



CITY OF KELOWNA

MEMORANDUM

Date: October 4, 2016
File No.: Z16-0061

To: Community Planning (TB)

From: Development Engineering Technologist(SS)

Subject: 1985 Knox Cres

RU1C

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1C.

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense.** One metered water service will supply both the main residence and the carriage house. **The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.
Driveway access is permitted from the lane.

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.

A handwritten signature in black ink, appearing to read 'S. Sartori', written over a horizontal line.

Sergio Sartori
Development Engineering Technologist

A rectangular box containing the handwritten initials 'PT' in black ink.

Development Engineering Manager
(initials)



CITY OF KELOWNA**MEMORANDUM**

Date: October 4, 2016
File No.: HAP16-0012
To: Community Planning (TB)
From: Development Engineering Technologist(SS)
Subject: 1985 Knox Cres.

The Development Engineering comments and requirements regarding this HAP application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0061.

A handwritten signature in black ink, appearing to read 'Sergio Sartori', written over a horizontal line.

Sergio Sartori
Development Engineering Technologist

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Development Engineering Manager
(initials)

GENERAL NOTES
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ALL MAJOR STRUCTURAL COMPONENTS & RELATED SUPPORTS AND CONNECTIONS TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSIONS OF BOTH THE NATIONAL AND B.C. BUILDING CODES & AMENDMENTS THERETO.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS & BEARING WALL FOOTINGS TO BE CONFIRMED & THESE LOCATIONS TO BE DEEMED TO BE ADEQUATE WITH PROPER BEARING ON SUBSTRATE & POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. GEO-TECHNICAL SURVEY TO BE CONFORMED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.

SECTION 95 SECONDARY SUITE AND CARRIAGE HOUSE
 95.11 WHERE A CARRIAGE HOUSE IS PLANNED IN A MINOR AREA OF 30M² IF PROVIDED OPEN SPACE SHALL BE PLANNED FOR DWELLING UNIT. THE PRIVATE OPEN SPACE SHALL HAVE A DIRECT CONNECTION TO THE HABITABLE SPACE AND BE OPENED & CIRCULATED THROUGH USE OF LAMBORING DOOR AND PLANNING SUBSTRUCTURAL ELEMENTS SUCH AS TERRAZZED LOW FLOORS OR PLANNERS & CHANGES IN GRADE ELEVATION.

RUH LARGE LOT HOUSING

LEGAL DESCRIPTION	
LOT 2 PLAN 2767	
1985 KNOX CRESCENT KELOWNA BRITISH COLUMBIA	

SITE COVERAGE

PRINCIPAL DWELLING (FOOTPRINT)	1361 m ² (1460 sf)
VERANDA (@ DWELLING)	367 m ² (395 sf)
NEW GARAGE (FOOTPRINT)	8992 m ² (968 sf)
NEW DECK (@ GARAGE)	30 m ² (324 sf)
TOTAL	29282 m² (3147 sf)

LOT AREA = 789 m² (8494 sf)

29282 m² / 7890 m² = 37%
 ALLOWABLE COVERAGE = 40%

CARRIAGE HOUSE ALLOWANCES

CARRIAGE HOUSE NET AREA: 6856 m² (738 sf)
 PRINCIPAL DWELLING NET AREA: 32134 m² (3459 sf)
 (LOWER MAN UPPER)

