

# REPORT TO CHC



**Date:** May 26, 2014  
**RIM No.** 0940-60  
**To:** Community Heritage Committee  
**From:** Urban Planning Department, Community Planning & Real Estate (AC)  
**Application:** HAP14-0007 **Owners:** Angela & Jeremy Furzer  
**Address:** 166 Lake Avenue **Applicant:** Jeremy Furzer  
**Subject:** Heritage Alteration Permit  
**Existing Zone:** RU1 - Large Lot Housing  
**Heritage Register:** Not Included

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## 1.0 Purpose

The applicant is seeking a Heritage Alteration Permit to permit the construction of a half storey addition (56 ft<sup>2</sup>) to a single family dwelling.

## 2.0 Urban Planning Department

The subject property is located in the Abbott Street Heritage Conservation Area, but is not presently listed on the City's Heritage Register. The Abbott Street Heritage Conservation Area Guidelines identifies the dominant style for the block as "Early Vernacular Cottage" and "Late Vernacular Cottage" for the subject property. The half storey addition fits within the early vernacular cottage characteristics regarding height, however the addition does significantly alter the form and character of the existing dwelling. Originally, the applicant proposed a shed style dormer but after consultation with Staff changed the dormer to have a gable roof form to match the dwelling and the early vernacular characteristics. The existing red asphalt roof is proposed to be replaced with a standard slate coloured shingle.

It is recommended that the applicant be required to either: replace the roof on the existing garage to match the new roof or mimic the existing red coloured asphalt roof on the new addition. The proposed material on the addition is a wood coloured hardiplank siding. This does not match the existing 'Pendrell Cream' coloured stucco on the existing dwelling. Hardiplank does not fit within the early or late vernacular cottage characteristics and it is recommended the applicant use stucco to match the existing materials.

A variance was initially considered necessary for the flanking side yard setback from Riverside Drive, however a variance is not necessary. A flanking side yard setback only applies to 'streets' and the definition of 'streets' within the zoning bylaw only includes right-of-ways that are greater than 8.0 metres. Riverside Drive is less than 8.0 metres.

### 3.0 Proposal

#### 3.1 Site Context

The subject property is located at the north side of Lake Avenue. The subject property is zoned RU1 - Large Lot Housing and designated as Single/Two Unit Residential in the Official Community Plan. The site is bordered by established, RU1 single family development. The proposed application meets all the requirements of the RU1- Large Lot Housing zone.

**Subject Property Map: 166 Lake Ave.**



### 4.0 Current Development Policies

#### 4.1 Kelowna Official Community Plan (OCP)

##### Chapter 9 - Heritage Policies

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.4 Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

##### Chapter 16 - Heritage Conservation Area

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that changes to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and

- Provide historical interest for visitors through context sensitive development.

#### 4.2 Heritage Conservation Area Development Guidelines

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

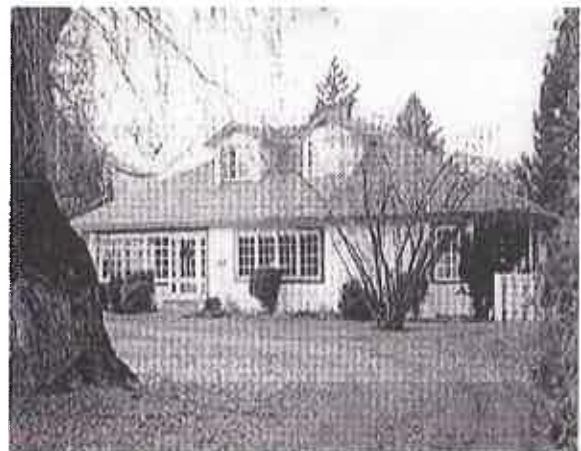
##### *Early Vernacular Cottage Characteristics:*

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking



##### *Late Vernacular Cottage Characteristics:*

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical facade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking



#### 5.0 Technical Comments

##### 5.1 Building & Permitting Department

- No comments

##### 5.2 Policy and Planning

- The subject property is designated as Single / Two Unit Residential in the OCP and is located within the Abbott Street Heritage Conservation Area. The building style of the existing residence is listed as Late Vernacular Cottage that features the following

HAP14-0007

characteristics: less fanciful feel to the architecture; flush gable verges; stucco or horizontal siding; up to 2 storey massing; clustered vertical window sashes; asymmetrical facade design; flush front entrance; minor decorative detailing; gable roof forms; wood or interlocking asphalt shingle; and side or rear yard parking.

