CW1	CURTAIN WALL - TYPE 1

**KEYNOTE LEGEND**

TAG	DESCRIPTION
MWC	METAL WALL CLADDING
OHD	OVERHEAD DOOR

**1655 Dilworth**  
Elevations  
5/18/2018 4:42:17 PM Scales 50% @ 11"x17"  
**A300**

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