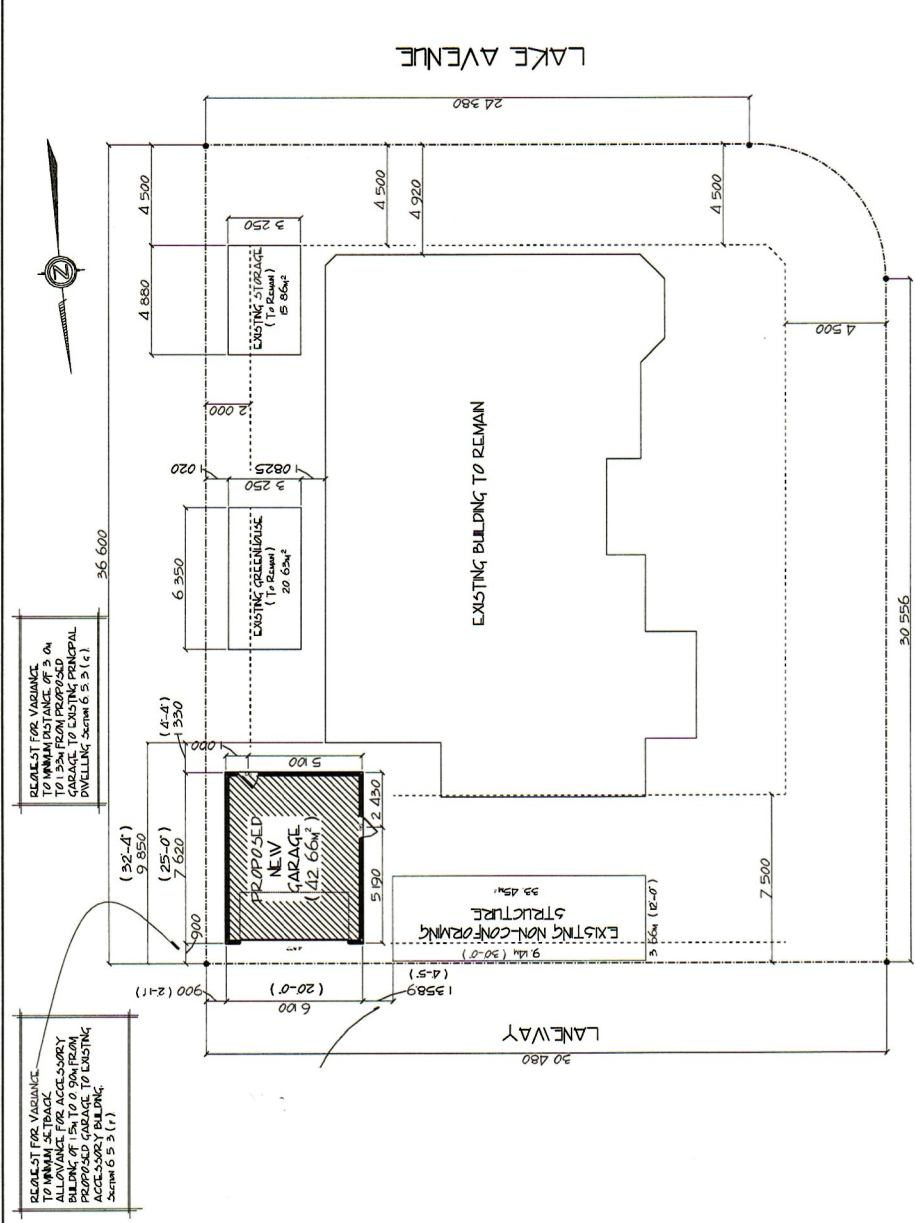


GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING INFORMATION AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.