- The proposed addition to the existing residence embodies some of the characteristics as listed above. While the asymmetrical roof is a characteristic of the Late Vernacular Cottage style it might be more interesting if there were low gables above the skylights / windows on the second floor of the east elevation. The overall pitch of the roof addition overwhelms the existing building and makes it look top heavy. In addition, the lower floor style should be replicated as much as possible on the second floor - particularly in the north and south elevations.

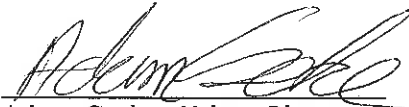
### 5.3 Engineering

- See attached

### Application Chronology

Date of Application Received: May 7<sup>th</sup> 2014

### Report prepared by:

  
Adam Cseke, Urban Planner

### Reviewed by:



Lindsey Ganzcar, Urban Planning Supervisor

### Attachments:

Proposal

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 13, 2014  
**File No.:** HAP14-0007

**To:** Urban Planning (AC)

**From:** Development Engineering Manager

**Subject:** 166 Lake Avenue Renovation

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Development Engineering has the following comments and requirements associated with this application;

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. . The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Access, Manoeuvrability and Parking Requirements

No driveway access to Lake Ave will be permitted.

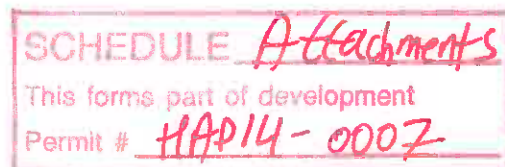
4. Electric Power and Telecommunication Services

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.

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Steve Muenz, P. Eng.  
Development Engineering Manager

SS



**Design Rationale: Furzer Residence Addition, 166 Lake Ave, Kelowna**

The home was originally constructed Circ. 1935 and is cataloged in the Abbott Street & Marshall Street Heritage Conservation Areas Development Guide as Vernacular Cottage (Early). At an undetermined date the home was renovated adding 3 large bay windows and 2 large demi-bay widows. This home is not a heritage property.

We reviewed the Abbott Street & Marshall Street Heritage Conservation Areas Development Guide in the preparation of the design and have met with the Kelowna planning personnel prior to submittal of this application (Summer 2013).

The existing home has approximately 102 m<sup>2</sup> of finished space with 2 bedrooms. We proposal a 56 m<sup>2</sup> half story addition to accommodate a new bedroom, ensuite and bonus room. Our plan is to maintain all exterior elevations as much as practical. We are committed to match and maintain the character of the existing home and surrounding neighborhood.

The main roof will be 10:12 slope with gable ends incorporating hip roof elements to provide design continuity from the original home and to soften the view from the street. A shed dormer will be incorporated in the North West corner away from the views of Lake and Riverside Avenues. The interior will be completely renovated and bring the electrical up to current CEC. Previously the home had energy upgrades to windows and furnace. Plumbing was also upgraded including a new sewer line to city connection. No changes will be made to the exterior of the main floor and all landscaping will be maintained as-is. The detached single car garage will not be renovated but will be painted to match the house.



Existing home viewed from the corner of Lake and Riverside Avenues

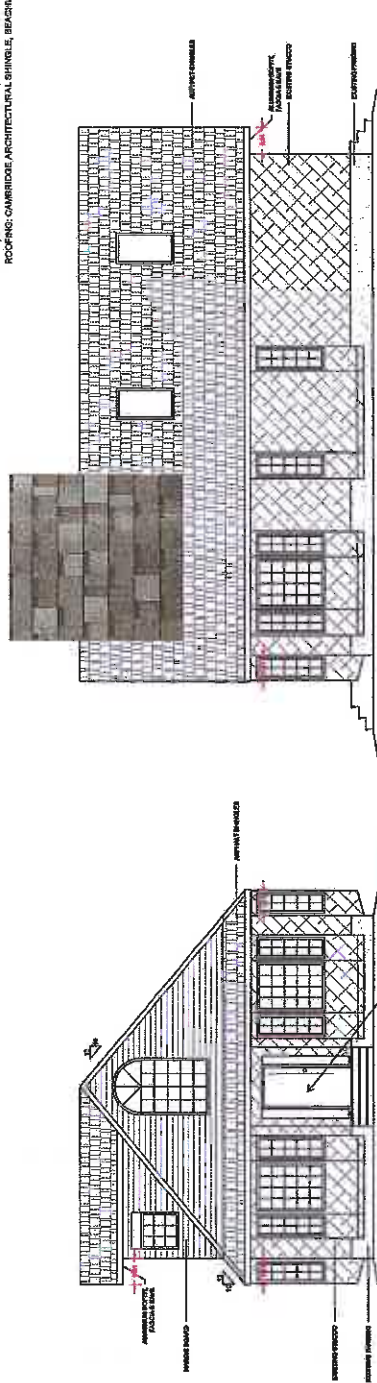
**SCHEDULE *Attachments***  
This forms part of development  
Permit # *HAP14-0007*







