



Little Building Solutions Inc.
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1874 Abbott St

Development Permit - Heritage Application

Design Rationale Statement

When approaching the design of the infill house at 1874 Abbot St, we focused on several core principles to create a meaningful, contextually appropriate, and functional addition to this heritage area. These principles guided our decisions throughout the design process and ensured that the final result aligned with both the clients' needs and the surrounding community's character.

1. Flexible Living Options

One of the primary objectives of this project was to provide the clients with an adaptable living arrangement that would support their evolving family needs over time. The infill house offers flexibility for various living arrangements, meaning that as the clients' family changes, they have options to either rent out the unit to a family member or even move into it themselves. This concept of various living spaces reflects a growing desire for multi-generational living and provides a sustainable solution to the clients' long-term housing goals.

This approach aligns with Imagine Kelowna's commitment to building healthier neighborhoods that cater to a variety of households, incomes, and life stages. Ensuring that Kelowna citizens have access to the housing they need is central to this goal. The Official Community Plan (OCP) highlights the importance of diversifying housing types, moving beyond just single-family homes or small apartments. It advocates for housing solutions that are well-integrated into areas with easy access to jobs, amenities, transit, and active transportation routes. Additionally, the plan encourages the development of more rental housing options, which this project supports by providing a flexible space for different family structures and tenants.

2. Respecting the Neighborhood Context and Character

The Abbott St heritage area is a vibrant and historically rich neighborhood. While we aimed to create a modern and engaging living space, we also recognized the importance of preserving the visual and architectural context of the area. The design strategy focused first on the functional aspects of the space and the needs of the clients. Once the overall layout and usage were established, we turned our attention to the exterior design, carefully incorporating elements of the vernacular style from the existing cottage home.

While the design doesn't replicate the original heritage house exactly, it draws inspiration from the neighborhood's distinctive architectural character through simple, well-proportioned forms and traditional materials. By incorporating elements like muntin-bar windows, stucco finishes, and sloped roofs, the new infill home offers a modern interpretation that pays homage to the surrounding heritage styles. We believe this approach ensures the new home feels naturally integrated into the existing streetscape, while also standing out as a thoughtful, contemporary piece that respects its historical context.

3. Enhancing Security and Privacy

Given the high foot traffic in the area, and the potential for more vehicles on the property due to the laneway infill house, we needed to address the security of the property. To achieve this, we've enclosed the rear of the yard with a fence and created 2 garages below the dwelling serving the infill house and existing home. A gate in the fence provides access to an additional outdoor parking space for the suite in the main house. These features ensure privacy and security for both the homeowners and future tenants.

Conclusion

The design of the 1874 Abbott St infill house represents a delicate balance between modern needs and historical preservation. The focus on adaptability, neighborhood sensitivity, and security all contribute to creating a harmonious and sustainable addition to this heritage area. While the design is not an exact replica of the existing home, it draws on the essence of the heritage style and adapts it for contemporary living, ensuring that the new structure contributes to the ongoing vitality of the Abbott St community.

Regards,

Izaac Hampel

Designer & Draftsperson
Little Building Solutions Inc.



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Street: 1874 Abbott St
City: Kelowna, BC

Jason & Leigh
Project Type: Residential New Build
Project # 5271

1874 Abbott

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1	09/06/24	Preliminary Design
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DATA SHEET

A0.0

SYMBOLS LEGEND	
001A	Door reference number/Refer to door schedule for specific information
1 P1	Detail number/sheet number
A P1	Building section number/Sheet number
#	Keystone number
#	Revision number
W1	Wall type
F1	Floor type
⊙	Spot Elevation
⊗	Point Load
▨	Load Bearing Partition

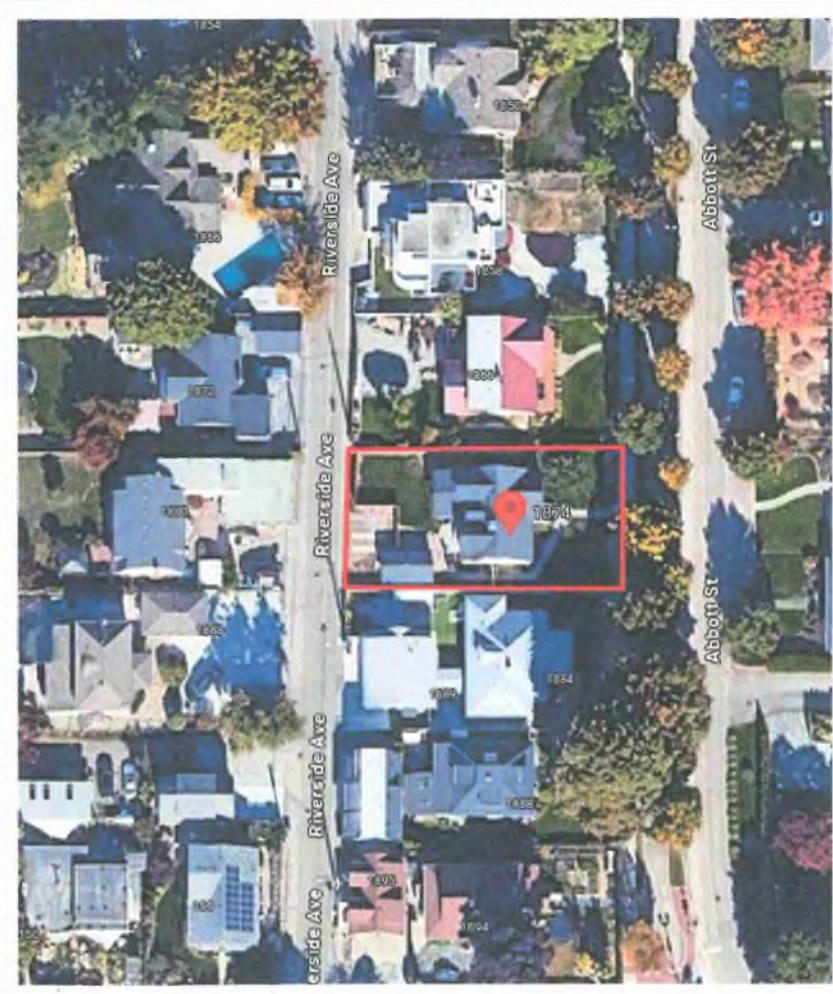
ZONING ANALYSIS		
Municipal Address	1874 Abbott St, Kelowna, BC	
Legal Address	Lot 20, Block 3, Plan KAP1395	
Zone	RU1 (Heritage)	
Site Area	652.64 SM	7,025.37 SF
Site Width	18.29 M	60.00 F
Site Depth	35.65 M	116.96 F
Site Coverage		
Buildings		
Principal - House (Existing)	112.55 SM	1,211.42 SF
Infill Dwelling Unit - House (New)	79.34 SM	854.00 SF
Driveways/Parking (4 Parking Spots)	21.60 SM	232.58 SF
Pathways	66.89 SM	720.00 SF
Total	280.38 SM	3,018.00 SF
Building Height		
Principal - House (Max Height = 11.0m, 3 storeys)	8.28 M	27.16 F
Infill Dwelling - House (Max Height = 11.0m, 3 storeys)	6.88 M	22.59 F
Floor Area Summary		
Main Floor (To outside of stud framing, incl. stairs)	79.34 SM	845.00 SF
Second Floor (To outside of stud framing, not incl. stairs)	66.73 SM	718.30 SF

