



CITY OF KELOWNA

**MEMORANDUM**

**Date:** August 9, 2018  
**File No.:** Z18-0079  
**To:** Community Planning (KB)  
**From:** Development Engineering Manager(JK)  
**Subject:** 425 Fitzpatrick Road RU1 to RU6

The Development Engineering Branch 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**

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 and, if necessary, the decommissioning of existing services. Only one water service permitted.

**2. Sanitary Sewer**

a) The subject property is currently within the sanitary Sewer Specified Area # 20 and is serviced by the municipal sanitary sewer collection system. The developer will be responsible to cash commute the specified area charges for *the new dwelling*. The charge is currently set at 2045.50 per Equivalent Dwelling Unit (EDU) so *the cash commute will be 0.7 EDU x \$2045.5 = \$1,431.85. For this development the Spec*

**3. Road Improvements**

Fitzpatrick Road has already been upgraded with sidewalk the full frontage of this proposed development. No further upgrades are needed at this time. Fitzpatrick Rd must be upgraded to a collector standard along the full frontage of this proposed development, including 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 **\$14,075.00** not including utility service cost.



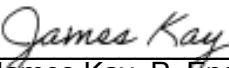
**4. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

One 6m-wide access to the property will be permitted.

**5. Electric Power and Telecommunication Services**

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.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

RO for agm

**GENERAL CONSTRUCTION NOTES:**

1. REFER TO "RESIDENTIAL CONSTRUCTION NOTES" ON THE FOUNDATION PLAN FOR ALL CONCRETE GENERAL FRAMING NOTES.
2. ALL FRAMING AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
3. SOLIDBACKING TO BE INSTALLED FOR ADEQUATE SUPPORT FOR TOWEL BARS, CURTAIN AND CLOSET RODS, SHELVING, AS WELL AS ANY SIMILAR FIXTURES.
4. GENERAL CONTRACTOR TO CONFIRM SNOW AND LIVE LOADS ARE DESIGNED FOR. SNOW LOADS SHOULD BE ADJUSTED TO REFLECT THE SLIDOFF FACTOR, AS A FUNCTION OF ROOF PITCH. VERIFY WITH LOCAL CODES.

