CITY OF KELOWNA

MEMORANDUM

Date: July 12, 2021 **File No.:** Z21-0065

To: Land Use Management Department (TC)

From: Development Engineering Manager

Subject: 664 Barnaby Rd RR1c Carriage House

Development Engineering has the following requirements associated with this application.

Domestic Water

The subject property is currently serviced with a 19mm PVC water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 25mm service can be provided by City forces at the developer's expense. The developer will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact John Filipenko by email jfilipenko@kelowna.ca.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). A brooks box shall be installed over the inspection chamber id one does not exist. The Statutory Right of Way agreement shall be modified so that the sanitary main is protected.

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 module location for the Carriage House meets the bylaw requirements.

Ryan O'Sullivan.
Development Engineering Manager
JF

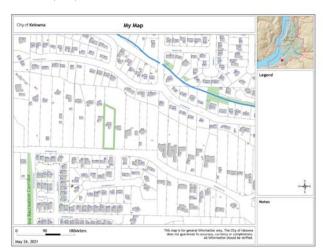






- A-O Site Plan
- A-1 Foundation Plan
- A-2 Main Plan
- A-3 Roof Plan
- A-4 Elevations
- A-5 Elevations
- A-6 Section/ General Notes

Vicinity Map:



Project Notes:

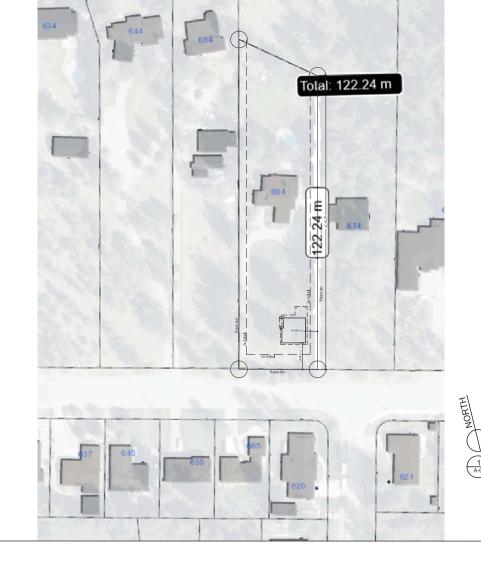
PROJECT		PRO	PROJECT DATA		
DESCRIPTION	1				
New 2 Bedroom Carriage Home 1076 s.f.			REQUIRED PARKING	2 Off-street spaces	
			GOVERNING CODES	B.C. Building Code Classification:	
PROJECT LOCATION	664 Barnaby Road Kelawna BC		BUILDING USES	Group C Single Family Occupancy Part 9 Code Review Single Family Residence	
LEGAL	KAP 18635 N		DENSITY SEPARATE PERMITS	orgo (oraș) reasono	
DESCRIPTION				DN Type V Non-rated ass than 10% Total Lot Coverage Total M-11" (4.57m)	
ZONING	RR1		SCIL SEISMIC DESIGN PARAM	Compact FIE IETERS NIA	
		CODES	B.C. Building code (Part 9 Code Review	Classification: Group C Single Family Occupan	
SETBACKS: 6m Front,3m Side, 7.5m Rear			Most Current BC Bu Energy Code Review	ilding Code r Provided by Others	



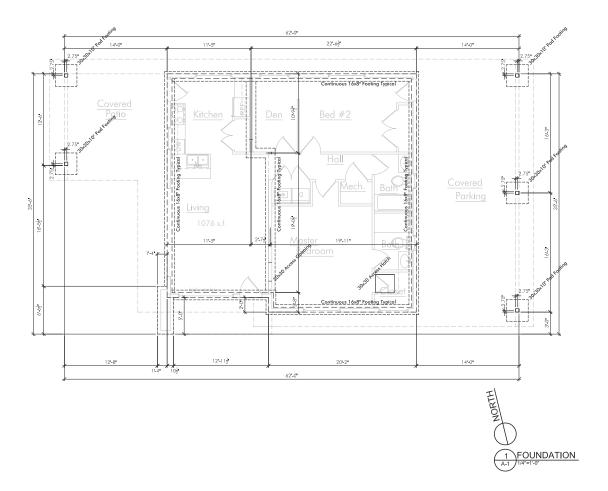


DRAWN BY:	KJH
PROJECT : FILE:	14-21
ISSUE	DATE
Drawing Issued	10/29/21
SCALE:	

Site Plan











DRAWN BY: KJH

PROJECT: 14-21

FILE:

ISSUE DATE

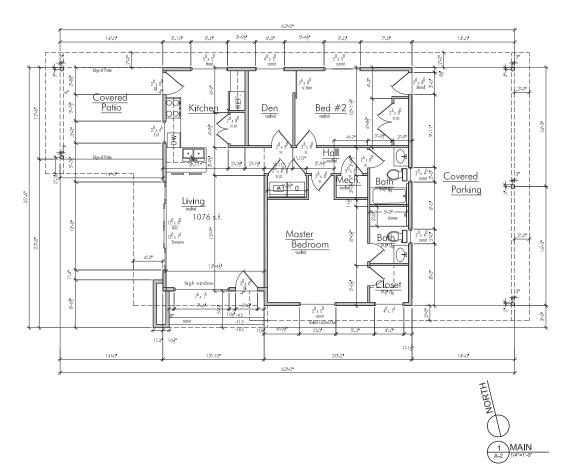
Drowing Issued 5/24/21

SCALE:

Foundation Plan

A-1







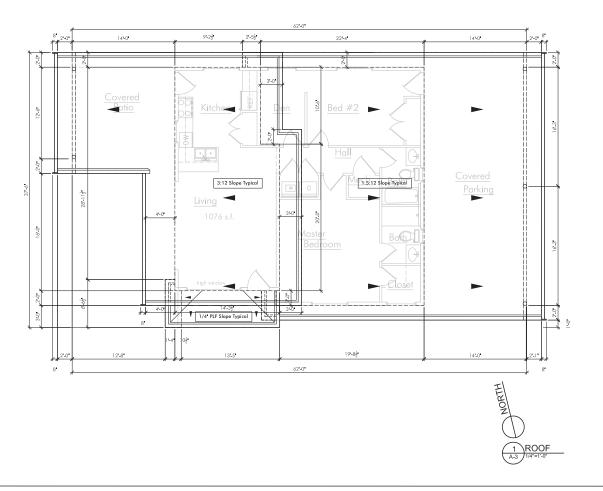


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PROJECT : FILE:	14-21
ISSUE Drawing Issued	DATE 5/24/21
SCALE:	

Main Plan

<u>A-2</u>







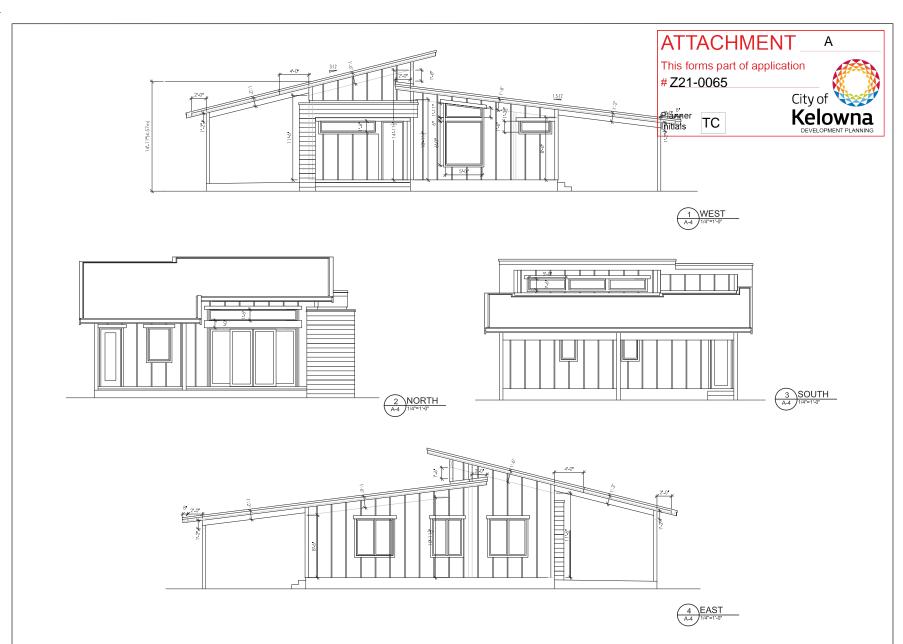


PROJECT: 14-21 FILE:

ISSUE DATE
Drowing Issued 5/24/21
SCALE:

Roof P**l**an

A-3







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PROJECT: 14-21
FILE:

ISSUE DATE
Drowing Issued 5/24/21
SCALE:

Elevations

A-4

General Notes:

- 1. Contractor and Subtrades to insure that all workmanship complies with the lastest issue of NBC , BCBC, Local Bylaws and regulations
- 2. This set of drawings is the property of the owner Third Party Transfer is prohibited
- 3. All concrete strengths shall be specified Mp's
- 4. Double all cripples under load bearing lintels 8' long
- 5. Solid Blocking or Double Joists to be under all parallel partitions over 6' long
- 6. Solid Blocking in joist cavities under point loads
- 7. All Exterior Lintels and Load Bearing Beams to be #2 SPF or better
- 8. All Microlams, Glulams and Parallams to be checked and approved by supplier and or structural engineer
- 9. Actual on-site construction may vary from architectural drawings due to site conditions
- 10. Flash at all horizontal changes in exterior finishings and caulk around all exterior openings
- 11. Flash over all unprotected openings
- 12. Hardwired smoke alarms required to be located in each bedroom and one on Every Level
- 13. Carbon Monoxide Detector to be located 5m max from every bedroom door
- 14. Mechanical HVAC checklist to be completed at framing inspection

Specifications:

R1 Truss Roof: 3:12" PLF - 1.5/12" PLF

> Torch On Waterproof Membrane O/ 5/8" OSB Ply r50 Batt Insul/ 6mil poly VB 6 Mil Poly VB 3/8" GWB

- W1 Exterior Walls 2x6 kiln dried studs at 24" o.c. r 24 Insulation w/ 6mil VB 7/16" Plywood Sheathing Tar Paper Housewrap Hardiboard Siding/ Board and Batten and trim in Smartboard
- Interior Bearing Walls 2x6 kiln dried studs at 16" o.c.
 - 1/2" Drywall finish both sides
- Interior Non-Bearing Walls 2x4 kiln dried studs at 16" o.c. 1/2" Drywall finish both sides Sound insualtion as needed
- Upper Floor 3/4" Ply subfloor 1'-2" TJI's @ 16" O.C. 5/8" Drywall Ceiling
 - Crawlspace Floor 3" Concrete Skim Coat 6 Myl Poly VB 18" Min Compacted Granular Fill

GENERAL NOTES





KH ™ DESIGNS

488 Sheila Crescent

Kelowna BC V 1 W 4 L 8

STARCHUK Residence

DRAWN BY PROJECT : 14-21 ISSUE DATE Drawing Issued 5/24/21 SCALE:

Sections/ General Notes



ATTACHMENT Α This forms part of application # Z21-0065 City of Kelowna Planner TC Initials