- 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 6" (150mm) above finished grade.
 - All balcony railings to be 3'6" (1070mm) in height. Maximum spacing between vertical members is 4" (100mm). Minimum distance between horizontal rails to be 32" (800mm).
 - Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated.
- Where tubs or showers occur, provide moisture resistant gypsum board.
- ELECTRICAL SPECIFICATIONS**
- 200AMP service connection.
 - All exterior wall electrical junction boxes to have airtight foam gasket, provide spray foam at wire penetration.
 - All electrical outlet and fixtures locations are to be confirmed.
 - All electrical outlets services and fixtures to comply with current electrical codes, all electrical services to be installed by a qualified tradesperson.
 - height of standard outlets (center of box)
 - wall outlets 14"
 - switches 46"
 - outlets above countertop 6"
- HVAC SPECIFICATIONS**
- All HVAC systems to comply with BC Building Code.
 - All HVAC systems to be designed by a qualified designer.
 - All fixtures and materials to be CSA approved.
 - All equipment and appliances to be installed and tested as per trade standards.

- CARPENTRY**
- All dimensions and gridlines at exterior walls are to edge of stud. Interior dimensions are to middle of stud, unless otherwise noted.
 - Framing lumber shall be number 2 or better spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed and confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence. Wood in contact with concrete shall be dampproofed with a sill plate gasket and pressure treated.
 - Plates are to be anchored to concrete with 1/2" anchor bolts. Maximum 6ft O.C. or other approved method.
 - Flush framed wood members shall be anchored with 200lb joist hangers unless otherwise specified.
 - Stamped and sealed shop drawings shall be provided for all structural beam, floor, and roof systems.
 - Lintels are (2) 2x10" SPF w/ 2" thick rigid insulation sealed at perimeter U.N.O.
 - Provide 2x6" solid blocking at towel bars, toilet paper holders, coat hooks, mirrors, and wall mounted vanities
- INSULATION/VENTILATION**
- Minimum insulation requirements:
 - Roof/Ceiling - R 60
 - Walls - 2 x 6 - R 22
 - Garage Ceiling - R 32
 - Refer to Floor, wall/roof schedule for insulation 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.

- CODES & STANDARDS**
- All workmanship is to be of a standard equal in all respects to good practice.
 - 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.
- SITE SPECIFICATIONS**
- Building and site grade elevations shall be confirmed with utility providers and local authorities and comply with utility service and site drainage requirements.
 - All building and utility excavation shall be filled and compacted in 12" layers to a minimum 95% proctor density to ensure minimal settlement.
 - Dimensions are shown to exterior of rough framing (exterior sheathing) on exterior walls and to the face of stud on interior walls (wood stud).
 - Contractor is to verify all dimensions prior to construction.
- CONCRETE & FOOTINGS**
- All concrete to have a minimum compressive strength of 2,900 PSI (20MPA) at 28 days.
 - Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration.
 - All foundation walls 24" (600mm) and higher should have one horizontal 10mm reinforcing bar 3" (75mm) from the top corner. Reinforcing to be lapped minimum 24" (600mm)
 - All footings are to have two 1/2" (#4) reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75mm) clear of the side and bottom of the footing on both sides of the footing.
 - Grades shown on elevation are estimated. Adjust on site as required.

Vicinity Map



Abbreviations

AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BTWN.	BETWEEN
CLR	CLEAR
F/W	FASTENED WITH
GWB	GYPSON WALL BOARD
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
P.T.	PRESSURE TREATED
U/S	UNDER SIDE
V.O.S.	VERIFY ON SITE
W/	WITH

Sheet Index

ARCHITECTURAL DRAWINGS	
A0	DATA SHEET
A0.1	PERSPECTIVE
A0.2	DOOR SCHEDULE
A2.1	SITE PLAN
A2.2	FOUNDATION PLAN
A2.3	L1 FLOOR PLAN
A2.4	L2 FLOOR PLAN
A2.5	ROOF PLAN
A3.1	ELEVATIONS
A4.1	N/S SECTIONS
A4.2	E/W SECTION

Roof Assembly Legend

R1	VAULTED ROOF TRUSSES - ASPHALT SHINGLE ROOFING - ROOFING UNDERLAYMENT LAPPED 6" (150mm) W/ 6'-0" (1830mm) ICE AND WATER SHIELD @ EAVES - 1/2" (13mm) OSB DECKING - ENGINEERED SCISSOR TRUSS - FIBERGLASS BATT INSUL BETWEEN TRUSS CHORDS - 6 mil POLY VAPOUR BARRIER TAPED AND SEALED SEAMS - 5/8" (16mm) GWB
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Floor Assembly Legend

F1	VINYL PLANK FLOORING - VINYL PLANK - 3/4" (19mm) PLYWOOD SUBFLOOR, GLUED AND SCREWED - 2x10" (38x235mm) FLOOR JOISTS @ 16" (400mm) O.C. - SPRAY FOAM INSULATE JOIST CAVITIES - 5/8" (16mm) GWB * FILL END OF JOIST CAVITIES W/ R22 2lb CLOSED CELL SPRAY INSULATION
F1a	VINYL PLANK FLOORING - FIRE RATED (45MIN) - VINYL PLANK - 3/4" (19mm) PLYWOOD SUBFLOOR, GLUED AND SCREWED - 2x10" (38x235mm) FLOOR JOISTS @ 16" (400mm) O.C. - 9.25" R24 FIBERGLASS BATT INSUL. (R31 TOTAL) - 2 LAYERS 1/2" (13mm) TYPE-X GWB * FILL END OF JOIST CAVITIES W/ R24 2lb CLOSED CELL SPRAY INSULATION
F2	TILE FLOORING - FIRE RATED (45MIN) - 3/8" (10mm) TILE FLOORING - 3/8" (10mm) UNDERLAY - 3/4" (19mm) PLYWOOD SUBFLOOR, GLUED AND SCREWED - 2x10" (38x235mm) FLOOR JOISTS @ 16" (400mm) O.C. - 9.25" R24 FIBERGLASS BATT INSUL. (R31 TOTAL) - 2 LAYERS 1/2" (13mm) TYPE-X GWB * FILL END OF JOIST CAVITIES W/ R24 2lb CLOSED CELL SPRAY INSULATION
F3	S.O.G. FLOORING - 4" (100mm) CONCRETE SLAB ON GRADE ON 6x6 10-ga WWM REINFORCING ON CHAIRS - 6 mil POLY VAPOUR BARRIER WITH SEALED SEAMS - R15 (3" THICK (76mm)) EPS RIGID INSUL TYPE 4, MIN. COMPRESSIVE STRENGTH 25 LBS/PSI - COMPACTED GRANULAR FILL & PREPARED SUBGRADE - REFER TO GEOTECH REPORT IF AVAILABLE

