This forms part of application # Z17-0076

CITY OF KELOWNA

Planner Initials LK



MEMORANDUM

Date:

August 31, 2017

File No.:

Z17-0076

To:

Community Planning (LK)

From:

Development Engineering Manager(JK)

Subject:

935 Mayfair Rd. Road

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1) Domestic Water and Fire Protection

This property is currently serviced by BMID. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service will be required. Contact BMID for costs and installation.

2) Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3) Road Improvements

- i. Mayfair Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$23,800.00 not including utility service cost.
- ii. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Mayfair Road fronting this development. Therefore, cashin-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Total	\$23,800.00
Sidewalk Street Lighting Road Fillet Storm Drainage Blvd Landscaping	\$6,500.00 \$2,100.00 \$7,300.00 \$13,900.00 \$2,800.00
Item	Cost

4) Development Permit and Site Related Issues

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) By registered plan, Grant Statutory Rights-of-Way if required for utility services

5) Survey, Monument and Iron Pins

i) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

6) <u>Electric Power and Telecommunication Services</u>

i) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- i) Area ground water characteristics.
- ii) Site suitability for development, unstable soils, etc.
- iii) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- v) Additional geotechnical survey may be necessary for building foundations, etc.

8) Bonding and Levy Summary

Levies

Mayfair Road Frontage Improvements

\$23,800.00

James Kay, P. Eng.

Development Engineering Manager

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CITY OF KELOWNA

MEMORANDUM

Date:

Aug 31, 2017

File No.:

DVP17-0178

To:

Community Planning (LB)

From:

Development Engineer Manager (JK)

Subject:

935 Mayfair - Side yard setback variance

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

This development variance permit application to vary the side yard setback from 4.5m required to 2.3m proposed does not compromise any municipal services.

James Kay, P./Eng.

Development Engineering Manager

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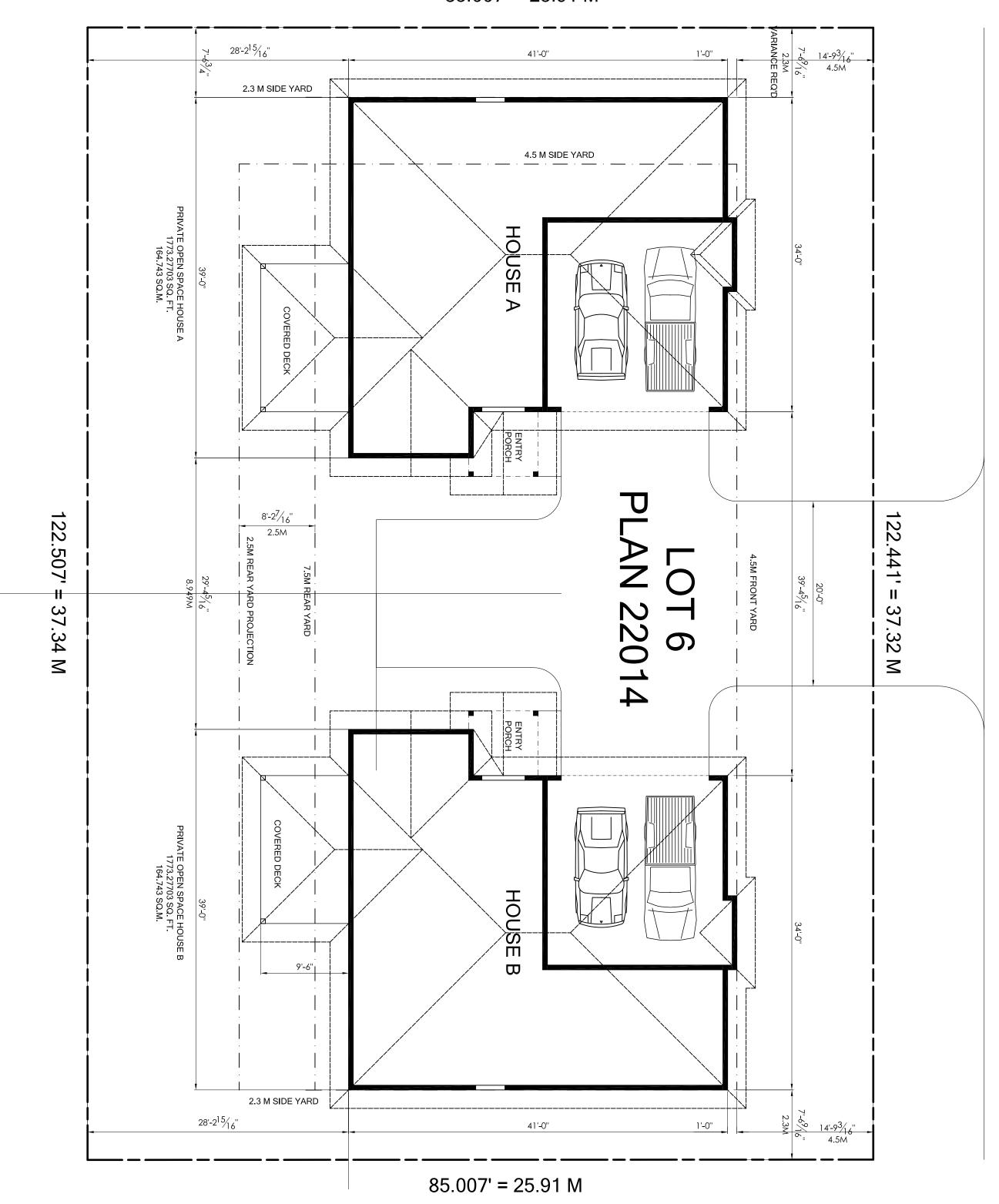
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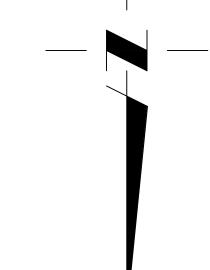
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85.007' = 25.91 M