EXTERIOR FINISHES:  
 STUCCO: PENDEL CREAM, BENJAMIN MOORE VC-4  
 GABLE ENDS & DORMER CLADDING: HARDY BOARD, MONTEREY TAPE  
 FRONT AND REAR ENTRY: STRATFORD RED, BENJAMIN MOORE VC-7  
 DORMER GABLE BATTEN & ENTRY BRICK MOLD: HARDE BOARD, ARTCO WHITE  
 TRIM, BOSSY AND EYE TROUGH: WHITE, MITTEN ALUMINUM  
 ROOFING: CAMBRIDGE ARCHITECTURAL SHINGLE, BRUSHWOOD, 1/2"



WEST ELEVATION - PROPOSED  
 SCALE = 1/8" = 1'-0"

NORTH ELEVATION - PROPOSED  
 SCALE = 1/8" = 1'-0"

VC-3  
 Pendrell Cream

PROJECT: PRINCE RESIDENCE ADDITION  
 165 LAKE AVE  
 WELLSVILLE, N.C.

TITLE: EXTERIOR FINISHES AND COLORS

SCALE: AS SHOWN  
 DRAWN BY: MB

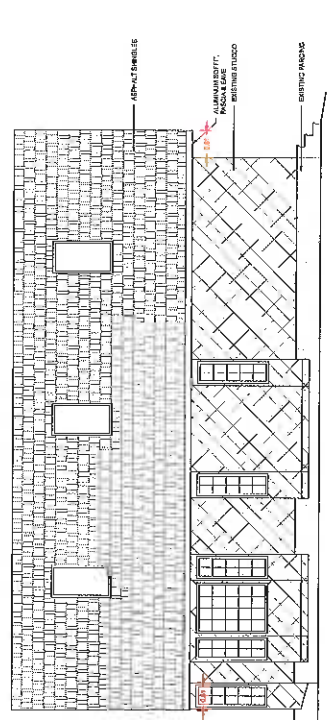
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FILE: J:\Projects\04.dwg

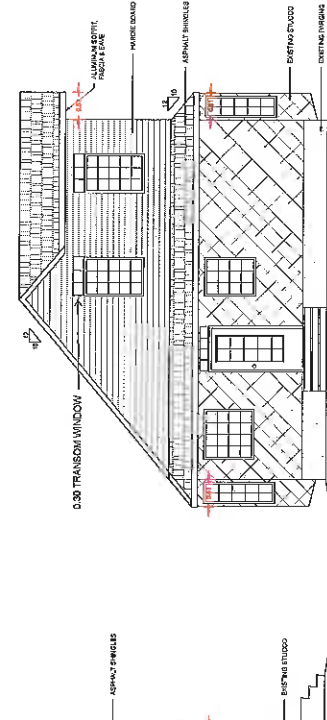
SCHEDULE A  
 This forms part of development  
 Permit # HAP14-0007

