

PROJECT NORTH

PROJECT

CARRIAGE HOUSE DEVELOPMENT

4658 BARTON STREET

KELOWNA, BC V1W 2B5

LOT 5 PLAN KAP69497

DRAWING TITLE

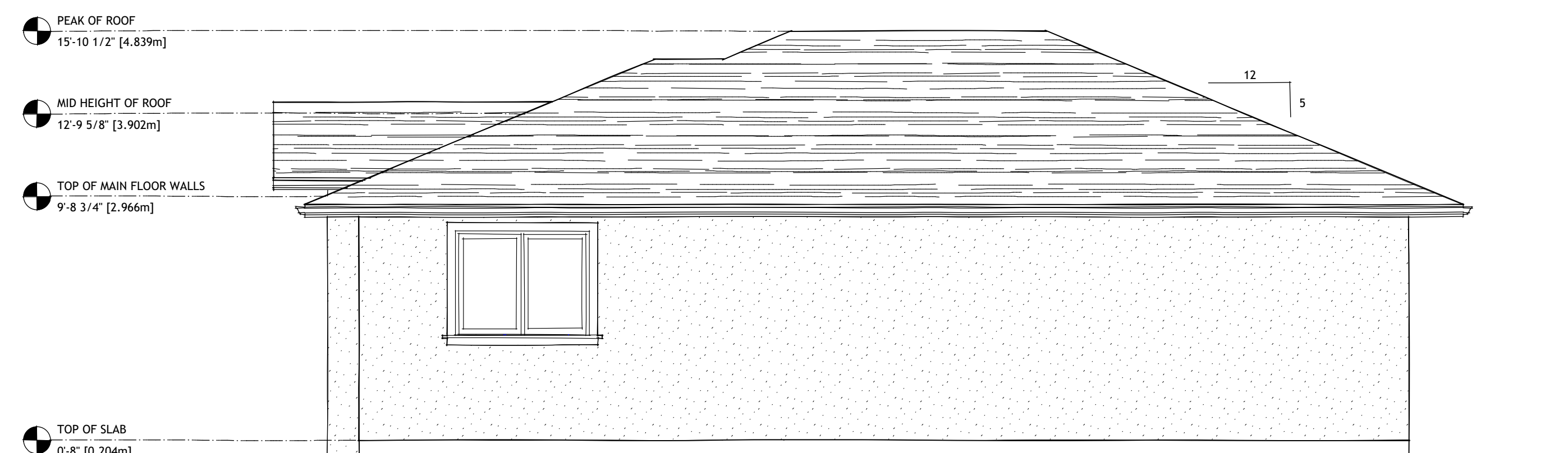
## ELEVATIONS

DATE \_\_\_\_\_

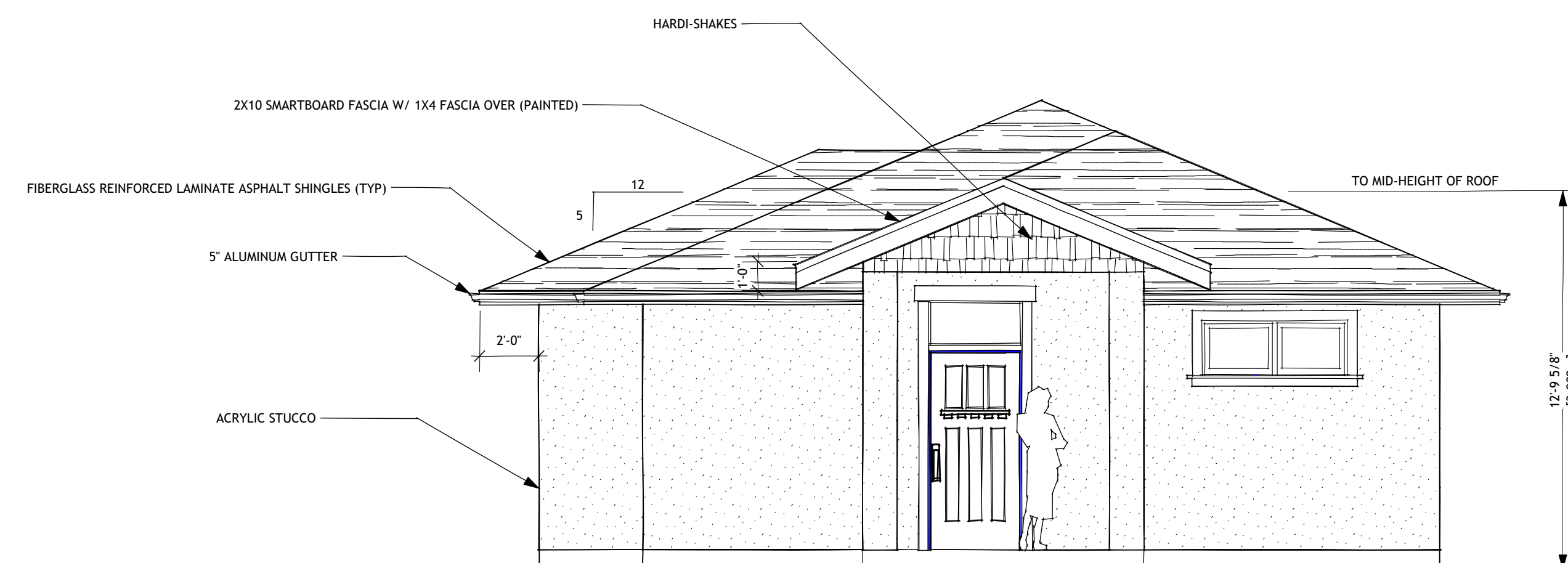
NOVEMBER 29, 2017

