
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

Date: May 10, 2018
File No.: Z18-0052
To: Community Planning (LK)
From: Development Engineering Manager(JK)
Subject: 925 Eagle Dr.

This forms part of application
Z18-0052

Planner
Initials LK



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. An inspection chamber (IC) is required at applicant cost.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Walk way lighting must be installed from parking spot to carriage house.

New Carriage house parking spot must be provided for on existing lot.

4. Electric Power and Telecommunication Services

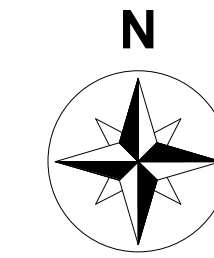
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

James Kay, P. Eng.
Development Engineering Manager

RO

COTE / JOHNSON RESIDENCE

925 EAGLE DR



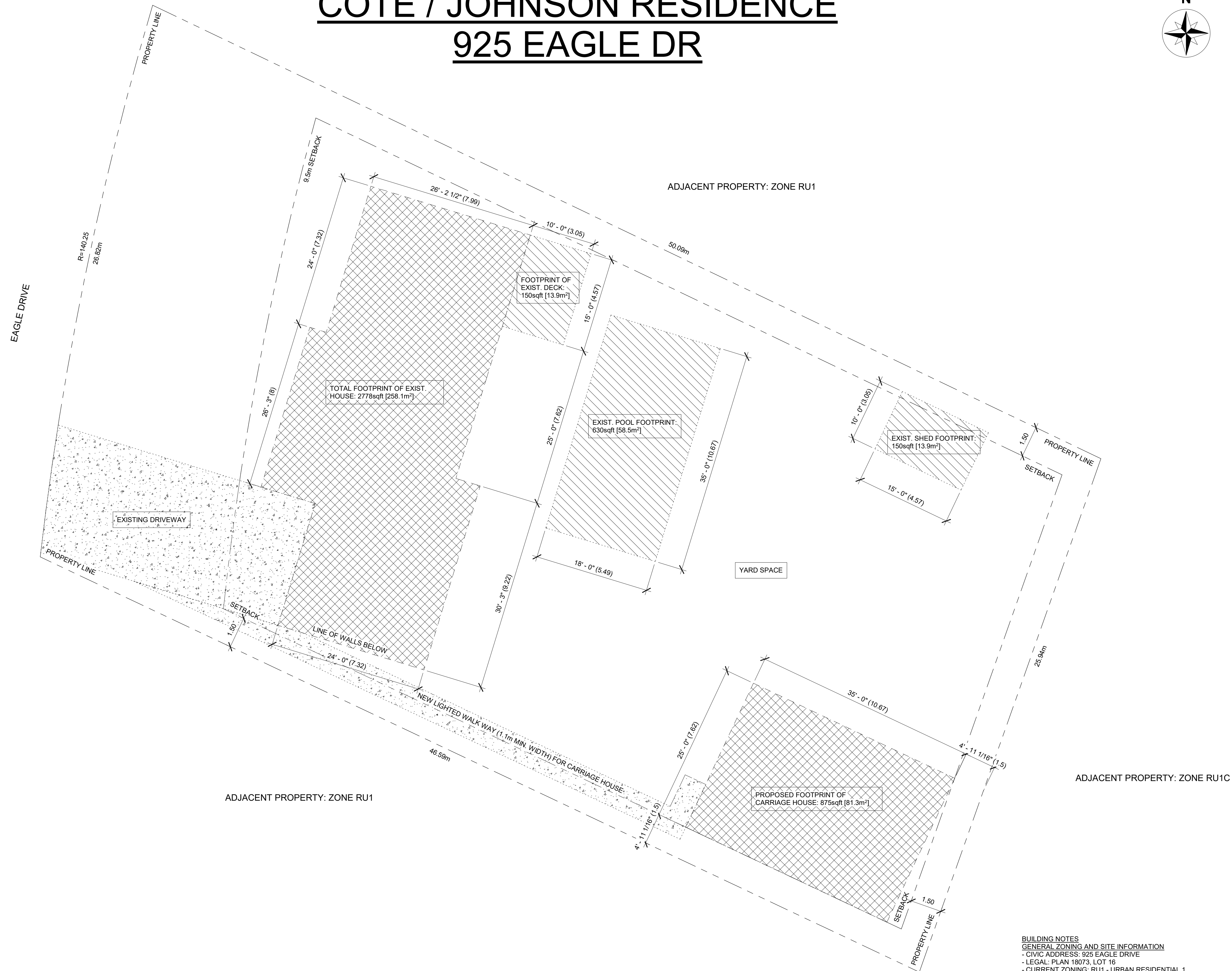
Blue Vision
Drafting & Design
3448 Cougar Rd
West Kelowna, BC
V4T 2G9
250.864.6666
blue.vision@hotmail.com

