

Heritage Advisory Committee

AGENDA



Thursday, August 18, 2016

12:00 pm

Veendam Conference Room

2nd Floor, City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Heritage Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Heritage Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision.

2. Applications for Consideration

2.1 268 Lake Avenue, Heritage Alteration Permit HAP16-0003 - Scot Renou

3 - 43

To consider the form and character of renovations on a single family dwelling and the new construction of a carriage house within the Abbott Conservation Area.

2.2 2030-2032 Doryan Street, Heritage Alteration Permit HAP16-0008 - Fine Home Design

44 - 55

To consider a second storey addition to an existing non-conforming semi-detached dwelling on the subject property.

3. Minutes

56 - 58

Approve Minutes of the Meeting of April 21, 2016.

4. Updates - Previous Applications

Brief updates from previous applications to be provided.

5. Next Meeting

September 15, 2016

6. Termination of Meeting

REPORT TO COMMITTEE



Date: August 18, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Application: HAP16-0003

Owner: Frank Arthur Renou
Joan Estelle Miller-Chapman

Address: 268 Lake Avenue

Applicant: Scott Renou

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

Heritage Conservation Area: Abbott Conservation Area

Heritage Register: Not Applicable

1.0 Purpose

To consider the form and character of renovations on a single family dwelling and the new construction of a carriage house within the Abbott Conservation Area.

2.0 Proposal

2.1 Background

The subject property was originally identified in 1993 as an Early Arts and Crafts building style in the City of Kelowna Development Guidelines. In 1995 a 2 storey dwelling with walk-out basement was constructed in a style that had Late Vernacular Cottage characteristics. The house was symmetrical in design with gabled roof forms, interlocking asphalt shingle, horizontal siding, and a flush front entrance. There were two dormers on the second storey and a wide open porch that covered the whole front façade with exposed columns. The front facade featured a front door with a half moon window, located in the middle of the porch and flanked by multi-paned windows.

Fig. 1: Image taken in 2015



The applicant applied to the City in January 2016 to construct a Carriage House on the rear of the property that would be constructed in a similar style to the existing Single Family Dwelling with a gabled roof. The application required a rezoning to RU1c, a Heritage Alteration Permit (HAP), and a Development Variance Permit for an increase in upper storey floor area relative to building footprint (80.47% proposed, 75% required). The HAP application was not required to be presented to the Heritage Advisory Committee (HAC) as the carriage house is not visible from the front street. The applicant indicated there would also be a Heritage Alteration Permit application at a later date for renovations to the principal dwelling that would involve a rear addition not visible from the front street, and would therefore not require a review by the HAC.

Prior to receiving 4th reading on the carriage house, the applicant began demolition on the single family dwelling in anticipation of receiving their HAP and building permit for the renovations. During construction, it was discovered that additional maintenance work involving replacing the roof structure and the siding of the single family dwelling would be beneficial for the longevity of the dwelling. Due to the increase in scope of the project, the HAP for the principal dwelling is required to be reviewed by the HAC as the renovation and maintenance repair work is over 30m² and is visible from the front street.

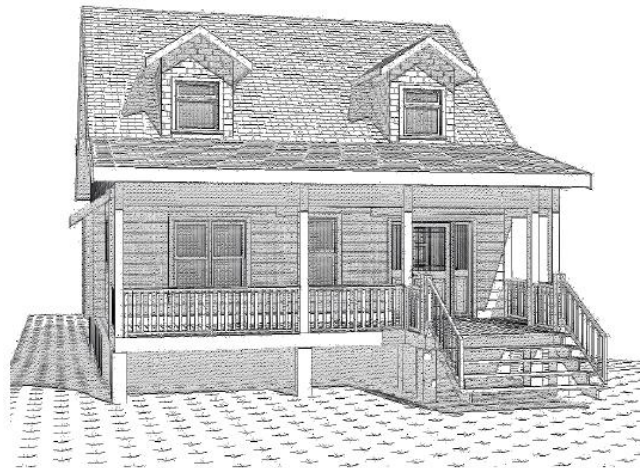
2.2 Proposal - Single Family Dwelling Renovation

The proposed renovations to the single family dwelling involve adding a 2 ½ storey addition to the rear of the dwelling with a series of patios and decks off the rear that are not visible from Lake Avenue. The increased habitable space of approximately 85m² will provide a rec-room with wet bar on the lower level, a redesigned kitchen and living area on the main floor, and a renovated master bedroom and bathroom on the upper level.

Changes to the front of the house are minimal as the main purpose of the renovation is for repair and maintenance. The cross-gabled roof will be replaced in the exact same style to bring the construction up to current building code standards. The dormers will be reconstructed in the same shape, style, and placement, with upgraded windows. The dormers will be finished in hardi shingle siding and the roofing will be replaced with interlocking asphalt shingles.

The proposed renovation includes replacing the front porch and relocating the steps and the front entrance to the east side to improve the layout of the interior foyer. The entrance will remain flush with the front façade. The front windows will be replaced with multi-paned windows and moved to the west side of the entrance. The siding will be replaced with horizontal hardie plank siding. All of these characteristics are consistent with the Later Vernacular Cottage Style.

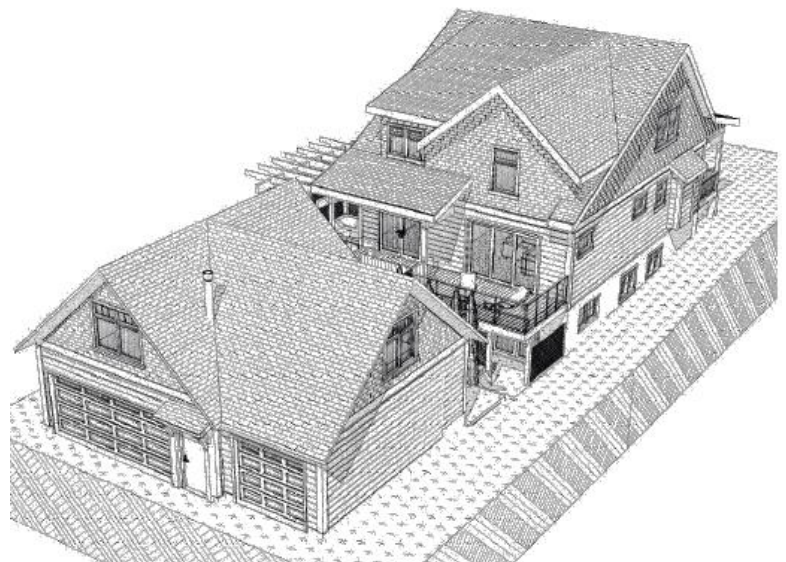
Fig. 2: Image of conceptual rendering of house after renovations



2.3 Proposal - New Carriage House

The proposed 1 ½ storey carriage house will be located in the rear yard and will not be visible from the front street. With a three car garage on the lower floor all parking is screened from view. The upper floor features a 1 bedroom open concept suite. The cross-gabled roof is in keeping with the architectural style of the principal dwelling, with one gable facing the lane, one gable facing the primary dwelling, and one gable facing the side property line. The materials, finishes, and colours will match that of the primary dwelling using asphalt shingles, hardi shingle siding, hardi plank siding, and hardi trim in shades of grey and white.

Fig. 3: Image of new carriage house



2.4 Site Context

Although the subject property was originally identified as an Early Arts and Crafts style in 1993, the existing dwelling was constructed in 1995 after that identification. It was constructed in a Late Vernacular Cottage style which is consistent with the dominant style of the block as identified in Map 2: Dominant Style Map from City of Kelowna Development Guidelines for Abbott Street & Marshall Street Heritage Conservation Areas.



LEGEND

- Victorian Revival
- Mediterranean Revival
- Tudor Revival
- Colonial Revival
- Arts & Crafts (early)
- Arts & Crafts (late)
- Vernacular Cottage (early)
- Vernacular Cottage (late)
- Early Suburban

268 Lake Ave
 Vernacular Cottage (late)
 ABBOTT/MARSHALL ST.
 HERITAGE CONSERVATION AREAS
 MAP2 - Dominant Style Map

Other homes in the area have been constructed in a variety of heritage styles including Colonial, Vernacular Cottage, and Arts and Crafts. The majority of the neighbourhood shares similar cottage characteristics despite subtle differences in style. These include gabled roofs, dormers, horizontal siding, rear yard parking, and multi-paned windows. Several homes on Lake Avenue and Maple Street have been identified on the Heritage Register and are well preserved.

Examples of other homes in the area that are on the Heritage Register: 1826 Maple Street, 1869 Maple Street.



