## CITY OF KELOWNA

# **MEMORANDUM**

ATTACHMENT A

This forms part of application

This forms part of application # Z18-0020

Planner Initials

вс



Date:

March 02, 2018

File No.:

Z18-0020

To:

Community Planning (BC)

From:

Development Engineering Manager (JK)

Subject:

440 Bach Rd

Lot 6

Plan 22499

RU1 to 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

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements.

### Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #21A. The proposed carriage house will trigger additional cost share for 0.5 Single Family Equivalent (SFE) of the current pay-out rate for Sewer Specified Area #21A which is \$1276.11 per SFE. The cost for one SFE has previously been paid out for this property and the additional cost for the proposed carriage house is \$638.05 (\$1276.11 x 0.5 SFE) valid until March 31, 2018.

### 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

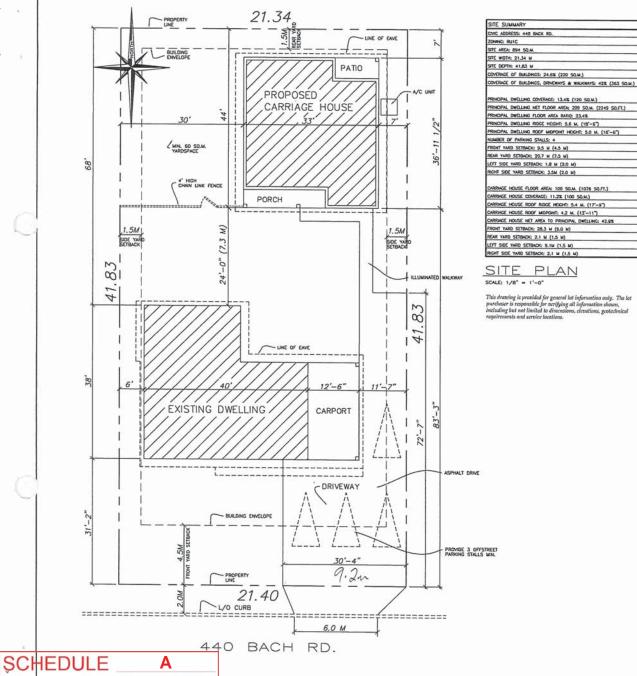
4. Electric Power and Telecommunication Services

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.

James Kay, P. Eng.

Development Engineering Manager

agm



This forms part of application

BC

Kelowna

# Z18-0020

Planner

Initials

ENGINEER'S ADDENDUMS, STRUCTURAL DETAILS, AND NOTES SUPERCEDE THOSE NOTED ON THIS GENERAL NOTE SHEET DEPENDING ON LOCAL CONDITIONS.

### GENERAL NOTES

#### STANDARD NOTES

THE FOLLOWING MOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.

MOTES AS FAILURE.

THE STANDARD METHODS IN SCIENCE TO THE CHEEK.

CARRIED STANDARD OF THE SE SHADON COOK. If IT THE

CARRIED STANDARD OF THE SE SHADON COOK. If IT THE

SHEEDOLDEF OWNECS TO THE COOK. AND CHEET THE

MOTES SHALL COOK OFFINION TO THE CHEET THE SHEET THE

PRECEDENCE.

- ALL WORK SHALL BE EXHAL IN ALL RESPECTS TO GOOD BURDING PRACTICE.
- ALL BOTK SMALL RE COME IN ALL RESPECTS TO CODO

  \*\*\*BITCH DANGEROUS THE PRESEDUCE CONT SCALE

  DEVENTO.

  \*\*\*BOTH ROLLE CECKY LANTED SHALL ARE RE

  \*\*\*BOTH ROLLE CECKY LANTED SHALL ARE RE

  \*\*\*BOTH ROLLE CECKY CONTROL AND ALL RESPONSIBLE AT THE LOW REPORTED CONTROL AT THE LOW REPORT OF CONTROL AND ALL RESPONSIBLE AT THE LOW REPORT OF CONTROL RESPONSIBLE AT THE LOW REPORT OF CONTROL REPORT OF THE CONTROL REPORT OF THE CONTROL REPORT OF THE RESPONSIBLE AND ALL RESPONSIBLE AND ALL REAL REPORT OF THE WINDOWS AND ALL RESPONSIBLE AND ALL REAL RESPONSIBLE AND ALL RESPONSI

- PROF TO COMPLICATE DICTUATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTRALESHING THE LOCATION OF MAIN DECREMENTS AND AMEDIATELY MOTIFIES AND AMEDITATION OF MAY DECREMENTS.
- TOPSOR AND EXCANATED MATERIAL TO BE STOCKPUED SEPARATELY ON SITE.

