

CITY OF KELOWNA

MEMORANDUM

Date: September 18, 2018
File No.: Z18-0100
To: Community Planning (BC)
From: Development Engineering Manager(JK)
Subject: 2414 Taylor Cr 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) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

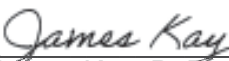
3. Development Permit and Site Related Issues

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

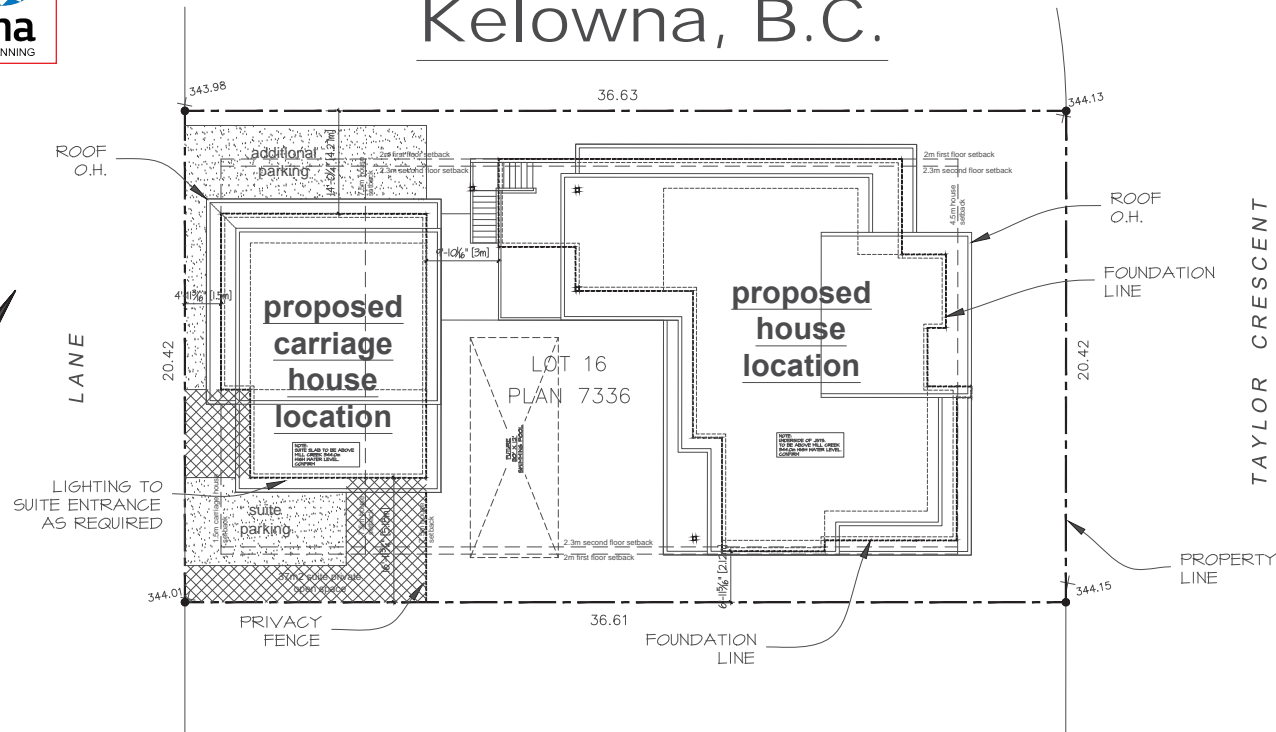
SCHEDULE A

This forms part of application
Z18-0100

Planner
Initials BC



2414 Taylor Crescent Kelowna, B.C.



Site Coverage Calculation

Lot area =	8052 sq.ft. (748.3 m ²)
House coverage =	2107 sq.ft. (195.8 m ²)
Patio coverage =	232 sq.ft. (21.6 m ²) (23 m ² allowable)
Garage/carriage house coverage =	960 sq.ft. (89.22 m ²)
Driveway & side parking =	777 sq.ft. (72.21 m ²)
Total building coverage =	3067 sq.ft. (285.02 m ²) = 38.1 %
Total coverage including driveways and parking =	3844 sq.ft. (357.24 m ²) = 47.7 %

SITE PLAN

1/8" = 1'-0"

NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.

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.
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email: baxterdesign@shaw.ca

CRAM - DANIELSON RESIDENCE
2414 TAYLOR CRESCENT
KELOWNA, B.C.

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

Date: MARCH 14, 2018
Rev. Date: NOV. 6, 2018
Dm. By: S.H.B.

WORKING DRAWINGS