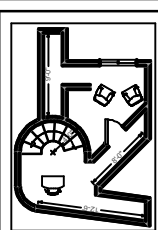


FRONT ELEVATION
(FACING MITCHELL ROAD)



RIGHT ELEVATION



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PROJECT TITLE:
760 MITCHELL RD.
KELOWNA
DETACHED GARAGE

DATE:
4/6/2016

SCALE:
1/4" = 1'

SHEET:
1/13

CITY OF KELOWNA
MEMORANDUM

Date: June 13, 2016
File No.: Z16-0015
To: Urban Planning Management (LK)
From: Development Engineering Manager (SM)
Subject: 760 Mitchell Rd Lot 13 Plan 25984 Carriage House RU1C

Development Engineering has the following requirements associated with this application.

1. Domestic Water

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

2. Sanitary Sewer


The subject property is located within the Local Area Service (LAS) No. 23 for South West Rutland. The proposed carriage house will trigger additional cost share for 0.5 SFE of the current payout rate for LAS No. 23 is \$5,895.14 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 **\$2947.57** valid until March 31, 2017.

3. Electric Power and Telecommunication Services

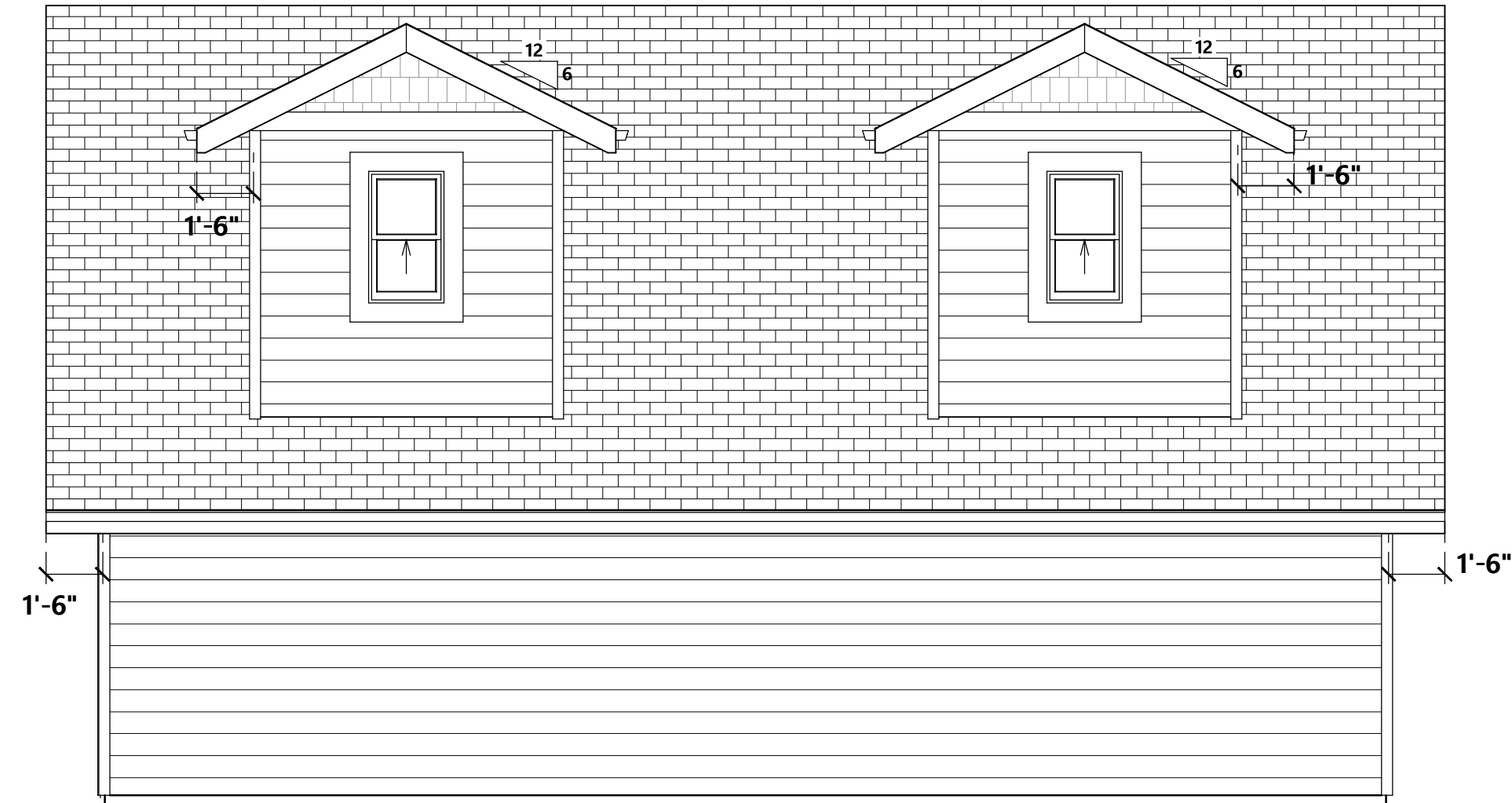
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

4. Access and Parking Requirements

The proposed parking configuration appears acceptable.



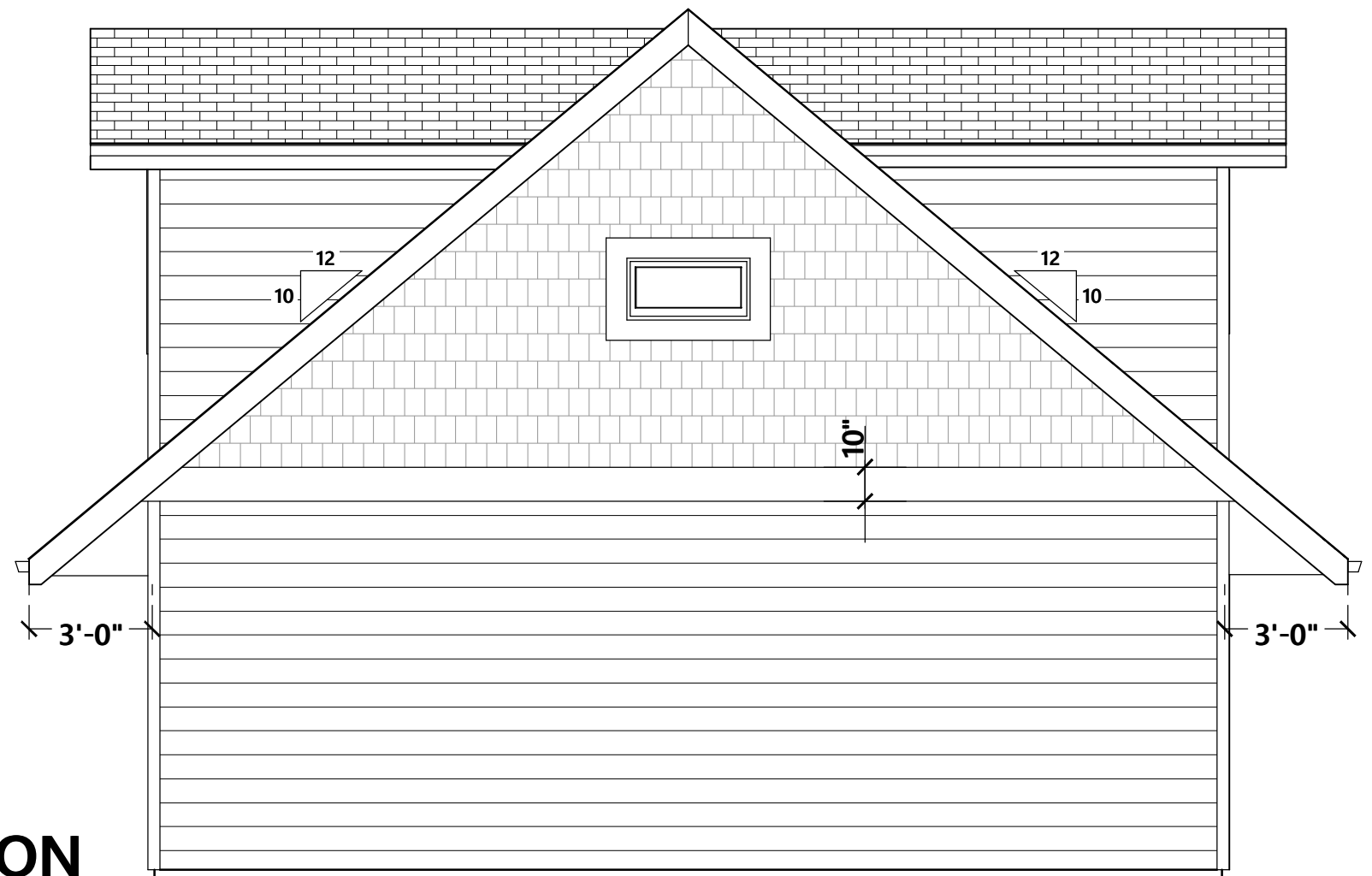
Steve Muenz, P. Eng.
Development Engineering Manager