GENERAL NOTES

- The following notes are to be included as part of the drawings.
- The Contractor or the Owner shall verify all dimensions, details, structural materials and conditions shown on the drawings or noted in the specifications.
- The Contractor or Owner shall resolve any problems arising out of any variances from the drawings and specifications, or from conditions encountered at the job site. Such resolution shall be the sole responsibility of the Contractor or Owner.
- The Designer shall not be responsible for any departure from the drawings and Specifications authorized by any inspection authority during the course of construction.
- The Contractor or the Owner shall ensure that all work conform to the current Building Code adopted by the authorities having jurisdiction or local Building Codes and By-laws that may take precedence.
- The Contractor or the Owner shall be responsible for correct placement of this building on the site.
- The Designer shall not be responsible for site conditions such as soil bearing capacity, depths of water tables or buried structures.
- All work shall be equal in all respects to good building practice.
- Written dimensions take precedence over scaled drawings.
- Construction loads on the structure caused by interim storage of materials or use of equipment will not be allowed to exceed the design loads.
- These drawings are not to be scaled.

ERRORS AND OMISSIONS

- The Designer makes every effort to provide complete and accurate home plans. This office assumes no liability for any errors or omissions that may affect construction.
- Should any discrepancies be found on this set of drawings, please advise our office at your earliest convenience.



- BUILDING NOTES**
GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 925 EAGLE DRIVE
 - LEGAL: PLAN 18073, LOT 16
 - CURRENT ZONING: RU1 - URBAN RESIDENTIAL 1
 - PROPOSED ZONING: RU1c - URBAN RESIDENTIAL 1 w/ CARRIAGE HOUSE
 - AUTHORITY: CITY OF KELOWNA
 - TOTAL LOT AREA: 13,504sqft [1254.6m²]
 - EXISTING HOUSE FOOTPRINT: 2778sqft [258.1m²]
 - EXISTING DECK FOOTPRINT: 150sqft [13.9m²]
 - EXISTING TOTAL FOOTPRINT: 2928sqft [272m²]
 - EXISTING % LOT COVERAGE: 21.7%
 - MAX COMBINED LOT OF ALL ACCESSORY BUILDINGS: 14%
 - EXISTING SHED FOOTPRINT: 150sqft [13.9m²]
 - PROPOSED CARRIAGE HOUSE FOOTPRINT: 875sqft [81.3m²]
 - PROPOSED COMBINED LOT OF ALL ACCESSORY BUILDINGS: 7.6%
- CARRIAGE HOUSE SETBACKS:**
- FRONT YARD SETBACK: 9.0m
 - REAR YARD SETBACK: 1.5m
 - SIDE YARD SETBACK: 1.5m
 - 4.5m (FLANKING STREET)
 - MAXIMUM HEIGHT OF MAIN HOUSE: 4.8m (1.5 STOREYS)

1 SITE PLAN
1/8" = 1'-0"

Issue Schedule

Issue Number	Description	Date
1	RE-ZONING	23.10.18

ATTACHMENT B
This forms part of application # Z18-0052
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION

Edi Cote & Gary Johnson
925 Eagle Dr.
Kelowna, BC V1Y 4S9
250.212.6688
Gary17@shaw.ca

