
CITY OF KELOWNA

MEMORANDUM

Date: December 23, 2016
File No.: Z16-0085
To: Community Planning (EW)
From: Development Engineering Manager
Subject: 3523 Landie Rd 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

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

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 should 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 Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property 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.


Steve Muenz, P. Eng.
Development Engineering Manager

SS

SCHEDULE

A

This forms part of application

Z16-0085

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MATERIAL SCHEDULE		
MATERIAL	PRINCIPAL HOUSE	SECONDARY HOUSE
SIDING- BM CC520 FLORENTINE PLASTER		
STUCCO- BM HG85 FAIRVIEW TAUPE		
TRIM- BM CC30 OXFORD WHITE		
ROOF- CERTAIN-TEED LANDMARK SERIES DRIFTWOOD		
DOOR- BM 2014-10 FESTIVE ORANGE		

ATTACHMENT A

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FINISH NOTES:

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTIE
DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN
RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTI

BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO.
FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRI
TO APPLICATION.

THESE DRAWINGS ARE THE PROPRIETARY WORK
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CONSTRUCTION COMPANY, DEVELOPED FOR THE
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CONSTRUCTION COMPANY IS PROHIBITED AND
MAY SUBJECT YOU TO A CLAIM FOR DAMAGES
FROM WEST BAY CONSTRUCTION COMPANY.

SHEET #

1

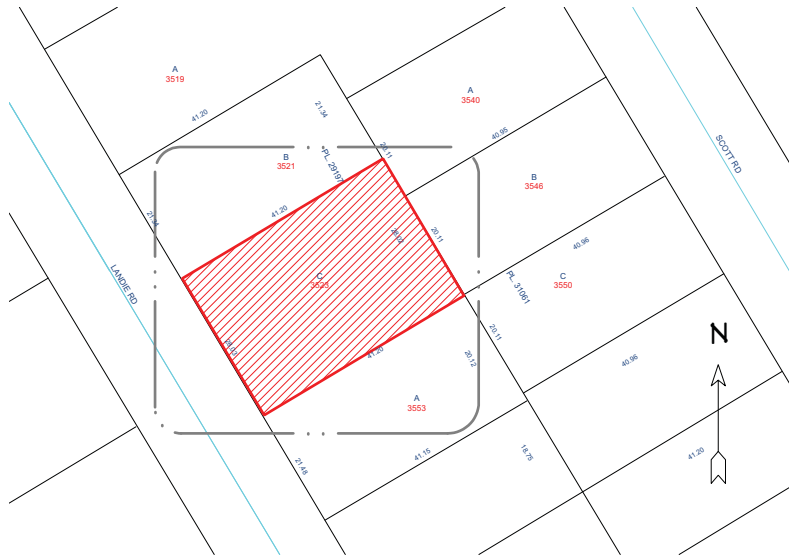
DRAWING SCALE

1/16/2017

Renderings

Tracy Hansford &
Sean Richardson
3523 Landie Road.
Kelowna BC
V1W 3E9

WESTBAY
CONSTRUCTION
1751 Camp Rd. Lake Country BC V4V 1N9



HOME OWNER: Tracy Hansford & Sean Richardson

PROJECT ADDRESS: 3523 Landie Road
Kelowna, BC V1W 3E9

LEGAL ADDRESS: KID# 156479 Plan 29197 Lot C PID 001-724-924

FIRE DISTRICT:

WATER DISTRICT: City of Kelowna

STORM WATER#:

BLDG PERMIT#:

CARRIAGE HOUSE AREA:

FLOOR 1: 936 SQ. FT.
FLOOR 2: N/A SQ. FT.
FOUNDATION: 936 SQ. FT.
GARAGE: N/A SQ. FT.
TOTAL: 936 SQ. FT.

DECKS: N/A SQ. FT.

LIVABLE AREA: 833 SQ. FT.

LOT COVERAGE:

LOT AREA: 1154.63 M2
HOUSE FLOOR 1: 100.06 M2
HOUSE BASEMENT: 100.06 M2
CARPORT: 14.86 M2
GARAGE: 44.59 M2
HOUSE TOTAL: 200.12 M2
CARRIAGE HOUSE: 86.95 M2
PERMEABLE COVERAGE: 115.09 M2
NON PERMEABLE COVERAGE: 55.00 M2