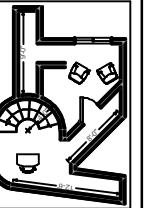
REAR ELEVATION

STANDARD NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. "R-TISTRY HOME DESIGN" SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER.
4. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
5. ALL WINDOW AND DOOR SIZES AND OPERATION ARE TO BE CONFIRMED BY OWNER/BUILDER WITH THE MANUFACTURE.



LEFT ELEVATION



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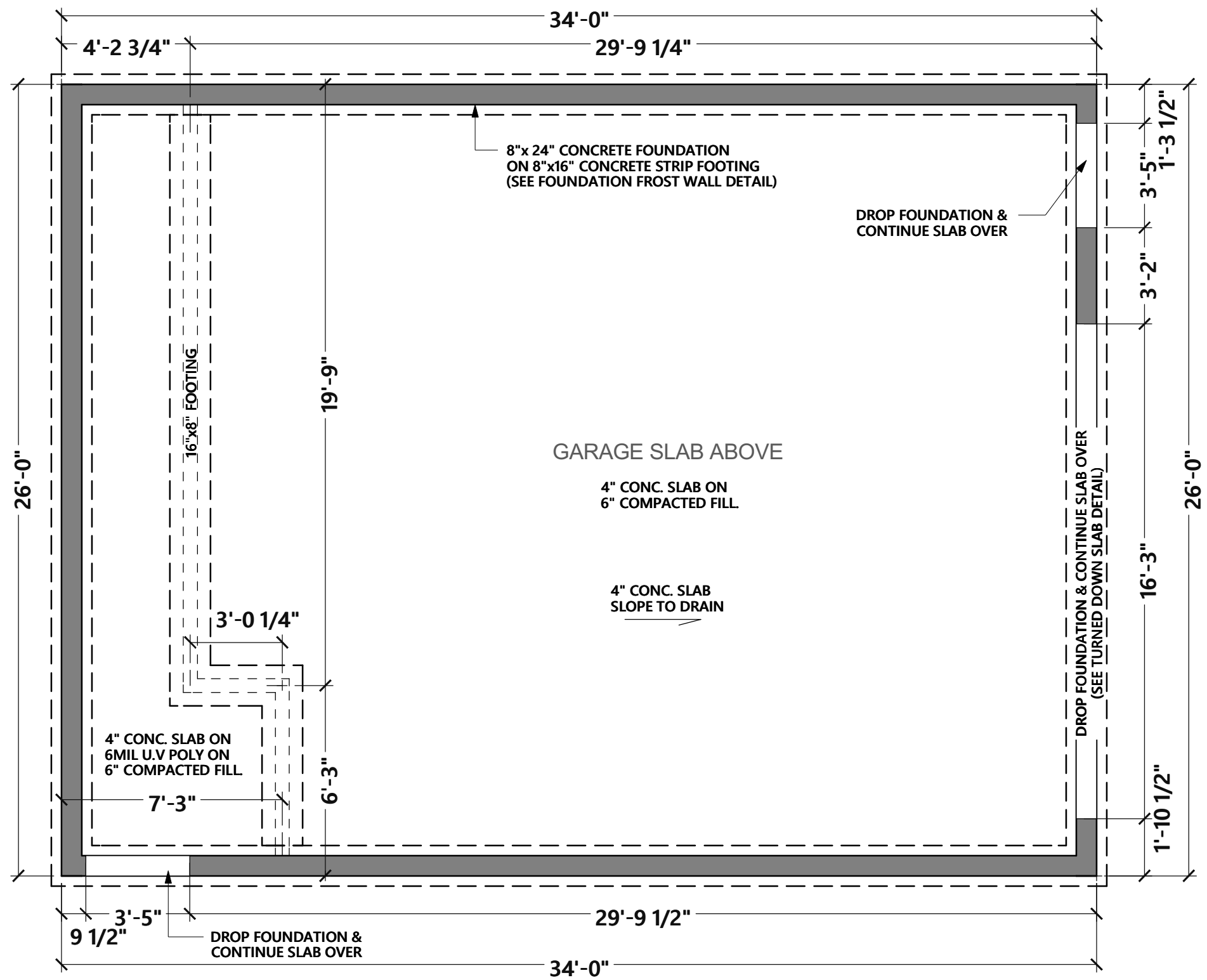
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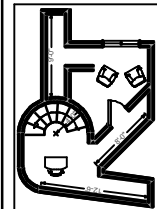
DATE:
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SCALE:
1/4" = 1'

SHEET:
2/13



FOUNDATION PLAN



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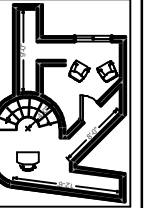
4/6/2016

SCALE:

1/4" = 1'

SHEET:

