

REVISED PLANS

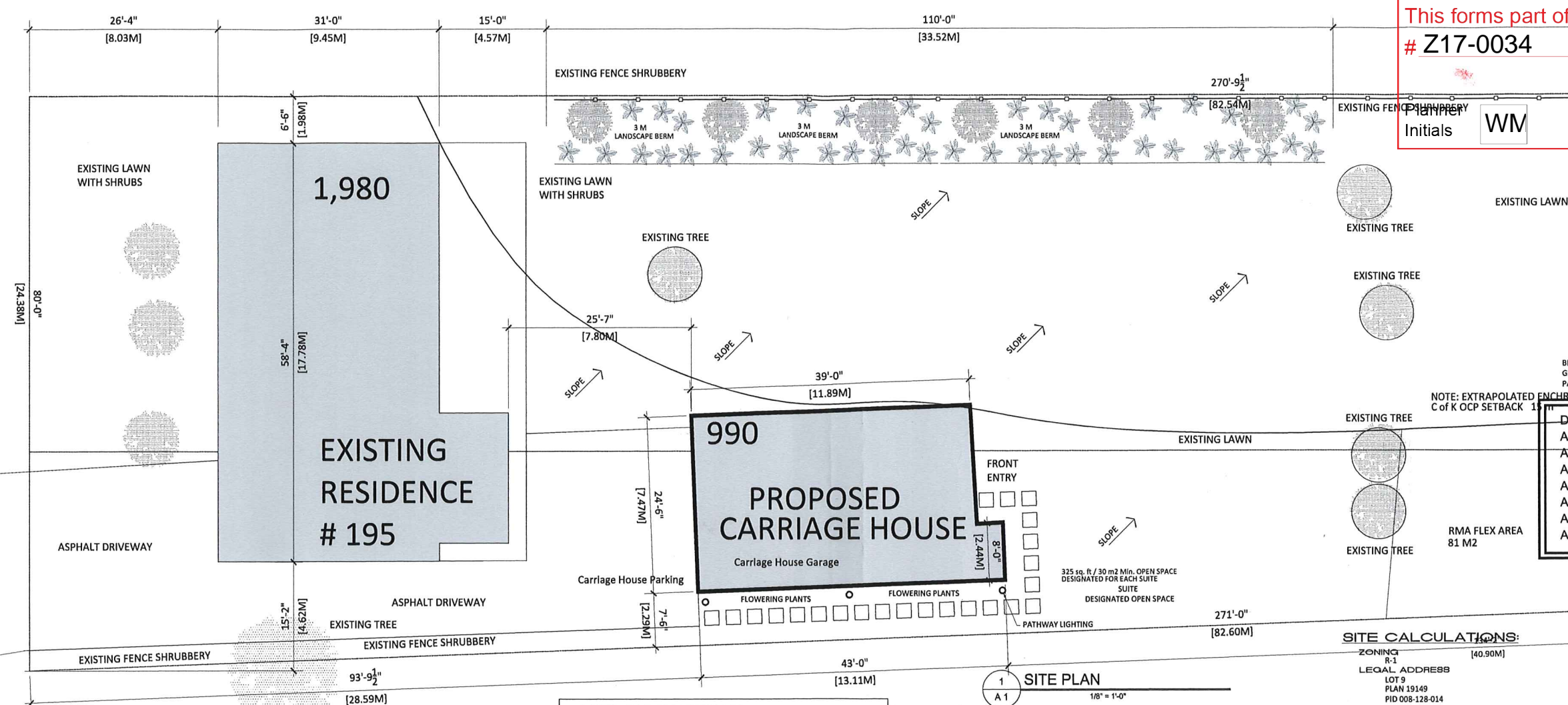
MAY 8 5 2018

CITY OF KELOWNA
Land Use Management

SCHEDULE A

This forms part of application # Z17-0034

City of Kelowna
DEVELOPMENT PLANNING



DRAWING SCHEDULE:

A1	SITE PLAN
A2	FOUNDATION PLAN & DETAILS
A3	MAIN FLOOR PLAN & DETAILS
A4	UPPER FLOOR PLAN & DETAILS
A5	ELEVATIONS
A6	CROSS SECTIONS & DETAILS
A7	WALL CONSTRUCTION SCHEDULES

AREA CALCULATIONS:
195 RAINS ROAD / CARRIAGE HOUSE

Garage Area	720 sq. ft.	66.9 m2
Mechanical Area	175 sq. ft.	16.2 m2
Lower Floor Plate	895 sq. ft.	83.1 m2
<hr/>		
Suite Area	680 sq. ft.	63.1 m2

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.