**FRAMING NOTES:**

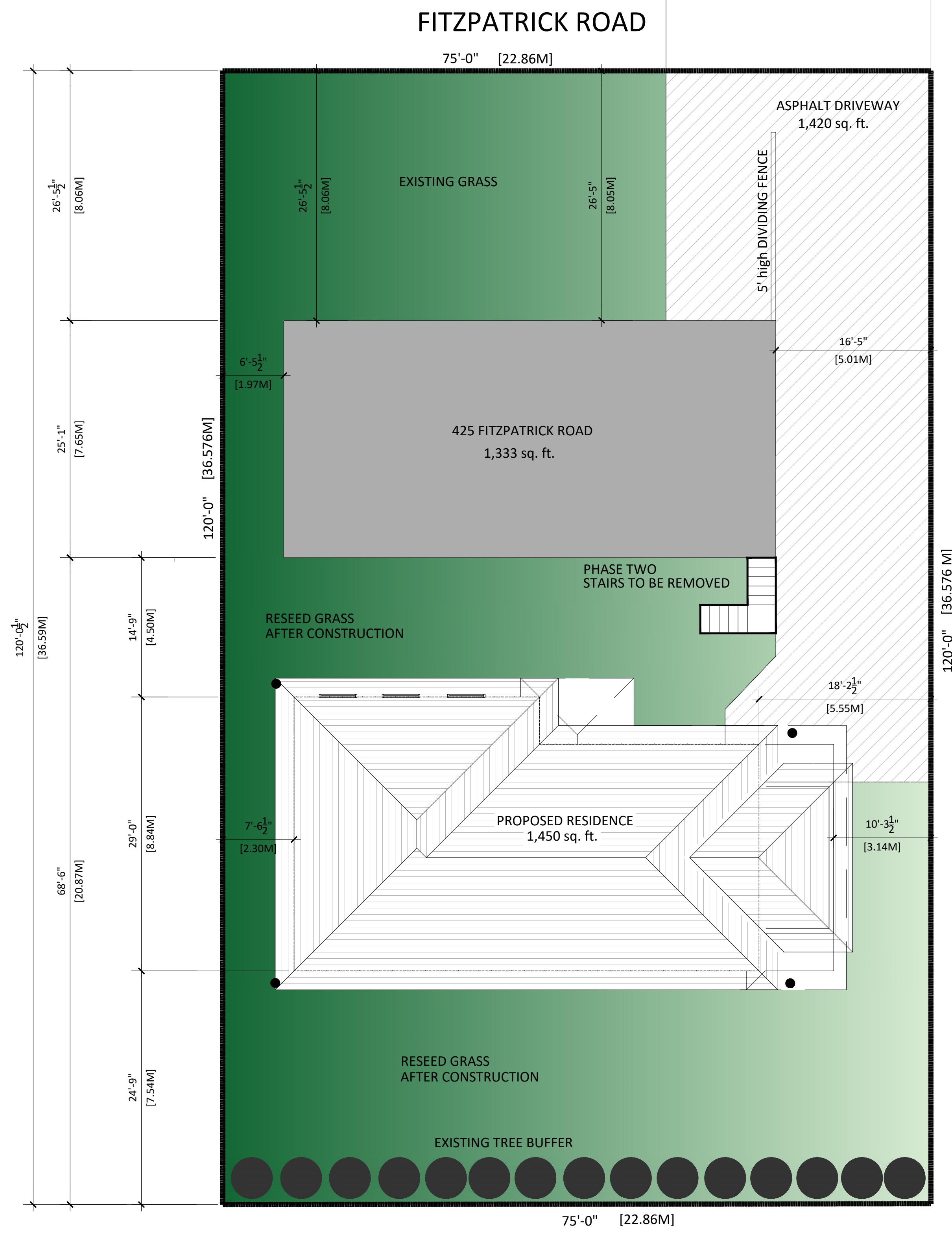
1. FRAMER TO CONFIRM ALL PLUMBING, FIXTURES AND FIREPLACE ROUGH OPENINGS.
2. FRAMER TO PROVIDE PROPER BACKING FOR ALL FIXTURES AND SHELVING
3. FLOOR JOIST LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS.
4. ROOF TRUSS LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS.
5. ALL BEDROOM WINDOWS TO HAVE A MINIMUM VENT SIZE OF 24" x 36" FOR EGREES.
6. ROUGH OPENINGS FOR ALL SWING DOORS ADD 2 1/2" TO HEIGHT & 2" TO WIDTH
7. ROUGH OPENINGS FOR ALL BI-FOLDS ADD 1 3/4" TO HEIGHT & 1 1/4" IN WIDTH
8. ALLOW 4" ON EACH SIDE FOR OF DOORS FOR CASING
9. ALL HEADERS TO BE 2"x10" s.s. DRY UNLESS NOTED OTHERWISE
10. CUT & TACK 2"x4" BACKING FOR ALL TUBS
11. JOIST HANGERS MUST BE SECURED PROPERLY - ALL HOLES MUST BE NAILED & BOTTOM HOLE SCREWED AS PER TRUSS JOIST SPECIFICATIONS
12. CHIMNEY INSULATION BOX 14" HIGH c/w 2" CLEARANCE FOR CHIMNEY
13. ALL EXPOSED TRUSS HEELS MIN 7.5"
14. ALL LINTELS TO BE SPF BUILT UP 2 - 2"x10" UNLESS NOTED OTHERWISE
15. FRAME WALLS TO 16" o.c. INCLUDING FROST WALLS