7525 m² / 32134 = 23%
 ALLOWABLE: 75% NET FLOOR AREA OF PRINCIPAL DWELLING

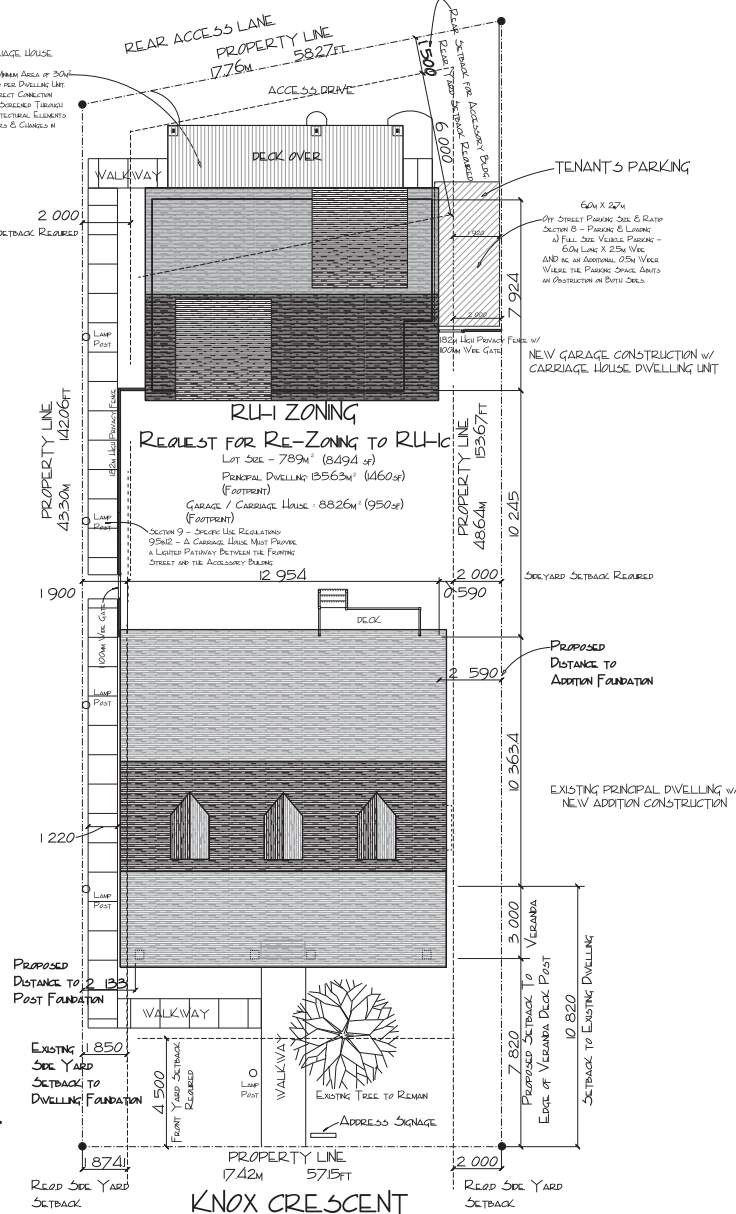
ACCESSORY DEVELOPMENT ALLOWANCES

LOT AREA = 789 m²
 ACCESSORY BLDG AREA = 8992 m² (968 sf)

