



CITY OF KELOWNA

MEMORANDUM

Date: April 27, 2018
File No.: Z18-0041
To: Community Planning (KB)
From: Development Engineering Manager(JK)
Subject: 2195 Abbott St RU1 – RU1c Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service c/w an inspection chamber (IC) No further upgrades are needed at this time.


3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access is permitted from the lane as per bylaw.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



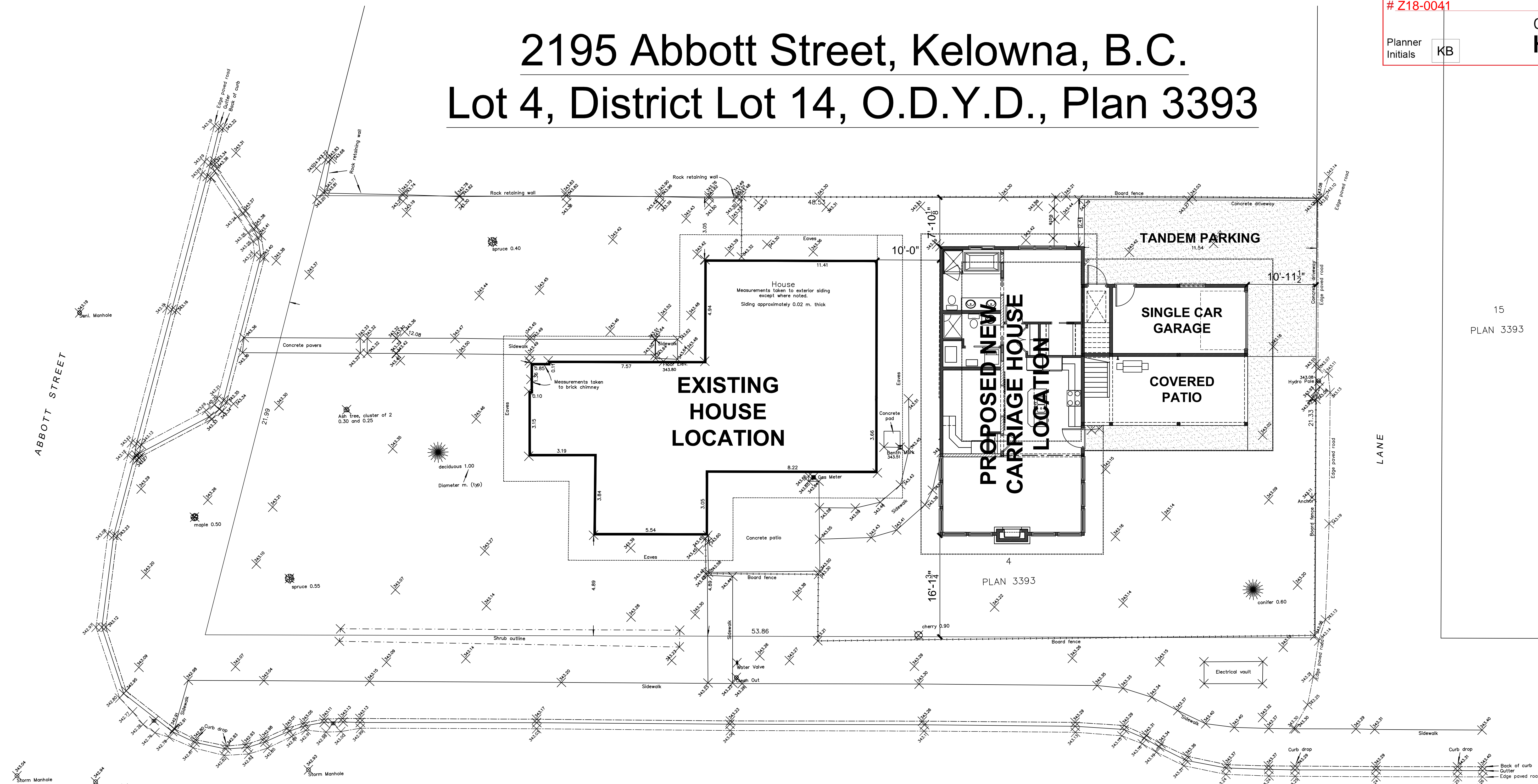
James Kay, P. Eng.
Development Engineering Manager

JA



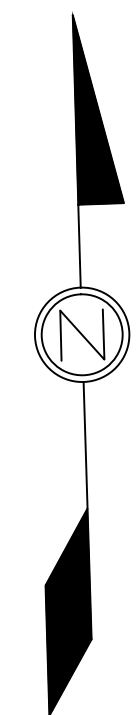
2195 Abbott Street, Kelowna, B.C.