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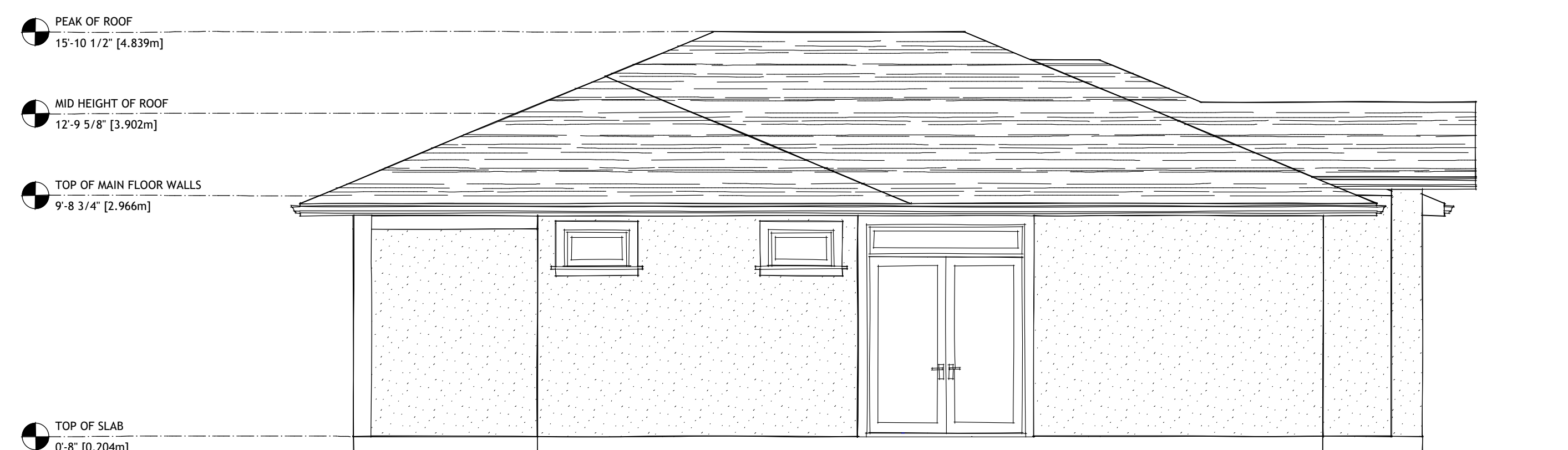
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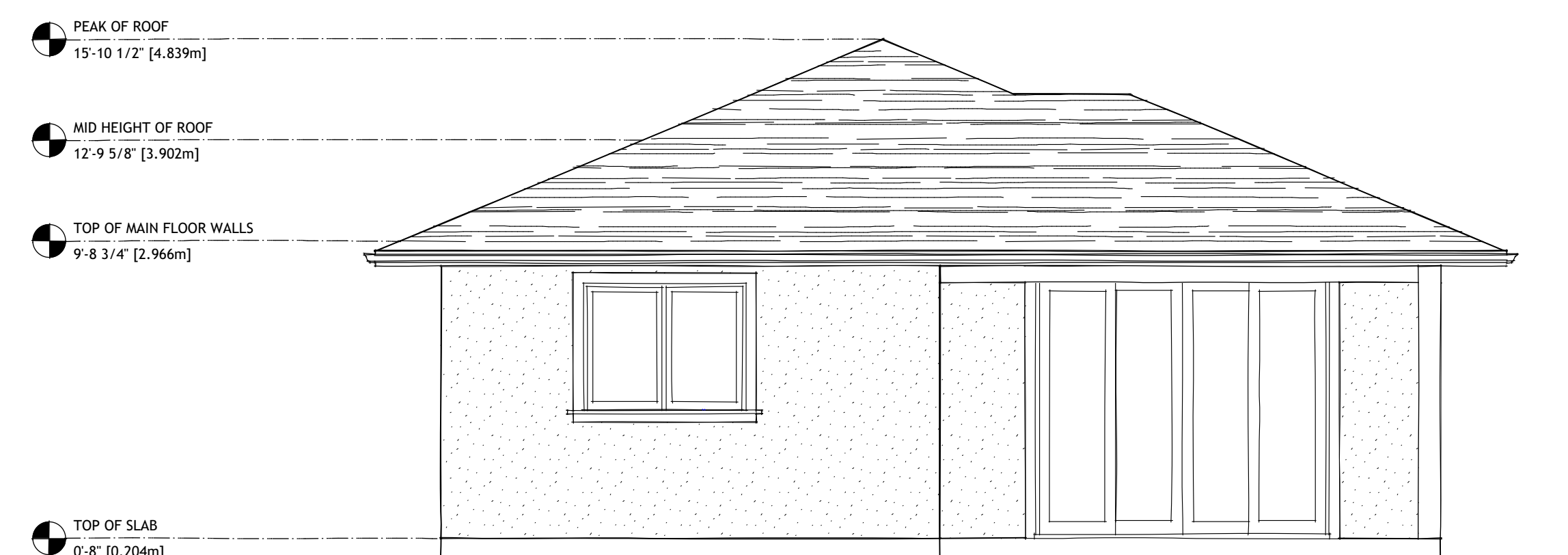
1 WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