Carriage House
Re-Zoning

925 Eagle Dr.
Kelowna, BC

SITE PLAN

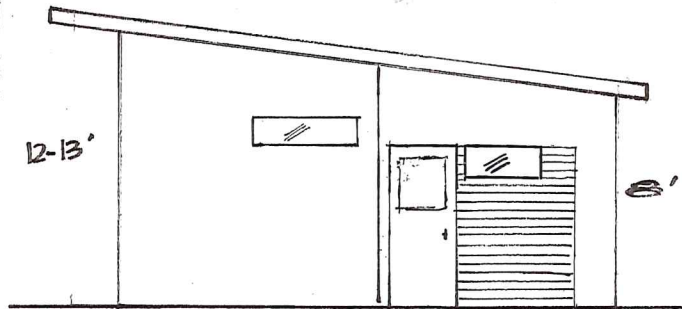
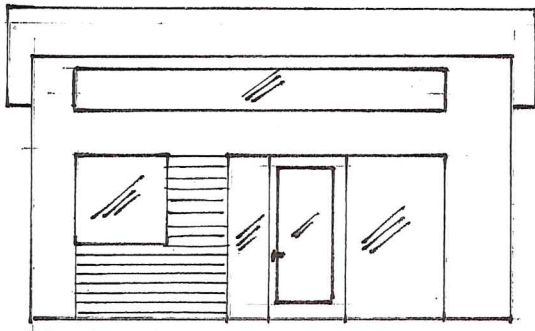
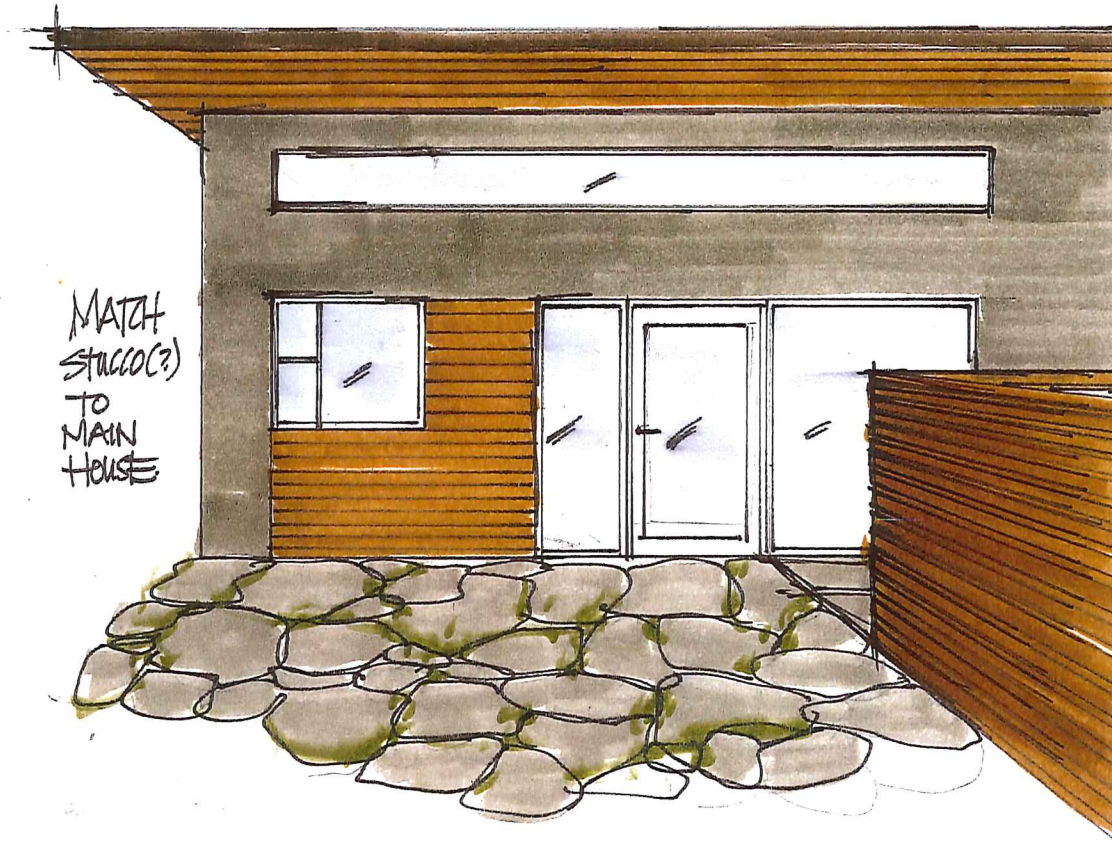
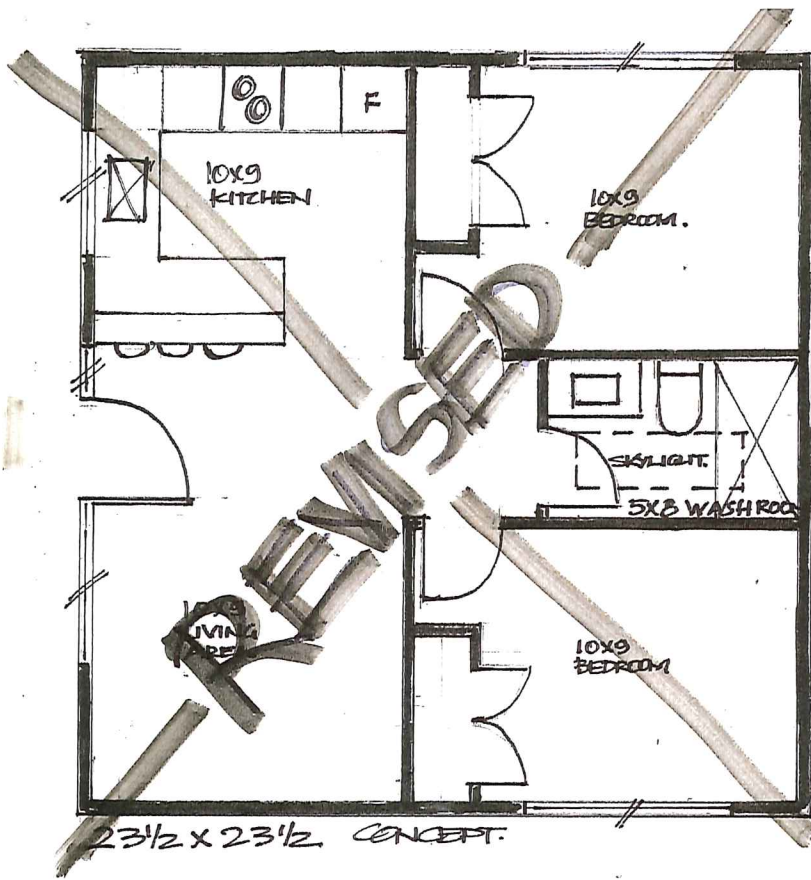
SCALE:

AS NOTED

DRAWN BY: DS
CHECKED BY: BV

DATE: 23.10.18
PROJECT: 2018-047

A1.0



CVK
CONCEPT
BACK SUITE

ATTACHMENT C

This forms part of application

Z18-0052

Planner Initials LK