Lot 4, District Lot 14, O.D.Y.D., Plan 3393



15
PLAN 3393

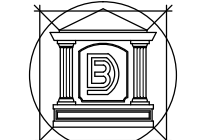
ERRORS AND OMISSIONS
- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



SITE PLAN

1/8" = 1'-0"

Site Coverage Calculation	
Lot Area =	11,756 sq.ft. (1092.6 m2)
Existing House =	1,581 sq.ft. (146.9 m2)
Proposed Carriage House with Garage =	1,400 sq.ft. (130 m2)
Driveway =	620 sq.ft. (57.6 m2)
Covered Patio =	242 sq.ft. (22.5 m2)
	(23 m2 cov. patio allowed)
Bldg. Coverage =	25%
Bldgs. & D.W. Coverage =	30.6%



BAXTER DESIGN
Custom Building Design

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR:
MR. & MRS. LOVEGROVE
2195 Abbott Street, Kelowna, B.C.

Drawing Scale: 1/4" = 1'-0"

Date: APRIL 10, 2018

Rev. Date:

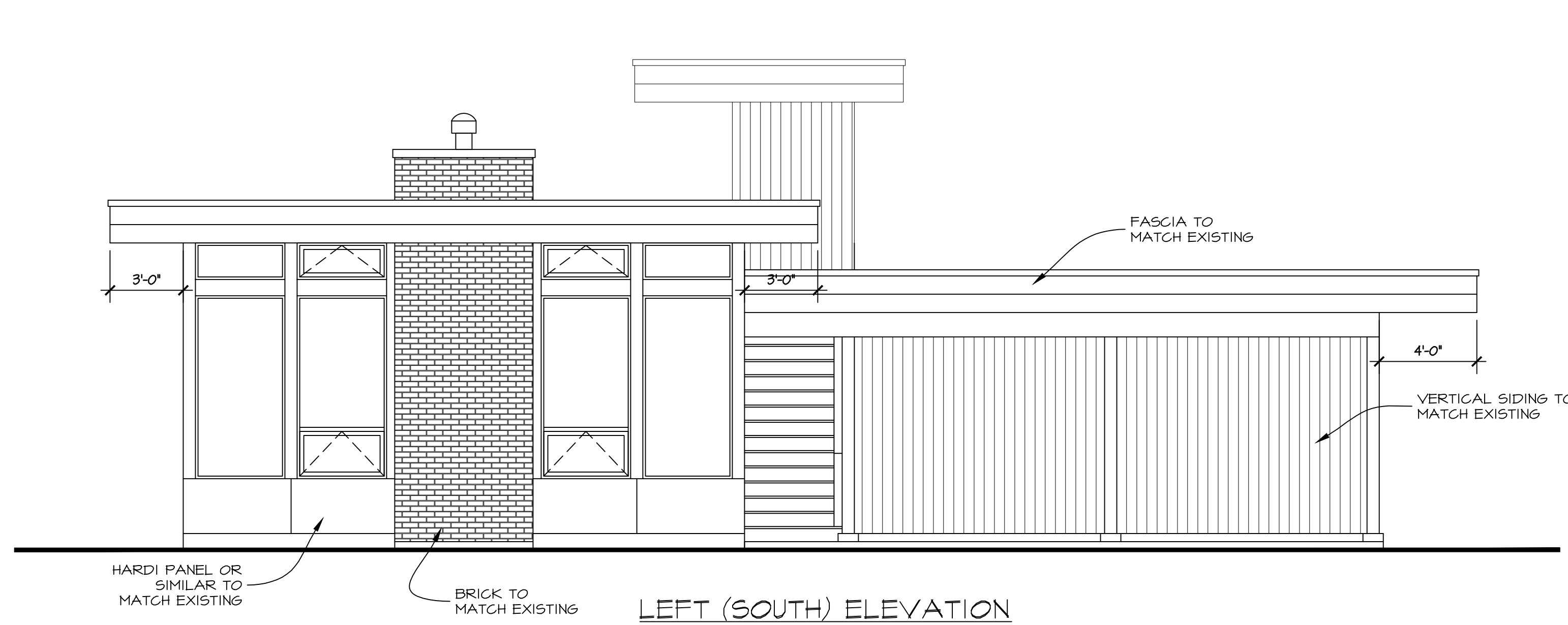
Drn. By: S.H.B.