Subject Property Map:



2.5 Zoning Analysis Table

CRITERIA	RU1c ZONE REQUIREMENT	PROPOSAL
Subdivision or Existing Lot Regulations		
Minimum Lot Width	15.0 m	15.24 m
Minimum Lot Depth	30.0 m	36.55 m
Minimum Lot Area	550 m ²	556.66 m ²
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	39.98%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	41.89%
Principal Dwelling Development Regulations		
Maximum Height	9.5 m	8.335 m
Minimum Front Yard	4.5 m	10.57 m
Minimum Side Yard (west)	2.3 m	2.76 m
Minimum Side Yard (east)	2.3 m	4.20 m
Minimum Rear Yard	7.5 m	17.92 m
Carriage House Development Regulations		
Maximum Accessory Site Coverage	14%	14%
Maximum Accessory Building Footprint	90 m ²	77.92 m ²

Maximum Net Floor Area	90 m ²	62.70 m ²
Maximum Net Floor Area to Principal Building	75%	65.44 %
Maximum Upper Storey Floor Area to Building Footprint	75%	80.47%
Maximum Height (to mid-point)	4.8 m	4.77 m
Maximum Height (to peak)	Peak of principal dwelling (8.335m)	6.34 m
Minimum Side Yard (west)	2.0 m	2.76 m
Minimum Side Yard (east)	2.0 m	2.11 m
Minimum Rear Yard	0.9 m	1.50 m
Minimum Distance to Principal Building	3.0 m	5.8 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	40.48 m ² per dwelling

Report prepared by:

Trisa Brandt, Planner I

Approved for Inclusion:



Terry Barton, Urban Planning Manager

Attachments:

Schedule A - Heritage Guidelines
Plans & Drawings for Primary Dwelling
Plans & Drawings for Carriage House
Photos of Site as provided by Applicant

SCHEDULE A - Heritage Guidelines



Subject: HAP16-0003, 268 Lake Avenue

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

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 change 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.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?	✓		
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Are chimneys in keeping with the building's architectural style?	✓		
Cladding Materials			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	✓		
Is the front yard landscaping consistent with neighbouring properties?	✓		
Is street facing fencing or screening landscaping no more than 1 m in height?			✓
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

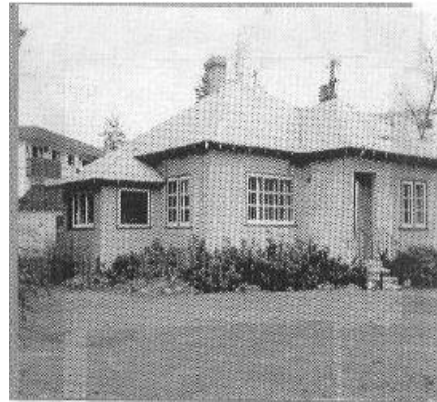
2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

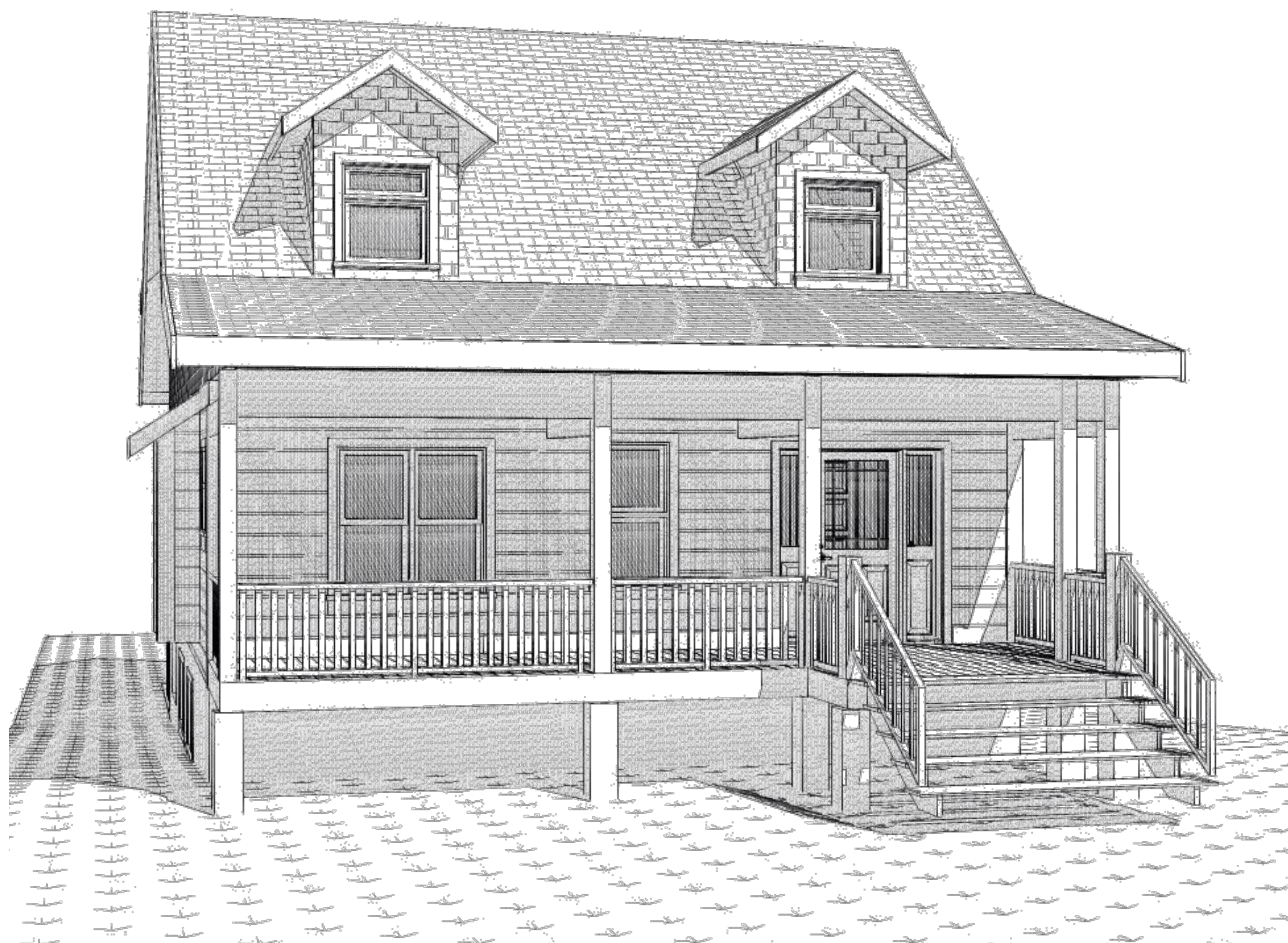
2.1 First Civic Phase Architectural Styles (approx. 1904-1918)

The first civic phase spans from the earliest urban subdivisions dating around 1904 and continues to the end of the Great War. This period is noted for the variety of revival architectural styles which were popular at the time.

Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front facade
- Wood shingle roofing
- Side or rear yard parking