ABBOTT STREET
SITE PLAN
 SCALE: 1 : 100 (1/8" = 1'-0")

REQUEST FOR VARIANCE TO MAINLAND TRACKS TO VARY THE PROPOSED GARAGE TO EXISTING PRINCIPAL DWELLING. Section 6.5.3 (c)

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LEGAL DESCRIPTION

LOT 1, BLOCK D, DL 14 00YP
 PLAN KAP 2220
 1889 ABBOTT STREET
 KELOWNA, BRITISH COLUMBIA

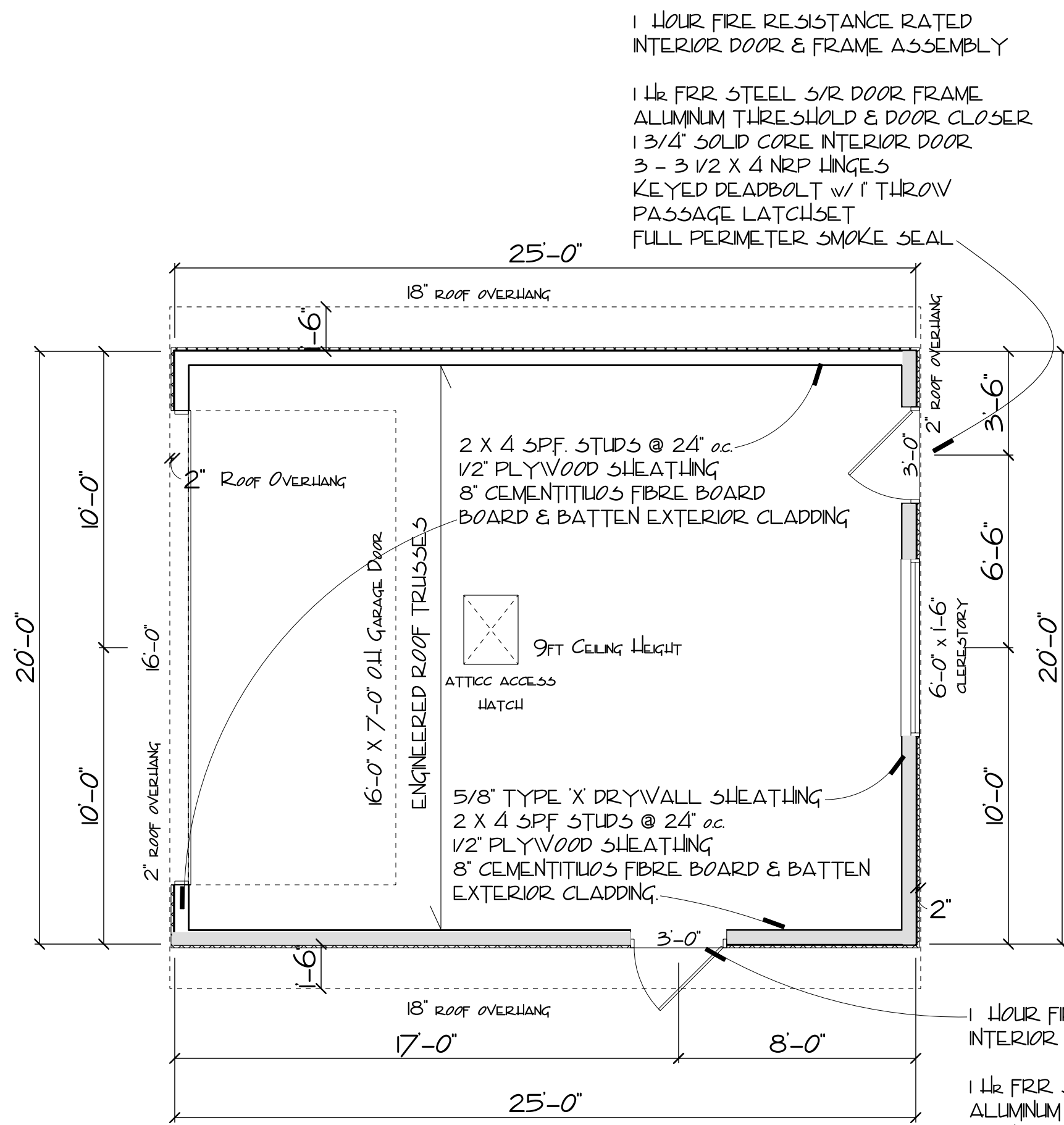
SITE COVERAGE

| | | |
|--|---------------------|------------|
