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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** March 17, 2016  
**File No.:** Z16-0009  
**To:** Land Use Management Department (AC)  
**From:** Development Engineering Manager  
**Subject:** 5080 Lakeshore Rd Lot C Plan 30063 Carriage House RR2c

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Development Engineering has the following requirements associated with this application.

1. Domestic Water

This property is currently not serviced with a Municipal Service. The applicant has made payment for a 3<sup>rd</sup> Party Work Order for the installation for one 38mm diameter water service under file DP15-0178. The applicant's consulting Mechanical Engineer shall confirm that the proposed service size will be adequate for this application.

The property is within Water Extended Service Area 14. The developer has made payment for one equivalent dwelling unit under file DP15-0178. **An additional \$1,940.00** ( 0.5 of \$ 3,880 ESA 14 charge ) is required. Valid until 29-09-2016

2. Sanitary Sewer

This property is currently not serviced with a Municipal Service. The applicant has made payment for a 100mm diameter sanitary service under file DP15-0178. No service upgrades are anticipated for this application.

The property is within Sewer Connection Area No 28 . The developer has made payment for one equivalent dwelling unit under file DP15-0178. **An additional \$11,000.00** ( 0.5 of \$ 22,000 charge ) is required.

3. 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.

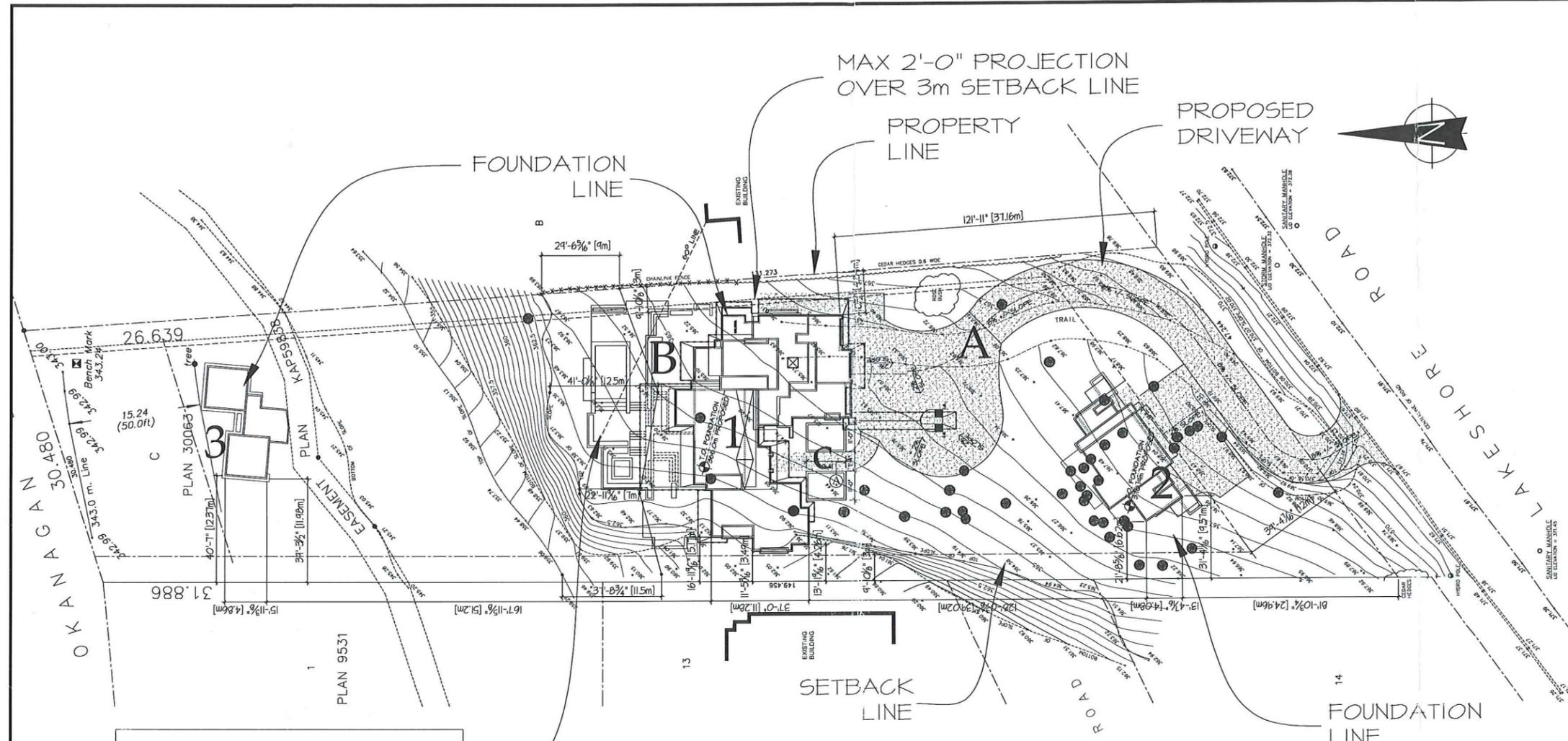
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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf

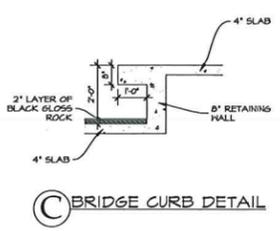
**SITE PLAN**  
**LUC16-0001**  
**Z16-0009**

REVISIONS		
REV	DATE	DESCRIPTION
A	13/02/15	ISSUED FOR REVIEW
B	21/04/15	ISSUED FOR REVIEW
C	06/05/15	ISSUED FOR TENDER
D	20/05/15	ISSUED FOR TENDER
E	25/05/15	PLAN REVISIONS
F	09/07/15	ISSUED FOR PERMITS
G	21/09/15	PLAN REVISED
H	09/09/15	PLAN REVISED
I	23/09/15	PLAN REVISED
J	02/11/15	PAVILION / TERRACE

NOTE:



LANDSCAPE RETAINING WALLS AS REQ'D CONFIRM EXACT LOCATIONS ON SITE. MAX. 4'H SEPARATED BY MIN 4'-0" APART



**SITE CRITERIA:**  
 EXISTING ZONING = A1  
 SITE PLAN OF LOT C, SECTION 23, TOWNSHIP, S.D.Y.D., PLAN 30063  
 5080 LAKESHORE ROAD, KELOWNA

**COVERAGE CALCULATION**

HOUSE = 354.30<sup>2</sup> (3,813.64 SQ. FT.)  
 ACCESSORY BUILDING = 99.23<sup>2</sup> (1,068.08 SQ. FT.)  
 PAVILION = 68.66<sup>2</sup> (739.00 SQ. FT.)  
 DRIVEWAY = 734.65<sup>2</sup> (7,907.69 SQ. FT.)  
 REAR TERRACE = 302.06<sup>2</sup> (3,251.38 SQ. FT.)  
 FRONT BRIDGE & WALKWAY = 29.69<sup>2</sup> (319.54 SQ. FT.)

TOTAL AREA OF HOUSE, ACCESSORY BLDG., & PAVILION = 522.55<sup>2</sup> (5620.72 SQ. FT.)  
 SITE AREA = 4807.051 m<sup>2</sup> (51,742.73 SQ. FT.)  
 COVERAGE = 10.86%

1. Principal Building
  2. Accessory Building
  3. Beach Pavilion
- 
- A. Proposed Driveway
  - B. Entertainment Terrace
  - C. Concrete Bridge w/Rock Below

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**

• EVAN GILBERT 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.  
 • EVAN GILBERT 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.