**INSULATION:**

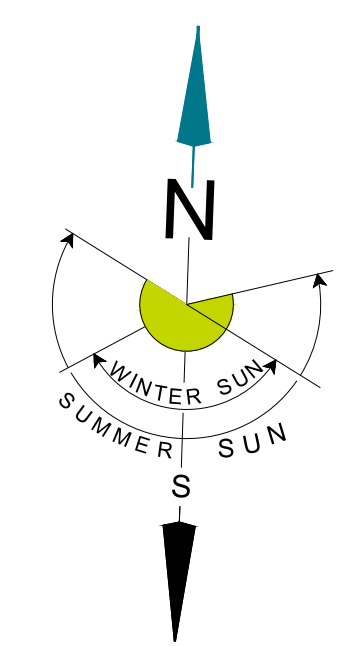
- PROVIDE R-24 BATT INSULATION IN 2"x6" STUD WALLS, R-14 IN 2"x4" STUD WALLS MIN., R-40 INSULATION IN FLAT CEILINGS, AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
- INSTALL SIDE WALL AND CEILING INSULATION IN CONT. BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK, CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
- INSTALL 6 MIL POLY VAPOUR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MIN.
- FLOORS OVER UNHEATED SPACE SHALL HAVE R-26 FOIL BACK INSULATION BETWEEN JOISTS.
- HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8 INSULATION.
- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN AND TRUSSES.

**FLASHING & VAPOUR BARRIER:**

- INSTALL FLASHING AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHES AND OVER ALL UNPROTECTED EXTERIOR OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFLASHED EXTERIOR OPENINGS.
- FLASHINGS TO BE INSTALLED AT ALL PENETRATIONS IN THE ROOF SYSTEM, AND AT ALL CHANGES IN THE ROOF PLANE.
- ALL JOINTS IN THE VAPOUR BARRIER TO BE LAPPED 4" AND OCCUR OVER FRAMING MEMBERS OR SEALED WITH CAULKING.



1 SITE PLAN  
A 1 3/16" = 1'-0"



**SITE CALCULATIONS:**

**ZONING:** R-1  
**LEGAL ADDRESS:** LOT 4, PLAN 23428, PID 006-435-955  
**MUNICIPAL ADDRESS:** 425 FITZPATRICK ROAD, KELOWNA, B.C.  
**SITE AREA:** 9,000 sq. ft. / 836.1 M2 (0.0836 Ha. ESTIMATE)  
**BUILDING AREA:**  
**EXISTING RESIDENCE:** 1,333 sq. ft. / 123.8 M2  
**PROPOSED RESIDENCE:** 965 sq. ft. / 89.6 M2  
**PROPOSED GARAGE:** 552 sq. ft. / 51.3 M2  
**TOTAL AREA at grade:** 2,850 sq. ft. / 264.7 M2  
**SITE COVERAGE:** 2,850 / 9,000 = 31.6 %  
**HARD SURFACE COVERAGE:** 4,000 / 8,880 = 45.0 %  
**SETBACKS:**  
**RESIDENCE:**  
ALLOWED FRONT SETBACK 14'-9" 4.5 M  
PROPOSED SIDE SETBACK 14'-9" 4.5 M within allowed  
**ONE STOREY:**  
ALLOWED SIDE SETBACK 7'-6.5" 2.3 M within allowed  
PROPOSED SIDE SETBACK 7'-6.5" 2.3 M  
**TWO STOREY:**  
ALLOWED SIDE SETBACK 9'-10" 3.0 M within allowed  
PROPOSED SIDE SETBACK 10'-11.5" 3.34 M  
ALLOWED REAR SETBACK 22'-11.5" 7.00 M within allowed  
PROPOSED SIDE SETBACK 22'-11.5" 7.00 M  
**MAXIMUM BUILDING HEIGHT:**  
FRONT ELEVATION ROOF HEIGHT 27'-1" 8.25 M  
ALLOWABLE BUILDING HEIGHT 21'-3" 6.48 M  
FROM STREET FRONT to mid point 23'-9" 7.24 M  
FROM STREET FRONT to peak of roof 23'-9" 7.24 M

NOTE: ALL SITE DIMENSION'S WHERE OBTAINED FROM THE CITY OF KELOWNA MAPPING WEBSITE AND IS NOT DEEMED ACCURATE.