**CARRIAGE HOUSE
REZONING APPLICATION**

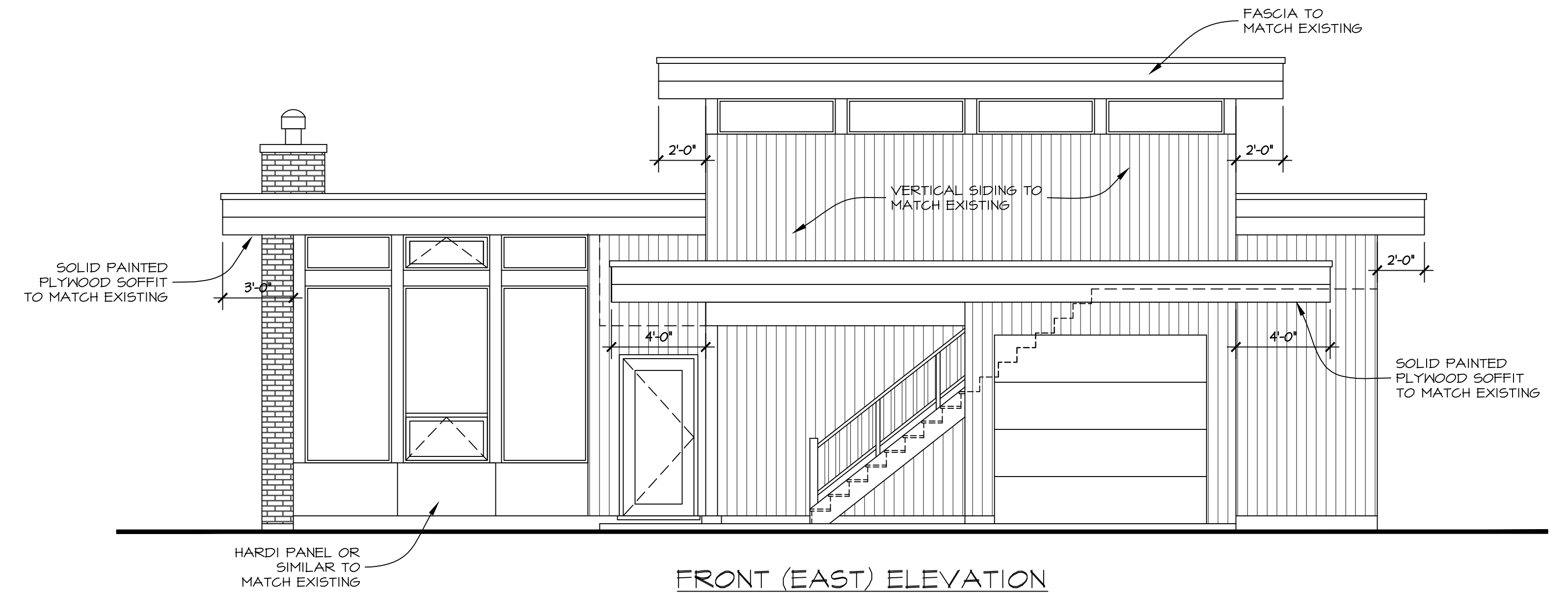
SCHEDULE B

This forms part of application
Z18-0041