**SCHEDULE 'A'**  
 This forms part of development  
 Permit # **MAP14-0007**

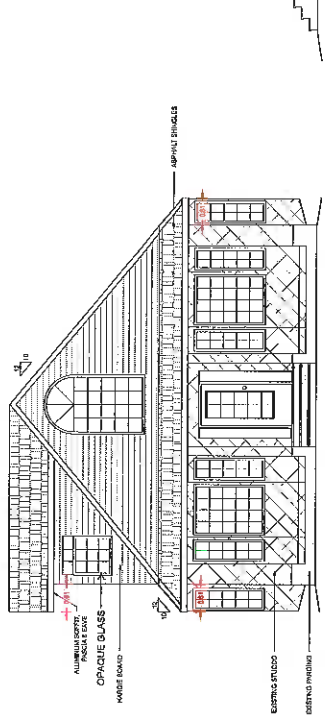
<p><b>NOTES</b></p> <p>ALL WORK TO COMPLY WITH B.C. BUILDING CODE AND ALL OTHER APPLICABLE CODES, BY-LAWS, ACTS AND REGULATIONS. DETAILS AND CONDITIONS NOT SPECIFICALLY DRAWN SHALL CONFORM TO STANDARD INDUSTRY PRACTICE.</p> <p>DRAWINGS MUST BE REVIEWED BY A REGISTERED PROFESSIONAL ENGINEER.</p> <p>ATTN: ACCESS TO BE WEATHER-STRIPPED AND INSULATED AS PER B.C. BUILDING CODE.</p> <p>SMOKE AND CO DETECTORS TO BE HARDWIRED.</p> <p>PROVIDE MECHANICAL VENTILATION AS PER B.C. BUILDING CODE.</p> <p>PROVIDE FRESH AIR AND COMBUSTION AIR TO FINISHES AS PER B.C. BUILDING CODE.</p> <p>FLASHING AND VAPOR BARRIER JUNCTIONS AS PER B.C. BUILDING CODE.</p> <p>THE AREAS REQUIRING VENTILATION WITHIN ROOF SPACE OR ATTIC SHALL CONFORM B.C. BUILDING CODE.</p> <p>ALL STAIR HANDRAILS AND GUARDS SHALL CONFORM TO B.C. BUILDING CODE.</p> <p>A DOOR SHALL BE PROVIDED TO SPACE CONTAINING FINISHES AS PER B.C. BUILDING CODE.</p> <p>PROVIDE NATURAL VENTILATION TO THE OUTDOORS AS PER B.C. BUILDING CODE.</p> <p>WOOD FRAMING MEMBERS NOT SPECIFIED SHALL BE S-P FLOOR 2 OR BETTER. SUBFLOOR SHEATHING NOT SPECIFIED TO BE SELECT PLYWOOD 5/8" THICK. ROOF SHEATHING NOT SPECIFIED TO BE 5/8" OSB. ALL SHEATHING NOT SPECIFIED TO BE EXTEND TO GRADE OSB MIN. 3/8" THICK.</p> <p>ALL CONCRETE USED SHALL MEET ALL MPA AND ADJUSTIVE REGULATIONS FOR REGION.</p> <p>SPECIFICATIONS AND DETAILS FOR ENGINEERED MATERIALS INCLUDE ENGINEERED BEAMS, FLOOR JOISTS, ROOF TRUSSES, POSTS AND BRACINGS AND TO BE PROVIDED BY SUPPLIER OF MATERIAL TO THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE PARTS TO BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR IMMEDIATELY UPON RECEIPT.</p> <p>LOT ELEVATION TO BE VERIFIED BY CERTIFIED SURVEYOR.</p> <p>SUMP PUMP LOCATION TO BE DETERMINED ON SITE.</p> <p>WINDOW AND DOOR SIZES ARE APPROXIMATIONS AND MAY VARY BETWEEN DIFFERENT MANUFACTURERS. SEE SUPPLIER'S SPECS FOR DETAILS.</p> <p>STAIRS TO BE DESIGNED BY OTHER. SEE SUPPLIER'S SPECS FOR DETAILS.</p> <p><small>Copyright Reserved        This drawing is the property of J. Furzer Inc. and shall remain the property of the drawing team. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of J. Furzer Inc. All rights reserved.        Development Corp. Reproduction or use for other than that authorized by J. Furzer Inc. is prohibited.        SEAL / PERMIT</small></p>	
PROJECT	FURZER RESIDENCE ADDITION 14100 14TH AVE KELOWNA, B.C.
TITLE	PROPOSED ELEVATIONS
SCALE	DRAWN BY AS SHOWN NB
DATE	14/02/2014
FILE	J.Furzer\SO.dwg
	SHEET NO. 1/4



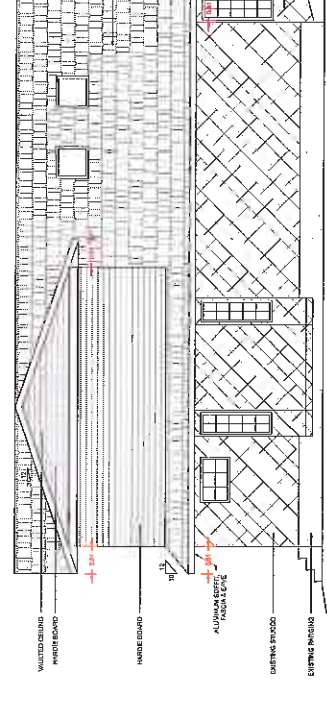
**SOUTH ELEVATION - PROPOSED**  
 SCALE = 1 : 200