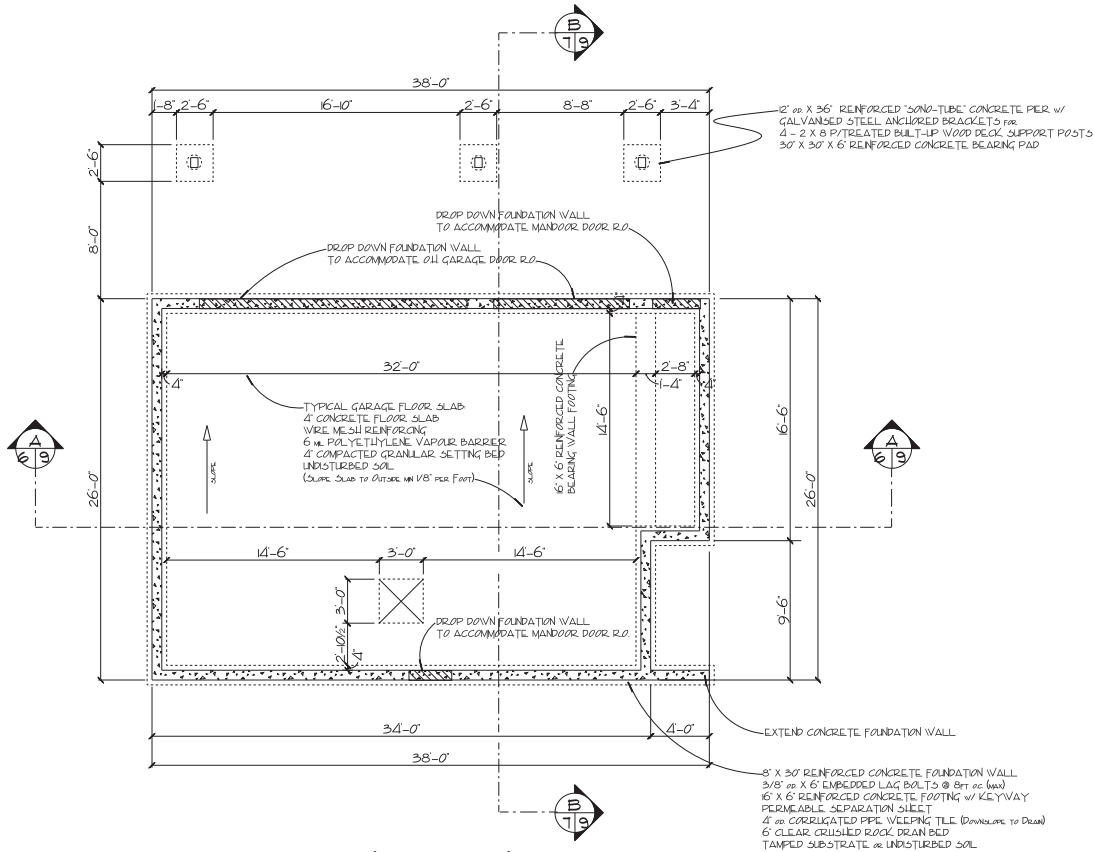
8982 m² / 789 m² = 11%
 ALLOWABLE COVERAGE (OF ALL ACCESSORY BLDGS) =
 LESSER OF 14% OR 90 m² (968 sf)

SITE LAYOUT

SCALE: 1/8" = 1'-0" 1:100



SITE PLAN	
Drawn By:	CLC
Checked By:	SEAN LP-SHAW
Drawing Number:	PT614-01 of 11
Approved By:	
Scale:	A5 5/10V11
Date:	24 OCT 2016
1985 KNOX CRESCENT	
Home Planning & Design	
PROTOCOL	
<p>GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REGULATIONS AND ALL STRUCTURAL COMPONENTS TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSIONS OF BOTH THE NATIONAL AND B.C. BUILDING CODES & AMENDMENTS THERETO. LOCATIONS OF POST BEARING PADS & BEARING WALL FOOTINGS TO BE CONFIRMED & THESE LOCATIONS TO BE DEEMED TO BE ADEQUATE WITH PROPER BEARING ON SUBSTRATE & POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. GEO-TECHNICAL SURVEY TO BE CONFORMED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.</p>	



GARAGE FOUNDATION - 968 SF - (FOOTPRINT)

SCALE: 1/4" = 1'-0"