ATTACHMENT A

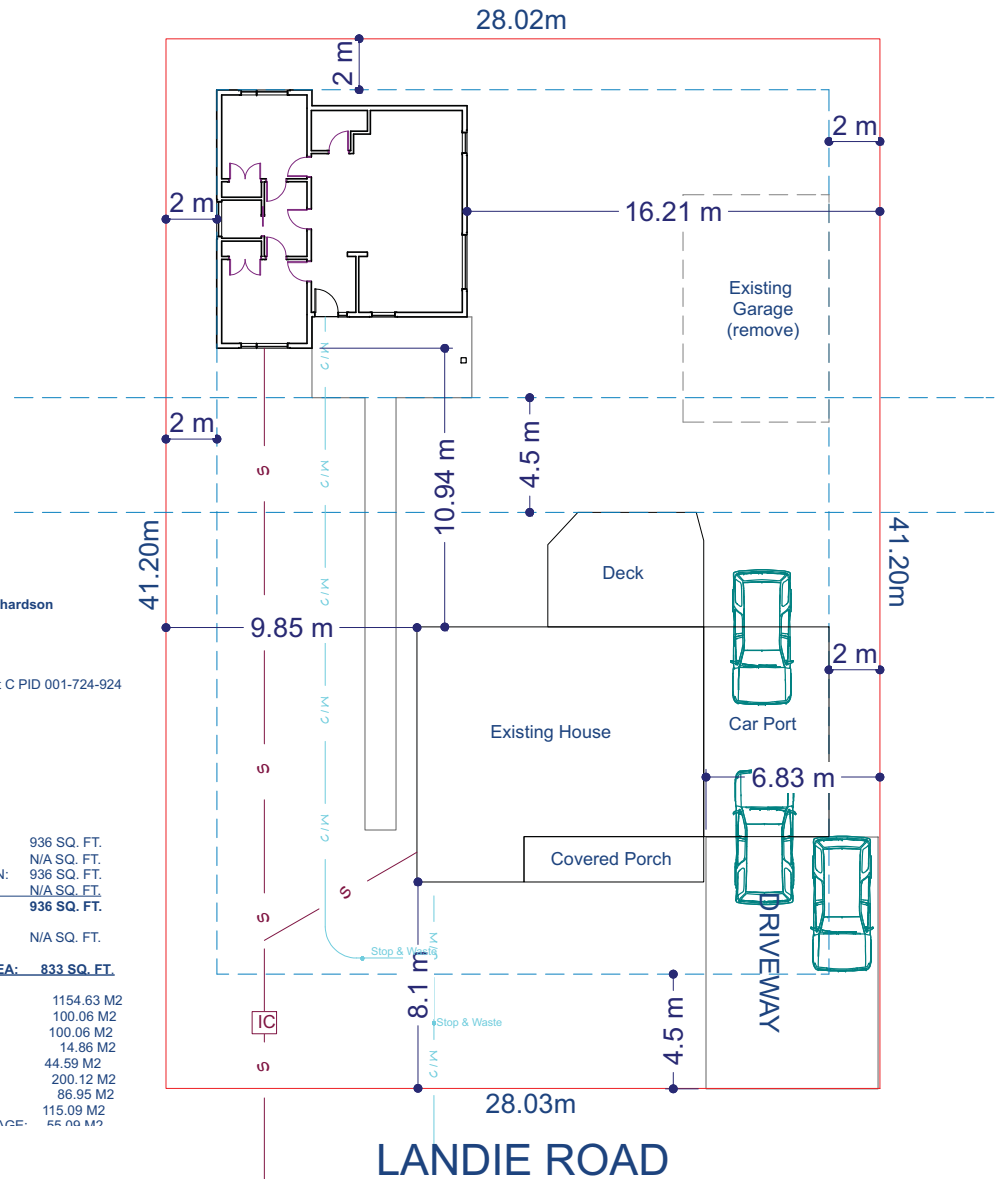
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DRAWING SCALE