Wall Assembly Legend

W1	EXTERIOR WALL - STUCCO SIDING - 1/2" (13mm) GWB - 6 mil POLY VAPOUR BARRIER WITH SEALED SEAMS - 2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C. - R24 FIBERGLASS BATT INSUL. - 1/2" (13mm) OSB SHEATHING - TYVECK BUILDING WRAP - TAPE, LAP AND STAGGER ALL SEAMS - 1/2" (13mm) RAINSCREEN MAT - METAL LATHE FURRING - STUCCO FINISH *USE 5/8" (16mm) TYPE-X DRYWALL ON ANY WALLS FACING THE PRIMARY RESIDENCE
W2	INTERIOR WALL - 1/2" (13mm) GWB - 2x4" (38x89mm) WOOD STUDS @ 16" (400mm) O.C. - 1/2" (13mm) GWB
W2a	INTERIOR WALL - INSULATED - 1/2" (13mm) GWB - 2x4" (38x89mm) WOOD STUDS @ 16" (400mm) O.C. - 3-1/2" (89mm) SOUND INSUL TO SUIT STUD CAVITY. - 1/2" (13mm) GWB
W3	INTERIOR SERVICE WALL - 1/2" (13mm) GWB - 2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C. - 1/2" (13mm) GWB
W3a	INTERIOR SERVICE WALL - INSULATED - 1/2" (13mm) GWB - 2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C. - 5-1/2" (140mm) SOUND INSUL. TO SUIT STUD CAVITY - 1/2" (13mm) GWB
W4	INTERIOR WALL - FIRE RATED (1HR) - 5/8" (16mm) TYPE-X GWB - 2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C. - 5/8" (16mm) TYPE-X GWB
W5	FOUNDATION WALL - R20 (4" THK (100mm)) EPS RIGID INSUL. TYPE 4, MINIMUM COMPRESSIVE STRENGTH 25lbs/psi - 8" (200mm) CONCRETE FOUNDATION WALL - BITUMINOUS DAMP PROOFING TO GRADE - R15 (3" THK (76mm)) XPS RIGID INSUL. MINIMUM COMPRESSIVE STRENGTH 25lbs/psi - WR MEADOWS PARGE ALL 825 ON RIGID INSULATION A MINIMUM OF 4" (100mm) BELOW GRADE - PERFORATED WEEPING TILE, DRAIN CLOTH & 6" (150mm) DRAIN ROCK AROUND PERIMETER OF HOUSE FOOTING

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PERSPECTIVE

A0.1

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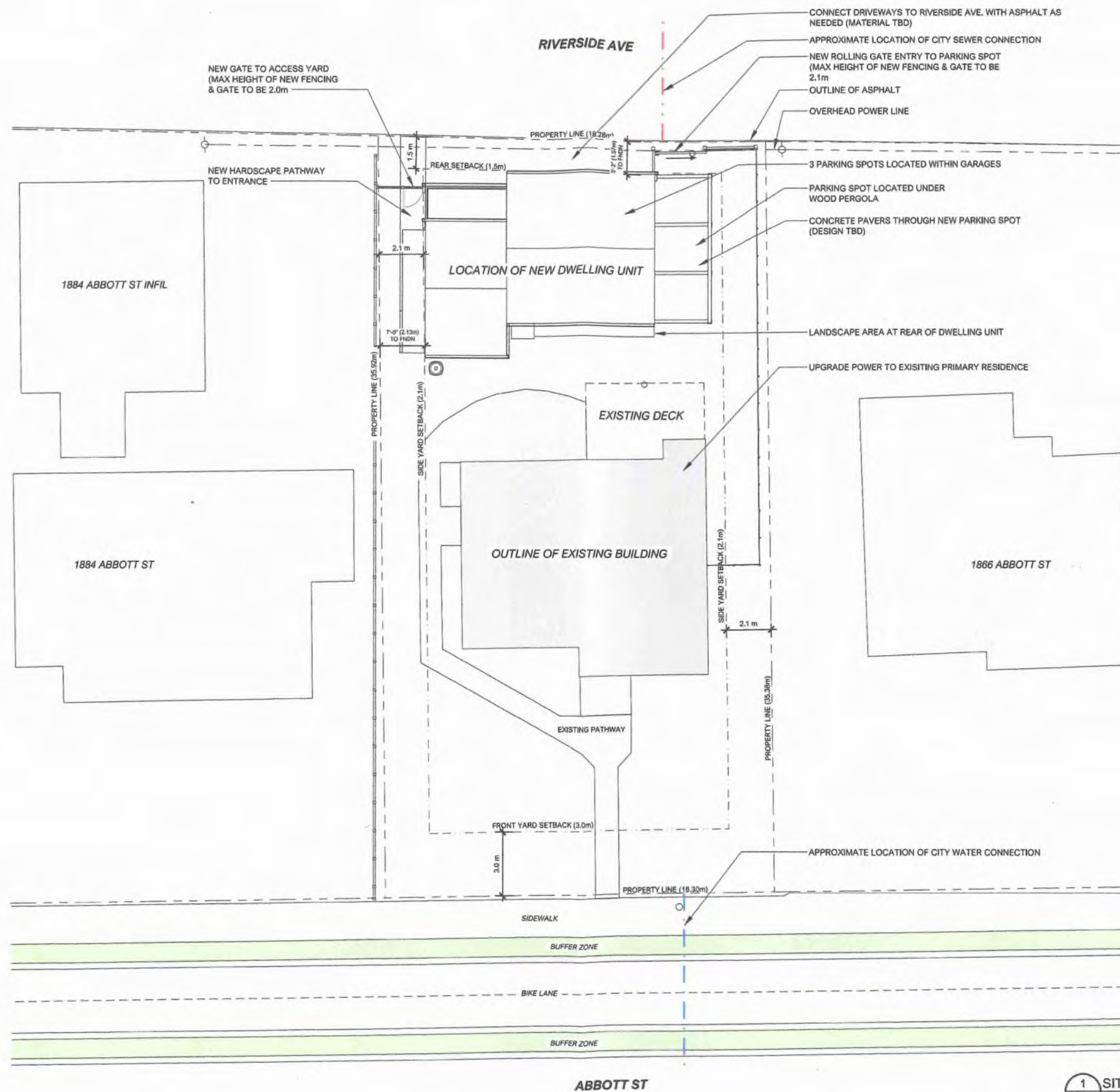
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SITE PLAN