CONSULTANTS

ISSUED FOR
BUILDING PERMIT

RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE

268 Lake Ave. Kelowna BC
LOT A, DL.14, ODYD
PLAN 42536

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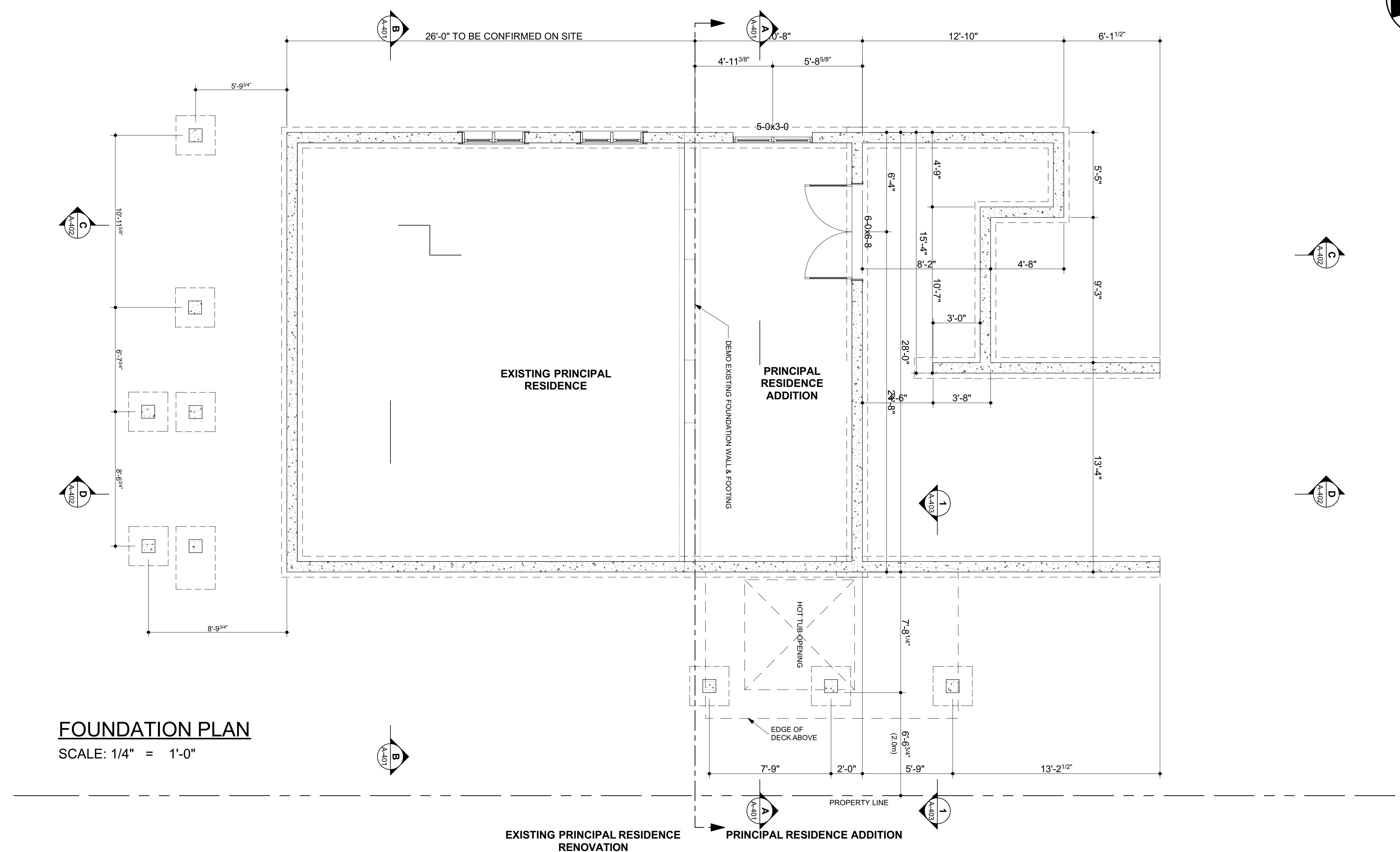
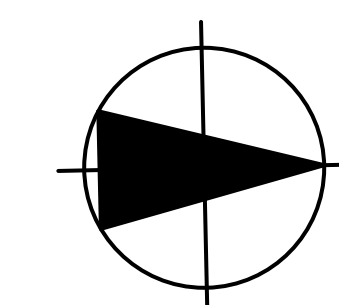
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FOUNDATION PLAN

A-201

SHEET 3





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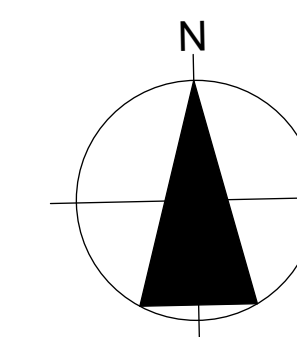
268 Lake Ave. Kelowna BC
LOT A, DL.14, ODYD
PLAN 42536

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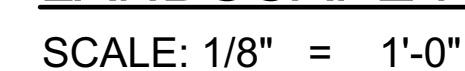
SITE PLAN

A-101

SHEET 2



PRIVATE OPEN SPACE PER UNIT (m ²)	40.48 m ²	30m ² MIN.
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SCALE: 1/8" = 1'-0"



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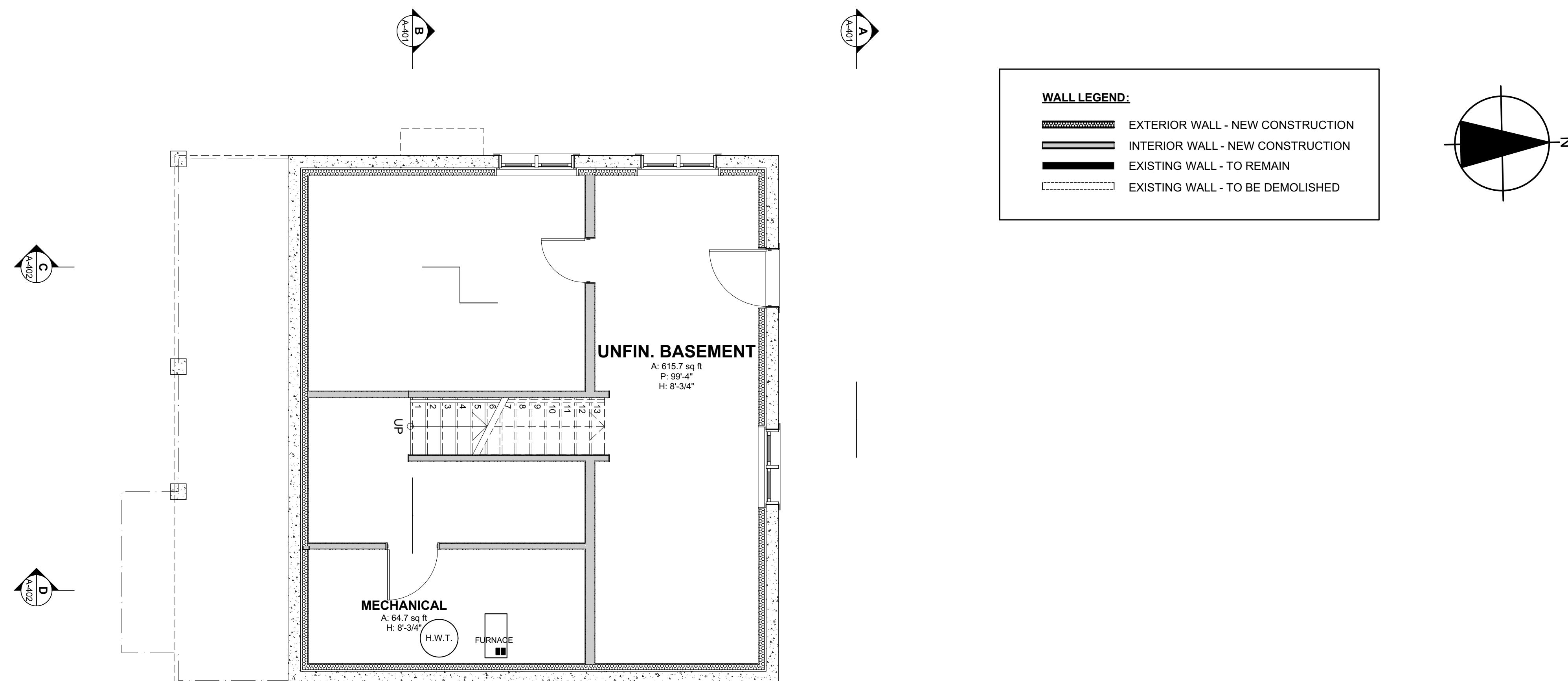
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BASEMENT PLAN -
PRINCIPAL DWELLING