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Plot Plan

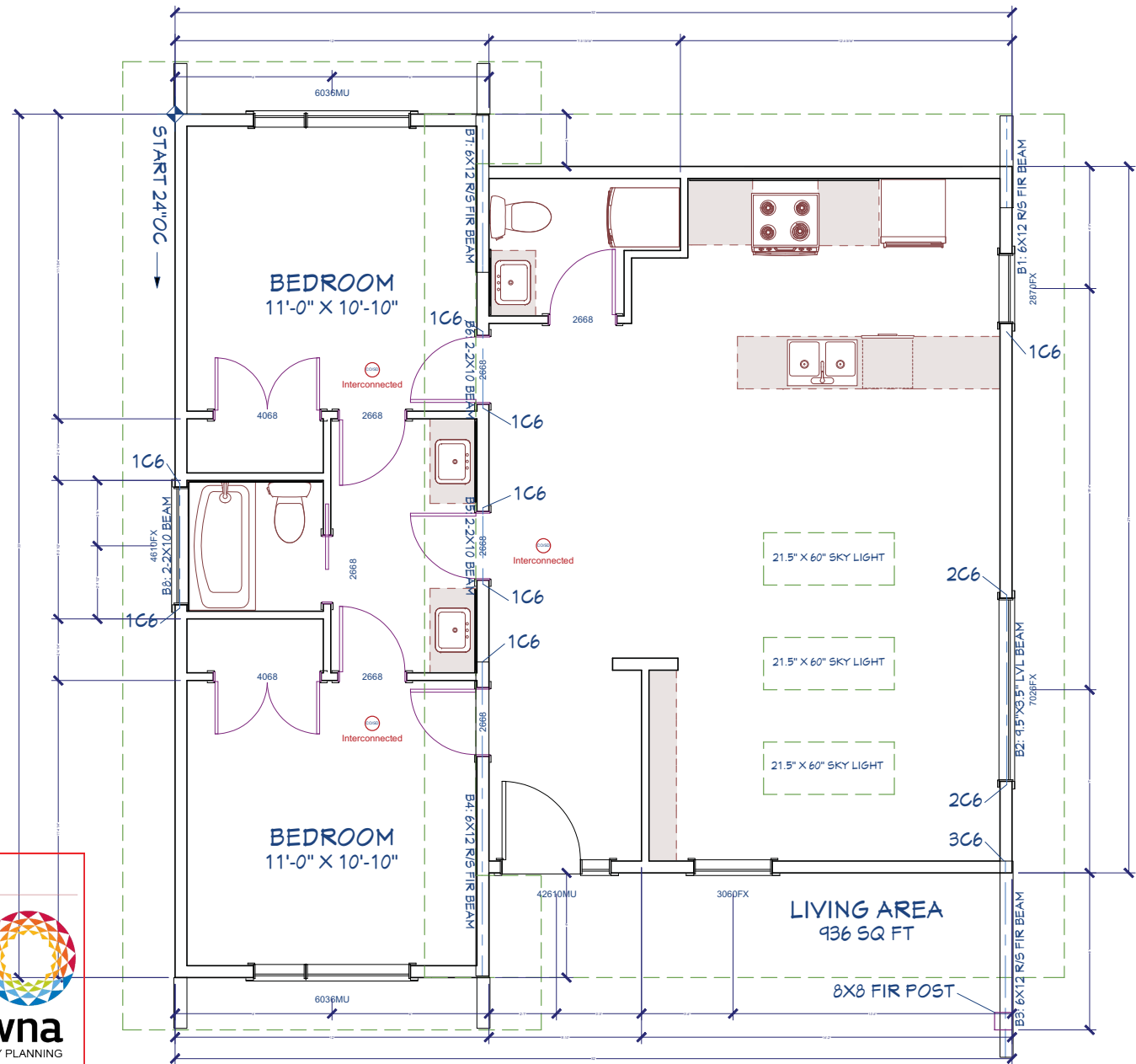
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THESES