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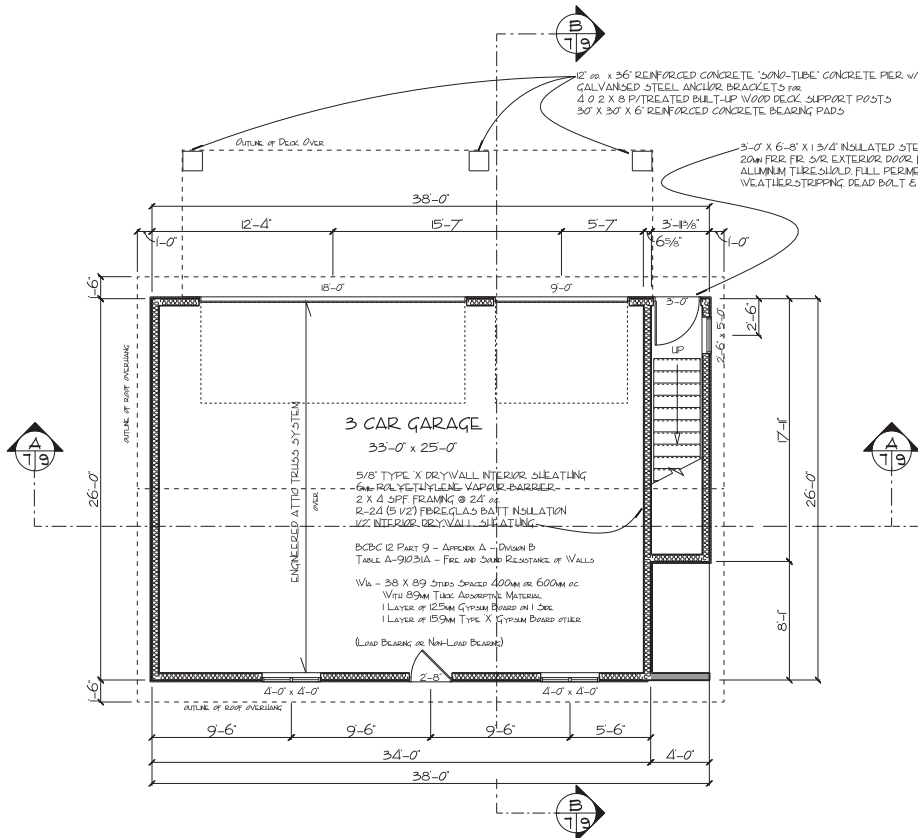
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PROTOCOL Home Planning & Design 	Drawn By: CLC Checked By: LLS LP/SHAV Drawing Number: PT167-06 of 11
	Approved By: AS SLOVN Date: 24 OCT 2016 1985 KNOX CRESCENT RESEARCH, ILL.

PROJECT: 2016-07-11 18
 EMAIL: crosby@protocolhomeplanning.com
 WEBSITE: www.protocolhomeplanning.com

NOTE:
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING CODES AND AMENDMENTS TO BE APPLIED TO THIS PROJECT. ALL STRUCTURAL COMPONENTS TO BE CONFORMED TO LOCAL BUILDING CODES AND AMENDMENTS. FOR COMPLIANCE TO NATIONAL AND LOCAL BUILDING CODES REGARDING PERMISSIBLE SEPARATION SHEET. PERMISSIBLE SEPARATION SHEET IS TO BE TESTED AND APPROVED BY LOCAL BUILDING AUTHORITY. REINFORCING SUBSTRATE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PRODUCE A POSITIVE SLOPE TO DRAIN AND GRADE UNDER FOUNDATION.