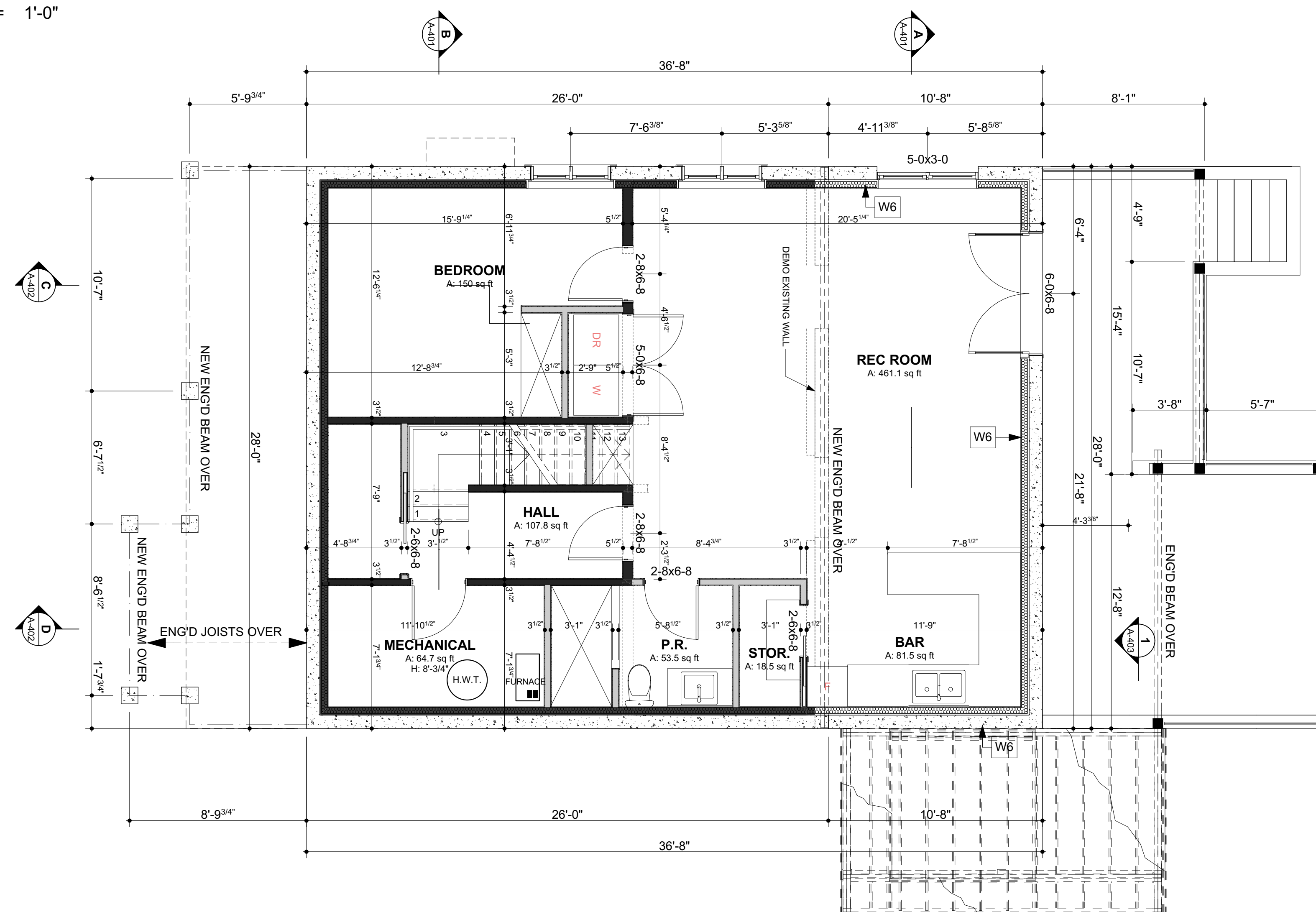
A-202

SHEET 4



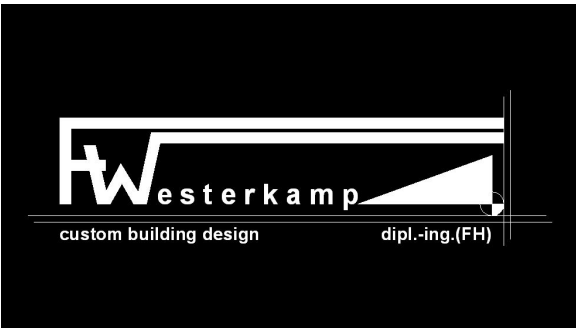
BASEMENT PLAN - EXISTING

SCALE: 1/4" = 1'-0"



BASEMENT - CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



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RENOVATION OF
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RESIDENCE

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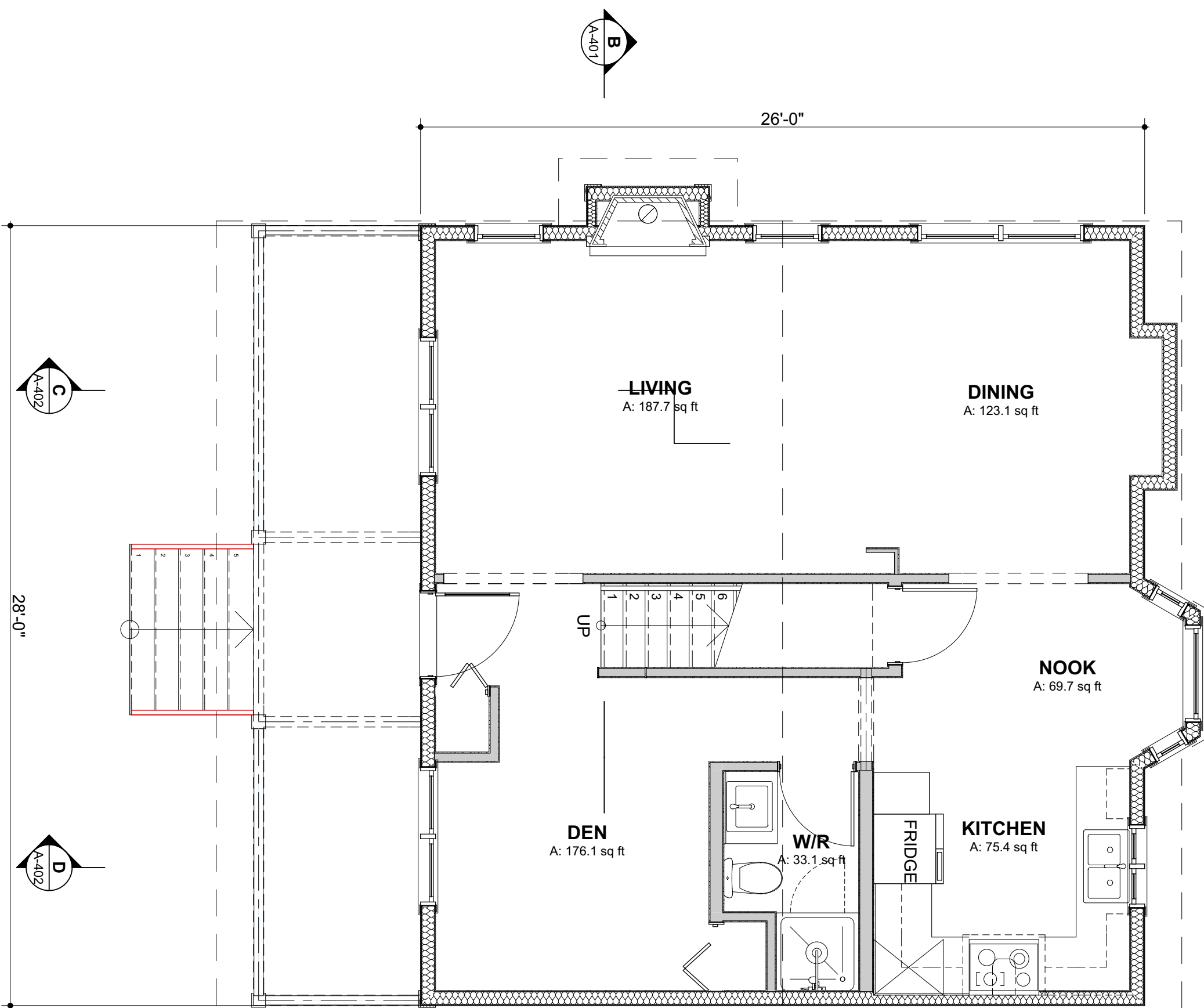
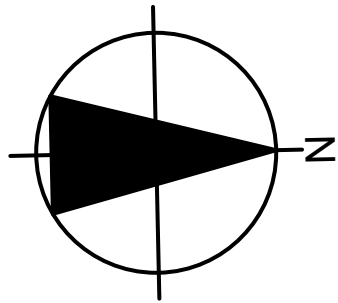
MAIN FLOOR PLAN -
PRINCIPAL DWELLING