A2.1



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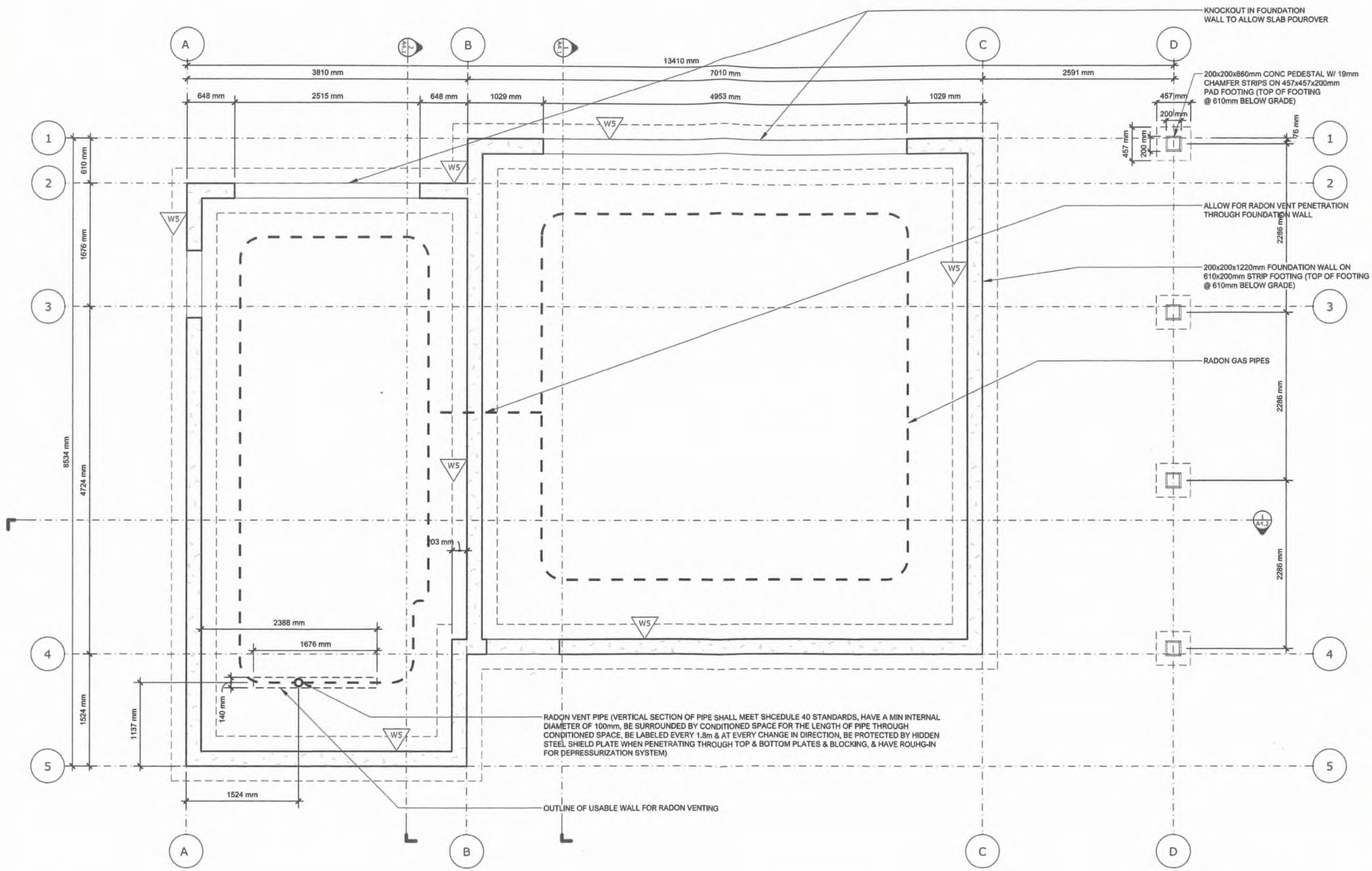
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FOUNDATION PLAN

A2.2



1 FOUNDATION PLAN
 A2.2 1:25

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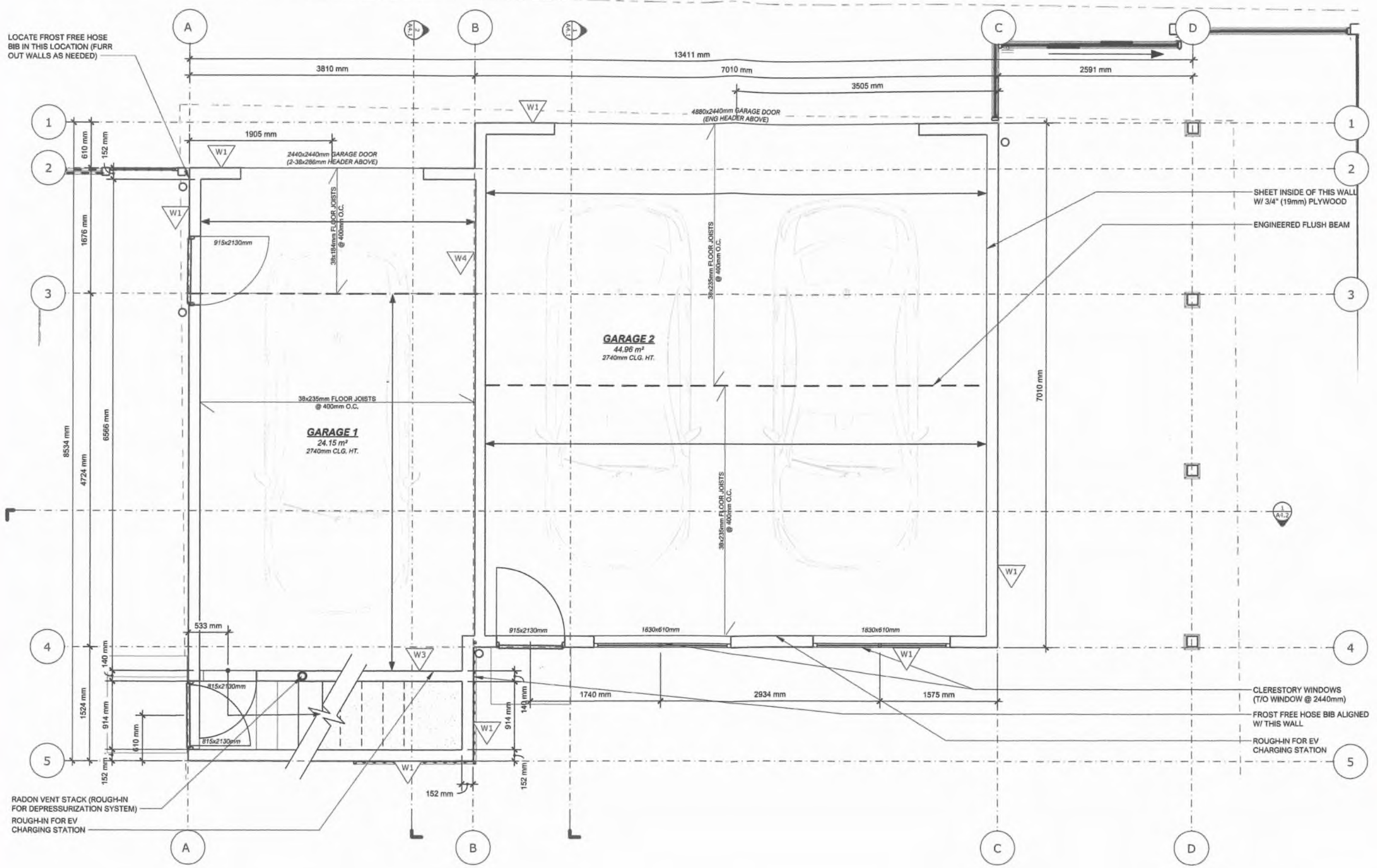
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L1 FLOOR PLAN