3/13



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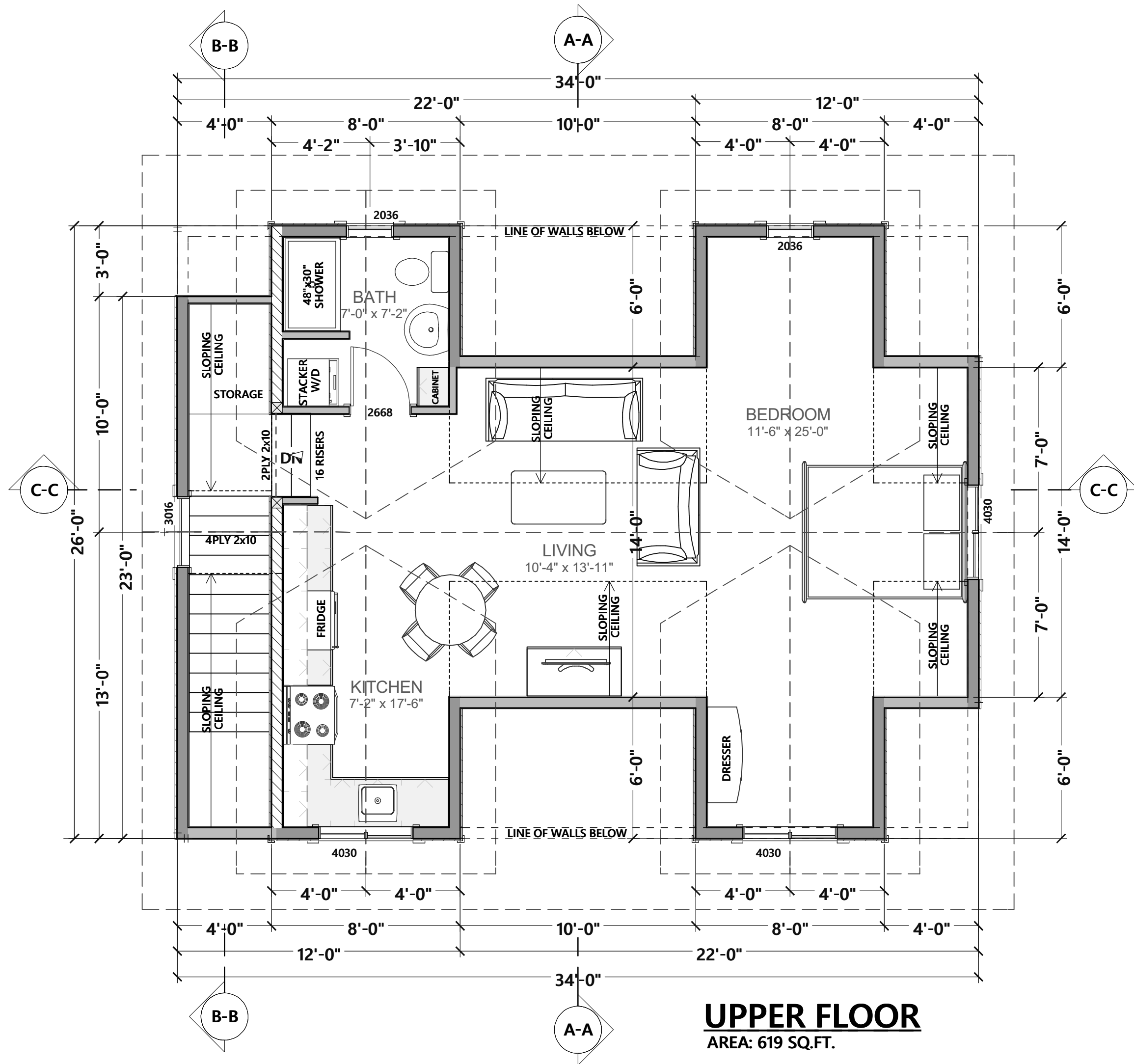
PROJECT TITLE:
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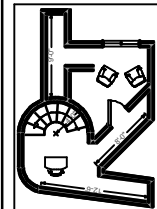
SCALE:
1/4" = 1'

SHEET:

4/13



UPPER FLOOR
AREA: 619 SQ.FT.



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SCALE:
1/4" = 1'

SHEET:
5/13



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SCALE:

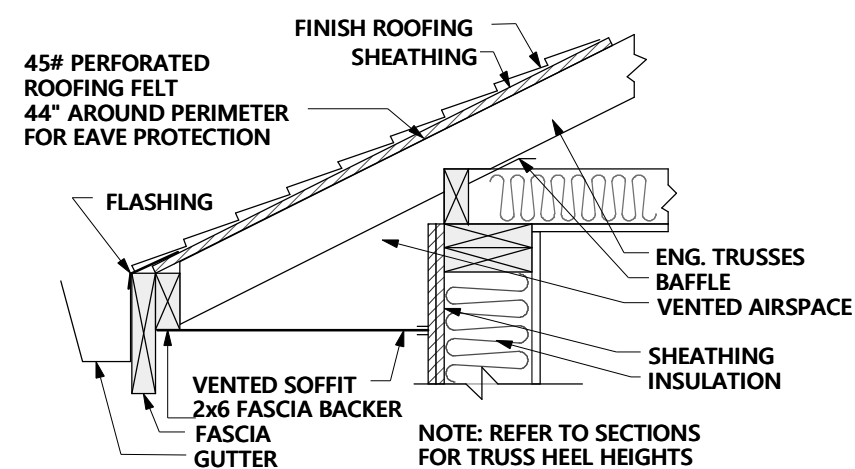
$$1/4" = 1'$$

SHEET:

6/13

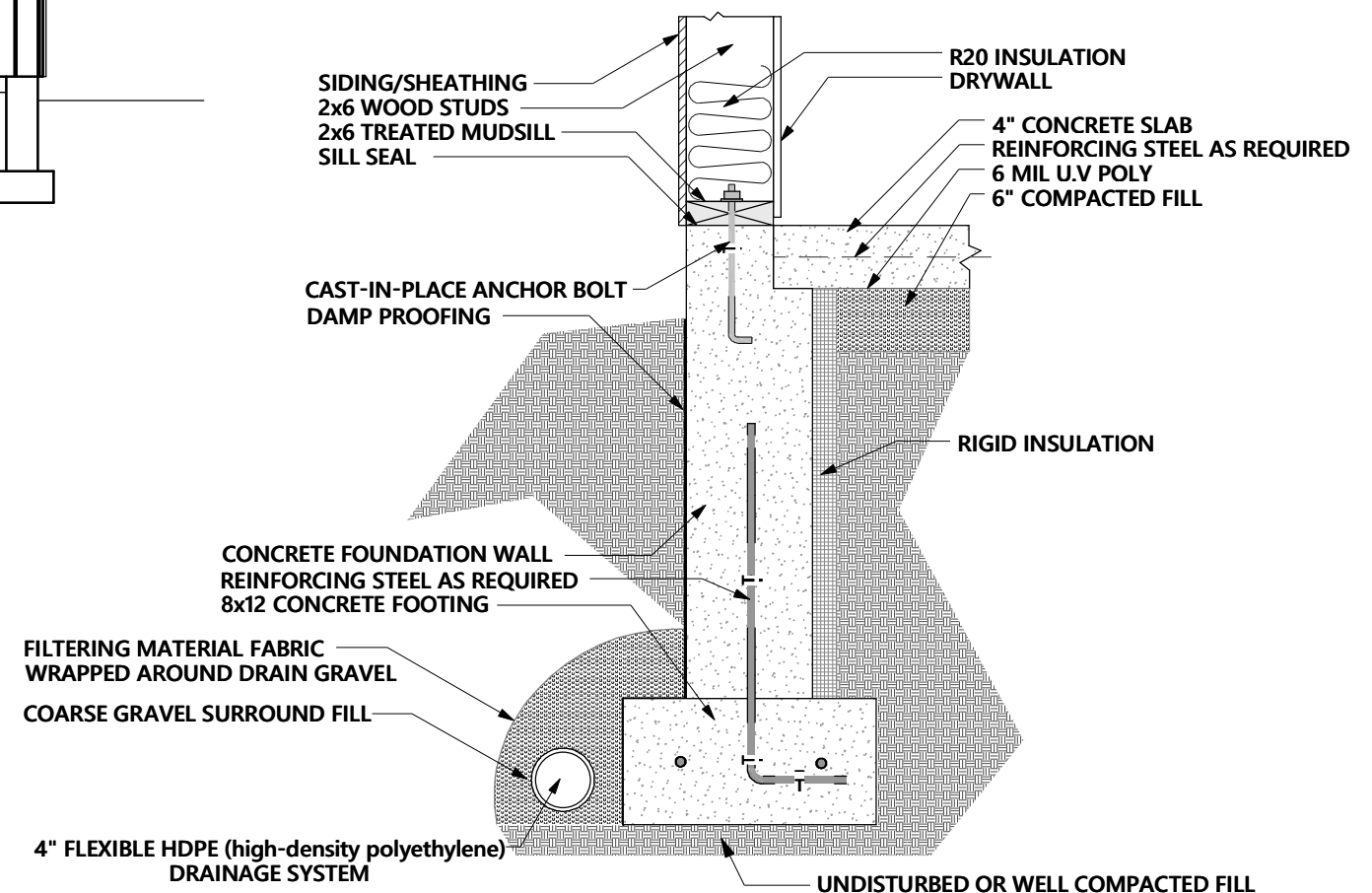


"R-TISTRY HOME DESIGN" MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY EFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE "R-TISTRY HOME DESIGN" AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM RECURRING.



ROOF OVERHANG

SCALE: 1" = 1'-0"



FOUNDATION FROST WALL: 24" (MIN)

SCALE: 1" = 1'-0"

CODES AND STANDARDS

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the B.C. Building Code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the owner/builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variance from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/builder and such solutions shall be their sole responsibility.

CONCRETE & FOOTINGS

All concrete to have a minimum compressive strength of 2,900 PSI (20 mPa) at 28 days.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 PSF. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600 mm) and higher should have one horizontal 10 mm reinforcing bar 3" (75 mm) from the top. Corner reinforcing to be lapped minimum 24" (600 mm).

All footings are to have two ½" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75 mm) clear of the side and bottom of the footing on both sides of the footing.

Grades shown on elevations are estimated. Adjust on site as required. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted.

INSULATION / VENTILATION

Minimum insulation requirements:

Roof/Ceiling – R 44
Walls – 2 x 6 – R 20
Garage Ceiling – R 32

Ceiling insulation may be loose fill type or batt type. Wall and floor insulation must be batt type.

Walls and ceilings between residence and attached garage shall be insulated.

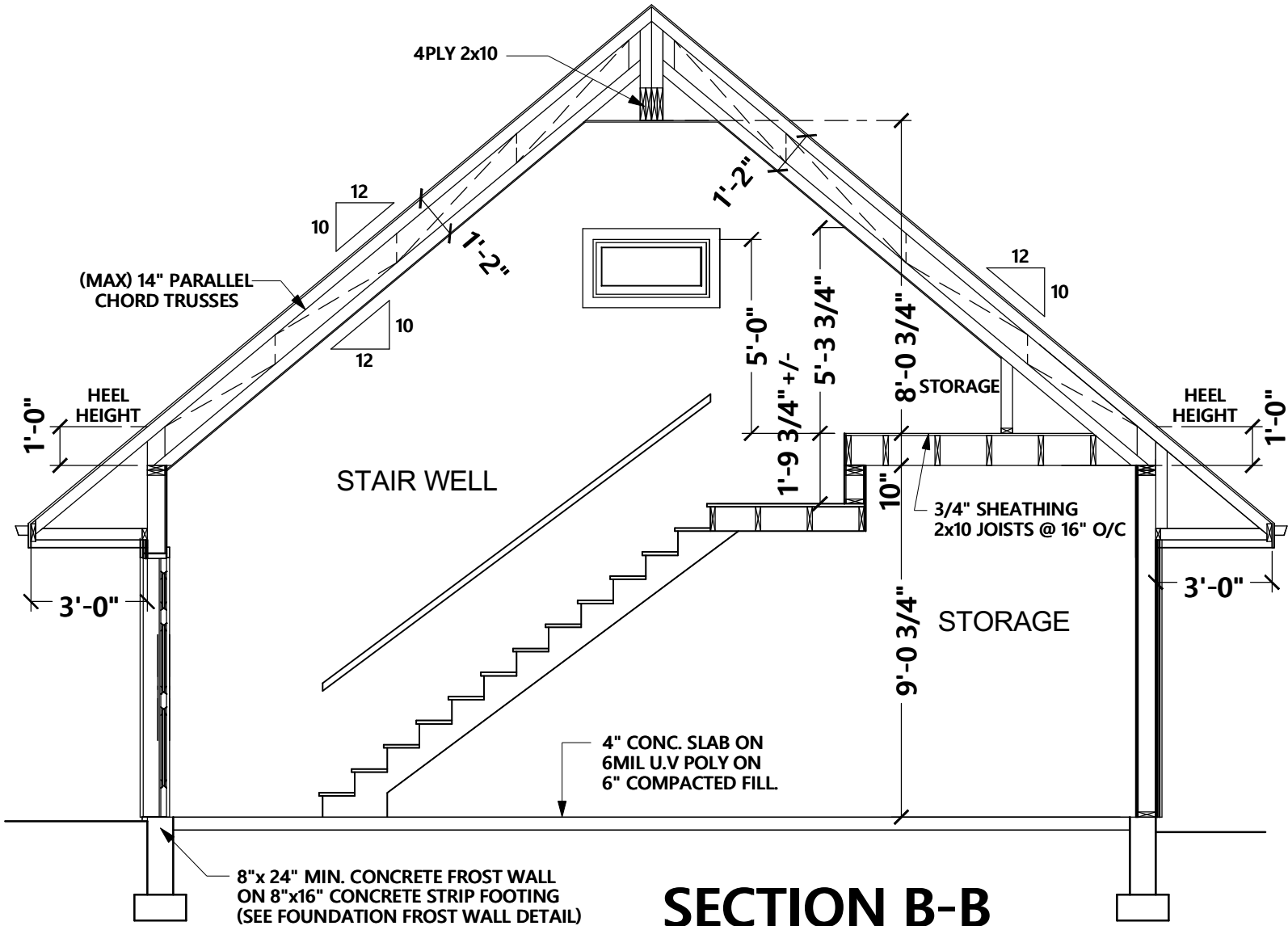
Insulation requirements may vary with heating systems and with local conditions.

All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits.

ABOVE GRADE MASONRY

All above grade masonry is to conform to the BC Building Code.

If brick veneer is to be installed, counter flashing shall be installed up to 8" (200 mm) behind the building felt and below the bottom course with vertical joints raked clean. Weep holes 24" (600 mm) o.c..



CARPENTRY

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed & confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Joists shall be placed to accommodate plumbing, in the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be dampproofed with 45 lb. felt or a sill plate gasket and pressure treated with a waterborne preservative or other approved method on exterior walls.

Interior framing to be 4" (100 mm) clear of back and sides of firebox and 2" (50 mm) clear of brick chimneys. Frame exterior walls 1" (25 mm) clear from exterior fireplaces.

Plates are to be anchored to concrete with ½" anchor bolts, maximum 6 ft. o.c. or other approved method.

Flush framed wood members shall be anchored with 200 lb. joist hangers unless otherwise specified.

MISCELLANEOUS

Caulk over and around all exterior openings using non-hardening caulking compound.

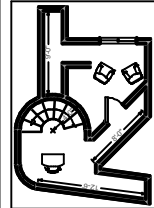
Flash all changes of materials on exterior walls.

