



Audit/Report

Date: 29/08/2019
TA: GK-1R
English

Project/Client: Gibbs-Kornelson Project/Kris Gibbs & Rachel Kornelson

Location: 1207 Trevor Drive, West Kelowna, British Columbia, Canada
Lot Subdivision & Development Permit

Summary: **Audit documents added after each report is deemed complete.*

Scope of work completed for this projects is as follows:

- Building design & siting with emphasis on natural terrain integration.
- All grading, drainage and landscaping c/w retaining walls designed and drafted site specific.
- Hydrology design includes "mot-Hydraulic Roof" for total water collection, storage & disposal.
- Elevations designed to compliment adjacent structures and topography of the existing land.
- Mechanics of home from cooling to heating are integrated into the structure.

Introduction:

The goal for TALO Build on this project was to introduce a building that works with the existing terrain from form to function. The design of the building is such that it integrates with not only the natural terrain, but also the surrounding area; including existing adjacent structures.

Prepared by: Mark O. Takanen

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Details:

Parameters and accomplishments for this project:

- City of West Kelowna is encouraging sustainable hillside development. We design site spec..
- Little to no use of retaining walls.
- Little to no use for the introduction of foreign fill material.
- Minimal disturbance of land. Building footprint is the only excavation with natural stone walls daylighting into structure and existing ground. Limited walls only needed at sides of home.
- Building is sited to be solar ready with minimal impact to environment.
- Storm water collected and distributed evenly on the property. Option for water storage and re-use as grey water.
- Low pitch roof with large overhangs to minimize sun reflection(flashings).
- Garage bays angled for improved access and safety.
- 4.5m variance setback justified as garage bays are on 45degree angle. Not perpendicular to access/street. Allows better viewing when entering traffic.
- 6.0m to 4.5m decrease in setback reduces height of building at rear.
- Helicoil pilings introduced for ultimate structural integrity and safety. This system will be used if TALO Build renders virgin soil, bedrock or other material not acceptable for typical footing-foundation construction.
- Building is NOT built on compacted material suspended with retaining walls.

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