| LOT AREA: | 1107m ² | (11922 sf) |
| EXISTING BUILDINGS: | | |
| EXISTING DWELLING: | 315 m ² | (3394 sf) |
| EXISTING GREENHOUSE: | 20.63m ² | (222 sf) |
| EXISTING STORAGE: | 15.86m ² | (171 sf) |
| EXISTING NON CONFORMING: | 33.45m ² | (360 sf) |
| PROPOSED NEW GARAGE ADDITION: | 42.66m ² | (459 sf) |
| TOTAL: | 427.6m ² | (4606 sf) |
| 427.6m ² / 1107m ² = 39% | | |
| ALLOWABLE COVERAGE = 40% | | |

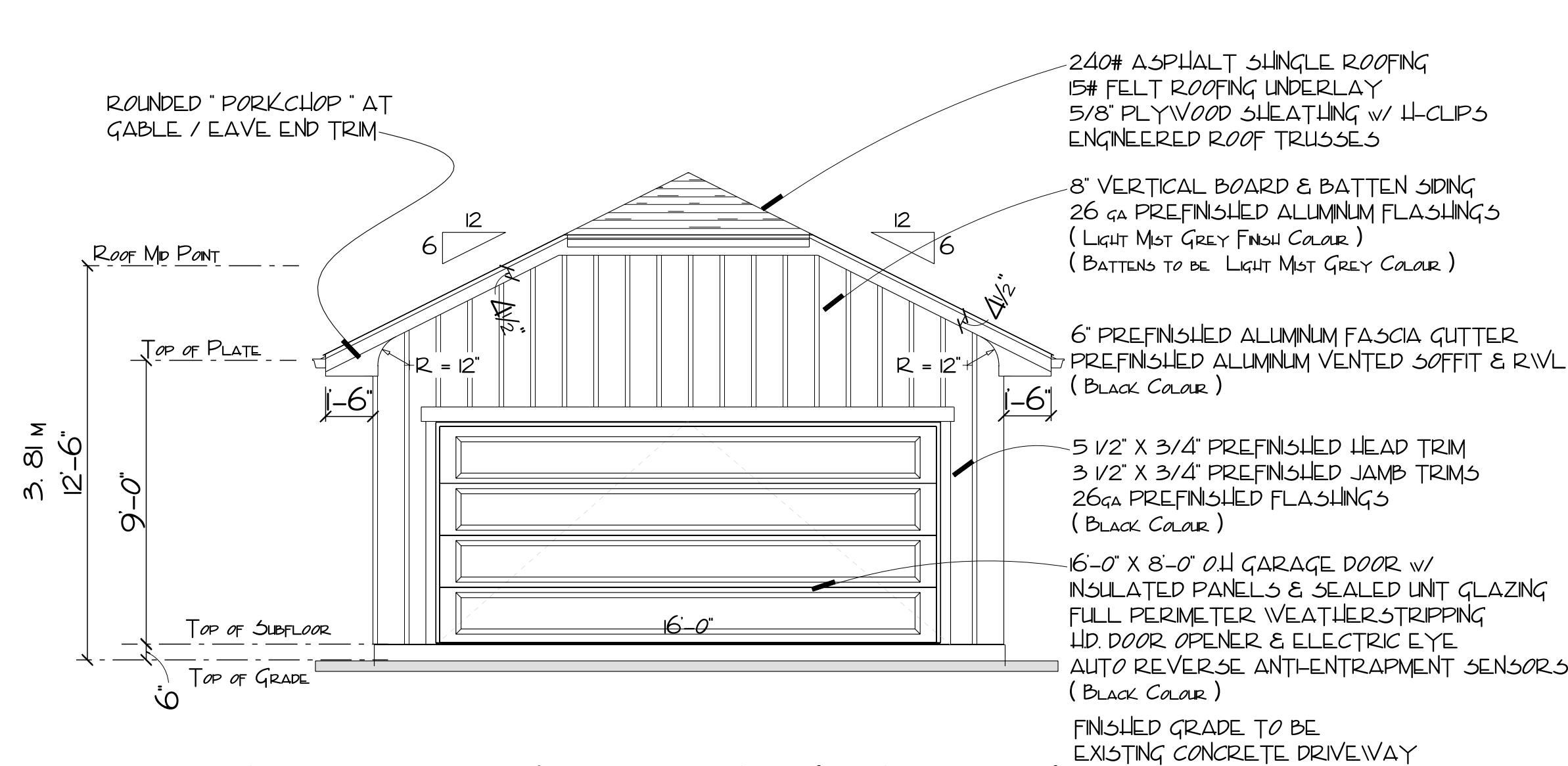
EXISTING BUILDINGS:

| | | |
|--|---------------------|-----------|
| EXISTING GREENHOUSE: | 20.63m ² | (222 sf) |
| EXISTING STORAGE: | 15.86m ² | (171 sf) |
| EXISTING NON CONFORMING: | 33.45m ² | (360 sf) |
| PROPOSED GARAGE ADDITION: | 42.66m ² | (459 sf) |
| TOTAL ACCESSORY BUILDING FOOTPRINT: | 112.6m ² | (1212 sf) |
| 112.6m ² / 1107m ² = 10% | | |
| ALLOWABLE COVERAGE = 14% | | |

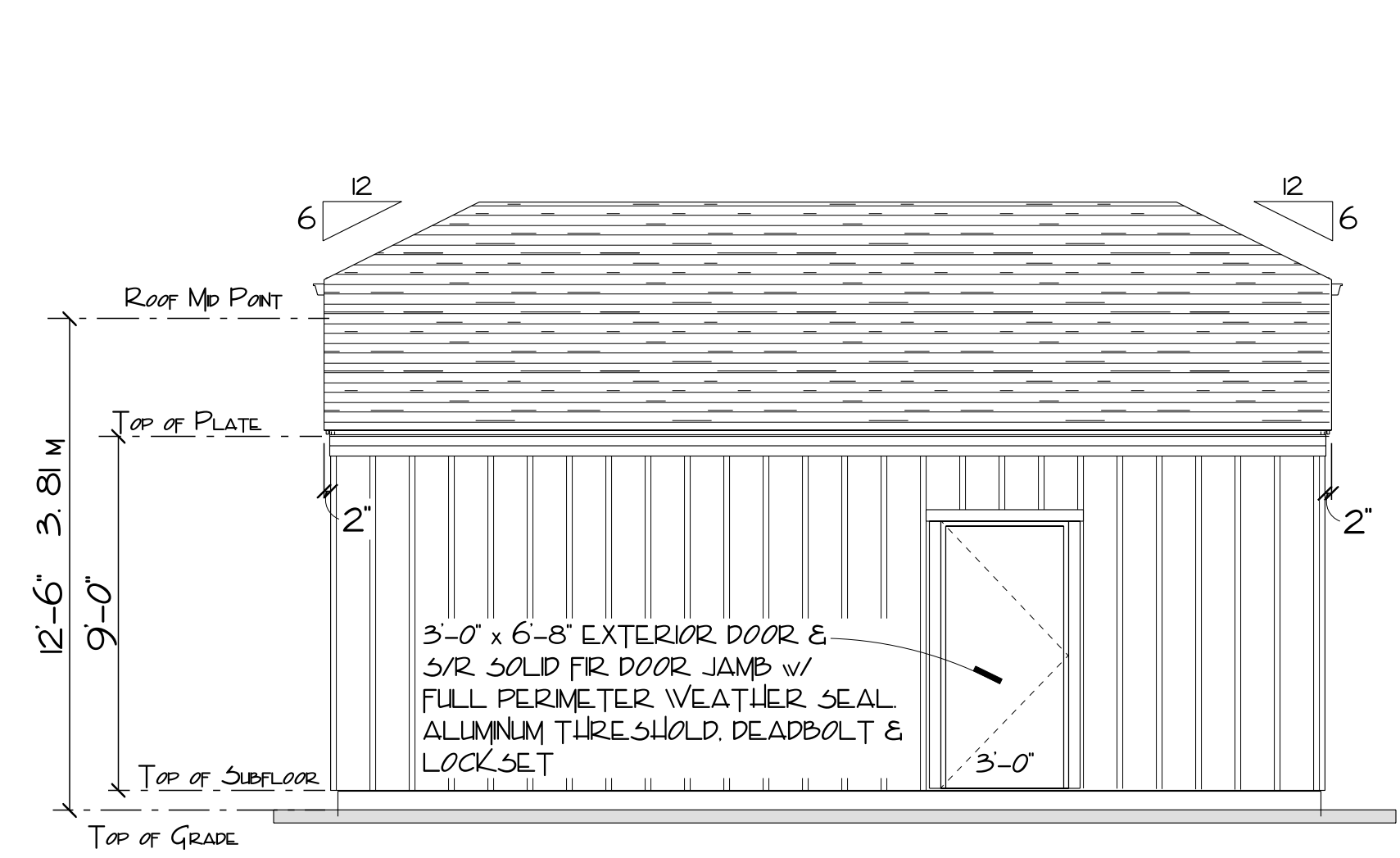
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