Flash over all exterior openings.

All siding or stucco to be a minimum of 8" (200 mm) above finished grade.

All balcony railings to be 3'6" (1070 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (800 mm). Top rail to sustain outward load of 40 lbs. per lineal foot.

Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have on shelf.



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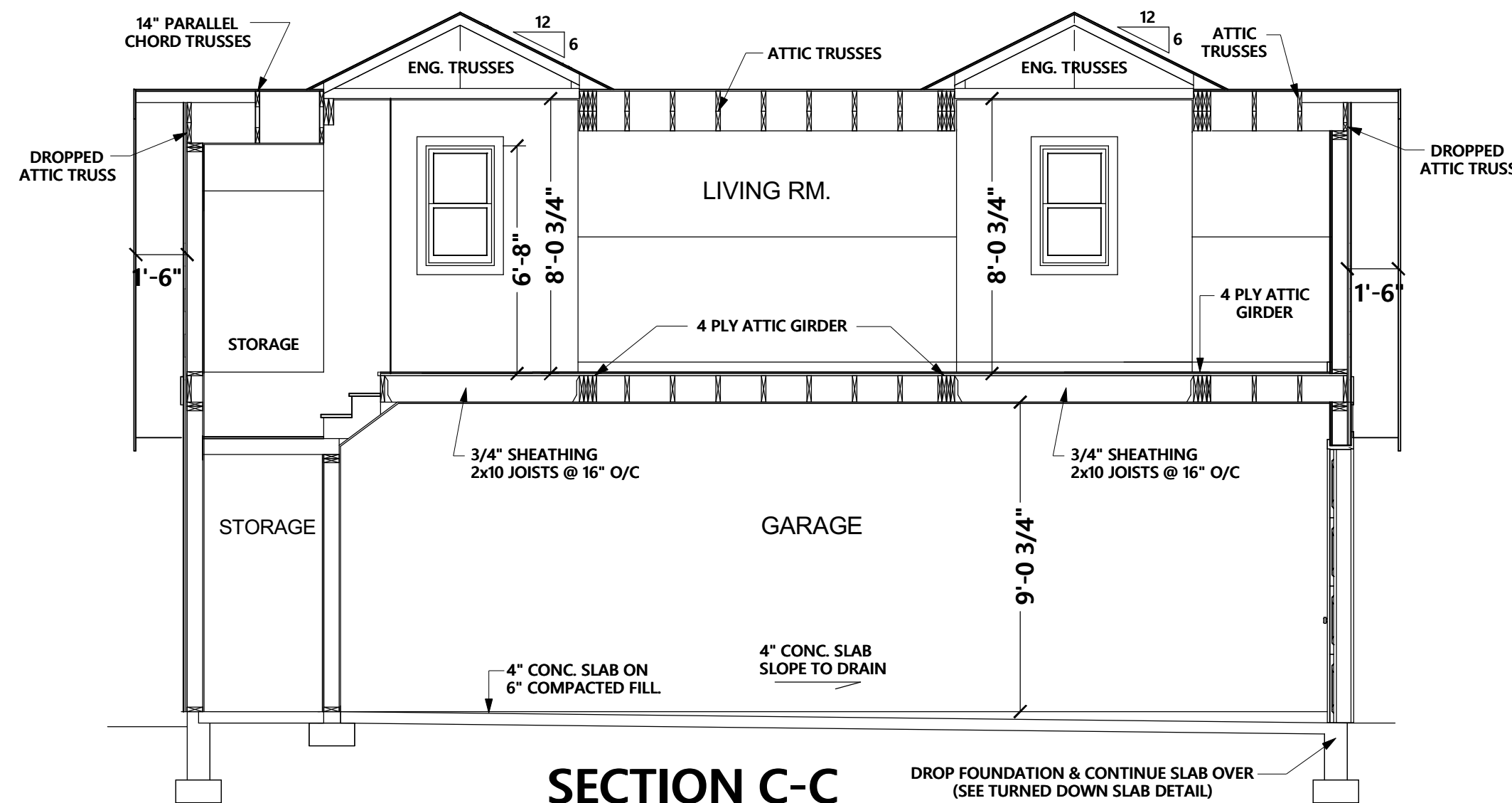
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DATE:
4/6/2016

SCALE:
1/4" = 1'

SHEET:
7/13



SPECIFICATIONS

INTERIOR WALLS

2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES

FLOOR SYSTEM

3/4" T&G SHEETING
2x10 JOISTS @ 16" O/C

STAIR CONSTRUCTION

PRE MANUFACTURED
STAIR SYSTEM

FOUNDATION

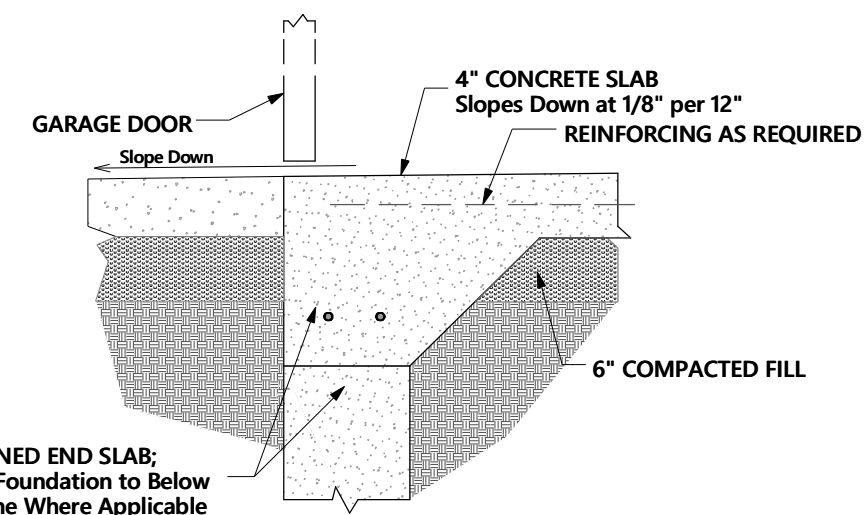
8" CONC. FOUNDATION
10MM REBAR
R12 STYROFOAM INSULATION
8"x16" CONC. FOOTING

CONCRETE SLAB

4" CONC. SLAB
6 MIL UV POLY
6" COMPACTED GRAVEL

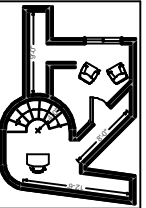
DRAINAGE TILE

4" DRAIN TILE
MINIMUM 6" DRAIN ROCK
DRY SHEETING PAPER



TURNED DOWN SLAB AT GARAGE OPENING

SCALE: 1" = 1'-0"