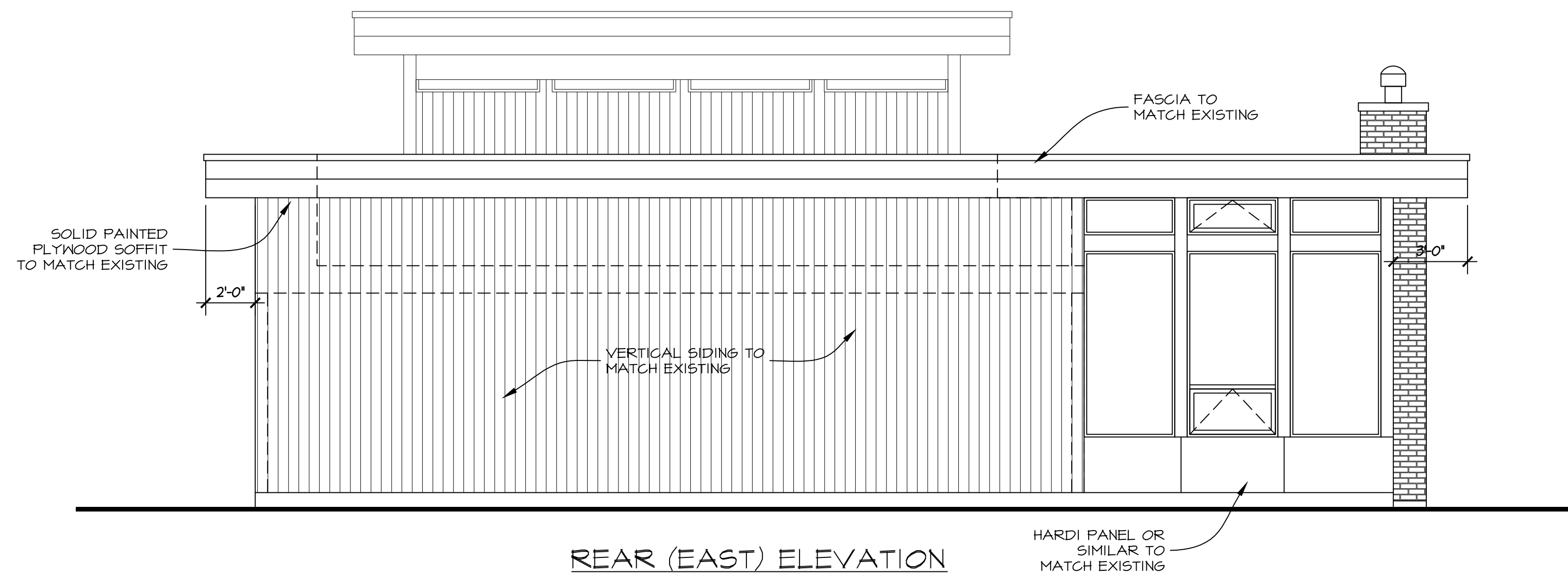
Planner Initials **KB**



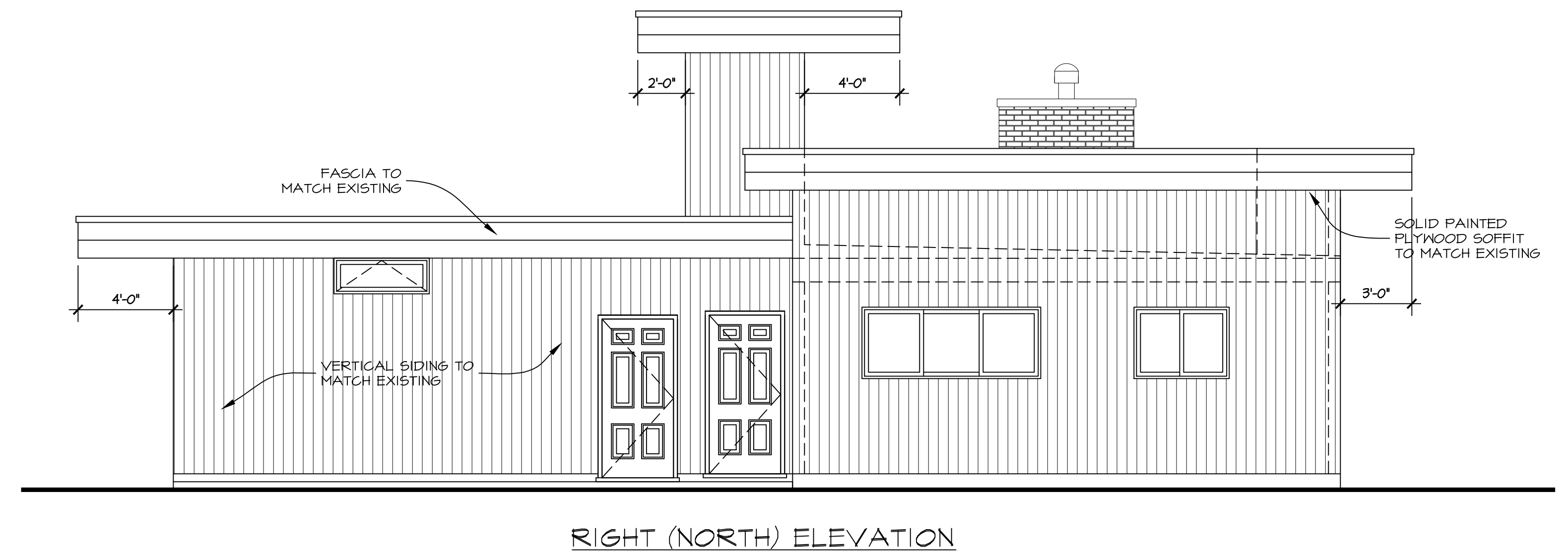
LEFT (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