**EAST ELEVATION - PROPOSED**  
 SCALE = 1 : 200



**WEST ELEVATION - PROPOSED**  
 SCALE = 1 : 200



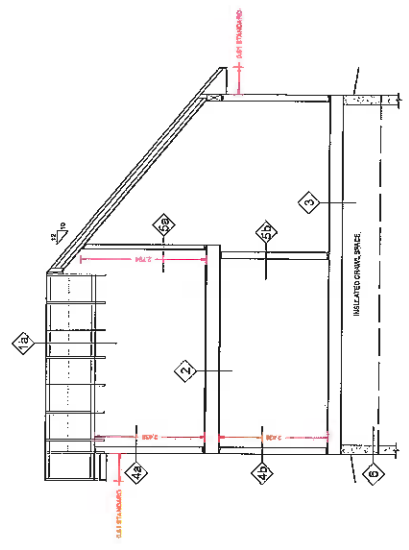
**NORTH ELEVATION - PROPOSED**  
 SCALE = 1 : 200

FRONT ENTRANCE DOOR WILL BE STAINED NATURAL WALNUT  
 REAR ENTRANCE DOOR WILL BE PAINTED XXX

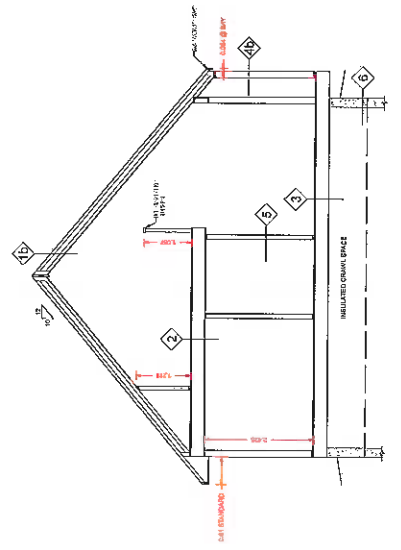


**SCHEDULE 'A'**  
 This forms part of development  
 Permit # **KAP14-0007**

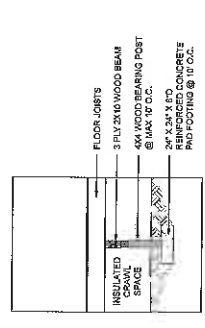
- 1b. NEW ROOF:  
 ASPHALT SHINGLES  
 WEATHER-PROOFING  
 1" OSB EXTERIOR GRADE SHEETING  
 ENGINEERED ROOF TRUSS @ 24" O.C.  
 2" X 4" CD CEILING  
 POLY VAPOUR BARRIER  
 2" DRYWALL TO UIS W/ PAINT FINISH
  - 1c. NEW ROOF:  
 ASPHALT SHINGLES  
 WEATHER-PROOFING  
 2" OSB EXTERIOR GRADE SHEETING  
 ENGINEERED ROOF TRUSS @ 24" O.C.  
 BATT INSULATION  
 POLY VAPOUR BARRIER  
 1" DRYWALL TO UIS W/ PAINT FINISH
- NOTE - GARAGE TO BE RE-SHINGLED TO MATCH HOUSE
2. NEW FLOOR:  
 FINISHED AS SPECIFIED  
 3/4" PLYWOOD SHEETING  
 ENGINEERED FLOOR JOISTS @ 16" O.C.  
 1" DRYWALL TO UIS W/ PAINT FINISH
  3. EXISTING FLOOR:  
 FINISHED AS SPECIFIED  
 SEE ORIGINAL PLANS FOR CONSTRUCTION DETAILS
  - 4a. NEW EXTERIOR WALLS:  
 FINISHED AS SPECIFIED  
 BUILDING PAPER  
 2X8 WOOD STUDS @ 16" O.C.  
 R-20 BATT INSULATION  
 POLY VAPOUR BARRIER  
 1" DRYWALL W/ PAINT FINISH
  - 4b. EXISTING EXTERIOR WALLS:  
 SEE ORIGINAL PLANS FOR CONSTRUCTION DETAILS  
 NEW R-20 BATT INSULATION  
 NEW POLY VAPOUR BARRIER  
 NEW 1/2" DRYWALL W/ PAINT FINISH
  - 5a. NEW INTERIOR 2X4 WALL:  
 1" DRYWALL W/ PAINT FINISH BOTH SIDES  
 2X4 WOOD STUDS @ 16" O.C.
  - 5b. NEW INTERIOR 2X6 WALL:  
 1" DRYWALL W/ PAINT FINISH BOTH SIDES  
 2X6 WOOD STUDS @ 16" O.C.
  6. EXISTING FOUNDATION:  
 SEE GRADE BEAM & BEARING POST DETAILS
  7. EXISTING VENT STACK:  
 REMOVE EXISTING CAST IRON VENT STACK. RELOCATE AND REPLACE VENT STACK WITH ABS.
  8. EXTERIOR DOORS:  
 REPLACE THE FRONT DOOR AND SIDE LIGHTS WITH A STAINABLE INSULATED FIBERGLASS DOOR OF SIMILAR STYLE.  
 REPLACE THE REAR DOOR WITH A INSULATED STEEL DOOR OF SIMILAR STYLE.