SITE CALCULATIONS:

ZONING	R-1	LEGAL ADDRESS	LOT 9 PLAN 19149 PID 008-128-014
MUNICIPAL ADDRESS	195 RAINS ROAD KELOWNA, B.C.	SITE AREA	20,310 sq. ft. / 2 186 M2 0.47 Ha.
BUILDING AREA:		EXISTING RESIDENCE	1,880 sq. ft. / 174.75 M2
		PROPOSED FOOTPRINT	990 sq. ft. / 91.9 M2
		TOTAL SITE FOOTPRINT	2,870 sq. ft. / 266.6 M2
SITE COVERAGE:	2,870 / 21,310 = 13.5 %	40.0%	MEETS REQUIREMENTS
HARD SURFACE COVERAGE:	7,000 / 21,310 = 32.8 %	50.0%	MEETS REQUIREMENTS
SETBACKS:			
PROPOSED CARRIAGE RESIDENCE			
REQUIRED FRONT SETBACK	4.5 M	14'-6"	
PROPOSED FRONT SETBACK	15.24 M	50'-0"	MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.3 M	7'-6"	
PROPOSED SIDE SETBACK	3.96 M	13'-0"	MEETS REQUIREMENTS
REQUIRED SIDE SETBACK	2.3 M	7'-6"	
PROPOSED SIDE SETBACK	5.34 M	17'-6"	MEET REQUIREMENTS
REQUIRED REAR SETBACK	15.24 M	50'-0"	
PROPOSED REAR SETBACK	35.26 M	115'-8"	MEET REQUIREMENTS
MAXIMUM BUILDING HEIGHT			
FRONT ELEVATION ROOF HEIGHT	4.26 M	14'-8"	
DROP IN GRADE FROM FRONT OF PROPERTY TO LOCATION OF PROPOSED CARRIAGE HOUSE ESTIMATED TO BE 8'-0"			
PROPOSED ROOF HEIGHT	6.40 M	21'-1"	
	14'-8" + 8'-0" = 22'-8"		MEET REQUIREMENTS

NOTE:
ALL SITE DIMENSION'S WHERE OBTAINED FROM THE CITY OF KELOWNA WEBSITE , NOT DEEMED 100% ACCURATE.



195 RAINS ROAD STREET VIEW



195 RAINS ROAD STREET VIEW



195 RAINS ROAD PROPOSED BUILDING SITE

DATE: NO. BY: REVISION:

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832 SAUCIER AVENUE
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PROJECT
CARRIAGE RESIDENCE
195 RAINS ROAD
KELOWNA, B.C.