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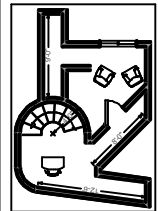
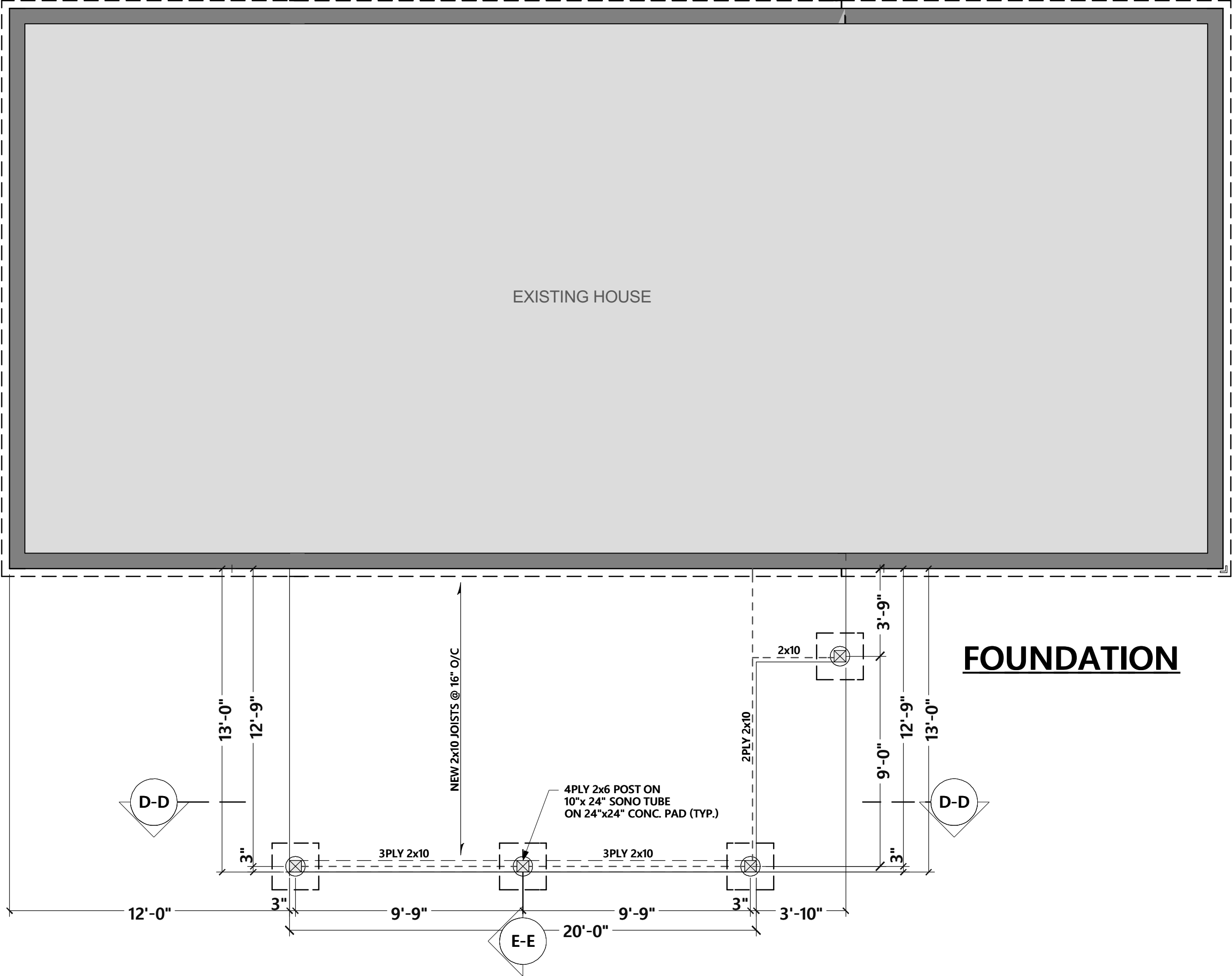
SCALE:

1/4" = 1'

SHEET:

8/13

HOUSE - DECK ADDITION



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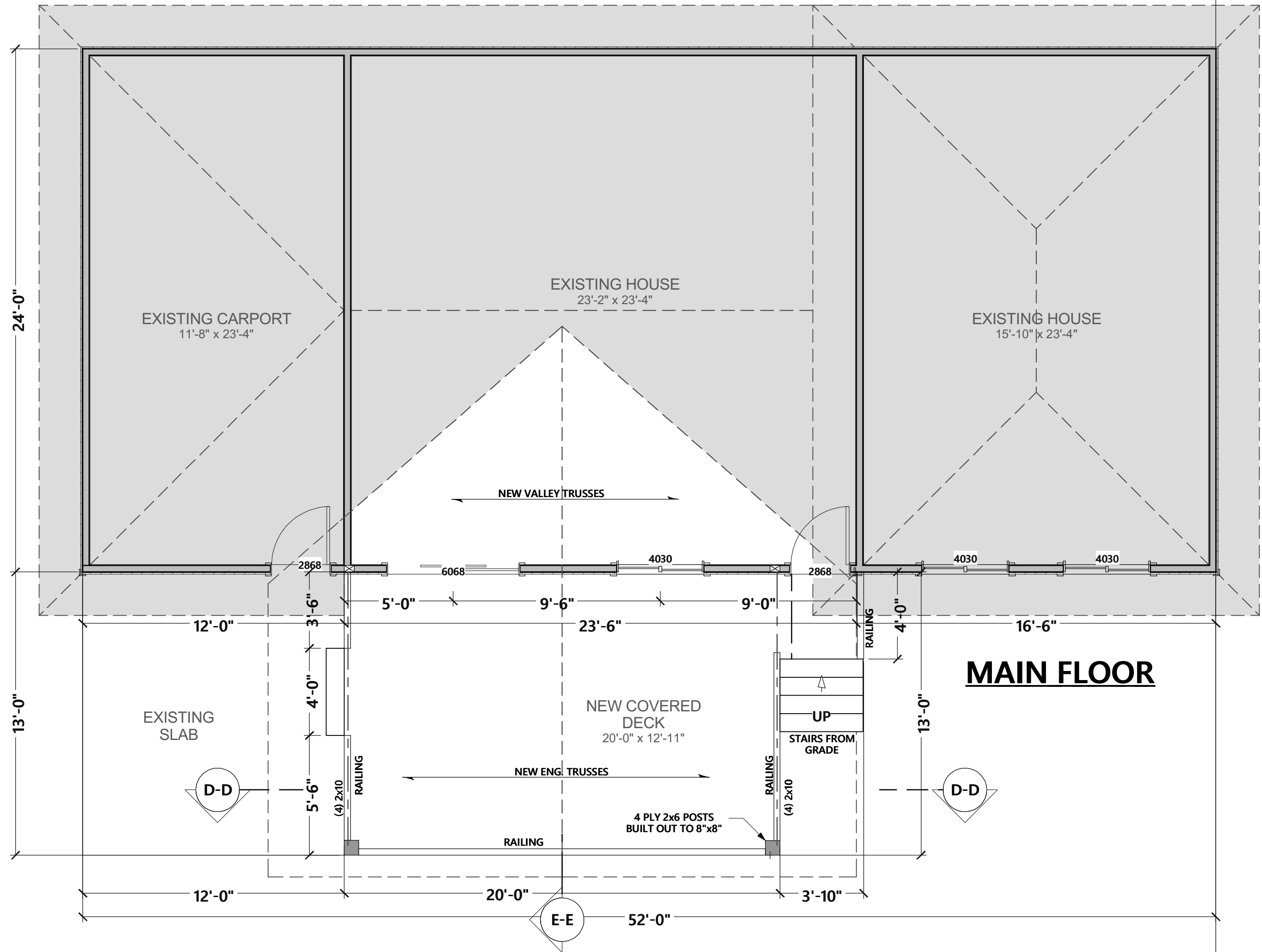
PROJECT TITLE:
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KELOWNA
HOUSE - DECK ADDITION

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SCALE:
1/4" = 1'