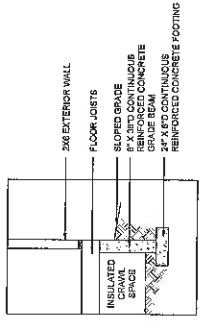
**CROSS SECTION - BB**  
 SCALE = 1:200



**CROSS SECTION - AA**  
 SCALE = 1:200



**BEARING POST DETAIL**  
 SCALE = N.T.S.



**GRADE BEAM DETAIL**  
 SCALE = N.T.S.

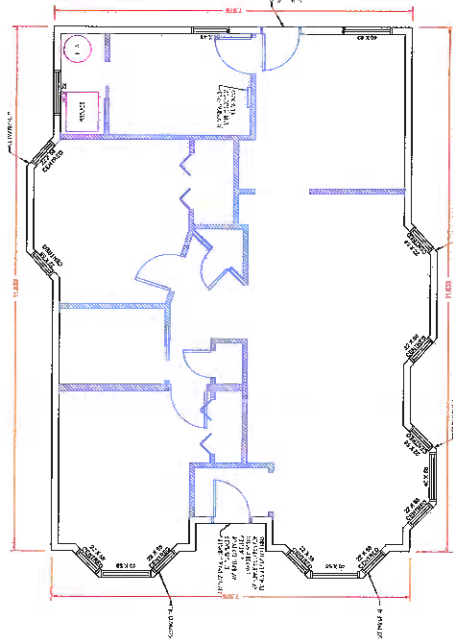
**NOTES**

1. ALL WORK TO CONFORM WITH B.C. BUILDING CODE AND ALL OTHER APPLICABLE CODES. BYLAWS, ACTS AND REGULATIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY IN DRAWING SHALL CONFORM TO SPANNING INDUSTRY PRACTICE.
2. UTILITY ACCESS TO BE WEATHER-STRIPPED AND INSULATED AS PER B.C. BUILDING CODE.
3. SMOKE AND CO DETECTORS TO BE HARDWIRED.
4. PROVIDE MECHANICAL VENTILATION AS PER B.C. BUILDING CODE.
5. PROVIDE FRESH AIR AND COMBUSTION AIR TO FINISHES AS PER B.C. BUILDING CODE.
6. FLASHING AND VAPOUR BARRIER JUNCTIONS AS PER B.C. BUILDING CODE.
7. THE AREAS REQUIRING VENTILATION WITHIN ROOF SPACE OR ATTIC SHALL CONFORM B.C. BUILDING CODE.
8. ALL STAIR HANDRAILS AND GUARDS SHALL CONFORM TO B.C. BUILDING CODE.
9. A DOOR SHALL BE PROVIDED TO SPACE CONTAINING FINISHES AS PER B.C. BUILDING CODE.
10. PROVIDE NATURAL VENTILATION TO THE OUTDOORS AS PER B.C. BUILDING CODE.
11. WOOD FRAMING MEMBERS NOT SPECIFIED SHALL BE S4-P GRADE 2 OR BETTER. SUBFLOOR SHEATHING NOT SPECIFIED TO BE SELECT S4-P PLYWOOD MIN. 1/2" THICK. WALL SHEATHING NOT SPECIFIED TO BE EXTERIOR GRADE OSB MIN. 3/8" THICK.
12. ALL CONCRETE USED SHALL MEET ALL MPA AND ADDITIVE REGULATIONS FOR REGION.
13. SPECIFICATIONS AND DETAILS FOR ENGINEERED MATERIALS INCLUDE ENGINEERED BEAMS, FLOOR JOISTS, ROOF TRUSSES, POSTS AND THE LIKE. THIS DRAWING IS TO BE USED BY SUPPLIER OF MATERIAL TO THE BUILDER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OF CONSTRUCTION. ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ANY OTHER DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING TEAM AND WILL CORRECT THIS PLAN.
14. LOT ELEVATION TO BE VERIFIED BY CERTIFIED SURVEYOR.
15. SUMP PUMP LOCATION TO BE DETERMINED ON SITE.
16. WINDOW AND DOOR SIZES ARE APPROXIMATIONS AND MAY VARY BETWEEN DIFFERENT MANUFACTURERS. SEE SUPPLIER'S SPECS FOR DETAILS.
17. STAIRS TO BE DESIGNED BY OTHER. SEE SUPPLIER'S SPECS FOR DETAILS.