REAR (EAST) ELEVATION



RIGHT (NORTH) ELEVATION

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

NOTE:
ALL EXTERIOR DOOR AND WINDOW SIZES, PATTERNS, COMBINATIONS, CONFIGURATIONS AND SEPARATIONS TO BE CONFIRMED BY WINDOW MANUFACTURER TO ENSURE NAFS (NORTH AMERICAN FENESTRATION STANDARD) COMPLIANCE.
WHAT'S SHOWN ON THE PLANS IS JUST A REPRESENTATION OF THE LOOK AND FEEL INTENDED BY THE DESIGNER. THE TYPE OF WINDOW USED AND MANUFACTURER SPECS MAY VARY AND THEREFORE NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

BAXTER DESIGN
Custom Building Design

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR:
MR. & MRS. LOVEGROVE
2195 Abbott Street, Kelowna, B.C.

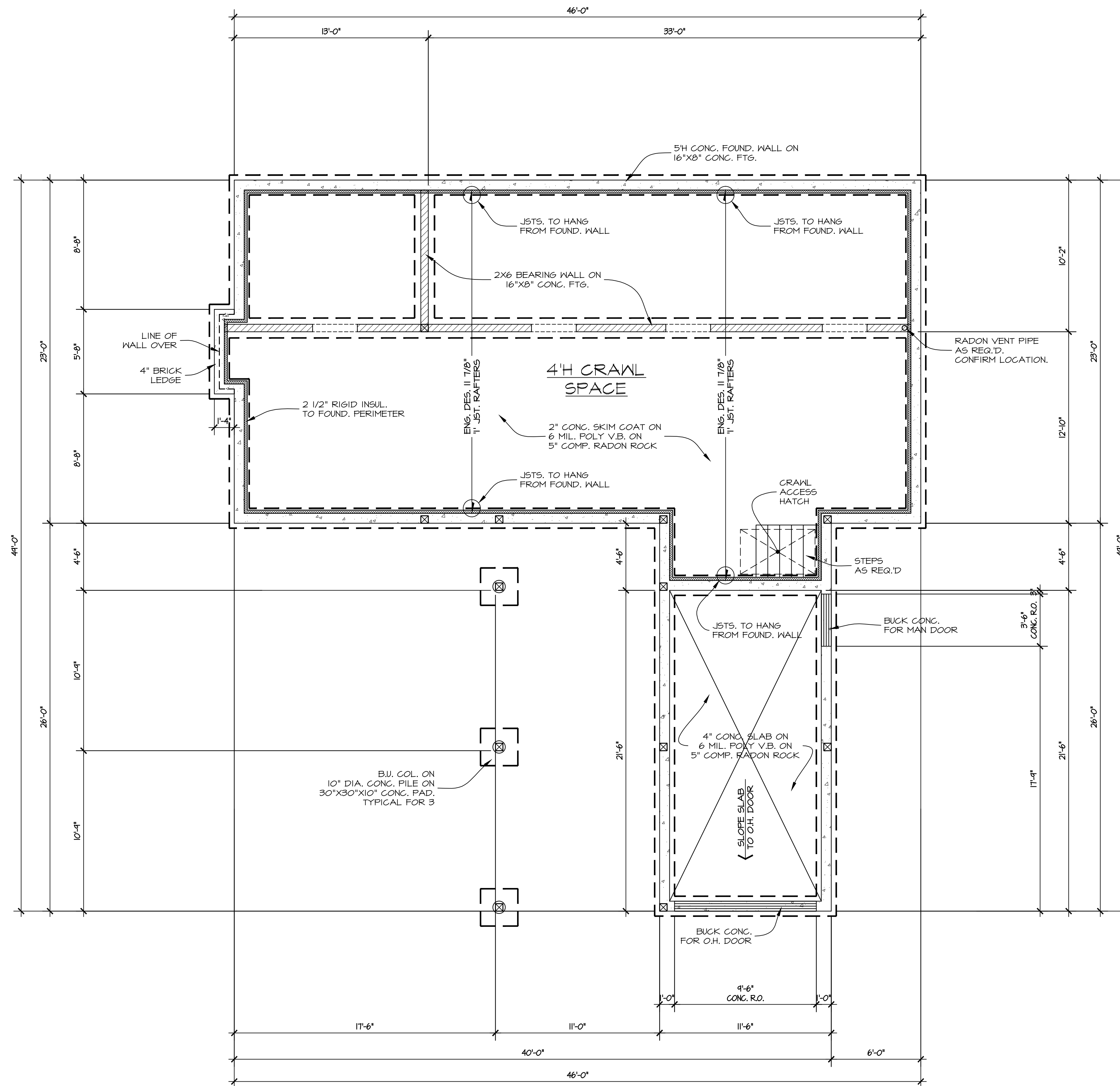
Drawing Scale: 1/4" = 1'-0"

Date: APRIL 10, 2018

Rev. Date:

Drn. By: S.H.B.