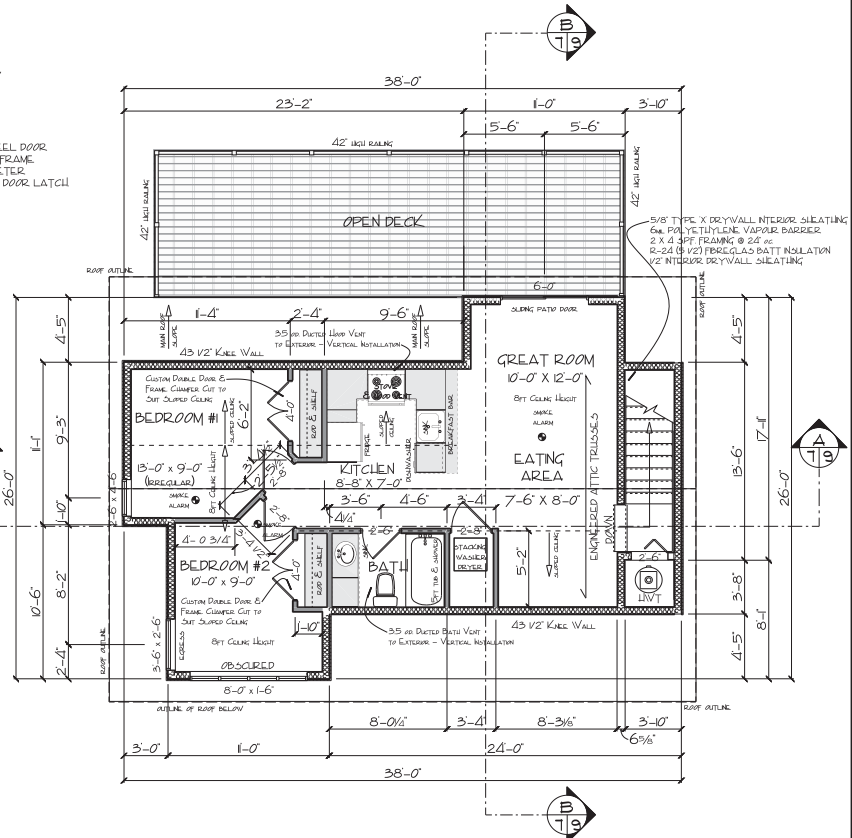


GARAGE LAYOUT - 968 SF - (FOOTPRINT)

SCALE: 1/4" = 1'-0"

ENGINEER / DESIGNER RESPONSIBLE FOR ROOF / FLOOR TRUSS OR JOIST ENGINEERING DESIGN & CERTIFICATE TO CLARIFY POSSIBLE DISCREPANCIES, ERRORS OR OMISSIONS ON ROOF PLAN OR JOIST LAYOUT WITH PROTOCOL HOME PLANNING & DESIGN PRIOR TO ISSUING CERTIFICATE FOR APPROVAL.

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE BY THE BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS AND BEARING WALL FOOTINGS ARE TO BE CONFIRMED AND THESE LOCATIONS DETERMINED TO BE ADEQUATE WITH PROPER BEARING OF SUBSTRATE AND POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED TO VERIFY SITE CONDITIONS AS REQUIRED.



CARRIAGE HOUSE FLOOR LAYOUT - 725 SF

SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE LAYOUT - 6735_m (725_{sf})
 GARAGE LAYOUT (FOOTPRINT) - 8992_m (968_{sf})

6735_m / 8992_m = 75%
 MAXIMUM ALLOVABLE = 75%

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Scale: AS SHOWN
 Date: 24 OCT 206
 Approved By: [Signature]
 Drawn By: CLC
 Checked By: JLS
 Drawing Number: PT67-07 of 11