A-203

SHEET 5

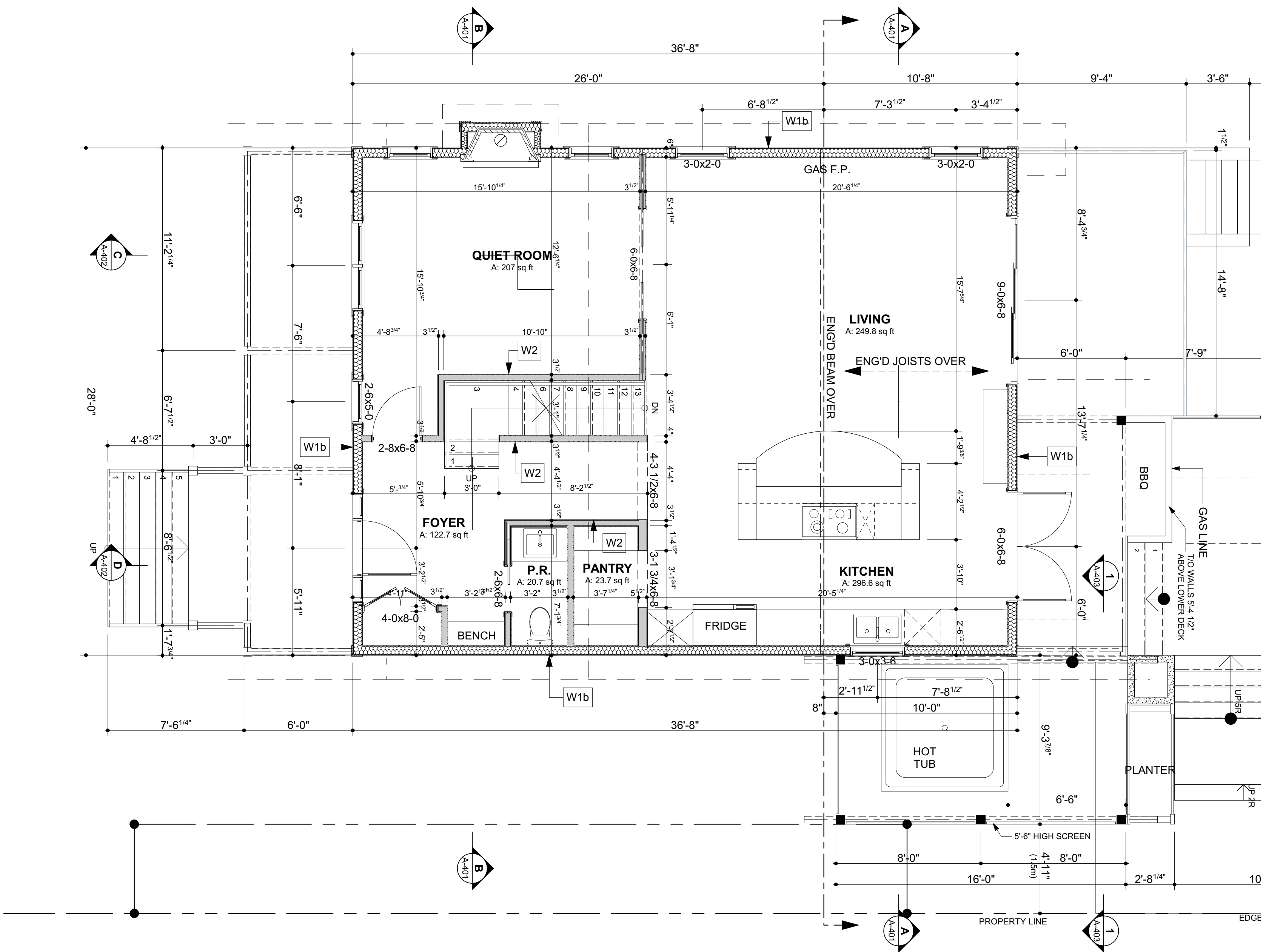
WALL LEGEND:

- EXTERIOR WALL - NEW CONSTRUCTION
- INTERIOR WALL - NEW CONSTRUCTION
- EXISTING WALL - TO REMAIN
- EXISTING WALL - TO BE DEMOLISHED



MAIN FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN - CONSTRUCTION

SCALE: 1/4" = 1'-0"



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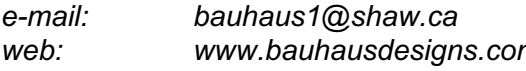
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ELEVATIONS - PRINCIPAL RESIDENCE