SHEET TITLE
SITE PLAN & NOTATION

DRAWN: RAH
CHECKED: A.H.
SCALE: 1/8"=1'-0"
DATE: 2016.04.25

SHEET NO.
A 1
Rev. 0

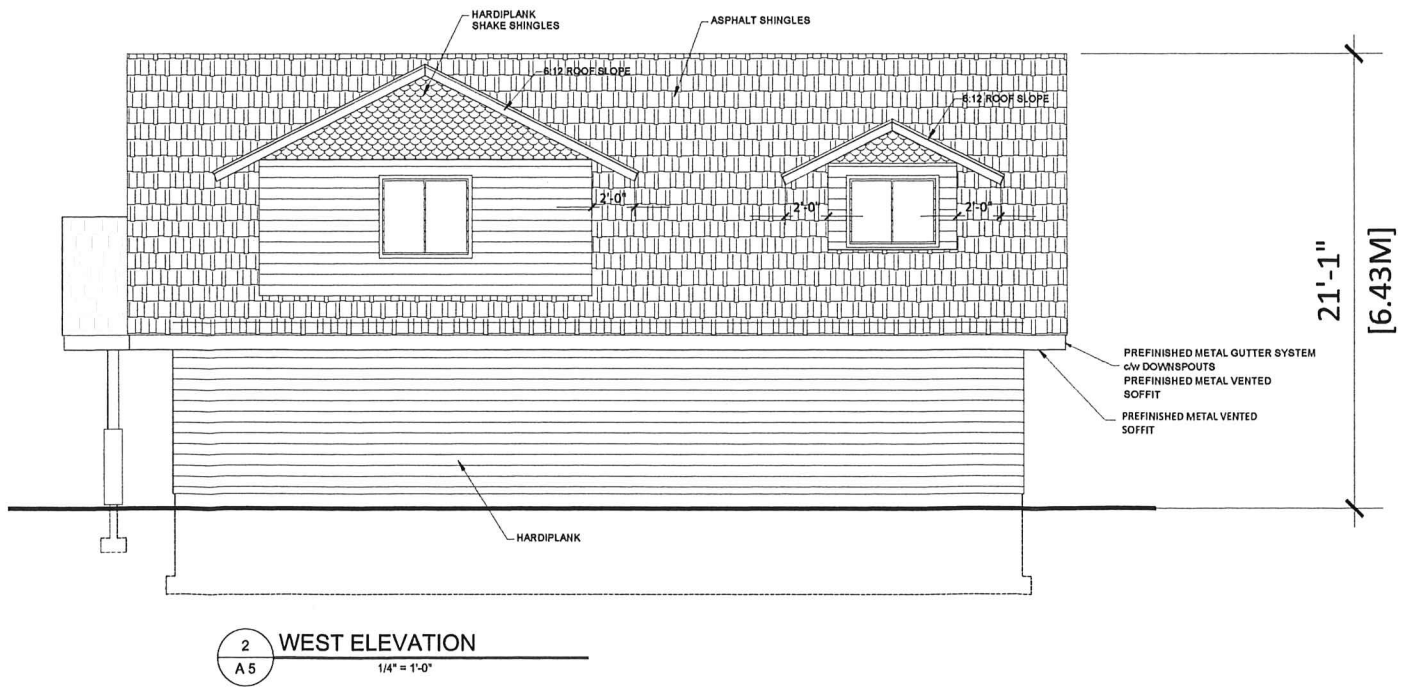