SHEET:
10/13

HOUSE - DECK ADDITION



MAIN FLOOR



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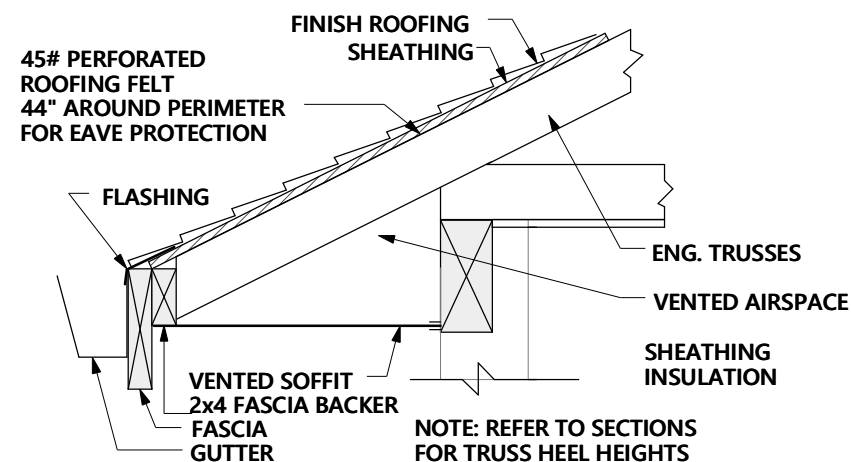
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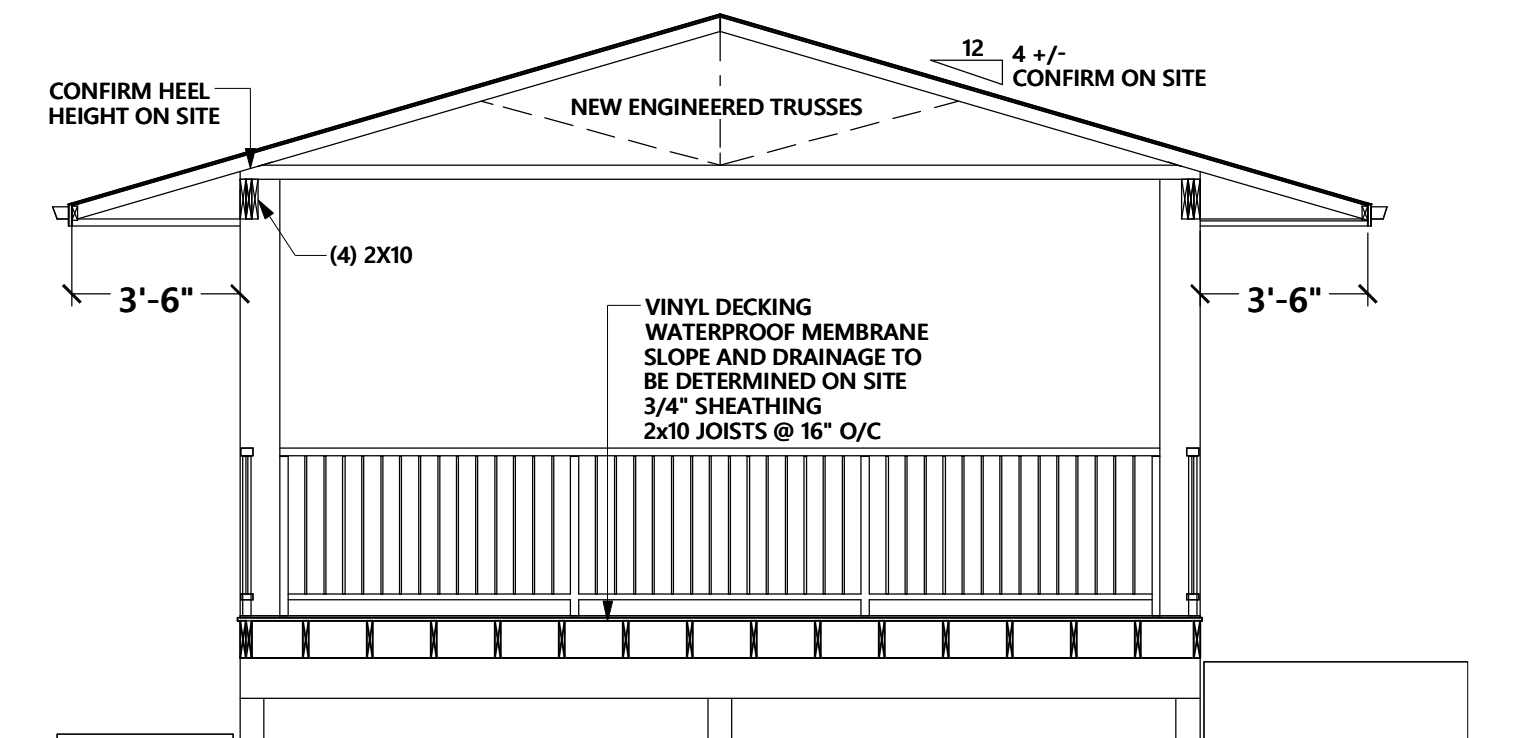
SCALE:
1/4" = 1'