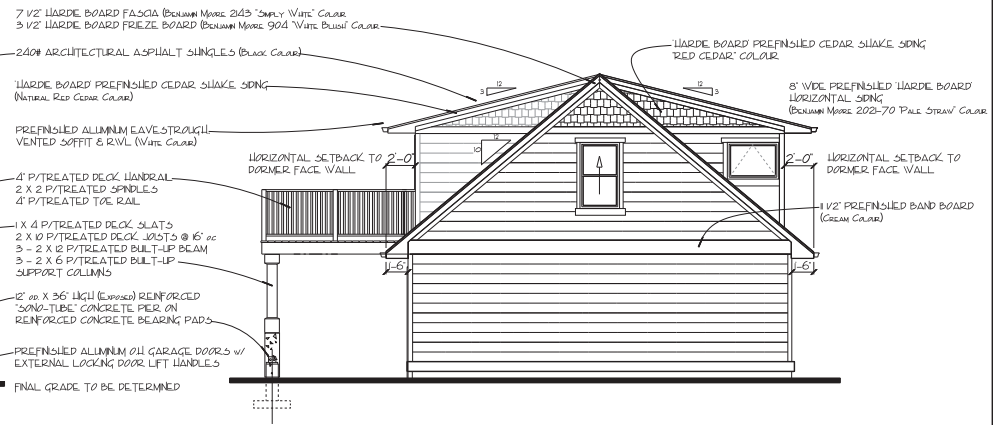
PROTOCOL
 Home Planning & Design

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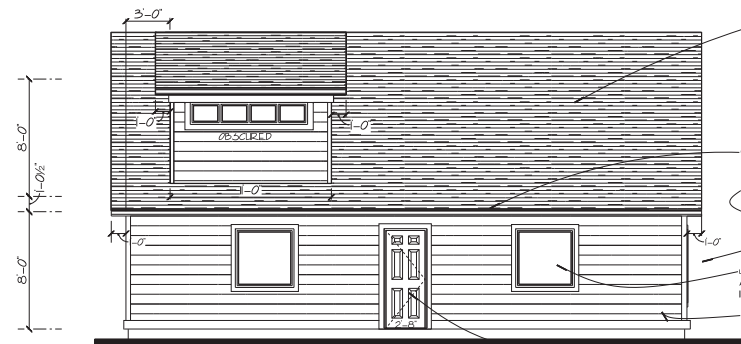
NOTE:
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF FILE BUILDING CODES AND AMENDMENTS TO BE APPLIED TO ALL STRUCTURES. COMMENTS TO BE OBTAINED FROM ALL APPLICABLE MUNICIPAL, STATE AND LOCAL BUILDING CODES INCLUDING ANY AMENDMENTS TO BE APPLIED TO THE BUILDING. SEE CONDITIONS TO BE TESTED AND APPROVED BY LOCAL BUILDING AUTHORITY INCLUDING SUBSTITUTIONS. ALL REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PRODUCE A POSITIVE SLOPE TO DRAIN AND GRADE UNDER DRAINAGE.



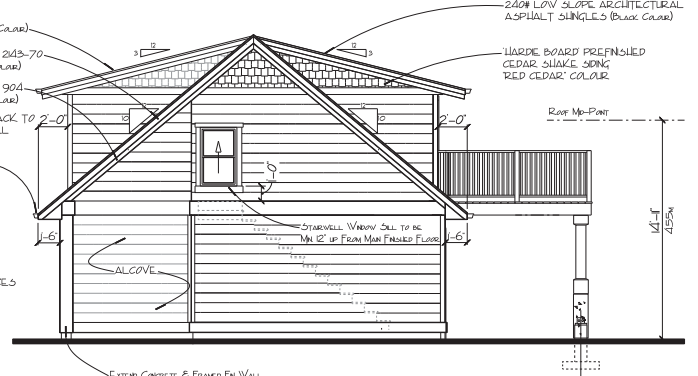
CARRIAGE HOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CARRIAGE HOUSE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CARRIAGE HOUSE REAR ELEVATION
SCALE: 1/4" = 1'-0"



CARRIAGE HOUSE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

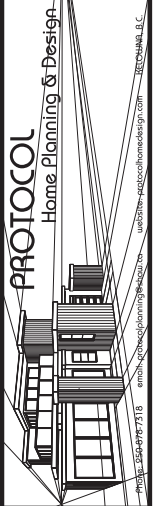
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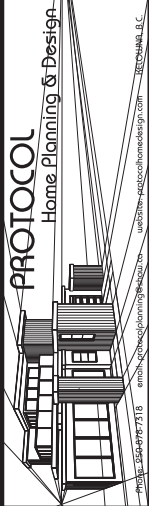
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CARRIAGE HOUSE ELEVATIONS	
Drawn By: CLC	Approved By:
Checked By: JLS	Scale: AS SHOWN
Drawing Number: PT167-08 of 11	Date: 21 OCT 2016
1985 KNOX CRE-SCENT	