#### ERRORS AND OMISSIONS

- APROFI HOUSE DESON ILLIED LIMES EVORY OTORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOMEOUR, ME ASSAM ON DIMENT FOR ANY DROPES OR OMISSING THAT MAY APTICE CONSTRUCTION, IT IS THE REPORTED. OF THE DILLIER TO CHECK AND VISITY ALL DAILYSING AND DETAILS DEFORE PROCEEDING WITH CONSTRUCTION.
- COGRECTION OSCITIONOUS SE FOUND ON THESE PLANS SIGNAD ANY DISCRIPTIONES SE FOUND ON THESE COMMODISES OF DOME SO WE WILL BE ABLE TO MAKE COSPICIONES TO THE ORIGINATES, AND PERFORM OF PLANS PROPRISED OF MICHIGARY, HE THIS WE CAN BETTER SOME YOU AND PRICHOLD FROM RECORDS FROM RECORDS.

#### STRUCTURAL DESIGN AND ENGINEERING

- 3 THOUGHT OF SUBJOINT AND EMPIREERING
  10 PROVIDE OUR CLADA'S WITH DEDIRECTIVE AND
  ATTRACTIVE DESDORS IT INCS DEED NECESSAR'S IN SOME
  RESTANCES TO USE SOME 2022 AND FRAMEND COTALS NOT
  SPECIFICAL IN PART MINE OF THE BLC, BURDING COOK.
  THE CITY OF MANIFOLDING ADMINISTRATIVE REQUIREMENTS
  THE CITY OF MANIFOLD ADMINISTRATIVE ADMINISTRATIVE
  COMPRISING THE ADDRESS STRUCTURE, DISANCTURE, DESDOR SET MEDITORISTS
  TO THE RESTORMENT OF OWNERS OF BURDING TO PROVIDE.
- STRUCTURAL DESIGN CRITERIA ASSUMED SOIL BENING CHARTY - 2500 P.S.F. (119.7 KV/ALSO.)
- CONCRETE FOUNDATIONS AND SLAES ON CRADE TO HAVE A MINISTRA COMPRESSAYE STRENGTH OF 20 MPA AT 28 DATS.
- FRANCE LUNDER TO BE \$2 S.P.F. AND BETTER UNLESS OPPERATE NOTED.

  BEAGS TO BE \$2 S.P.F. AND BETTER.

HOTEL

\*\* SOC. CONDITIONS ARE LESS, OR FLOOR AND ROOF LOUIS

ARE DRANKED THAN THE FAUN IS DESCRIBED FOR, YOUR

RANGES OF ROMANDERF HAVE TO DESCRIBED TO THE

RANGE OF ROME THAT THE PAUNS IS DESCRIBED BY A

CONTRIVED STRUCTURE DESCRIBED, OF AS INSTITUTE AND

DICHERED FAMILIARY WITH LOCAL CONDITIONS DE CONCILUTED.

#### SITE PLAN NOTES

- STIEPDAY NOT SHAT PROVIDE BY JENSY HOUSE DISSON LANTED, THE OWNER OF BRADOR SHALL BY RESPONSIBLE FIRST FOR THE STORY OF THIS HOME ON THE PROPERTY, JOHSH HOUSE DISSON LANTED ASSAULS NO LUBBLITT FOR PLANS COMPLYING WITH ZOWING RECOLATIONS OR LOT COMPLYING WITH ZOWING RECOLATIONS OR LOT COMPLYING.
- REGULATORS ON LIT CIDENTING.

  ONE PHYSIL SHAPEY ARE MESSED MORNINGH ON SIT PANY LIT. GENERAL MORNINGH ON SIT, PANY LIT. GENERAL MORNINGH AND ASSOCIATION.

#### ELECTRICAL

0

0

0 -0 VOIT FAN

- NOTIFICATION OF ELECTRON TEMS MADE COMPAY WITH THE BC ELECTRICAL COOK MAD REQUILATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLICATS RECORDINGS IN ALL RESPORTS.
- RESPECTS.

  BLETTING, DUTLET LIDOKTONE SHOWN ON PLANS
  COMPLY WITH OR EXCELS CHRESH BALLING CODE WHAMAN
  RECOMMENDED AND ARE TO BE USED AS A CASE ONLY.

  AGAINST ACCORDING TO DINNER'S REQUIREMENTS.