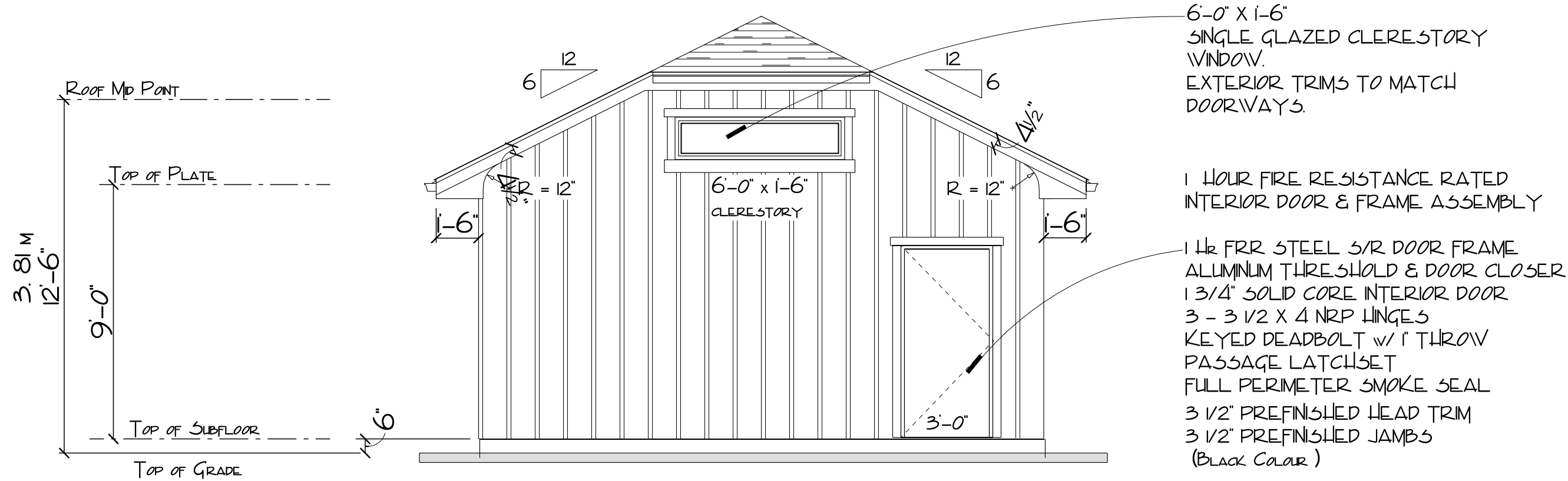
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