SITE DATA

MUNICIPAL ADDRESS: LEGAL: ZONING:

LOT AREA:
BUILDING FOOTPRINT AREA:
LOT COVERAGE-BUILDINGS:
LOT COVERAGE BUILD & PARKING:

935 MAYFAIR ROAD, KELOWNA BC LOT 6 PLAN 22014 EXISTING RU1 PROPOSED REZONING RU6 - TWO DWELLING HOUSING

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EER'S SEAL: SSUED FOR CONSTRUCTION SSUED FOR CONSTRUCTION SSUED FOR CONSTRUCTION SSUED FOR BUILDING PERMIT DATE: STRUCTURE AND LOCATION: SO ALL OF DESCRIPTION AND LOCATION: SO ALL OF DESCRIPTION AND LOCATION: STRUCTURE AND LOCATION:



GENERAL NOTES

COPYRIGHT

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GENERAL

JMS ENGINEERING MAKE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. IT IS THE RESPONSIBILITY THE OWNER AND CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS. STRUCTURE, AND CONDITIONS ON THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY DEPARTURE FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS DEPICTED IN THESE DRAWINGS.

WRITTEN DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE.

THESE PLANS HAVE BEEN DESIGNED TO CONFORM TO PART 9 COLUMBIA BUILDING CODE.

OF THE MOST RECENT EDITION OF THE BRITISH

ASSUMED DESIGN LOADS

FLOOR: ROOF: DECKS: DEAD LOADS

ROOF WITH CONCRETE TILES: 25 P.S.F.

ROOF WITH SHAKES/SHINGLES:10 P.S.F. -.4
FLOOR: 10 P.S.F. - 1. 3.F. - :48 KPA 10 P.S.F. - :4: 10 P.S.F. - :4: - .48 KPA - .48 KPA - 1.2 KPA

? THE GROUND SNOW / RAIN LOADS FOR YOUR PARTICULAR REGION CAN BE OBTAINED BY CONTACTING THE LOCAL BUILDING AUTHORITIES HAVING JURISDICTION. IF THE LOADS FOR THE REGION IN WHICH THESE PLANS ARE BEING CONSTRUCTED EXCEED THE ASSUMED LOAD STATED IN THESE DRAWINGS IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THESE PLANS.

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOAD.