SHEET:
11/13

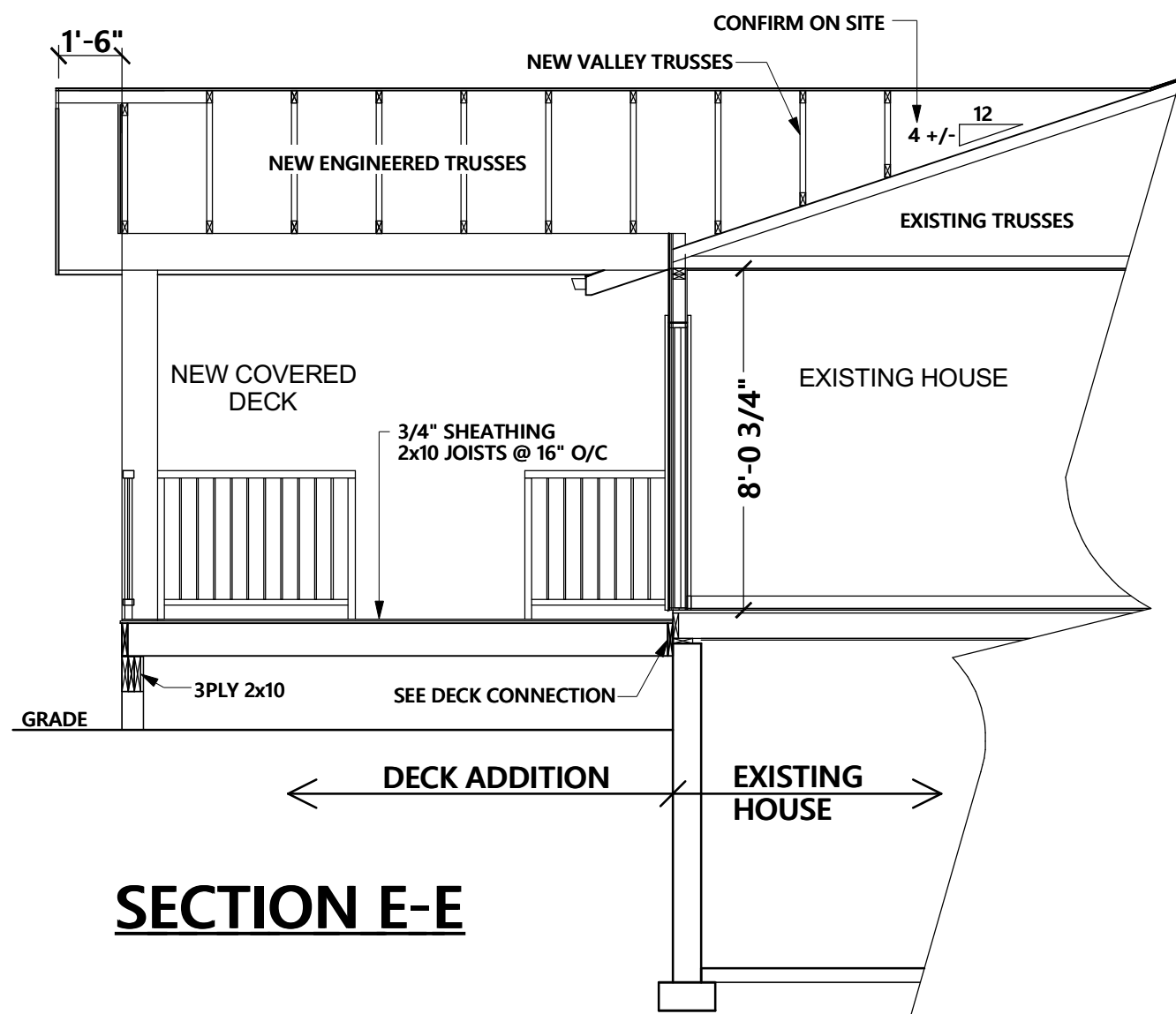


ROOF OVERHANG

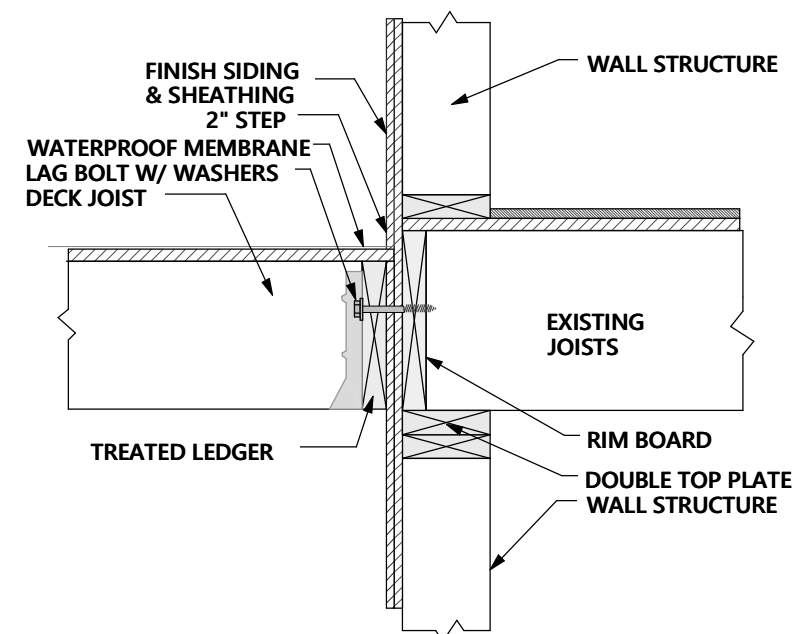
SCALE: 1" = 1'-0"



SECTION D-D

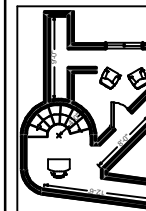


SECTION E-E



DECK CONNECTION

SCALE: 1" = 1'-0"



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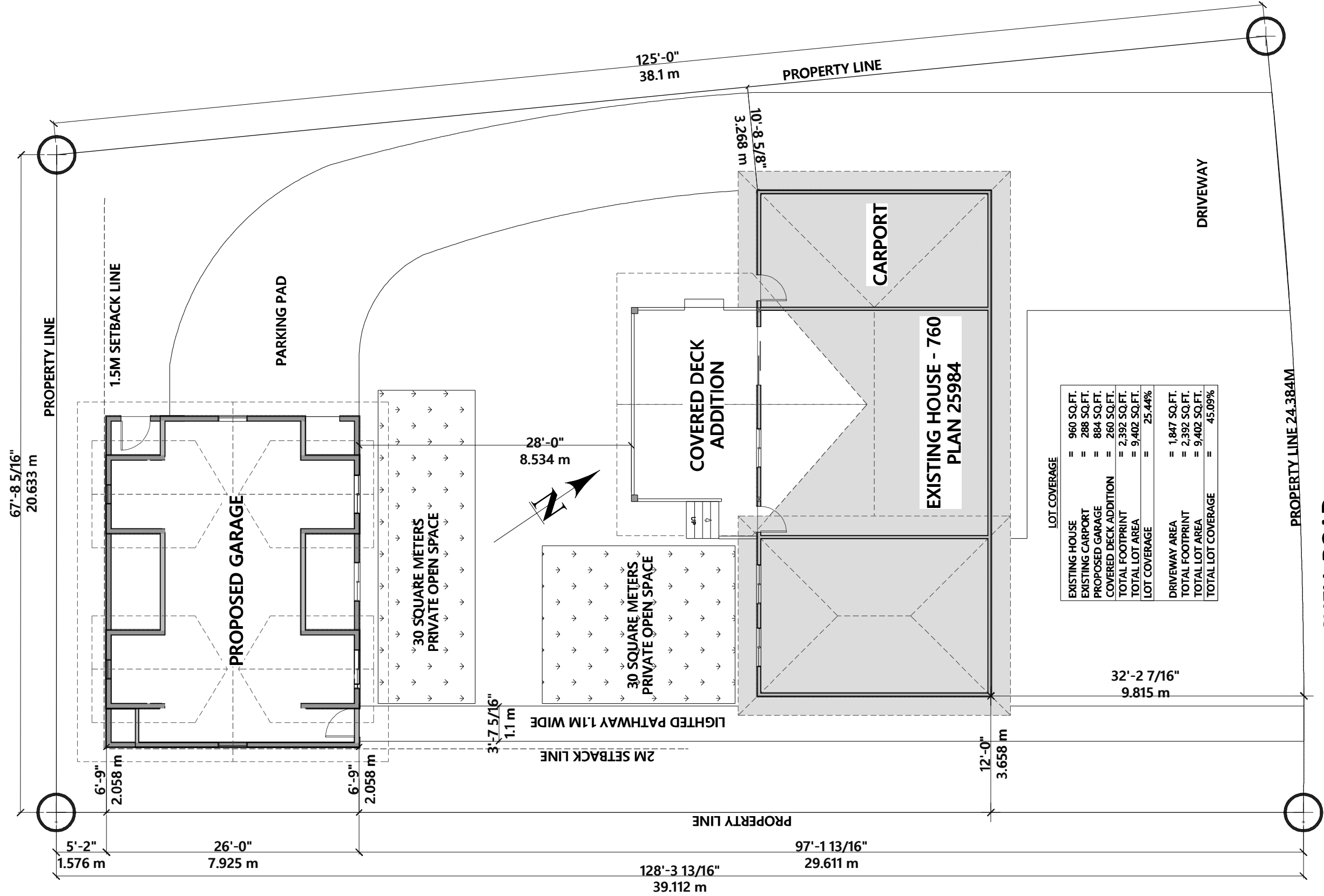
4/6/2016

SCALE:

1/4" = 1'

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12/13



PLOT PLAN
SCALE: 3/32" = 1'

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