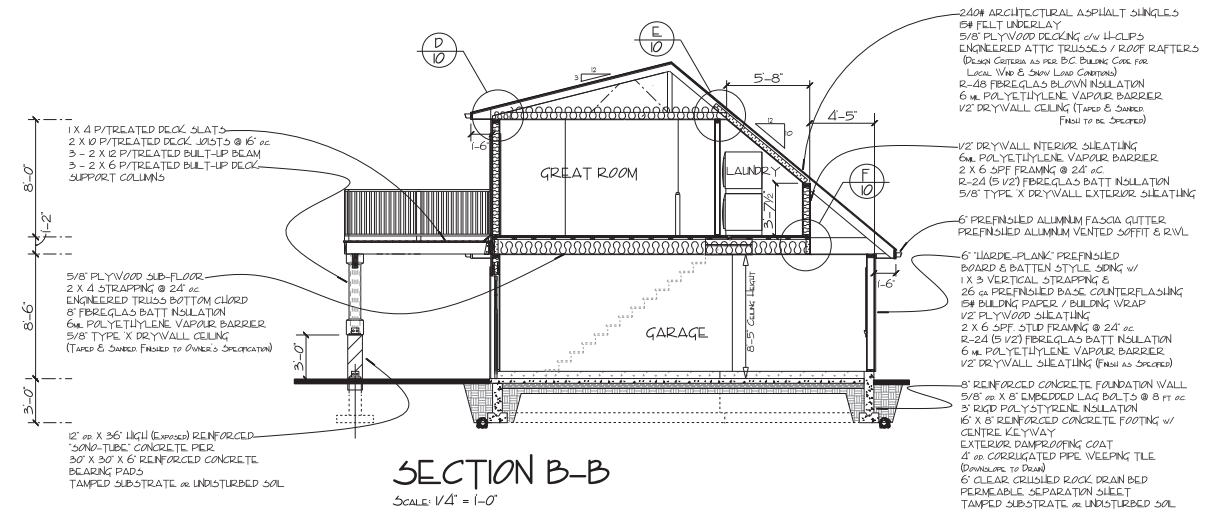
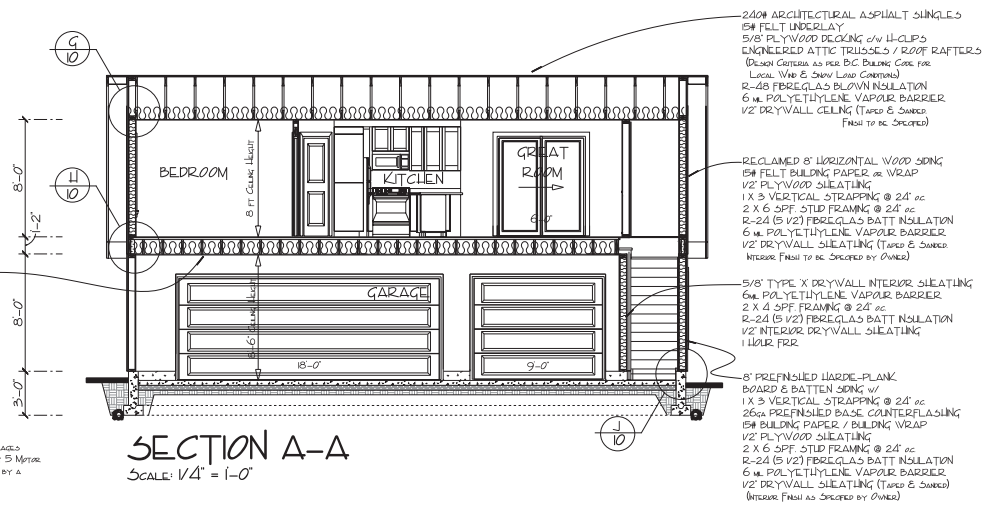
NOTE
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CARRIAGE HOUSE SECTIONS	
Drawn By:	CLC
Checked By:	LL & S LP/SHAW
Drawing Number:	PT167-09 of 11
Approved By:	
Scale:	AS SHOWN
Date:	24 OCT 2016
1985 KNOX CRE-SCENT	



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Home Planning & Design

NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING STRUCTURES. CONTRACTOR TO BE ADVISED OF ALL VARIATIONS FROM PERMITS TO VARIOUS AND LOCAL BUILDING CODES REGARDING FOUNDATION, ROOFING, ETC. TO BE TESTED AND APPROVED BY LOCAL AUTHORITY BEFORE SUBMITTING TO LOCAL BUILDING AUTHORITY. CONTRACTOR TO BE ADVISED OF ALL REQUIREMENTS TO BE MET BY THE GENERAL CONTRACTOR TO PRODUCE A POSITIVE SLOPE TO DRAIN AND GRADE UNDER DRAINAGE.



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Z16-0061

TB