A2.3



1 L1 FLOOR PLAN
 A2.3 1:25

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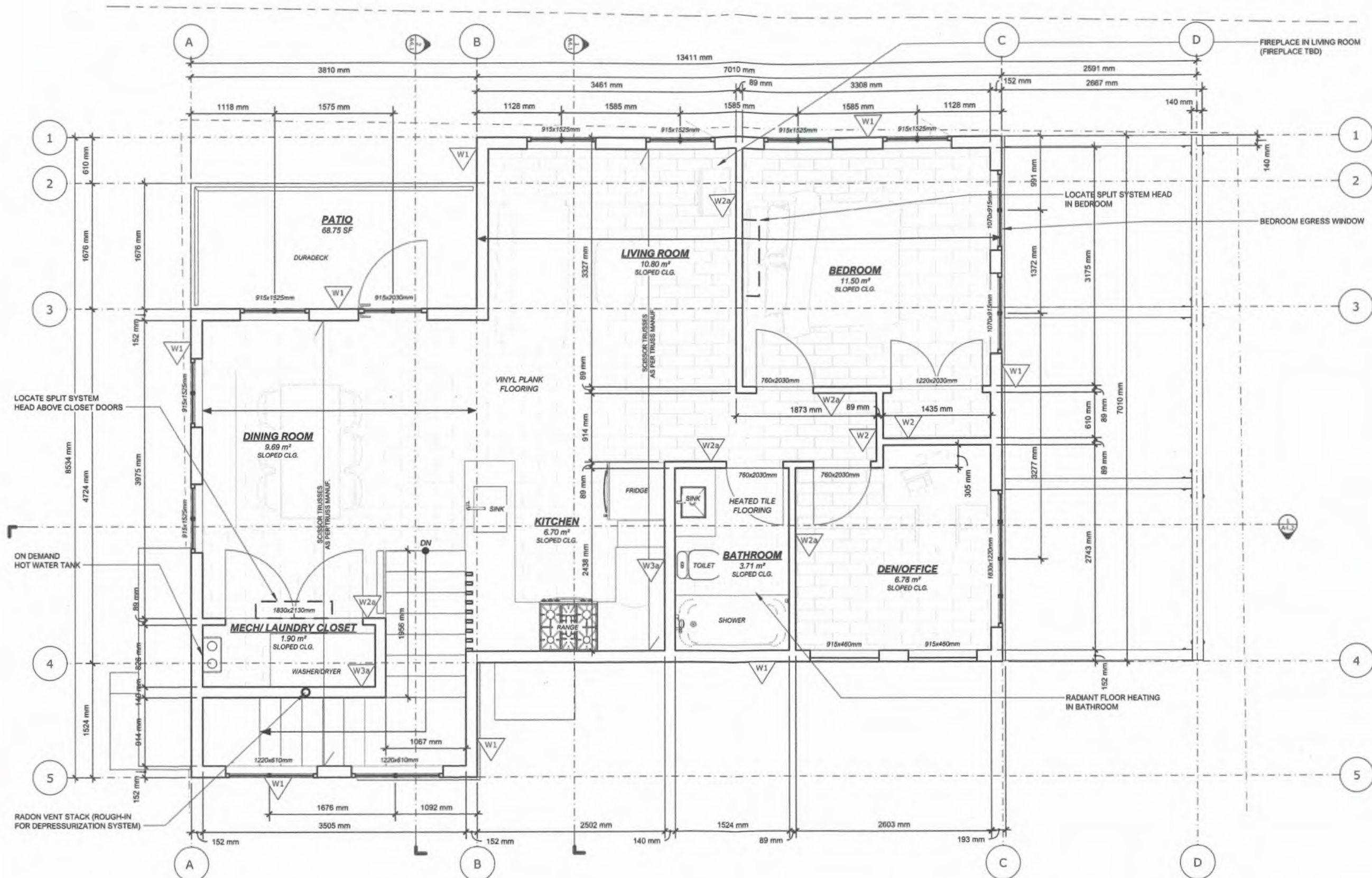
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L2 FLOOR PLAN