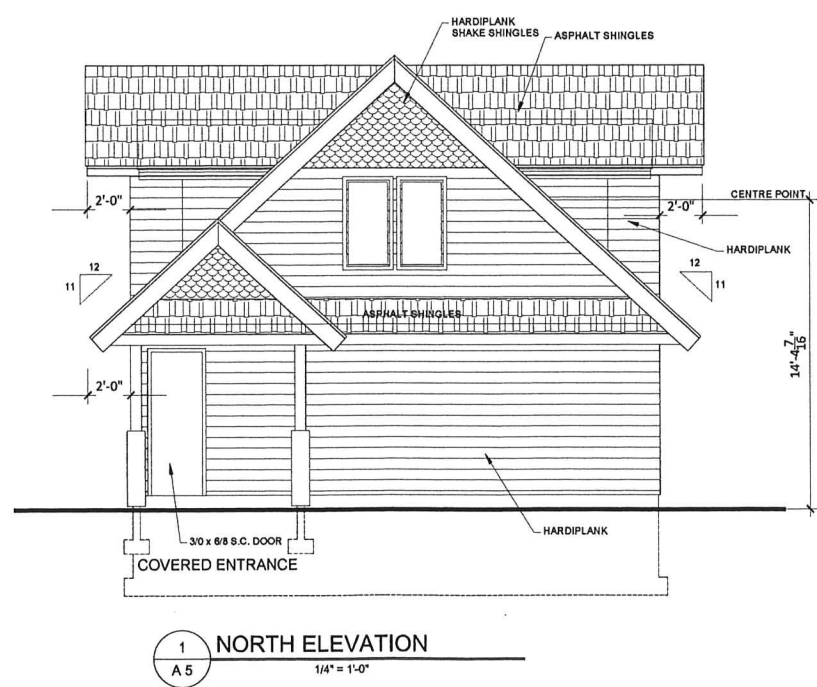
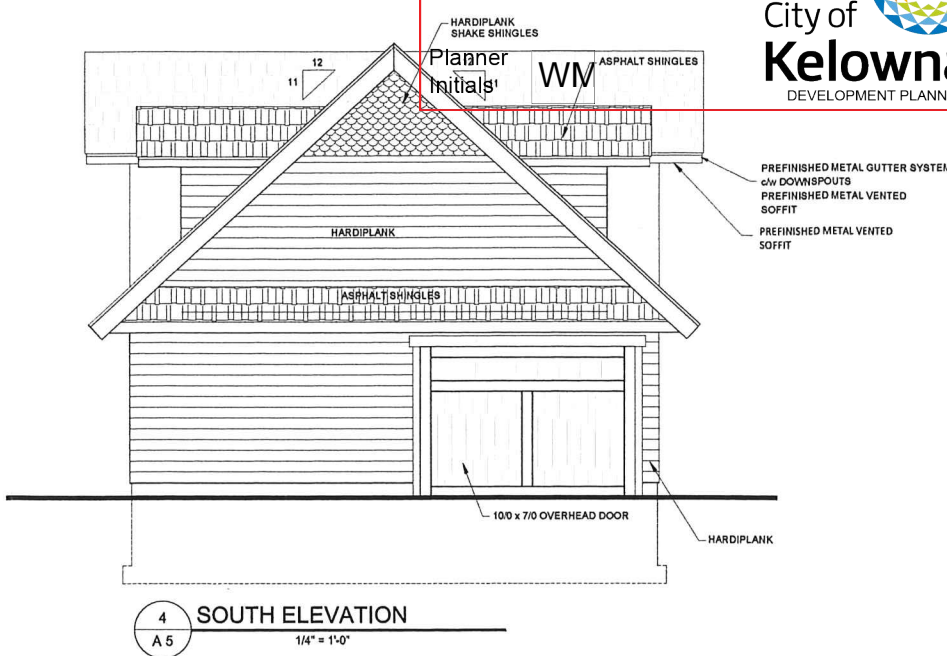
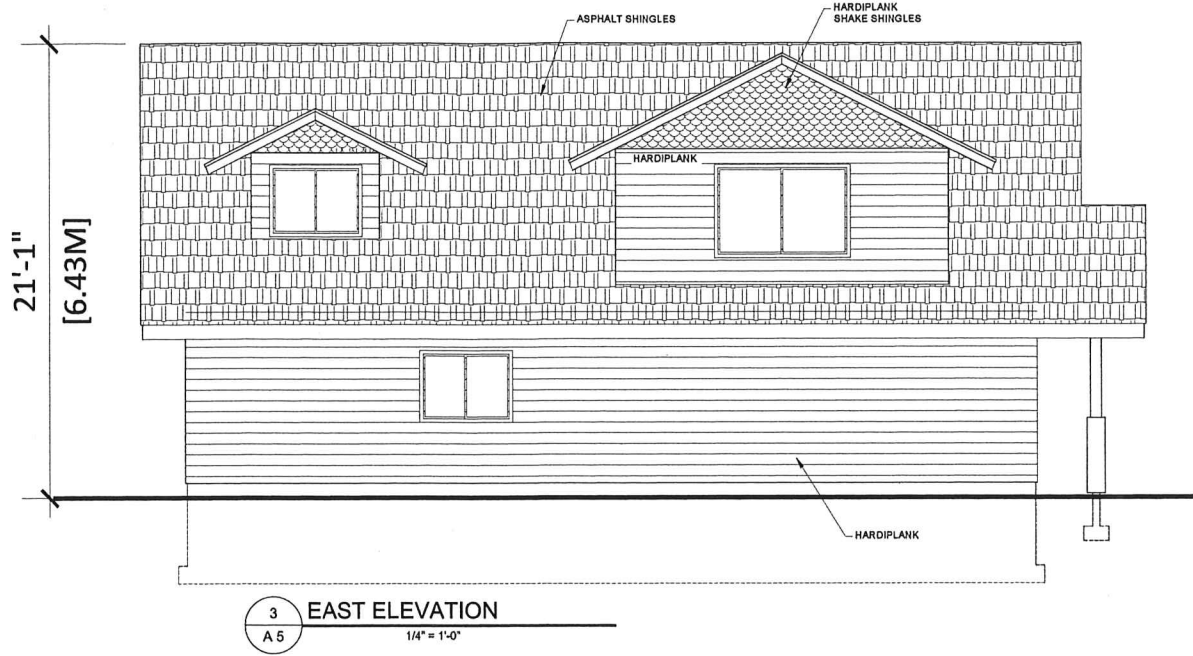
SCHEDULE B