**CARL SCHOLL DESIGN INC.**  
 203-347 LEON AVENUE  
 KELOWNA, B.C. V1Y 8C7  
 TEL: (250) 783-7800  
 FAX: (250) 681-4247

**EVAN GILBERT**  
 drafting & design  
 778.478.7722

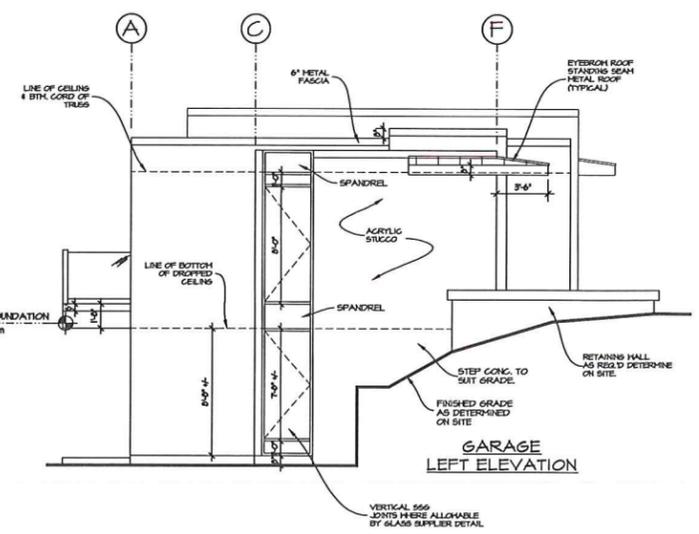
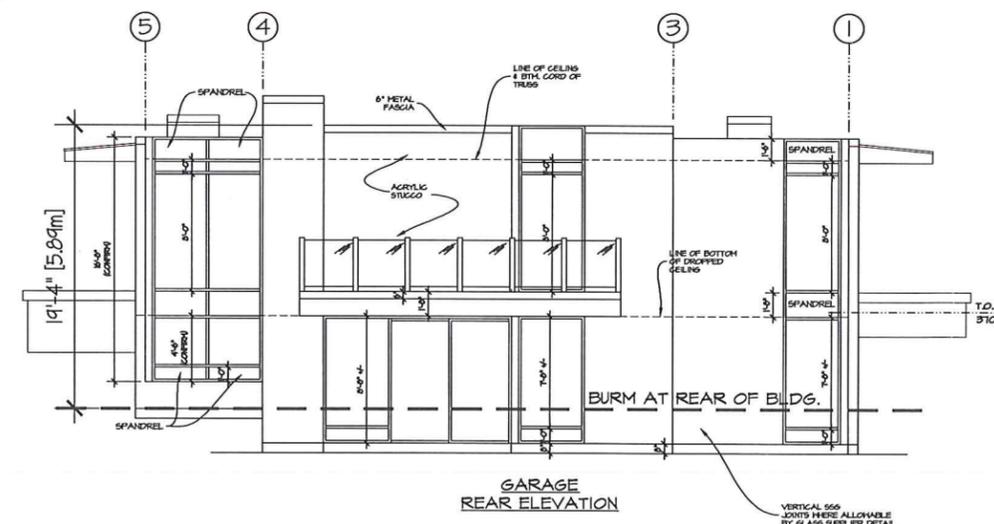