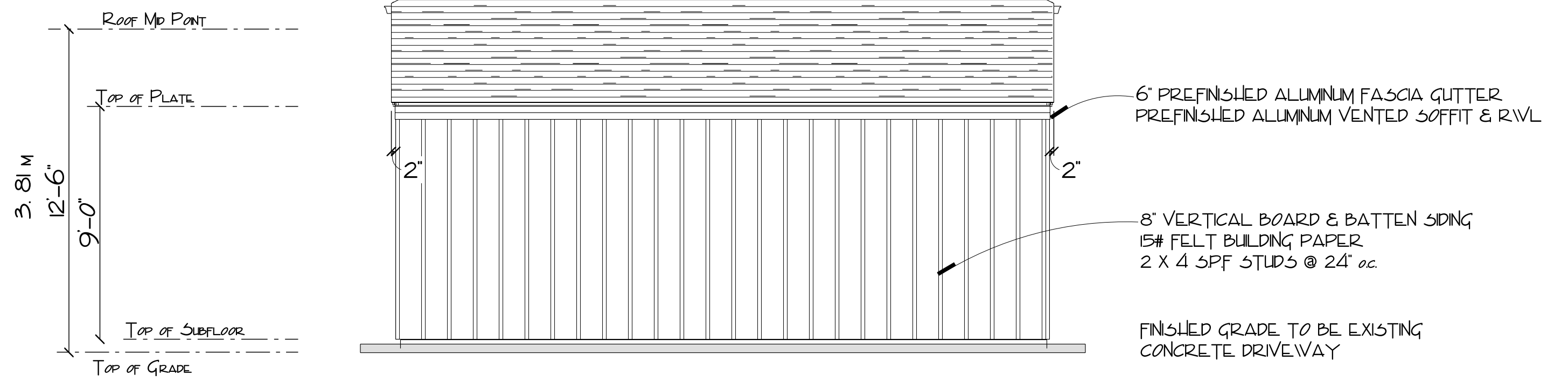
FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



R. SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



L. SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

GENERAL NOTES
ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. THESE PLANS ARE FOR THE SOLE PURPOSE OF CONSTRUCTION ONLY. THEY MAY NOT BE USED FOR REPEAT CONSTRUCTION OR SOLD TO OTHERS FOR SUCH PURPOSES. THE DESIGN CONTAINED HEREIN IS TO BE A GUIDE ONLY AND IS SUBJECT TO CHANGE AT ANY TIME. PROTOCOL HOME PLANNING & DESIGN, ITS EMPLOYEES OR PRINCIPALS WILL NOT BE HELD RESPONSIBLE FOR ANY CHANGES DUE TO UNFORESEEN CIRCUMSTANCES IN CONSTRUCTION. BUILDING CODES, ENGINEERING, ORIGINAL DESIGN OR ANY OTHER CONDITION THAT MAY AFFECT THE OVERALL BUILDING OF THIS OR RELATED STRUCTURES.