This forms part of application
Z17-0034

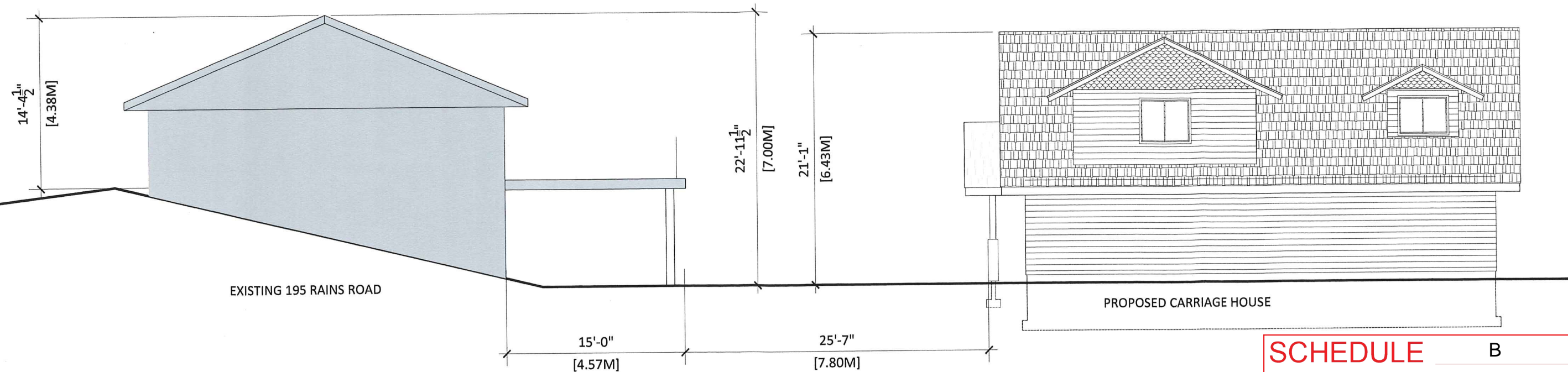


- NOTE:
1. ALL GUTTERS AND DOWNSPOUTS HAVE BEEN NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. GENERAL CONTRACTOR TO VERIFY EXISTING GRADE AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
 2. PLUMBING AND HVAC VENTING SHALL BE GROUPED IN A MANNER TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AS TO MINIMIZE PUBLIC VIEW. THE PENETRATIONS SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOUR.
 3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
 4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOF AND WALLS, PROJECTIONS, PENETRATIONS AND CHIMNEYS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
 5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / ROOF VENTS PER LOCAL CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF (WHERE APPLICABLE). PROVIDE APPROPRIATE SOFFIT VENTILATION AT ALL OVERHANGS.
 6. FINISH GRADE TO SLOPE AWAY FROM BUILDING FOUNDATION AT A 2% SLOPE IN THE FIRST 10'-0" AND AT 1% SLOPE AFTER THAT TO AN APPROVED DRAINAGE AREA.

NOTE:
ALL DOORS AND WINDOWS SHOWN
ON THE ELEVATIONS ARE FOR
SUGGESTION ONLY.
EXACT DOORS ARE TO BE SELECTED
BY THE OWNER.



DATE	NO.	BY	REVISION
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HOLDEN'S DRAUGHTING & DESIGN 832 SAUCIER AVENUE KELOWNA, B.C. V1Y 6A3 Phone: 250.868.0902 Fax: 250.868.0902 Email: h.holder@shaw.ca			
PROJECT CARRIAGE RESIDENCE 195 RAINS ROAD KELOWNA, B.C.			
SHEET TITLE ELEVATIONS			
DRAWN RAH	SHEET NO. A 5		
CHECKED A.H.	Rev. 0		
SCALE 1/4" = 1'-0"			
DATE 2016.04.25			



1 CROSS SECTION
A 8 not to scale



2 PHOTOGRAPHS OF
EXISTING CONDITION
A 8 not to scale

SCHEDULE B

This forms part of application

Z17-0034

Planner
Initials

WM



DATE	NO.	BY	REVISION

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PROJECT
CARRIAGE RESIDENCE
195 RAINS ROAD
KELOWNA, B.C.

SHEET TITLE
CROSS SECTION

DRAWN RAH	SHEET NO. A 8
CHECKED A.H.	Rev. 0
SCALE 1/8"=1'-0"	
DATE 2016.04.25	



CITY OF KELOWNA
MEMORANDUMPlanner
Initials

WM

Date: May 10, 2017
File No.: Z17-0034**To:** Suburban and Rural Planning (TH)
From: Development Engineering Manager (SM)**Subject:** 195 Rains Road RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing 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.

2. Sanitary Sewer

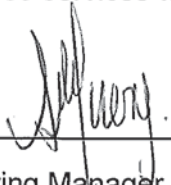
- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application in addition to 0.5 SFE for the proposed carriage house. The total sewer Specified Area fee in 2017 will be calculated based on 1.5 SFE at \$2045.50 per SFE = **\$3068.25**

3. Development Permit and Site Related Issues

- a) Direct the roof drains onto splash pads.
- b) Maximum driveway width permitted is 6m.

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.



Steve Muenz, P. Eng.
Development Engineering Manager
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