A2.4



1 L2 FLOOR PLAN
 A2.4 1:25

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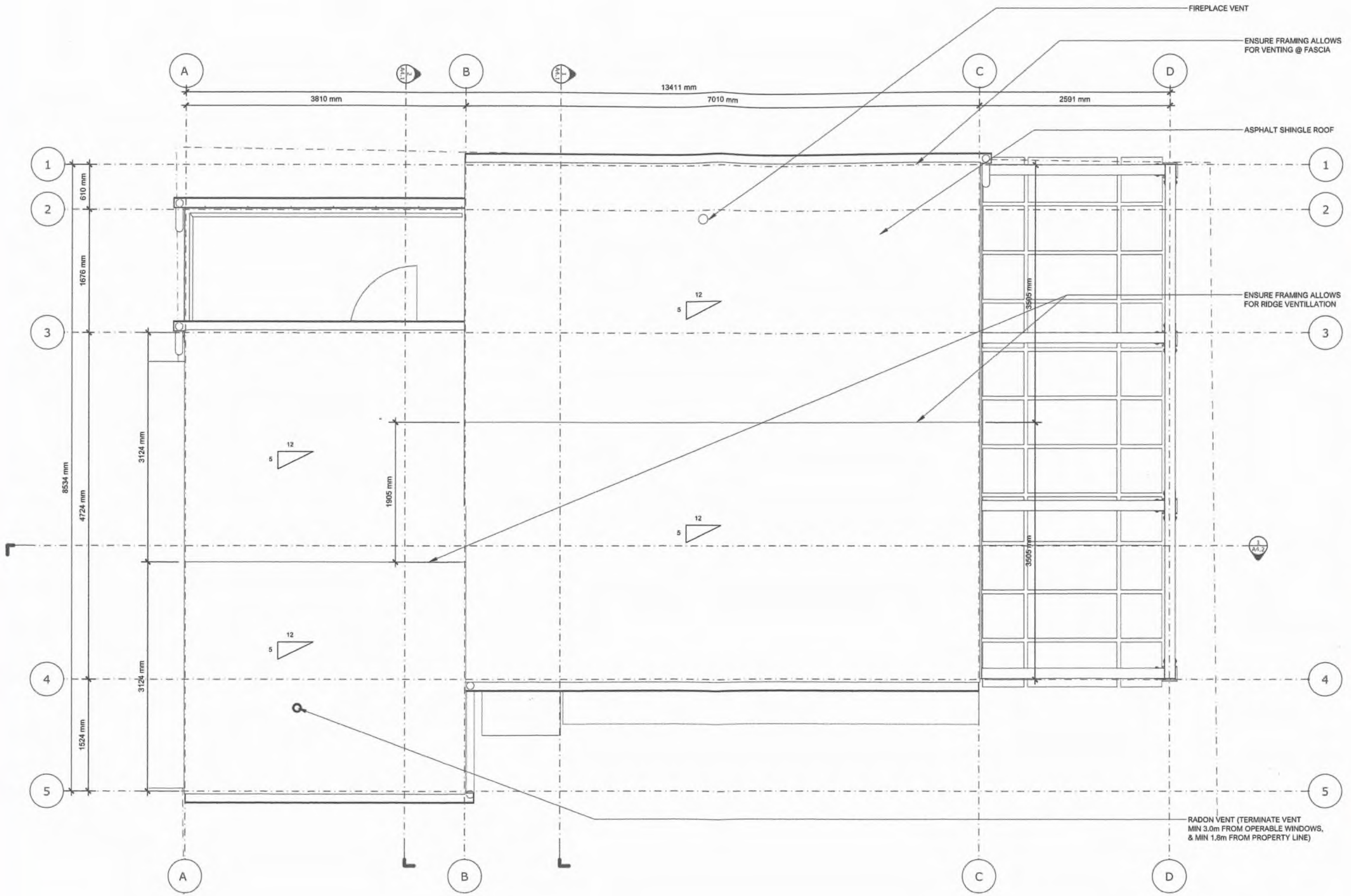
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ROOF PLAN

A2.5



1 ROOF PLAN
 A2.5 1:25

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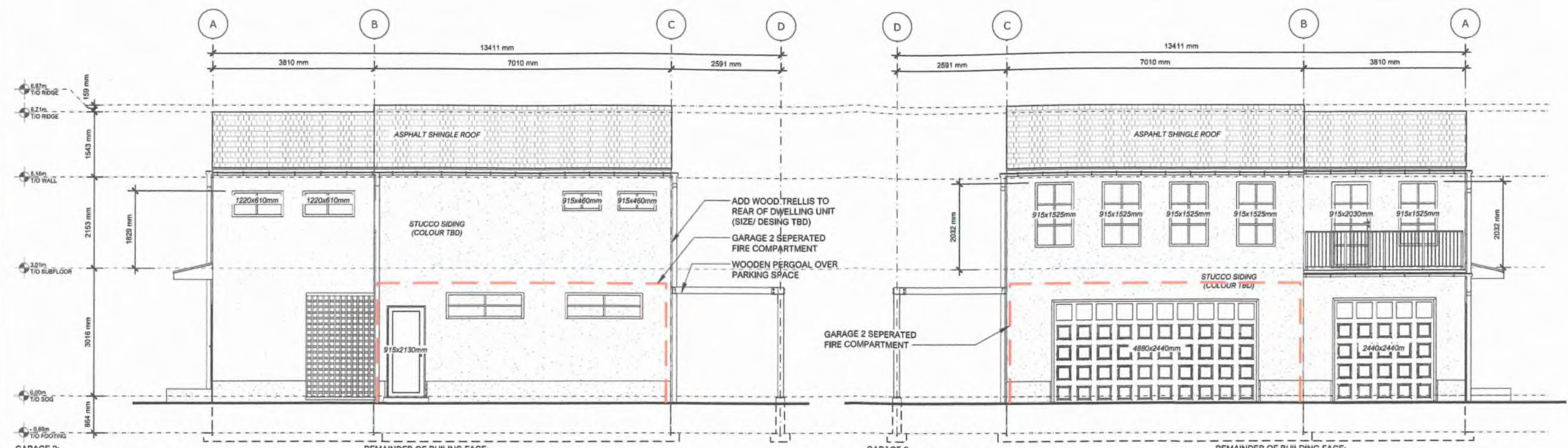
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ELEVATIONS

A3.1



GARAGE 2:
 TOTAL AREA OF EXPOSED BUILDING FACE = 221.60 SF (20.58 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 24.00 SF (2.22 m²)
 % OF UNPROTECTED OPENINGS = 10.83%
 LIMITING DISTANCE = 8'-0" (2.44m)
 MAX % UNPROTECTED OPENINGS = 17.08%

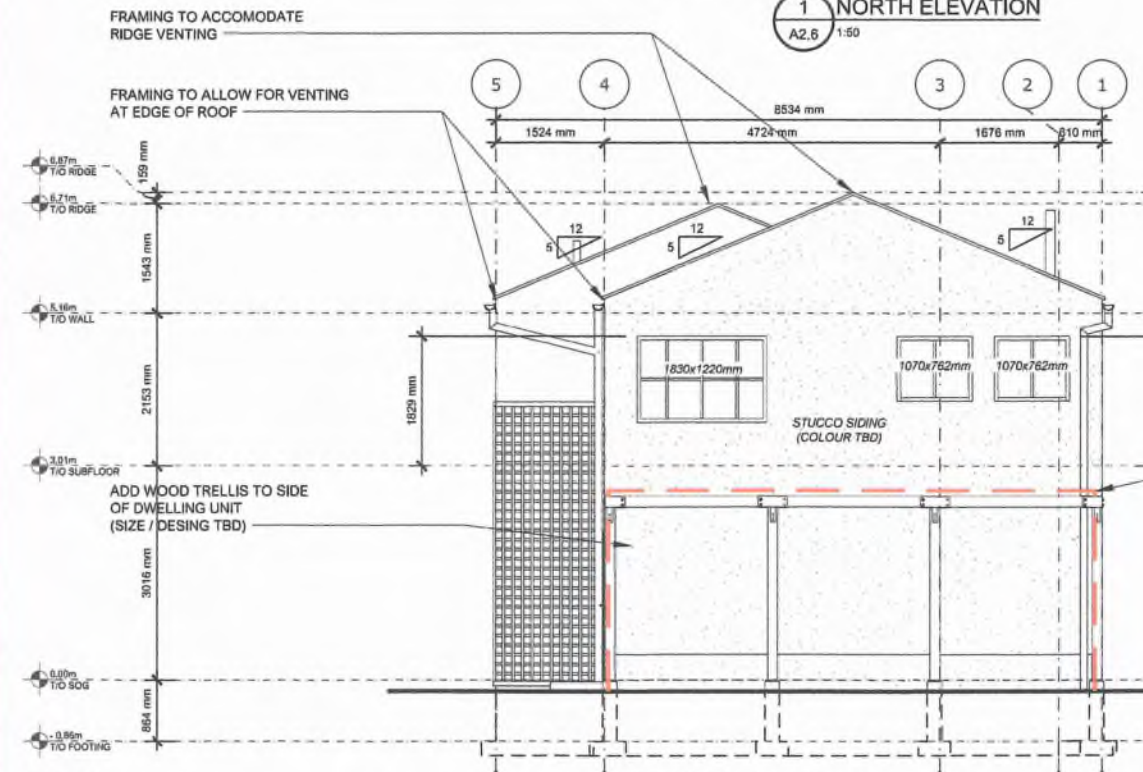
REMAINDER OF BUILDING FACE:
 TOTAL AREA OF EXPOSED BUILDING FACE = 400.73 SF (37.22 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 25.00 SF (2.32 m²)
 % OF UNPROTECTED OPENINGS = 6.23%
 LIMITING DISTANCE = 8'-0" (2.44m)
 MAX % UNPROTECTED OPENINGS = 16.26%