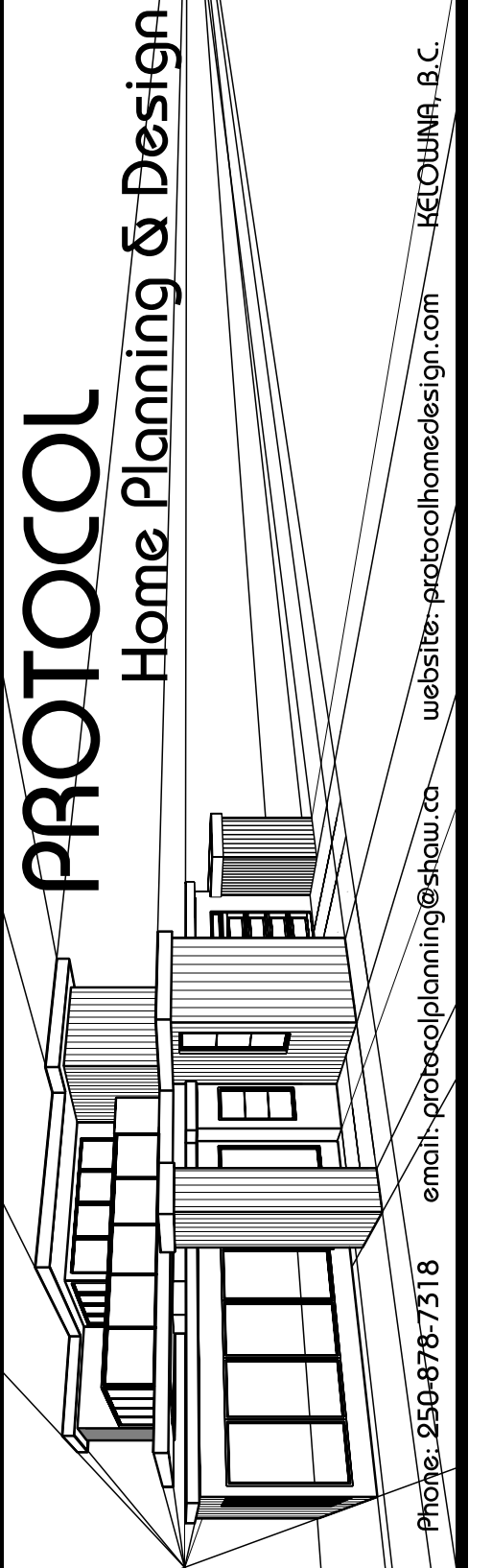
BCBC 2018 SECTION 9.10.14.4 OPENINGS IN EXPOSURE BUILDING FACE
FIRST FLOOR EXPOSED WALL LIMITING DISTANCE = 1.2M
AS PER TABLE 9.10.14.4 - A - AREAS OF EXPOSED WALL
FACING LIMITING DISTANCE 1.2M
FIRST FLOOR FIRE COMPARTMENT EXPOSED WALL AREA = 30M² MAXIMUM
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS = 7%

TOTAL EXPOSED WALL AREA = 23.78M²
TOTAL EXPOSED OPENING AREA = 0.84M²
0.84M² / 23.78M² = 4%

ALL MAJOR STRUCTURAL COMPONENTS AND RELATED SUPPORTS & CONNECTIONS ARE TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSION OF THE NATIONAL & LOCAL BUILDING CODES AND AMENDMENTS THERETO.

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE BY THE BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS AND BEARING WALL FOOTINGS ARE TO BE CONFIRMED AND THESE LOCATIONS DETERMINED TO BE ADEQUATE WITH PROPER BEARING OF SUBSTRATE AND POTENTIAL LATERAL SLIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED TO VERIFY SITE CONDITIONS AS REQUIRED.

| | |
|------------------------------------|-----------------|
| MAIN FLOOR & ELEVATIONS | |
| Drawn By: | LE-S C50LLE |
| Checked By: | C. FALLKNER |
| Approved By: | |
| Scale: | A5 1/4" = 1'-0" |
| Date: | 08 FEB 2022 |
| 1889 ABBOTT STREET | |
| Drawing Number: PT2144 - 02 of 03 | |



NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO LOCAL BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO NATIONAL AND LOCAL BUILDING CODES REGARDING LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED ACCORDING TO LOCAL BUILDING AUTHORITY REGULATIONS. FINAL STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FINAL GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

1889 Abbott proposed Garage

Colour board




Details:

Trim and soffits: Black to match dwelling

Main colour: Light Mist Gray

Battens: Light Mist Gray

| | |
|--|----------|
| SCHEDULE | B |
| This forms part of application # HAP21-0005 | |
| Planner Initials | MT |
|  City of Kelowna COMMUNITY PLANNING | |