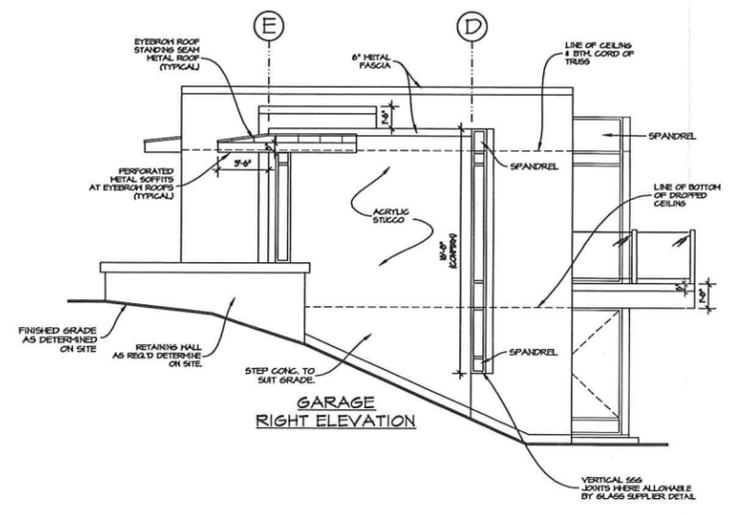
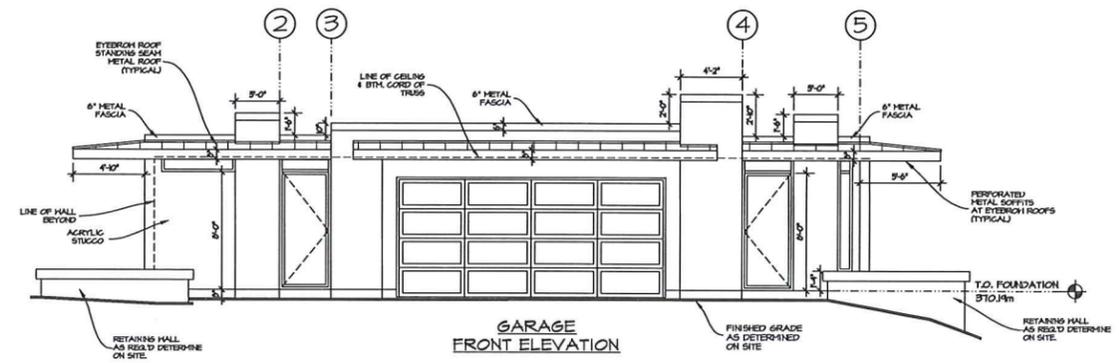
PROJECT TITLE  
**5080 LAKESHORE ROAD**  
 SHARKO RESIDENCE  
 DATE: 28/09/15  
 DRAWING SCALE: AS NOTED  
 DRAWN BY: EKG  
 CHECKED BY: CS  
 APPROVED BY:  
 SHEET NAME  
**SITE PLAN**