40/12 P.S.F. - 1.9 KPA 35/10 P.S.F. - DESIGN ROOF LOAD 40 PS.F. - 1.9 KPA

ENGINEERING

- EDITION, OCCUPANCY GROUP C ALTHOUGH THESE PLANS ARE DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, IN SOME INSTANCES TO PROVIDE INNOVATIVE HOME PLANS, IT HAS BEEN NECESSARY TO DESIGN SUPPORTING SUPPORTING STRUCTURES THAT MAY REQUIRE A REVIEW AND A SEAL BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. AN ENGINEER SEAL MAY ALSO BE REQUIRED IF HIGH SNOW LOADS, RAIN LOADS, WIND LOADS, SEISMIC REQUIREMENTS OR UNUSUAL SITE CONDITIONS OCCUR IN THE AREA IN WHICH THE RESIDENCE IS BEING BUILT. IN SUCH CASES, THE PROVISIONS OF SUCH A SEAL IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

 2. ALL TRUSSES, ENGINEERED BEAMS, AND HANGERS ARE TO BE VERIFIED AND CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER BEFORE PURCHASE.

 SUGGESTED TRUSS LAYOUT SHALL BE CONFIRMED BY MANUFACTURER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY CHANGES TO THE DESIGNER. -

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FOOTINGS AND FOUNDATIONS

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- 1. THE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL NOT BE LESS THAN 32 MPA FOR EXTERIOR STEPS, GARAGE AND CARPORT FLOORS, AND 25 MPA FOR ALL OTHER CONCRETE.

 2. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT A LEVEL BELOW FROST PENETRATION.

 3. FOOTINGS ON THESE DRAWINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. (95.8 KPA). IF LESSER BEARING CAPACITY IS ENCOUNTERED DUE TO LOCAL SOIL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO HAVE THE FOOTINGS REDESIGNED BY A PROFESSIONAL ENGINEER TO SUIT ACTUAL SITE CONDITIONS.

 4. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AN THE STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.

 5. ALL FOUNDATION WALLS TO BE REINFORCED WITH ONE HORIZONTAL 10 M REINFORCING BAR CENTERED 4" FROM THE TOP CORNER, HORIZONTAL AT 24" O.C. AND VERTICAL AT 48" O.C.

 6. ALL REBARTO BE LAPPED MINIMUM 24".

 7. ALL STRIP FOOTINGS TO TO HAVE TWO CONTINUOUS 15M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.

 8. 15M REINFORCING BARS AT 12" EACH WAY IN ALL PAD FOOTINGS.

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WOOD FRAME CONSTRUCTION

- 1. FRAMING METHODS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE BRITISH
 COLUMBIA BUILDING CODE, CURRENT EDITION.
 2. ALL FRAMING LUMBER TO BE NO 2 OR BETTER SPRUCE-PINE FIR (S.P.F.). THE DESIGN OF STRUCTURAL
 MEMBERS MEMBERS HAVE BEEN BASE ON THE SPAN TABLES FOR WOOD RAFTERS, JOISTS AND BEAMS AS
 SHOWN IN PART 9 OF THE B.C. BUILDING CODE, CURRENT EDITION, AND THE CANADIAN WOOD
 COUNCIL PUBLICATION SPAN BOOK".
 3. ALL LOAD BEARING LINTELS TO BE 2-2X10 UNLESS NOTED.
 4. ALL LOAD BEARING BEAMS SHALL HAVE NOT LESS THAN 31/2" OF EVEN AND THE CANADIAN WOOD
 SUPPORTS.
 5. ALL JOISTS SHALL HAVE A MINIMUM 1-1/2" BEARING AT SUPPORTS.
 6. ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMP PROOFED WITH AN APPROVED SILL GASKET
 OR 6 MIL POLY.
 EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OR OTHERWISE PROTECTED WITH AN APPROVED
 PRESERVATIVE.
 8. ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND NAILED TO FLOOR JOISTS.
 9. FLOOR AND ROOF JOIST SPANS MORE THAN 6"-10" SHALL BE BRIDGED AT MID SPAN OR AT 6"10" O.C.
 MAX. WITH 2X2 CROSS BRIDGING, 1X3 STRAPPING AT 6"10" O.C. MAX OR GYPSUM BOARD TO
 UNDERSIDE OF JOISTS.
 10. NON LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE
 WALL OR 2X4 BLOCKING AT 4"0" O.C. MAX. 5