DRAWING SCALE

$$1/4" = 1'-0"$$

1/16/2017

Main Floor

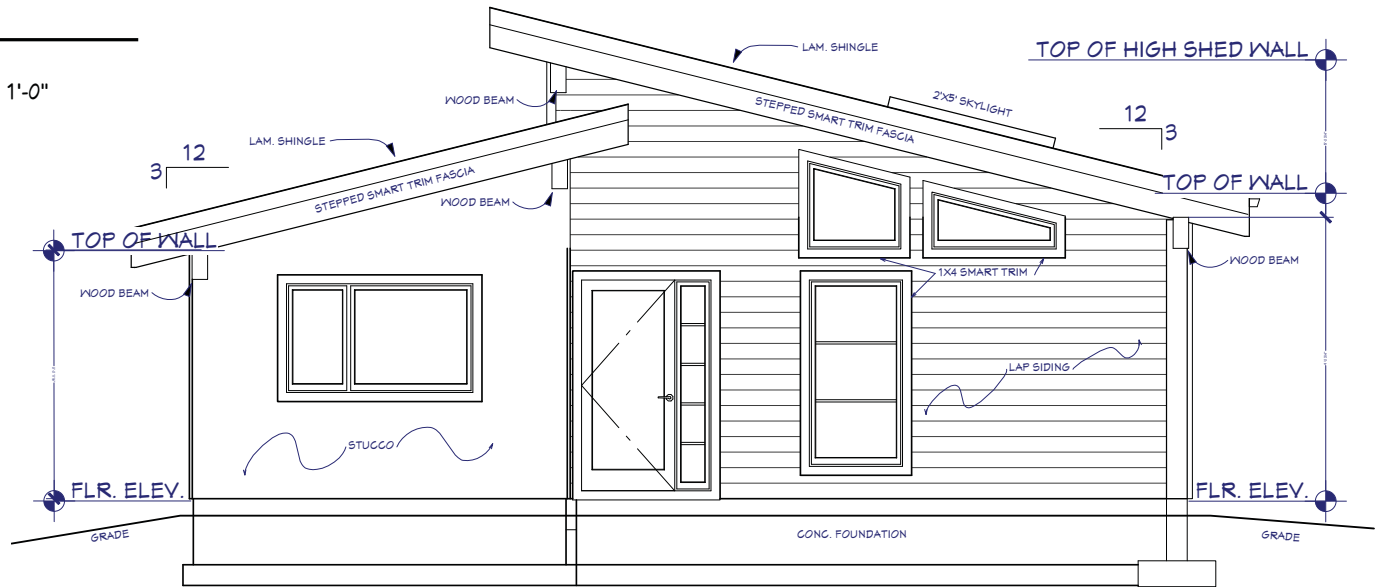
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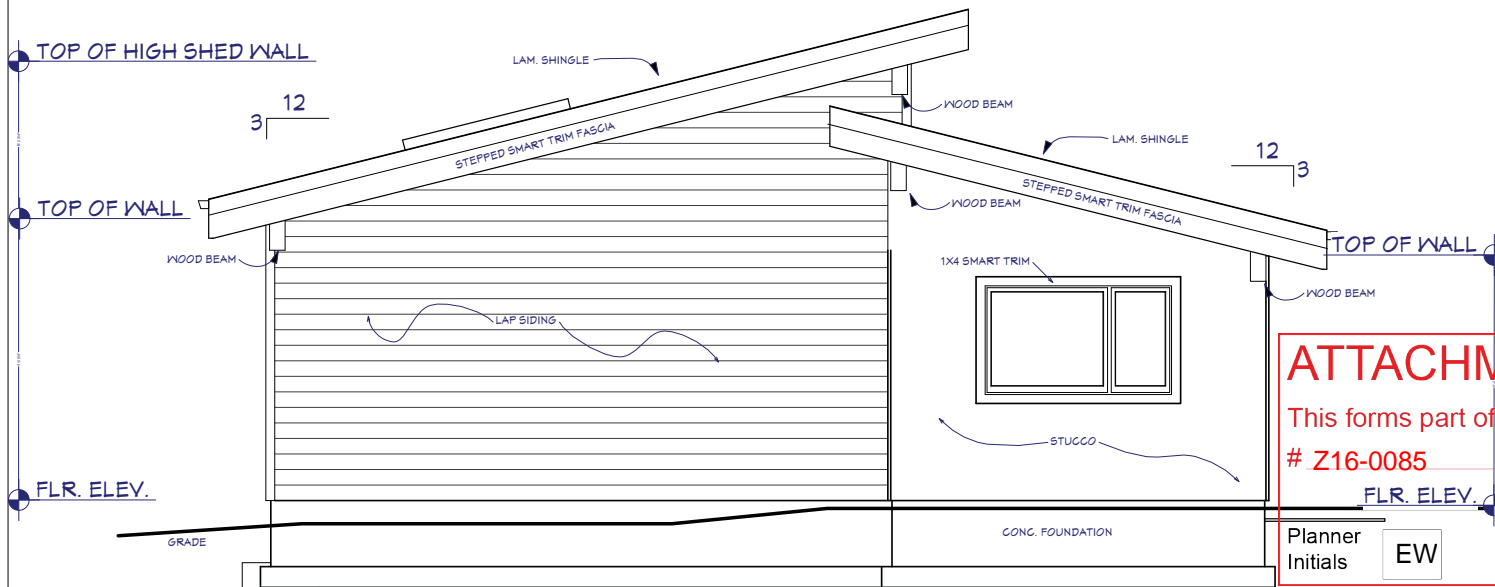
WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



ATTACHMENT A

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DRAWING SCALE

1/4" = 1'-0"