A-301

SHEET 10





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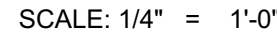
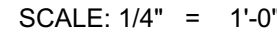
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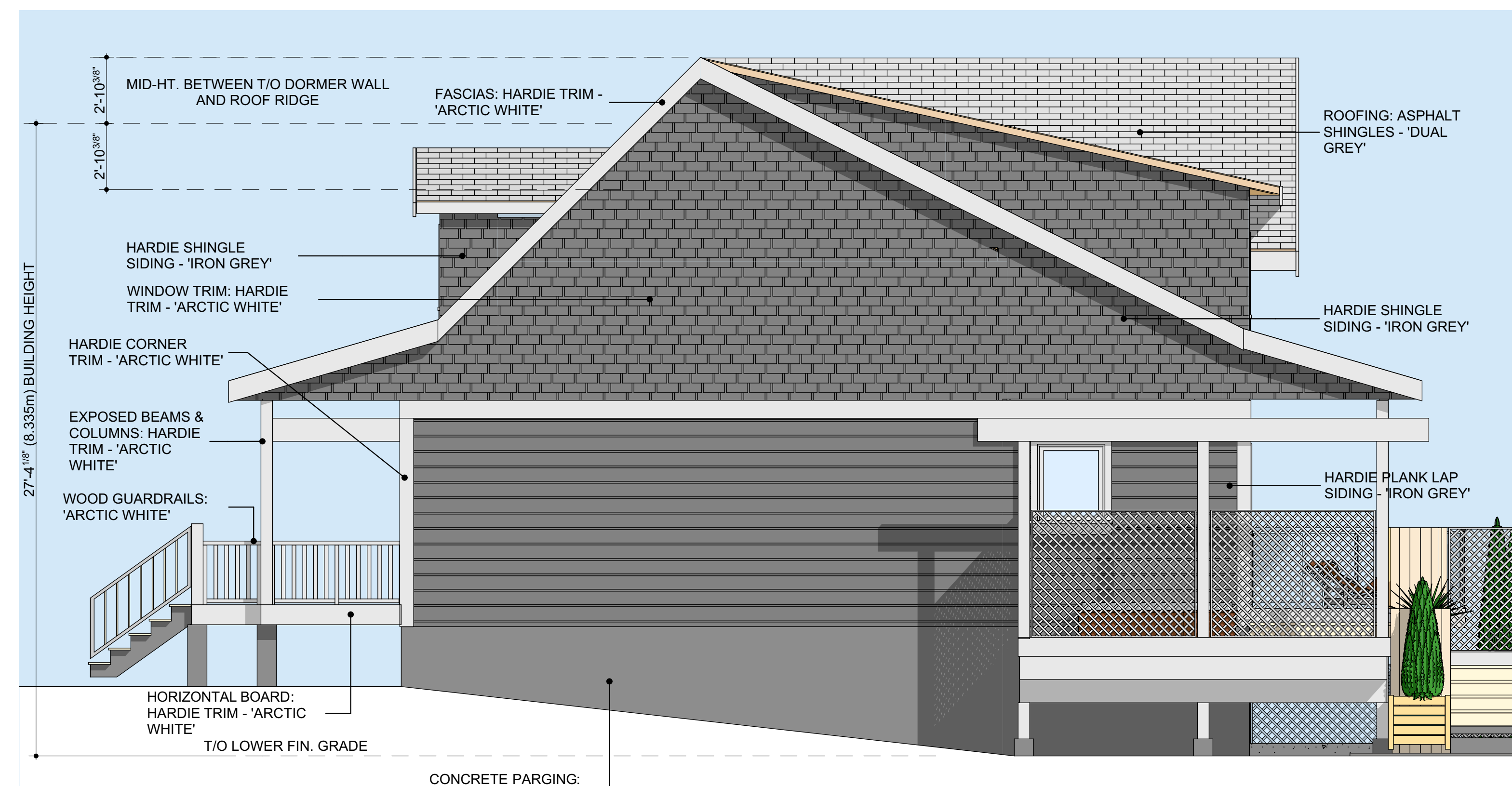
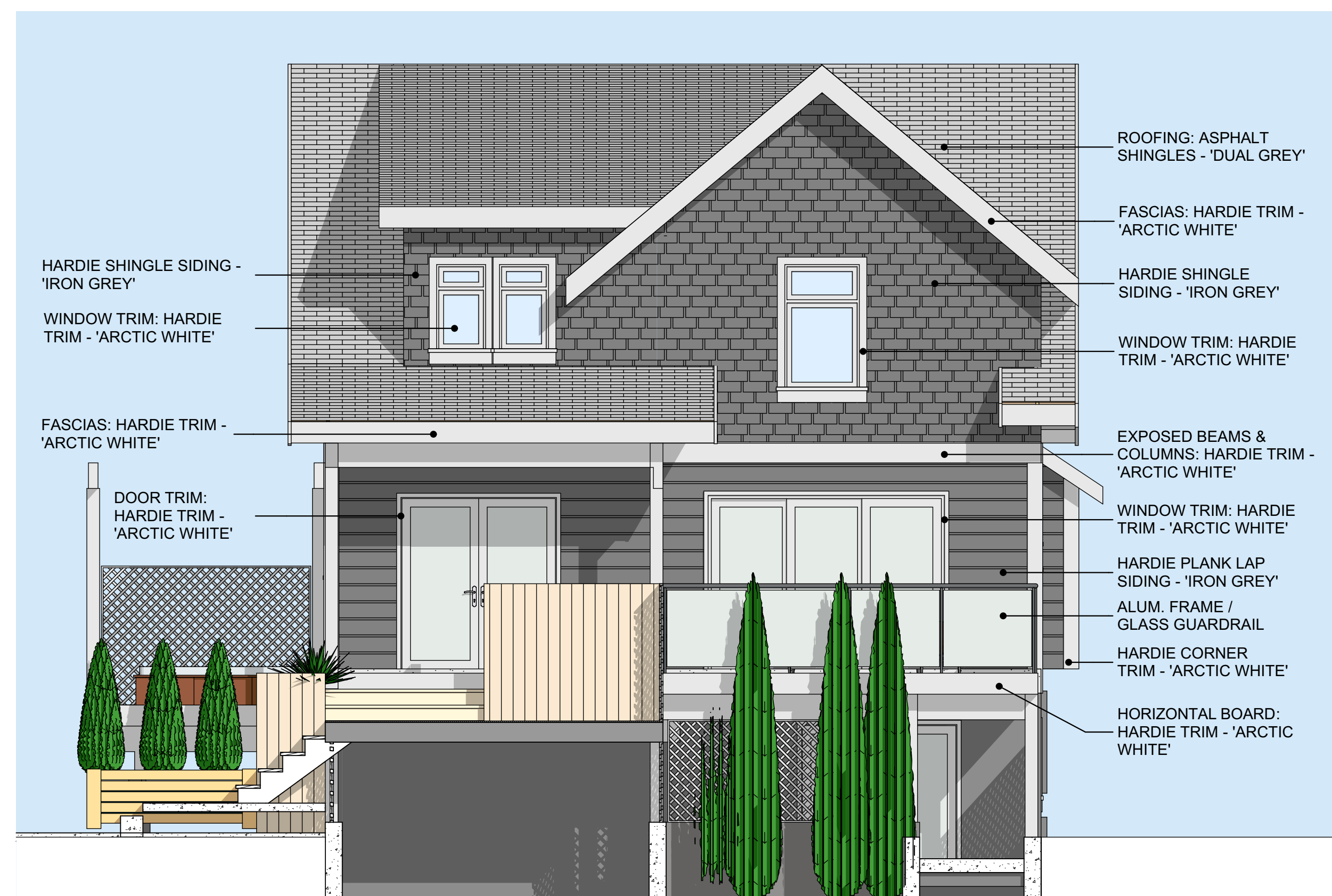
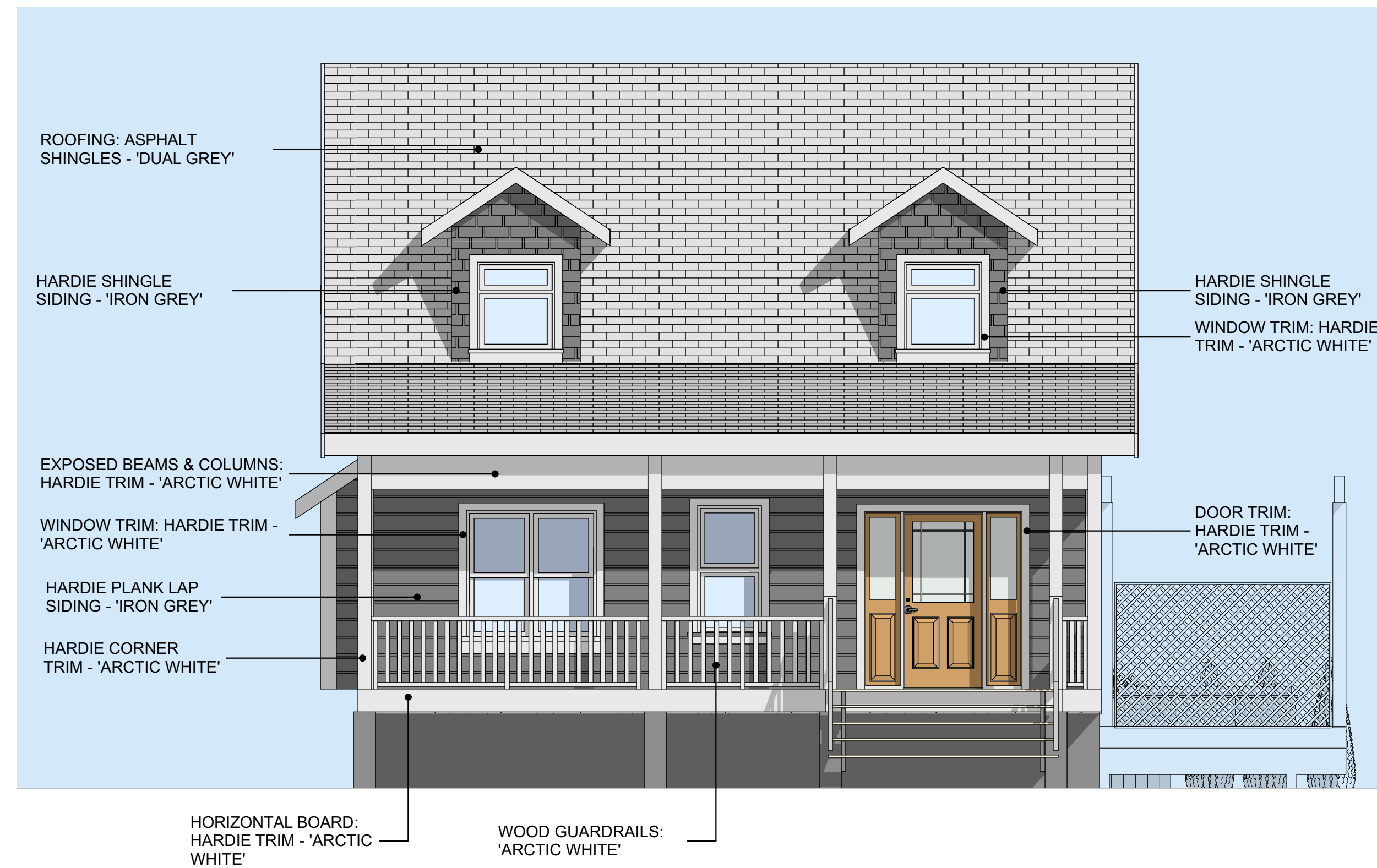
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ELEVATIONS - PRINCIPAL RESIDENCE

A-302

SHEET 11





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RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE

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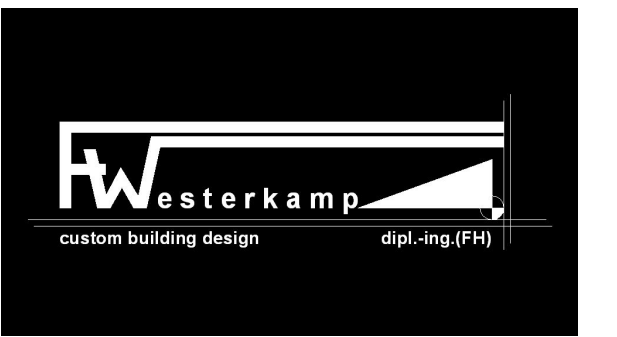
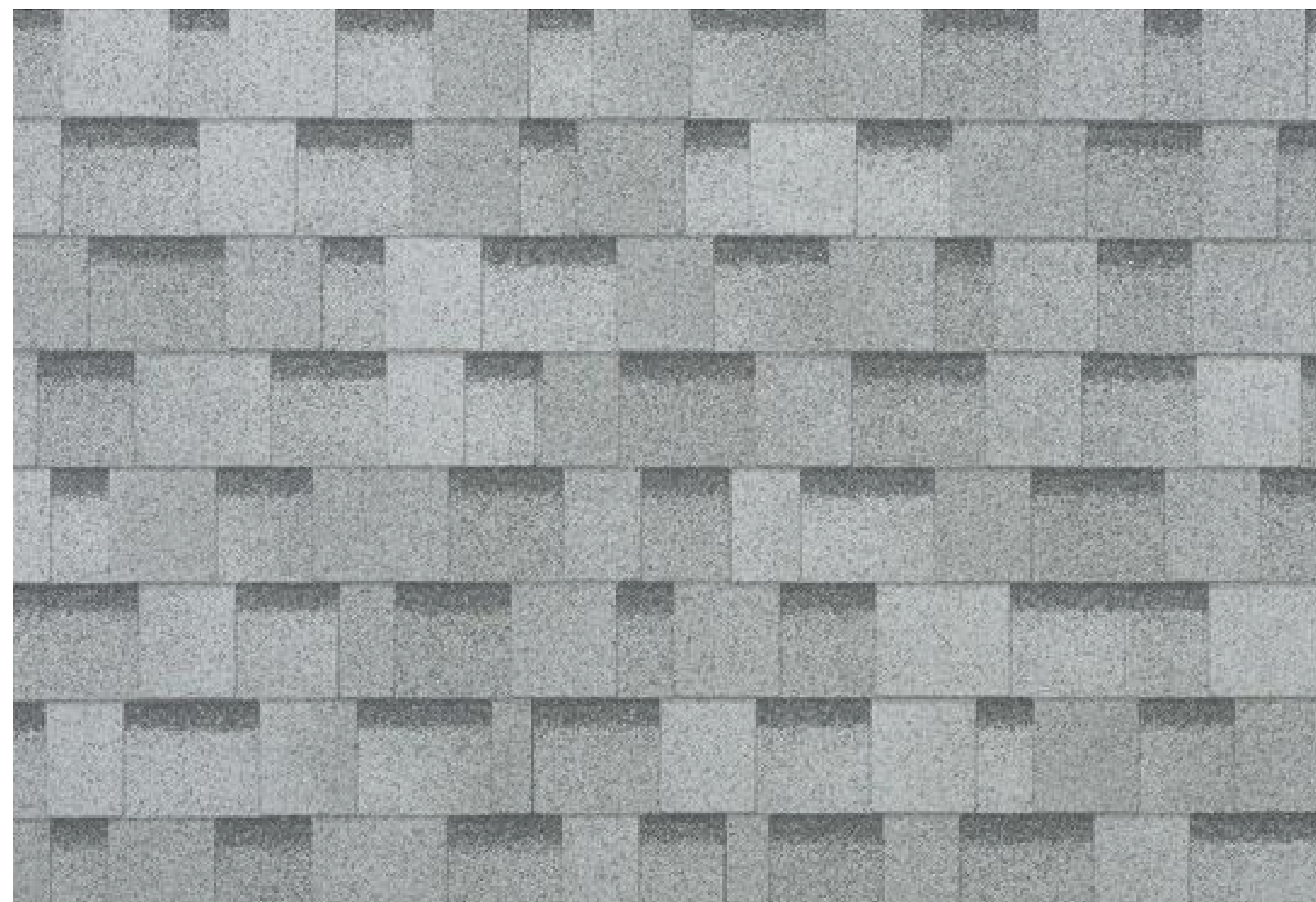
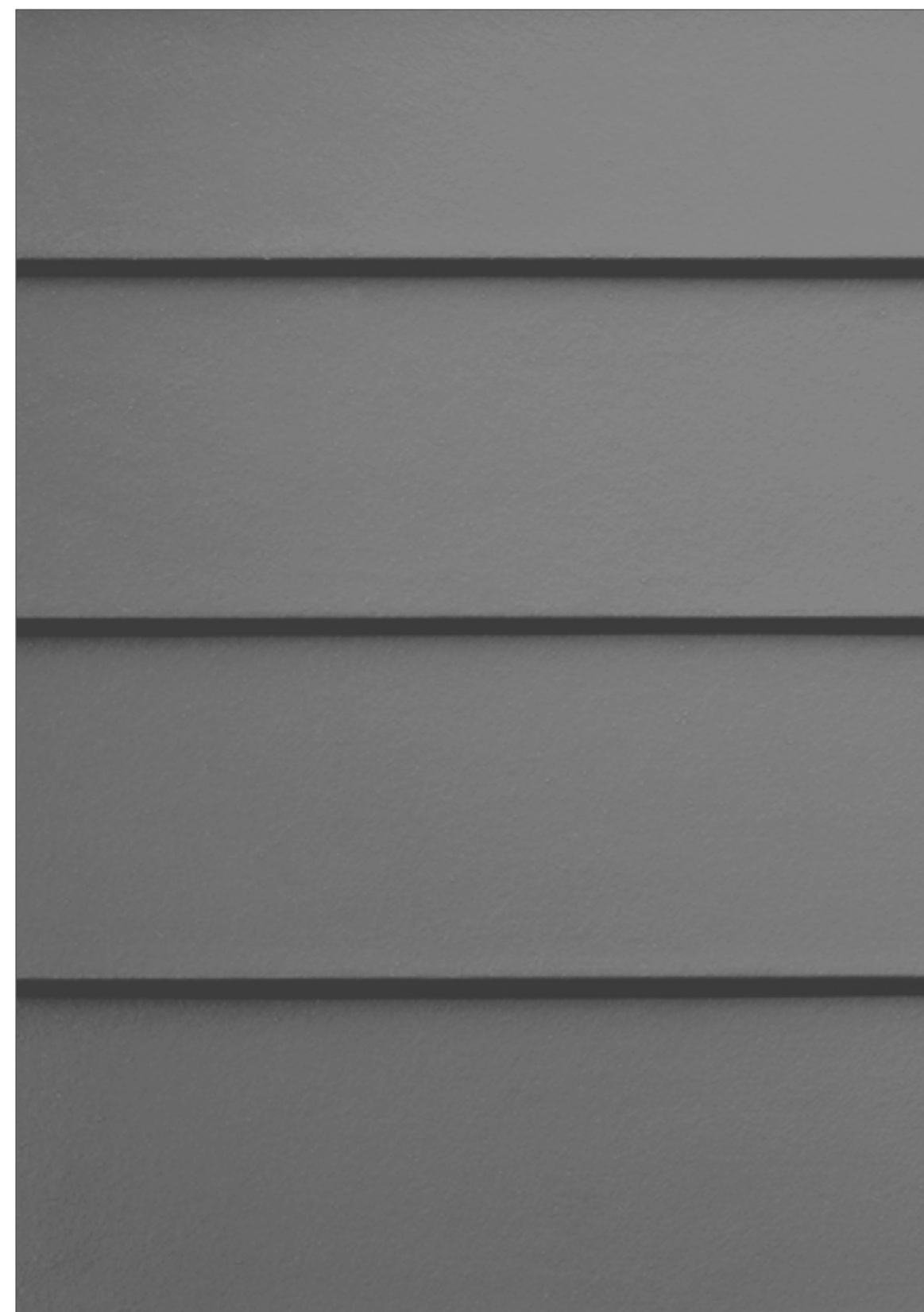
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SHEET TITLE

PRINCIPAL RESIDENCE ELEVATIONS - PROPOSED EXTERIOR FINISHES

A-303

SHEET 12



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RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE