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FOUNDATION NOTES

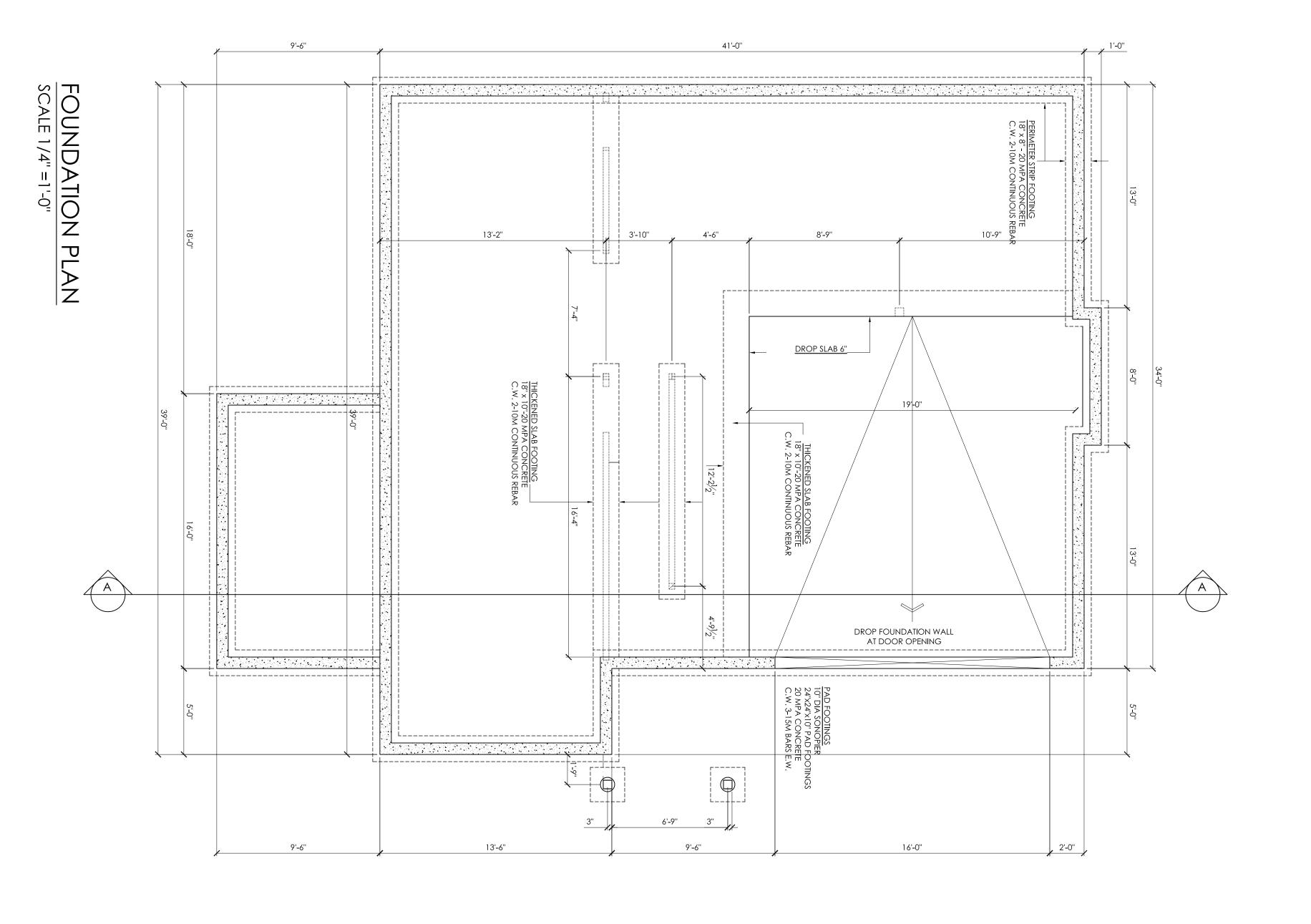
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NGLA BROS. HOLDINGS LTD. RU6 LOT DEVELOPMENT 5 MAIFAIR RD, KELOWNA BC

JOSEPH M. SARKOR,

P.ENG.

RU6



ENGINEER'S SEAL:									
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