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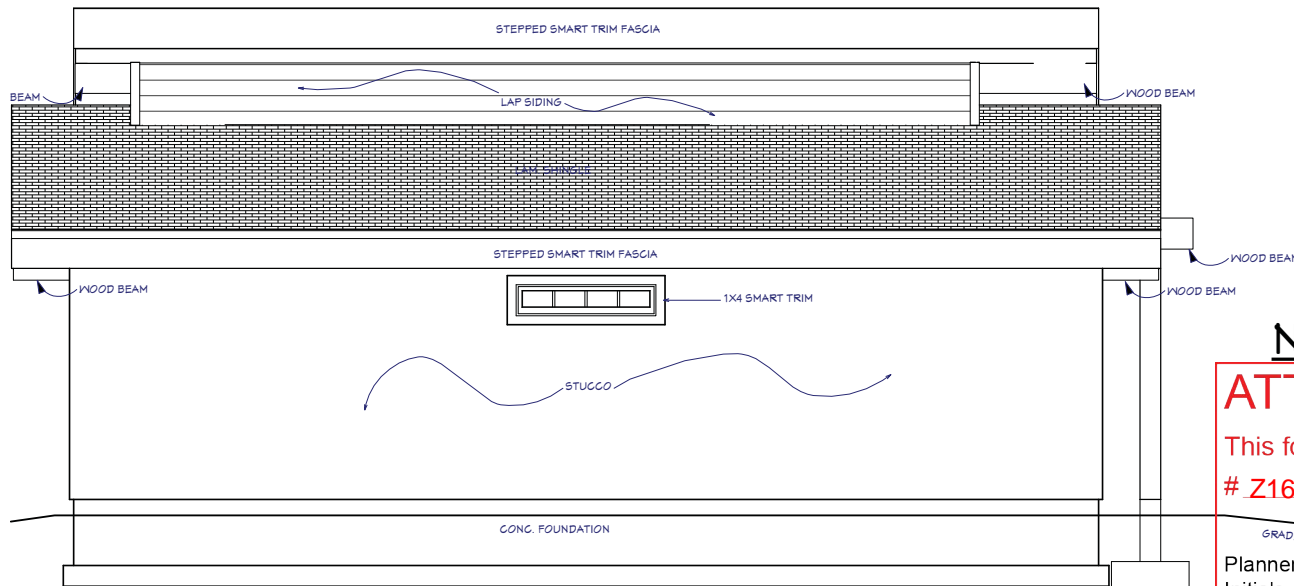
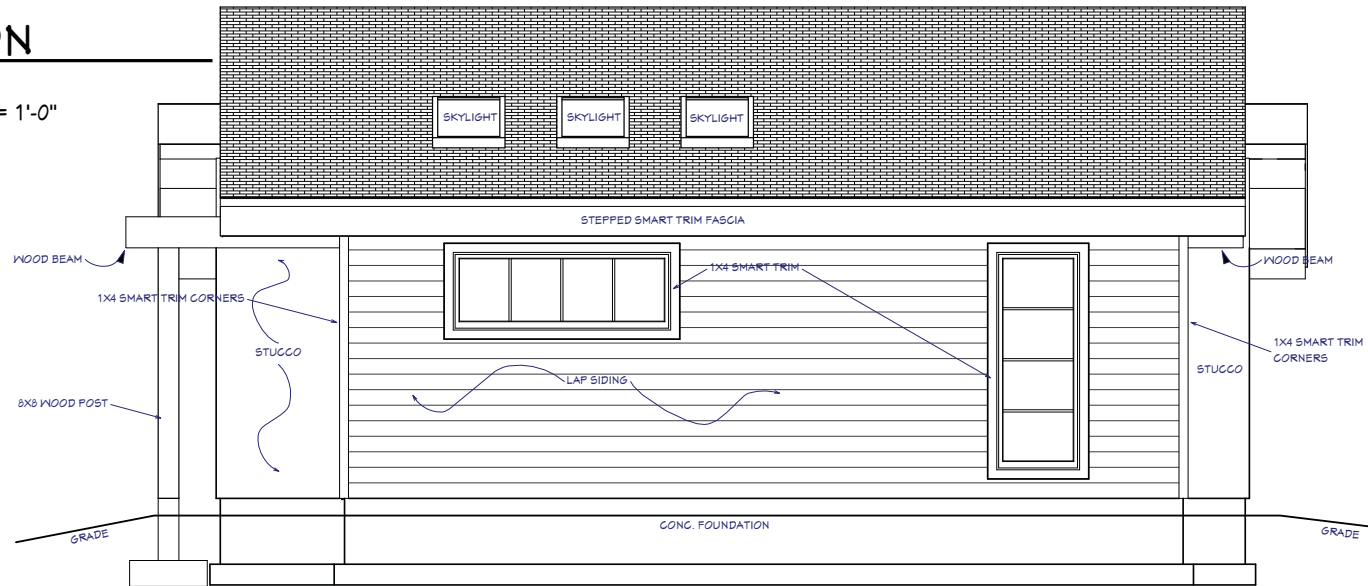
Elevations

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SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

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1/4" = 1'-0"

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DRAWING SCALE

1/4" = 1'-0"

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Elevations

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