CARRIAGE HOUSE
REZONING APPLICATION



ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

FOUNDATION PLAN

BAXTER DESIGN
Custom Building Design

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR:
MR. & MRS. LOVEGROVE
2195 Abbott Street, Kelowna, B.C.

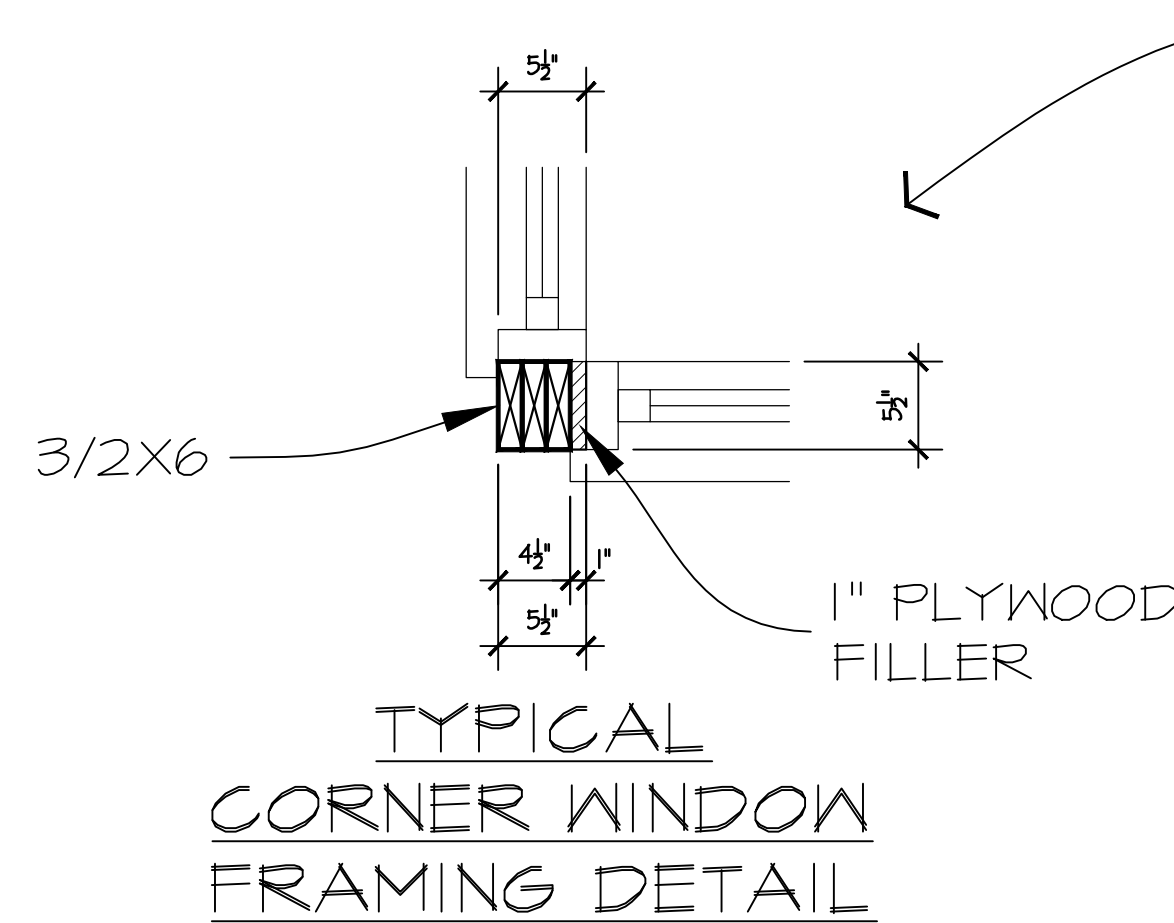
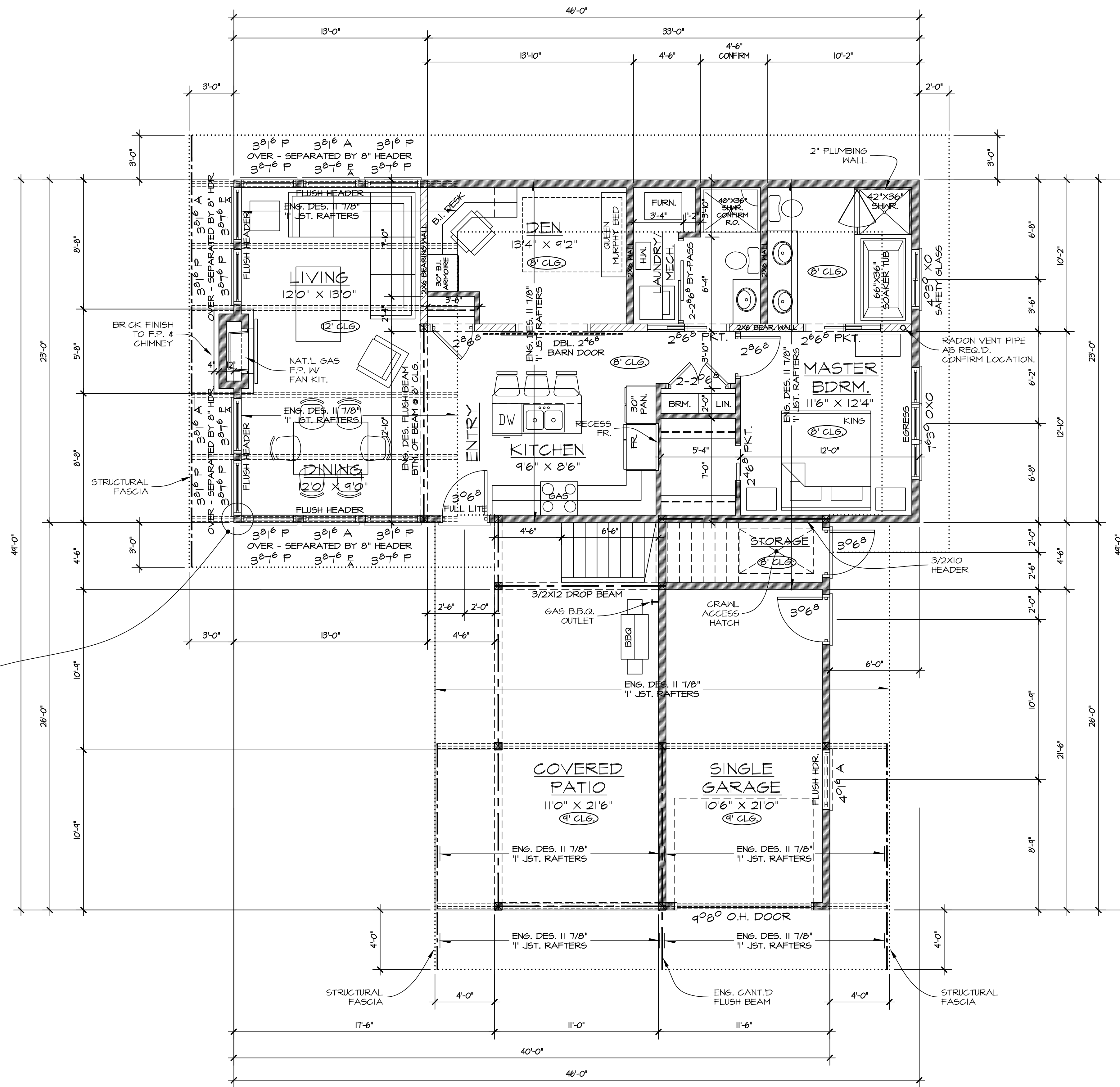
Drawing Scale: 1/4" = 1'-0"