**GENERAL NOTES:**

- ALL WORK TO BE DONE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE LOCAL BUILDING CODE, CURRENT ELECTRICAL AND PLUMBING CODES, AS WELL AS ALL APPLICABLE LOCAL CODES AND BYLAWS.
- ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICES.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE SITE CONDITIONS; ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED BEFORE COMMENCING WITH CONSTRUCTION.
- ANY DISCREPANCIES, OMISSIONS AND ERRORS SHALL BE REPORTED TO THE OWNER AND THE DESIGNER FOR CORRECTION.
- WRITTEN DIMENSIONS TO BE FOLLOWED. "DO NOT SCALE THESE DRAWINGS."
- ENGINEERED FLOOR AND ROOF SYSTEMS (JOISTS AND TRUSSES) ARE TO BE SEALED BY AN ENGINEER REGISTERED IN THE LOCAL AREA.
- SUBMIT ALL SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR STRUCTURAL COMPONENTS BEFORE COMMENCING CONSTRUCTION.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER, AND CONTRACTOR.
- THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.
- PROTECT ALL TREES ON SITE, NOTED BY OWNER WITH FENCING PLACED AT 8'-0" RADIUS FROM TREE TO PREVENT DAMAGE AND / OR SOIL COMPACTION DURING CONSTRUCTION.
- PROTECT NEIGHBOURS TREES AND PROPERTY FROM CONSTRUCTION DAMAGE.

**AREA CALCULATIONS:**

Main Floor Residential:	965 sq. ft.
Upper Floor Residential:	1,312 sq. ft.
Total Residential Area:	2,277 sq. ft.
Existing Residence:	1,333 sq. ft.
Proposed Residence:	2,277 sq. ft.
Proposed Garage:	552 sq. ft.
Master Suite Deck:	100 sq. ft.
Rear Deck:	22 sq. ft.
Total Deck Area:	122 sq. ft.

BRITISH COLUMBIA BUILDING CODE CLASSIFICATION  
GROUP C SINGLE FAMILY OCCUPANCY  
PART 9

**DRAWING SCHEDULE:**

A1	SITE PLAN
A2	FOUNDATION PLAN
A3	Main FLOOR PLAN
A4	UPPER FLOOR PLAN
A5	FRONT & LEFT ELEVATION
A6	REAR & RIGHT ELEVATION
A7	ROOF PLAN & CONSTRUCTION DETAILS
A8	WALL CONSTRUCTION SCHEDULES

2/7/2018	1	RAH	ISSUED FOR BUILDING PERMIT
DATE	NO.	BY	REVISION

Copyright Reserved.  
This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Their name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. DO NOT SCALE THESE DRAWINGS.

**HOLDEN'S DRAUGHTING & DESIGN**  
532 SAUBER AVENUE  
KELOWNA, B.C. V1Y-6A3  
Phone: 250-868-0962  
Fax: 250-868-0962  
Email: h-holden@shaw.ca  
H.D.D.

PROJECT  
KOHRI SECONDARY BUILDING  
425 FITZPATRICK ROAD  
KELOWNA, B.C.

SHEET TITLE  
SITE PLAN & NOTATION

DRAWN	RAH	SHEET NO.	A 1
CHECKED	J.K.	SCALE	1/8" = 1'-0"
DATE	2/7/2018	DATE	2/7/2018
Planner Initials	KB	Rev.	0

**ATTACHMENT A**  
This forms part of application  
# Z18-0079  
City of Kelowna  
COMMUNITY PLANNING