ELECTRICAL SYMBOLS

SYMBOL DESCRIPTION SYMBOL

(a) Child - Olmi) sharest not using any anitol of the control of t

CELMS FAN

O. -O. WHOM PROOF LOUT FACURE O4 -O4 nm m4

-© caox autur

MODERN LIGHT PRITURE

-

SECURIO MAI UNIO

#### FOUNDATIONS

- FOUNDATIONS SHILL BE CONCIDED IN SOLID UNDSTARED BURNER AND BLOW FROST UNC.

  FOUNDATION SHILL BE CONCEPT TO A SHILL DIVINE TO MONITORING THE OWNER OF THE OWNER OF THE OWNER O

OFFICE MASS COMMONDE PINA, B.C., VIX 50 1 420-3346 PINE 1-888-454

ш

S

Ш

I

m

(-,-

- ALL CONCRETE AND MISCHRY FOUNDATION BALLS DICETORIS INCOME UNITS SPECIFIC BY CURRENT B CODES REQUIRE ENCHROPME.
- PERMETER DRAINGE SHILL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOLLOWARDS MALES 24" (600 MA) AND HOMES 20 MAL TOURS 25" MAN (1/2" COMMENT REMYSORED BAR COLLEGE 25" FIRST TOUR COMMENT REMYSORED TO BE LAPPED MINISTRA 24",

#### WOOD FRAMING

- WALL TO BE FLUSH.

  SYSTES SHALL BE DOUBLED UNDER PARALLEL

  SYSTESIS OVER 8"-0" LONG. JOSTS TO BE PLACED TO

  ACCOMMODITE HATTING, PLUMBING, CTC.

  ALL LINETES. SHALL BE 2 2 X TO'S LINESS.

  GTHORNISE MOTED.
- STREAMS WOTEN.

  \*\*\*SOOD IN CONCEPT WITH CONCEPT TO BE
  DAMP-\*\*\*PROOFED WITH 45 LISS, FELT, 6 MR. POLY OR OTHER
  \*\*\*PROOFED WITH 45 LISS, FELT, 6 MR. POLY OR OTHER
  \*\*\*PROOFED WITHOUT PROOFED TO CONCEPT WITH 1/2" DIMETER ANCHOR DOLTS AT MANAGEM
  \*\*\*\*- 6" OF, OF, OR OTHER APPROVAD MICHIGAL, DIVIDIOS
  CONCERT SIL PLATES TO BE LEVEL, AND UNDOPSICE
  SOLED.
- SEALTD.

  FROM JOSTS MIG ROOF JOSTS WITH SPING MORE THAN

  7"-0" SHALL BE CHOSSIMMED AT MID SPING OR AT 7"-0"

  O/T MINISAN HALESS SHALL BE 2 X 2 DAGGINL THE

  WHICKNEY POSSIGLE.

  SHALL BE 2 X 2 DAGGINL THE

  WHICKNEY POSSIGLE.

### INSULATION AND VENTILATION

ROOF (ATTIC)	R-48	OKS4 -	5.45)
ROOF/CENING (SLOPING)	R-26	CRSL -	4.03)
MATZ	R-22	(RSL -	3,677
INSULATION REQUIREMENTS	4500 DECKET	DAYS OR	CREATE
	R-80	(RSL -	10.56)

- B ME, MUTRAMOLET RESISTANT POLY ARE DARBER SMLL DE RETMILLD ON THE WAND SOC OF INSTANTON, ALL ROOF SMACES SMLL DE VORTILATED WITH SOUTH ROOF, OR GABLE VORTS, ON A COMMUNION OF THESE COMMUN SOSTIMUTED METMEDIA TOP OF ATTIC SMACE AND DOCHMUNE SOFTIT.
- PROVIDE BATTLE FOR AR SPACE (COURL TO SOFTH VOITING) DETRETON MEDICATION AND ROOF SHEATHING AT EXTEROR WALL LINE.
- ATTICS ON MOOF SPACES TO BE VOYED MANAGEM
  1/300 OF AREA, UMMONTED CHIMISPACES TO BE VOYED
  MANAGEM 1/500 OF AREA WITH CLOSENBLE VOHES.