Date: APRIL 10, 2018

Rev. Date:

Drn. By: S.H.B.

CARRIAGE HOUSE
REZONING APPLICATION



ERRORS AND OMISSIONS
 - BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

NOTE:
 ALL EXTERIOR DOOR AND WINDOW SIZES, PATTERNS, COMBINATIONS, CONFIGURATIONS AND SEPARATIONS TO BE CONFIRMED BY WINDOW MANUFACTURER TO ENSURE NAFS (NORTH AMERICAN FENESTRATION STANDARD) COMPLIANCE.
 WHAT'S SHOWN ON THE PLANS IS JUST A REPRESENTATION OF THE LOOK AND FEEL INTENDED BY THE DESIGNER. THE TYPE OF WINDOW USED AND MANUFACTURER SPECS MAY VARY AND THEREFORE NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

MAIN FLOOR PLAN 1058 SQ. FT.
FOOTPRINT 1400 SQ. FT.
COVERED PATIO 242 SQ. FT.

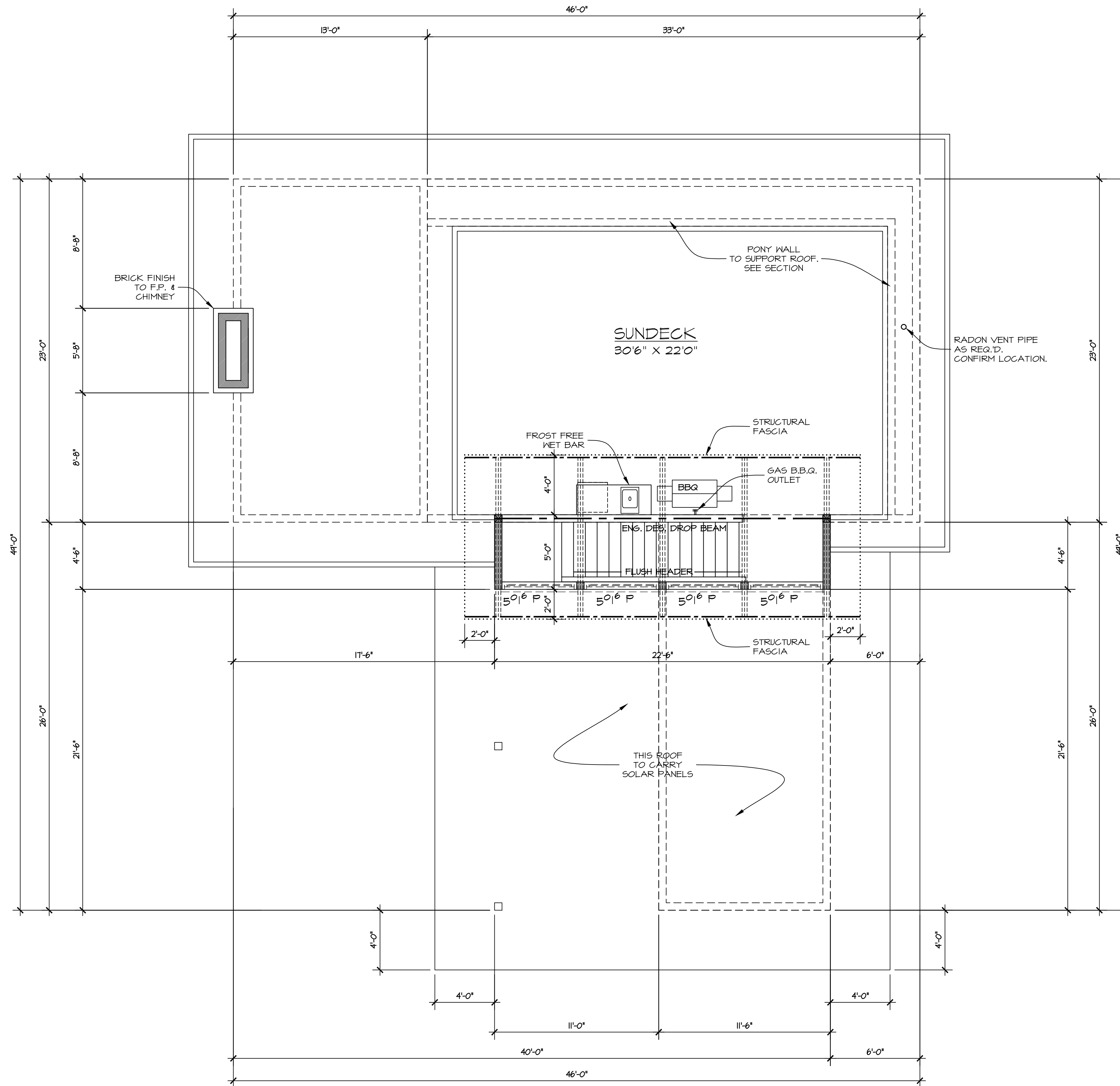
BAXTER DESIGN
 Custom Building Design

SHANE BAXTER DESIGNS INC.
 KELOWNA, B.C. CANADA
 ph: (250) 862-9662
 email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR:
 MR. & MRS. LOVEGROVE
 2195 Abbott Street, Kelowna, B.C.
 Drawing Scale: 1/4" = 1'-0"

Date: APRIL 10, 2018
 Rev. Date:
 Drn. By: S.H.B.

**CARRIAGE HOUSE
 REZONING APPLICATION**



ROOF PLAN

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

BAXTER DESIGN
Custom Building Design

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR:
MR. & MRS. LOVEGROVE
2195 Abbott Street, Kelowna, B.C.
Drawing Scale: 1/4" = 1'-0"
Date: APRIL 10, 2018
Rev. Date:
Drn. By: S.H.B.