3 EAST ELEVATION  
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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

- LAMINATE SHINGLES
- BITUMEN SATURATED ROOFING PAPER
- 7/16" SHEATHING W/ H-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- R-44 INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" CEILING BOARD (TEXTURED)

- HARDIEPLANK LAP SIDING
- BUILDING PAPER
- 3/8" SHEATHING
- 2X6 STUD WALL - STUDS @ 16" O.C.
- R-20 INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL (PAINTED)

- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

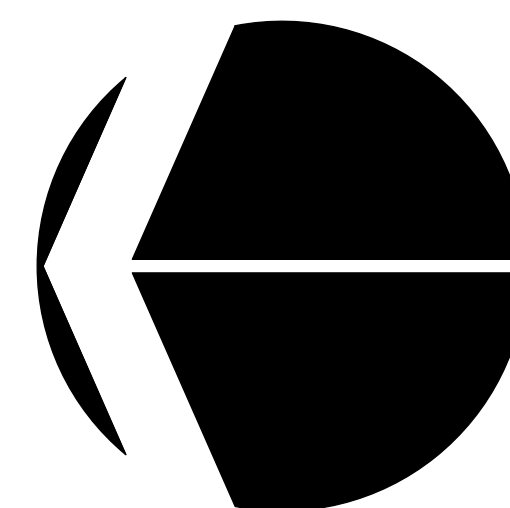
- 1/2" DRYWALL (PAINTED)
- 2X4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL (PAINTED)

1. THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOUSE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS AND OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS IT IS INCUMBENT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.
2. ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATION WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
3. APPROVED SMOKE ALARMS TO BE INSTALLED AND INTERCONNECTED.
4. BUILDER TO CHECK SNOW LOAD REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.
5. CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
6. DAMPROOFING OF 6 MIL POLYETHYLENE, WITH SEAMS LAPPED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
7. DIMENSIONS TAKE PRECEDENCE TO SCALE.
8. DRAINAGE AROUND FOUNDATION TO CONSISTING OF A 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
9. ENSURE THAT WINDOWS IN FUTURE BEDROOMS HAVE A MINIMUM AREA OF .35m<sup>2</sup> (3.75 FT<sup>2</sup>) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 380mm (15"). THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m (5') ABOVE THE FLOOR.
10. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
11. EXTERIOR WALLS ARE DRAWN AT 5/8"
12. FOUNDATION WALLS TO HAVE 1 1/2" RIGID INSULATION TO MIN 24" BELOW GRADE. ATTIC SPACES TO HAVE MIN. R-44. ROOF JOISTS AND CANTILEVERED FLOORS MIN R-28. EXTERIOR 2X6 WALLS MIN. R-20. INTERIOR BASEMENT 2X4 WALLS MIN. R-14.
13. LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER AND MUST MEET WITH 1998 BCBC REQUIREMENTS.
14. PLANS ARE BASED ON THE USE OF #2 OR BETTER SPF, UNLESS OTHERWISE STATED. LAMINATED BEAMS WILL REQUIRE AN ENGINEER'S CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
15. REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POST AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
16. ROOF SPACES SHALL BE VENTED WITH ROOF, EAVE AND/OR GABLE END TYPE VENTS TO A MIN OF 1:300 OF THE INSULATED AREA.
17. SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
18. THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO THE BCBC AND LOCAL BUILDING CODES AND BYLAWS. ALL CONSTRUCTION AND INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURERS INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITY OF THE OWNER OR BUILDER.
19. THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2012 BCBC.
20. THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY OF KELOWNA BYLAWS. BEFORE COMMENCEMENT OF CONSTRUCTION, ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY A CITY OF KELOWNA BUILDING OFFICIAL.
21. VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
22. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
23. CONFIRM ALL DIMENSIONS ON-SITE PRIOR TO BEGINNING CONSTRUCTION
24. EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
25. GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
26. MIN. 25% OF UNOBSTRUCTED ROOF VENT AREA SHALL BE AT BOTH THE SOFFIT AND TOP OF ATTIC. ROOF VENTING SHALL BE IN ACCORDANCE WITH BCBC 9.19.1.2.
27. PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
28. THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH CONCRETE FOUNDATION.
29. WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH 1/2" DIA. A307 ANCHOR BOLTS AT 4'-0" O.C.

- INTERIOR FLOOR COVERINGS
- 3/4" T & G PLYWOOD SUBFLOOR
- 9 1/2" TJI SILENT FLOOR (SEE APPROVED LAYOUT FOR JOIST SPACING AND PLACEMENT)
- 1/2" DRYWALL (TEXTURED) IN FINISHED AREAS ONLY
- REFER TO APPROVED FLOOR LAYOUT DIAGRAM

- 8" CONCRETE FROST WALL
  - MIN. 20 MPa 28 DAY CONCRETE STRENGTH
  - 10M BAR (HORIZ.) @ 18" O.C.
  - 10M BAR (VERT.) @ 48" O.C. ALTERNATING
  - 24" X 24" 15M CORNER BARS @ ALL CORNERS
  - 1 1/2" CLEAR TO REBAR FROM INSIDE OF WALL
  - 1/2" A307 ANCHOR BOLTS REQ'D @ 4'-0" O.C.
  - R12 RIGID INSULATION
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- 8" X 16" CONTINUOUS CONCRETE FOOTING
  - 2 ROWS 10M BAR CONTINUOUS
  - 2" CLEAR TO REBAR FROM BOTTOM OF FOOTING

- 4" CONCRETE SLAB (20 MPA MIN)
- 10M BARS @ 16" E.W. IN TILED FLOOR AREAS
- 6 MIL POLY LAPPED NOT LESS THAN 12"
- MINIMUM 4" CLEAN GRANULAR MATERIAL



PROJECT NORTH

REVISION	DATE	DISCRPTION

PROJECT

CARRIAGE HOUSE DEVELOPMENT

4658 BARTON STREET

KELOWNA, BC V1W 2B5

LOT 5 PLAN KAP69497

DRAWING TITLE

FLOOR PLANS

DATE NOVEMBER 29, 2017

DRAWING NUMBER

2

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# 3







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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** December 15, 2017  
**File No.:** Z17-0115  
**To:** Community Planning (TB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4658 Barton St.      Lot 5    Plan 69497    RU1 to RU1c      Carriage House

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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

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2.      Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an IC which is adequate for this application.

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.



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James Kay, P. Eng.  
Development Engineering Manager

AS/