GARAGE 2:
 TOTAL AREA OF EXPOSED BUILDING FACE = 221.60 SF (20.58 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 128.00 SF (11.89 m²)
 % OF UNPROTECTED OPENINGS = 57.76%
 LIMITING DISTANCE = 14'-6" (4.42m)
 MAX % UNPROTECTED OPENINGS = 61.17%

REMAINDER OF BUILDING FACE:
 TOTAL AREA OF EXPOSED BUILDING FACE = 400.73 SF (37.22 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 159.00 SF (14.77 m²)
 % OF UNPROTECTED OPENINGS = 39.68%
 LIMITING DISTANCE = 14'-6" (4.42m)
 MAX % UNPROTECTED OPENINGS = 42.41%

1 NORTH ELEVATION
 A2.6 1:50

2 SOUTH ELEVATION
 A2.6 1:50



GARAGE 2:
 TOTAL AREA OF EXPOSED BUILDING FACE = 221.60 SF (20.58 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 0 SF (0.00 m²)
 % OF UNPROTECTED OPENINGS = 0.00%
 LIMITING DISTANCE = >30'-0" (9.00m)
 MAX % UNPROTECTED OPENINGS = 100%

REMAINDER OF BUILDING FACE:
 TOTAL AREA OF EXPOSED BUILDING FACE = 269.25 SF (25.01 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 41.50 SF (3.85 m²)
 % OF UNPROTECTED OPENINGS = 15.41%
 LIMITING DISTANCE = >30'-0" (9.00m)
 MAX % UNPROTECTED OPENINGS = 100%

GARAGE 2:
 TOTAL AREA OF EXPOSED BUILDING FACE = 19.27SF (1.79 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 0.00 SF (0.00 m²)
 % OF UNPROTECTED OPENINGS = 0.00%
 LIMITING DISTANCE = 20'-0" (6.10m)
 MAX % UNPROTECTED OPENINGS = 100%

REMAINDER OF BUILDING FACE:
 TOTAL AREA OF EXPOSED BUILDING FACE = 471.57SF (43.81 m²)
 TOTAL AGGREGATE AREA OF UNPROTECTED OPENINGS = 74.00 SF (6.87 m²)
 % OF UNPROTECTED OPENINGS = 15.68%
 LIMITING DISTANCE = 20'-0" (6.10m)
 MAX % UNPROTECTED OPENINGS = 66.20%

3 EAST ELEVATION
 A2.6 1:50

4 WEST ELEVATION
 A2.6 1:50

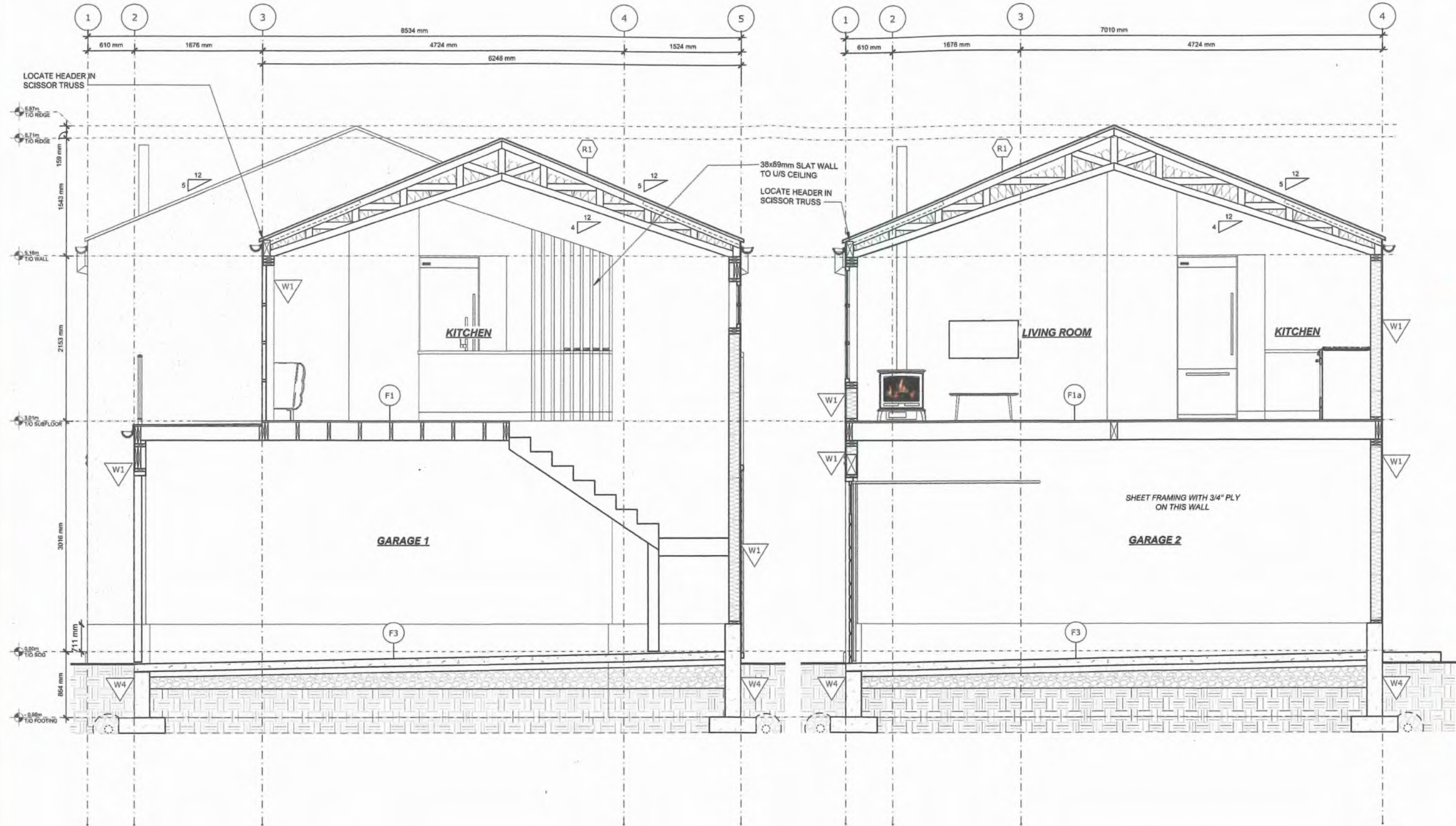
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2 N/S SECTION 2
 A4.1 1/25