### FINISHING

- FINISHING
  DWGE SHALL SYLDYF ALL NEEDOS AND EXTRAOL
  DWGE SHALL SYLDYF ALL NEEDOS AND EXTRAOL
  DWGE SHALL SYLDYF AND FINISHING SHALL
  ME WASHEN-STRINGE, CARLOC ECOSYS TO SHALLES TO
  AND WASHEN-STRINGE, CARLOC ECOSYS TO SHALLES TO
  FRACHE AND EXTRAOLOGIC CONCESS TO EXTRAOL
  FRACHE AND EXTRAOLOGIC CONCESS TO EXTRAOL
  FRACHE AND EXTRAOLOGIC CONCESS
  TRACHES AN

- COLT AND CLITHES CLOSETS SHALL HAVE ONE ROOM
  AND SHOLF, LINCH CLOSETS SHALL HAVE S ADJUSTMENT
  SHOULD WERE POSSIBLE. BROOM CLOSETS SHALL HAVE
  ONE SHOLF.
- ALL BUTHROOMS SHILL HAVE A WILL MEDICHE CHEMIC ON OHE LOCARDE DRIVER.

#### HEATING

- CAS CONNECTION WILL RECILIFIE SEPARATE POINT AND HISPECTION.

DESCRIPTION

MODITS HOOF AGENT NAMES FORCE THAN 127

on accuract another one accuract another accuract and accuract and another accuract and accuracy accur

DM SOC DARLY MEDITAGE - SPUT DROUG PAPOR FAIRS WHIS DATE FAIR SECRETARY SALE SECRETARY OF THE SHAP AND DATE OF THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHAP AND THE SHAP AND THE SHAP DATE OF THE SHAP AND THE SHA

208/730 VO.T FOR BAHEL ONCE, MED DEPOS CTC. - 30 OR 40 A

PROOFED, ALL MP. COULTS ALSO TO HAVE GITA PROFECTION.

3 MALE CONTROL SHITCH

000H 3HICH

FALL WITHINGS WIN CHOICE FRANCE

OF COL

05

- THE PLAN AND DESIGN IS THE COPYRIGHT PROPERTY OF JENSH HOUSE DESIGN LIMITED. AND MAY NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM SAME.

	CRUITS THE PURCHASER DWELLING PROM THESE	Dia satis	
SYMBOL		and repre-	
De .	CHARLE DOOR DACKS FUSH SHALDN FUSHEZ FUSH SHALDN FUSHEZ FU	REFE	
44	IDENON CHEE OUTER	DRAW	

SHORE DETECTOR AND ALAR

STANDARD SYMBOLS

HAX HORK BIS H FLOOR BASES LIMENSTED FROM IN MALL SUPPOSED SUPPOSED SHARE, SOUTH OF FOUR SHARE AS ESPECIALLY MORES MATERIAL SUPPOSED

DRAWN: CHECKED:

CATE: FEB '18

LAN NUMBER:

ERENCE:

10-2-228

I/8"=1"-0"

E HO HOLLOW PLICARCICON LIGHT FISTURE SURFACE HOLANDS PLICESCON LOS PINUS

NOTE: REMOVAL OF JHOL LOCO, TITLE BLOCK OR WATER MARK IS AGAINST





10-2-225

CHECKED:

DATE: FEB "18

SCALE 1/4"=1"-0"

SHEET: 3 OF 4 PLAN NUMBER:

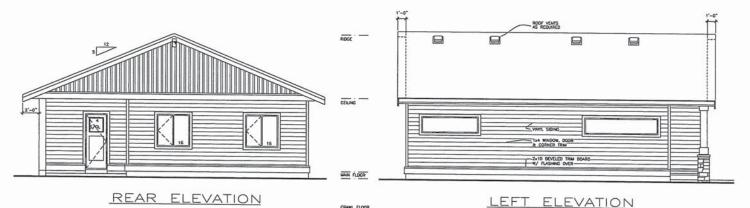
ALUM. GUTTER ON 2XB FASCIA BOARD 17'-9" CELING 13'-10g\* MDPOSKT (4.2 M) MAIN FLOOR - 10"x10" POST W/

RIGHT ELEVATION

WALL AREA = 366 SO.FT. (34.0 SO.M.) GLASS AREA = 34 SO.FT. (3.2 SO.M.) LANTING DIST. = 2.1 M. UPO ALLOWARIE = 11% (9.3% PROVIDED)

NOTE: CONFIRM ALL WINDOW SIZES AND OPENERS WITH OWNER

CRAWL FLOOR



CRAWL FLOOR

WALL AREA = 325 SO.FT. (30.2 SO.M.) CLASS AREA = 35 SO.FT. (3.0 SO.M.) UNITING DEST. = 2.1 M. UPO ALLOWABLE = 11% (11% PROVIDED)

FRONT ELEVATION

**SCHEDULE** This forms part of application

# Z18-0020

Planner Initials

ВС