PROGRESS  
**FOR TENDER**  
 REVISION: J PLAN NUMBER: 448  
 SHEET NUMBER: A1 SHEET: 1 OF 19

CONCEPTUAL ELEVATIONS  
LUC16-0001  
Z16-0009

REVISIONS		
REV	DATE	DESCRIPTION
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E	25/05/15	PLAN REVISIONS
F	03/07/15	ISSUED FOR PERMITS
G	21/08/15	PLAN REVISED
H	03/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED

NOTE:



**CARL SCHOLL DESIGN INC.**  
203-347 LEON AVENUE  
KELOWNA, B.C. V1Y 8C7  
TEL: (250) 763-7800  
FAX: (250) 861-4247

**EVAN GILBERT**  
drafting & design  
778.476.7722

PROJECT TITLE  
**5080 LAKESHORE ROAD**  
**SHARKO RESIDENCE**

DATE: 28/09/15  
DRAWING SCALE: 1/4" = 10"  
DRAWN BY: EKG  
CHECKED BY: CS  
APPROVED BY:

SHEET NAME  
**GARAGE ELEVATIONS (ACCESSORY BLDG.)**

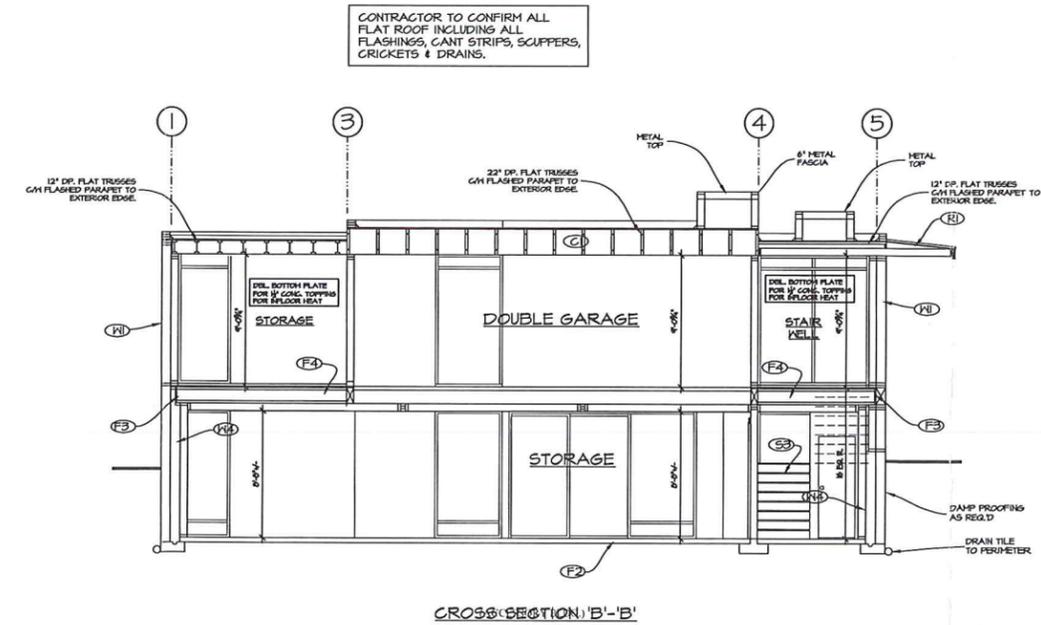