**SEAL / PERMIT**

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 PROJECT: FURZER RESERVE ADDITION  
 186 LAKE AVE.  
 XELOWANA, B.C.  
 TITLE: SECTIONS & DETAILS  
 SCALE: AS SHOWN  
 DRAWN BY: NB  
 DATE: 14/02/2014  
 SHEET NO.: 3/4  
 FILE: J.-Furzer160.dwg

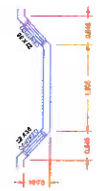
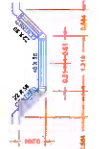
580  
 Total Bay Count  
 11A114-0007  
 Permit  
 A'



**MAIN FLOOR - EXISTING**  
SCALE: 1/16" = 1'-0"

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL OTHER APPLICABLE CODES, BY-LAWS, ACTS AND REGULATIONS. DETAILS AND CONDITIONS NOT SPECIFICALLY IN DRAWING SHALL CONFORM TO STANDARD INDUSTRY PRACTICE.  
 2. ALL CONCRETE SHALL BE WEATHER-STRIPPED AND INSULATED AS PER THE BUILDING CODE.  
 3. SMOKE AND CO DETECTORS TO BE HARDWIRED.  
 4. PROVIDE MECHANICAL VENTILATION AS PER B.C. BUILDING CODE.  
 5. PROVIDE FRESH AIR AND COMBUSTION AIR TO FURNACE AS PER B.C. BUILDING CODE.  
 6. FLASHING AND VAPOUR BARRIER JUNCTIONS AS PER B.C. BUILDING CODE.  
 7. THE AREAS REQUIRING VENTILATION WITHIN ROOF SPACE OR ATTIC SHALL CONFORM B.C. BUILDING CODE.  
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 10. PROVIDE NATURAL VENTILATION TO THE OUTDOORS AS PER B.C. BUILDING CODE.  
 11. WOOD FRAMING MEMBERS NOT SPECIFIED SHALL BE S4S GRADE 2 OR BETTER. SUBFLOOR SHEATHING NOT SPECIFIED TO BE SELECT PLY 1/2" THICK. ROOF SHEATHING NOT SPECIFIED TO BE SELECT PLY 1/2" THICK. ROOF TRUSSES AND RAFTERS NOT SPECIFIED TO BE EXTERIOR GRADE USE MIN. 2x8 THICK.  
 12. ALL CONCRETE USED SHALL MEET ALL A.P.I. AND ADDITIVE REGULATIONS FOR REGION.  
 13. SPECIFICATIONS AND DETAILS FOR ENGINEERED MATERIAL INCLUDES ENGINEERED BEAMS, FLOOR JOISTS, ROOF TRUSSES, POSTS AND THEIR CONNECTIONS TO BE PROVIDED BY SUPPLIER OF MATERIAL TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUALITY OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE PLAN TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY.  
 14. LOT ELEVATION TO BE VERIFIED BY CERTIFIED SURVEYOR.  
 15. BUMP PLUMP LOCATION TO BE DETERMINED ON SITE.  
 16. WINDOW AND DOOR SIZES ARE APPROXIMATIONS AND MAY VARY BETWEEN DIFFERENT MANUFACTURERS. SEE SUPPLIER'S SPECS FOR DETAILS.  
 17. STAIRS TO BE DESIGNED BY OTHER. SEE SUPPLIER'S SPECS FOR DETAILS.  
 18. **Copyright Notice:**  
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 SEAL / PERMIT

**BAY DETAIL 1**  
SCALE: 1/4" = 1'-0"



**BAY DETAIL 2**  
SCALE: 1/4" = 1'-0"

<b>PROJECT</b>	FURZER RESIDENCE ADDITION 11A114-0007 KELOWNA, B.C.
<b>TITLE</b>	EXISTING FLOOR PLANS
<b>SCALE</b>	DRAWN BY AS SHOWN NB
<b>DATE</b>	14/02/2014 SHEET NO.
<b>FILE</b>	J.Furzer/ISO.dwg 4/4