1 N/S SECTION 1
 A4.1 1/25

N/S SECTIONS

A4.1

1874 Abbott

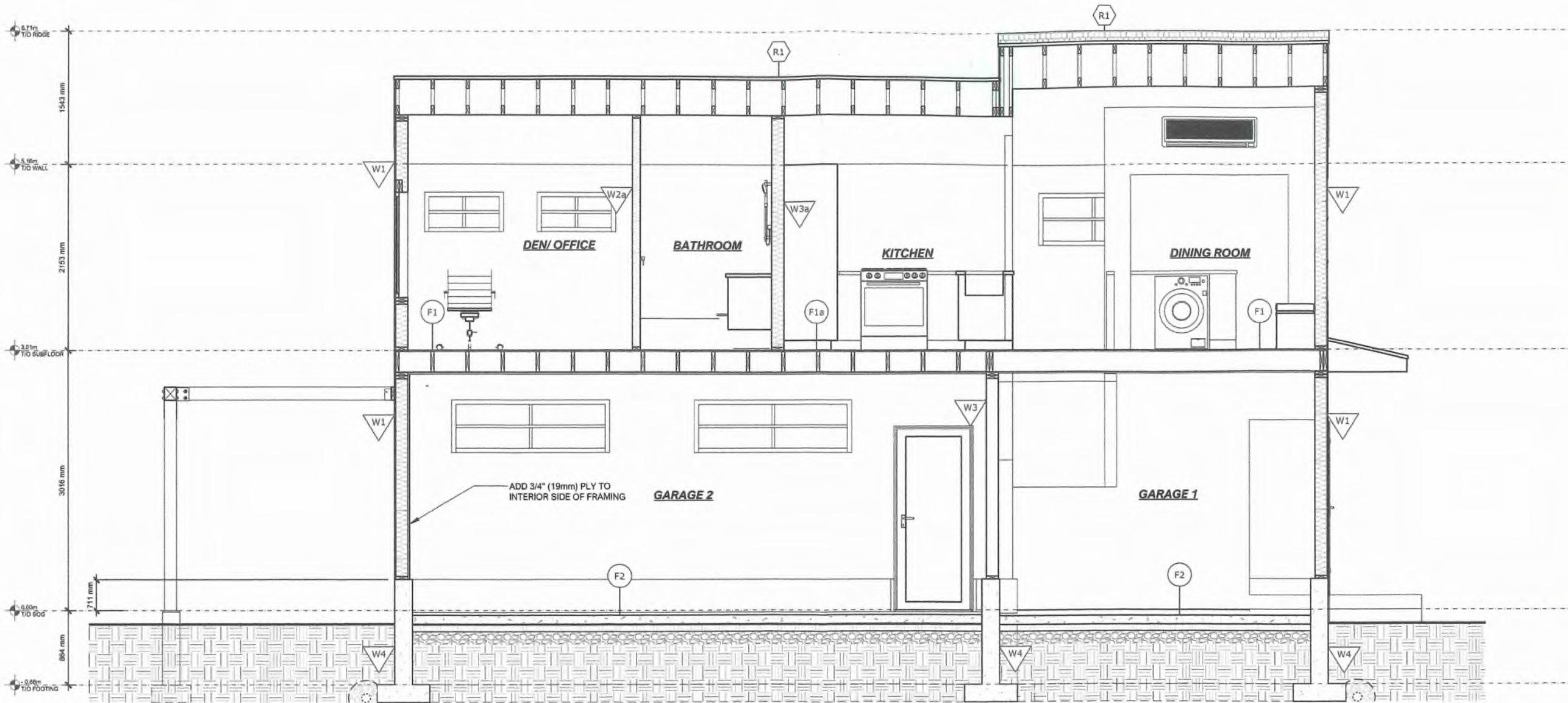
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5	10/31/24	Issue For Permit
6	11/06/24	Radon Venting Update
7	11/21/24	Fire Compartment Addd
8	12/13/24	Radon Notes & Rear Wall

E/W SECTION

A4.2








1 E/W SECTION
 A4.2 1:50



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Material Board

1874 Abbott St

EXTERIORS		
Roof Material	Asphalt Shingle Black	
Exterior Siding	Stucco Fine Finish Colour 1: SW Alabaster Colour 2: Green to match primary dwelling	
Parking Surface	Enmon – Project Silver Paver 24" x 24"	
Deck Railing	Black Aluminum Railing	
Deck Surface	Duradek – Granite	




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New Fence	Wood Fence to match existing. Include 2 gate entrances and a rolling section for vehicle access.	
Pergola	6x6 Rough Sawn Fir Structure Black Simpson Strong Tie brackets	
Exterior Doors	1 Panel Shaker Colour: SW Alabaster	
Garage Doors	Manufacturer: Amarr Model: Heritage Style: Short panel with short panel windows along top Glass: Clear, no insert Colour: Black	
Windows	Manufacturer: Ply Gem Model: Design Architectural Series Frame Colour: Black out, Black in Grill Pattern: Colonial	



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Gutters/Downspouts	Model: Lindab Style: Half round Colour: Black	
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INTERIOR		
Flooring	Throughout Top Floor: Material: Vinyl Model: CoreTec Style: Tampa Oak, 7"	
Tiling	Shower Wall: Nord Lithium 12x24"	
Paint Colours	Walls: BM Steam, Matte Finish Ceiling: BM Steam, Flat Finish	

FIXTURES		
LIGHTING		
Exterior	SNOC, Evolution, Downlight Cylinder	





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	Bulb Square, Outdoor Curved LED	
Potlights	Elite, RL475	
PLUMBING		
Sinks	<p>Kitchen: Kindred, Steel Queen, undermount</p> <p>Bathroom: Kohler, Caxton undermount, white</p>	 
Faucets	<p>Kitchen: Kalia, Specifik, Arctic Stainless</p> <p>Bathroom: Riobel, Riu single hole, Black</p>	 



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Bathtub	Amala, 60 x 30 Alcove bathtub, RH drain	
Shower Fixtures	Showerhead Shower Mixer Bathtub Spout Riobel, Riu tub & shower trim, Black	
Toilets	Costco, Water Ridge, dual flush	