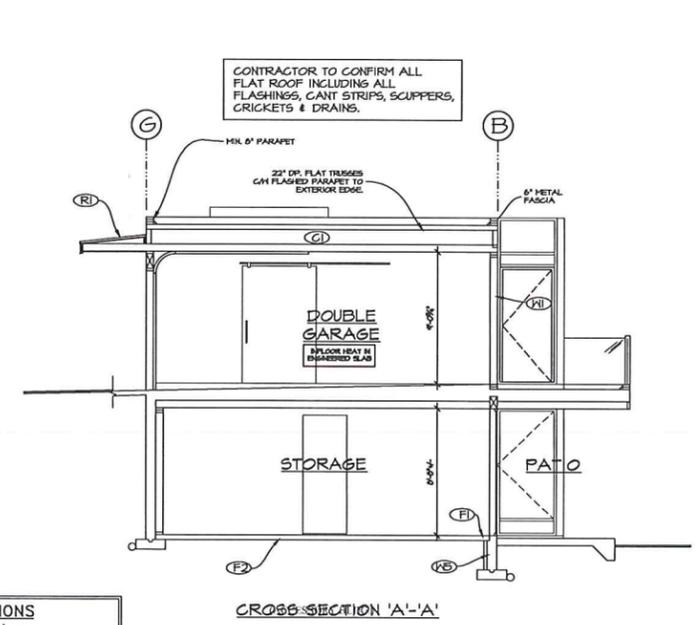
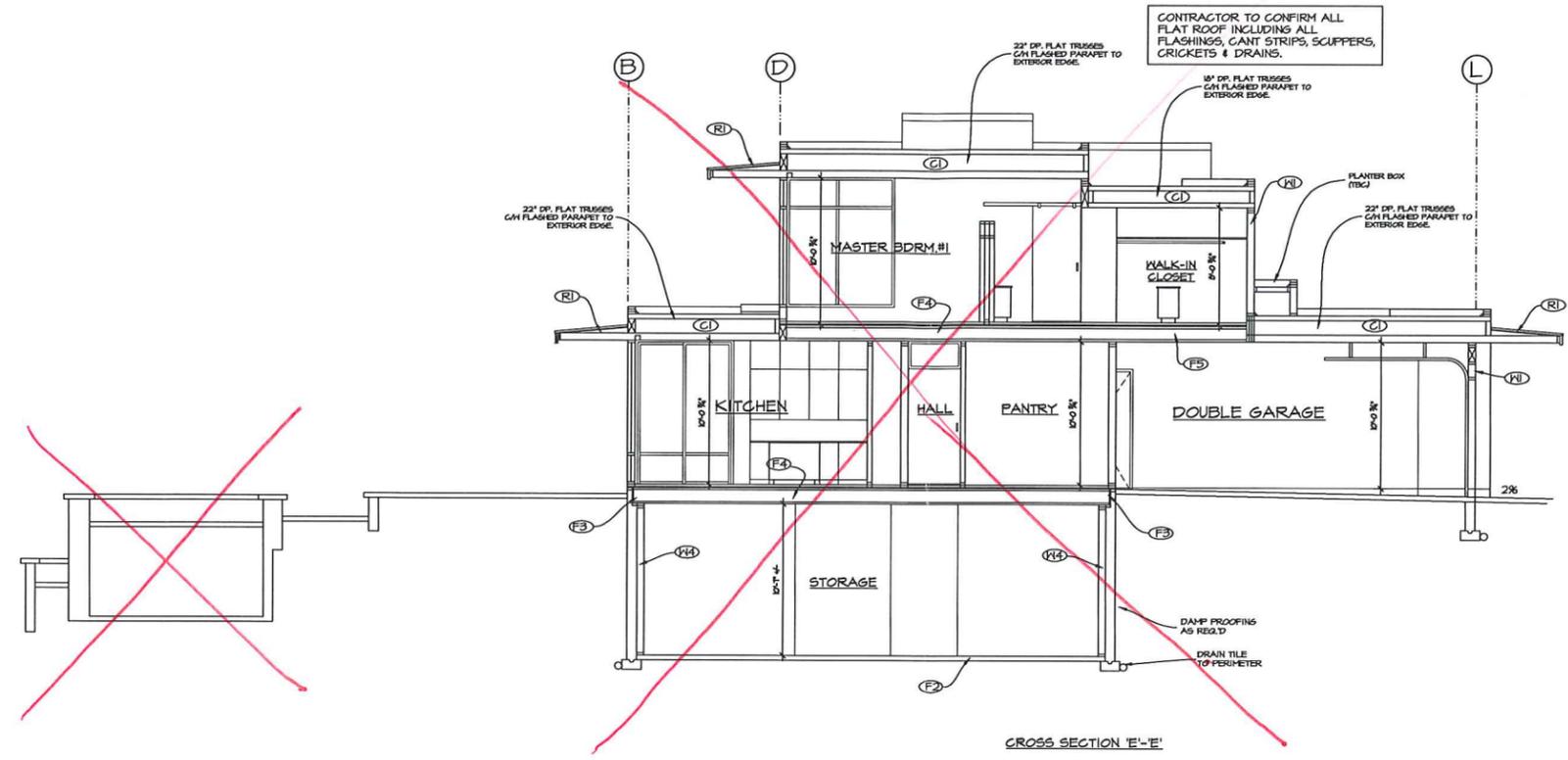
PROGRESS  
**FOR TENDER**

REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A11	11 of 19

CONCEPTUAL ELEVATIONS  
LUC16-0001  
Z16-0009

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FAX: (250) 861-4247

**EVAN GILBERT**  
drafting & design  
200-1075-1115  
200-1075-1115, 778.478.7722

PROJECT TITLE  
**5080 LAKESHORE ROAD**  
**SHARKO RESIDENCE**

DATE: 28/09/15  
DRAWING SCALE: 1/4" = 1'-0"  
DRAWN BY: EKG  
CHECKED BY: CS  
APPROVED BY:  
SHEET NAME  
**SECTION 'E'-E' & DETACHED GARAGE SECTION 'A'-A' & 'B'-B' (ACCESSORY BLDG.)**

PROGRESS  
**FOR TENDER**

REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A15	15 OF 19