SCHEDULE 'A'  
 This forms part of development  
 Permit # HAP14-0007

Existing Residence 166 Lake Avenue, Kelowna



Key Site Plan



Lake Ave Looking North



South East Looking North



Riverside Ave. Looking West



North West Looking South



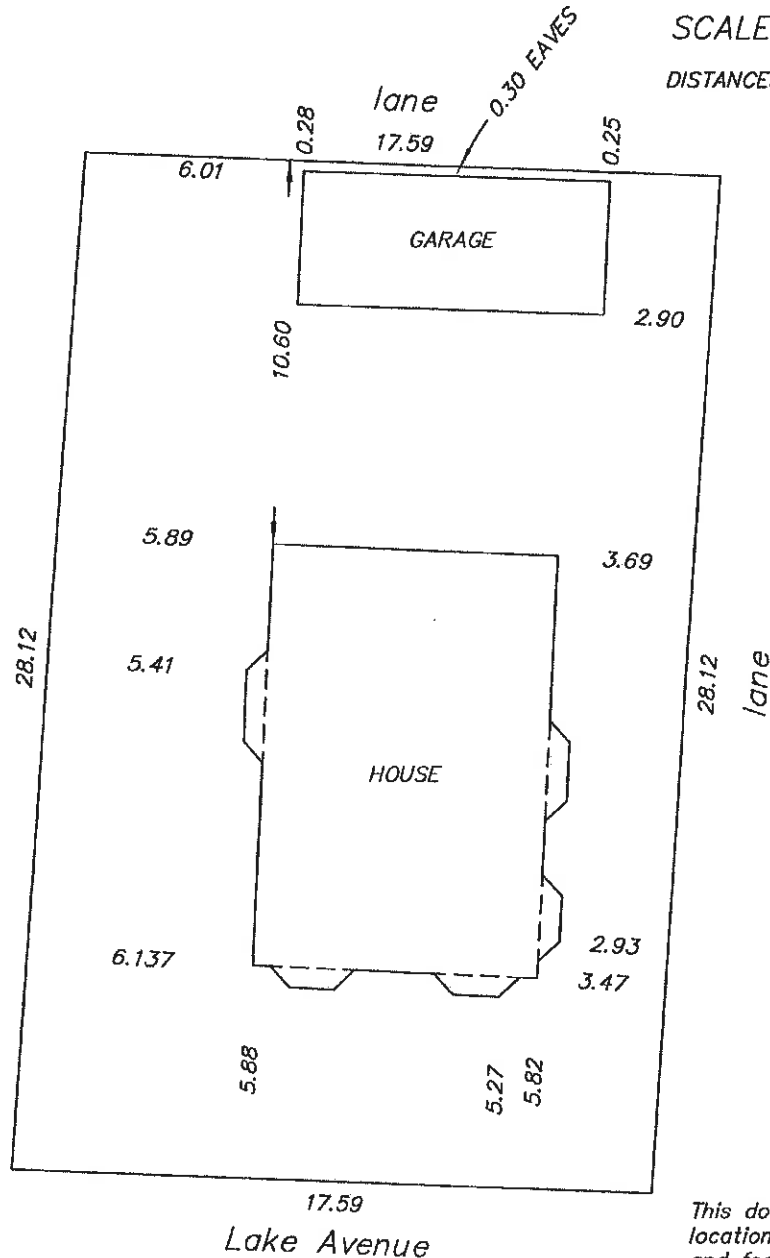
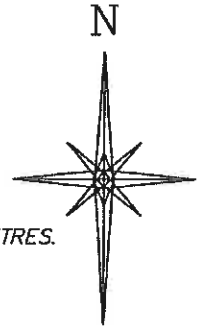
North East Looking South West

**B.C. LAND SURVEYOR'S CERTIFICATE OF  
LOCATION OF BUILDING ON LOT 5  
D.L. 14 O.D.Y.D. PLAN 3341**

Civic Address:  
166 Lake Avenue  
Kelowna, BC

SCALE 1:300

DISTANCES ARE IN METRES.



SCHEDULE 'A'  
 This forms part of development  
 Permit # HAPPY-0007

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**CERTIFIED CORRECT**

2nd day of May, 2014.

*[Signature]*

D.A. Goddard BCLS

This plan was prepared for municipal purposes and is for the exclusive use of our client.

**FILE 16457 FB 369**  
**Furzer**

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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