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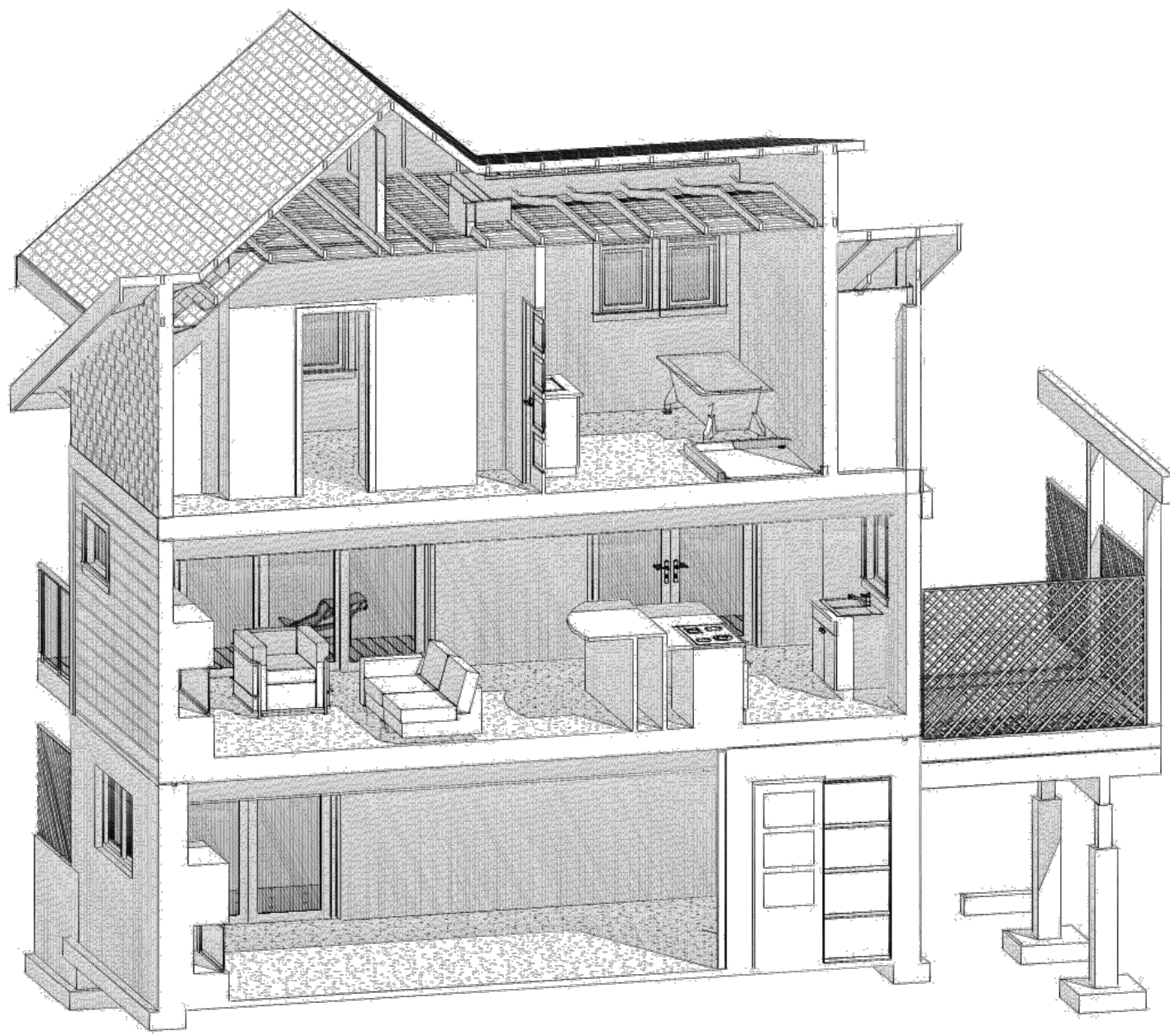
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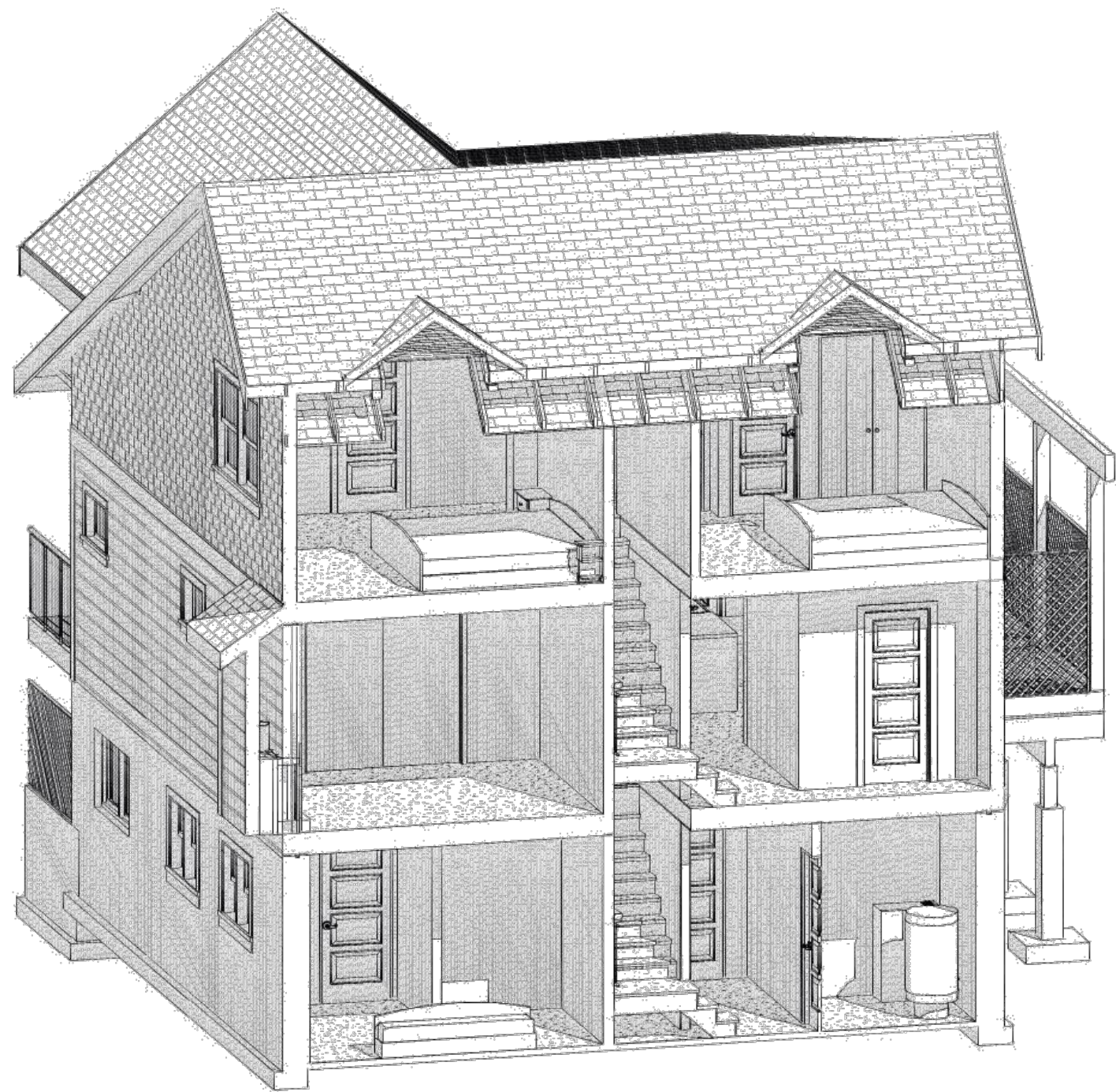
MATERIALS COLOUR BOARD

A-304

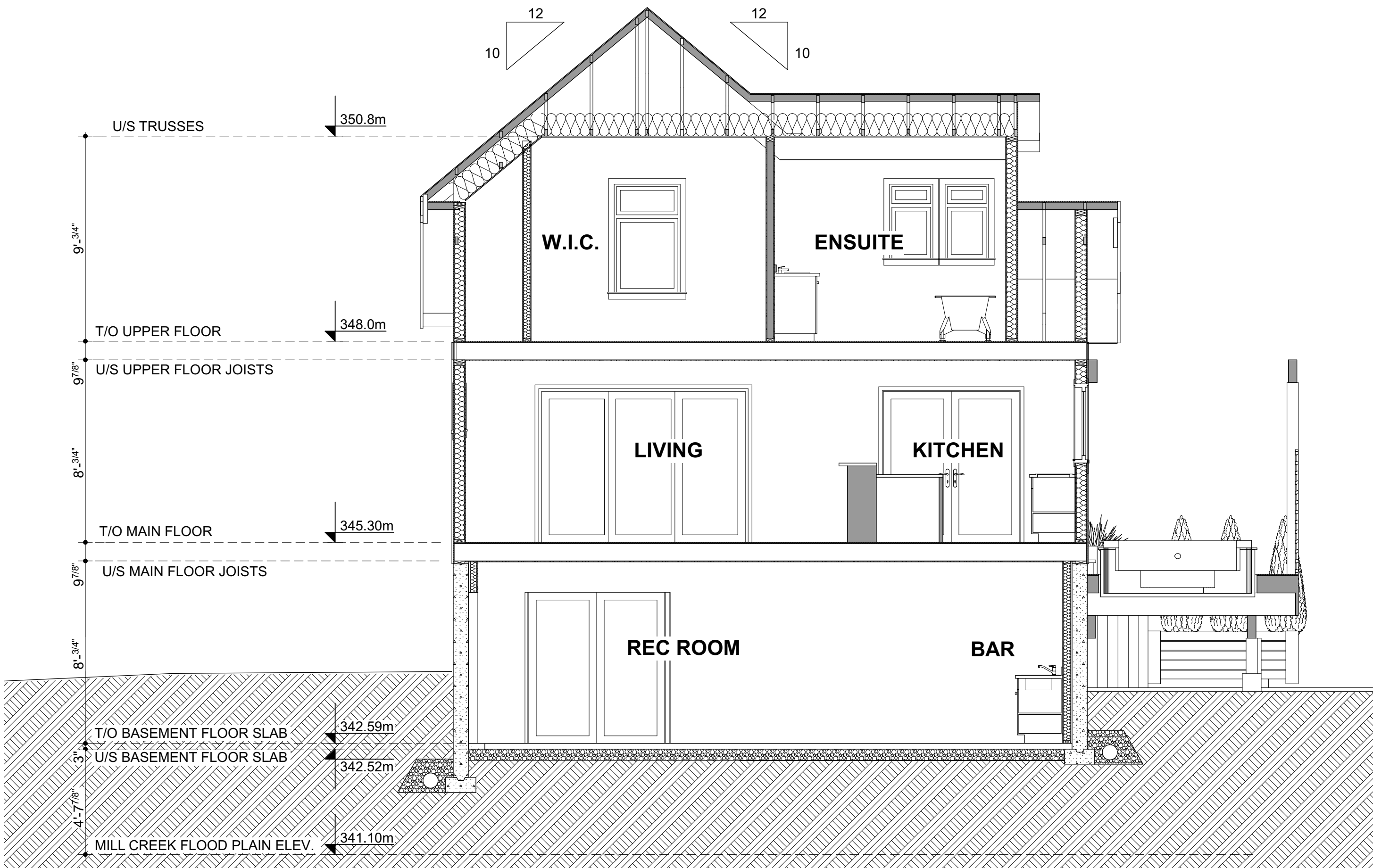
SHEET 13



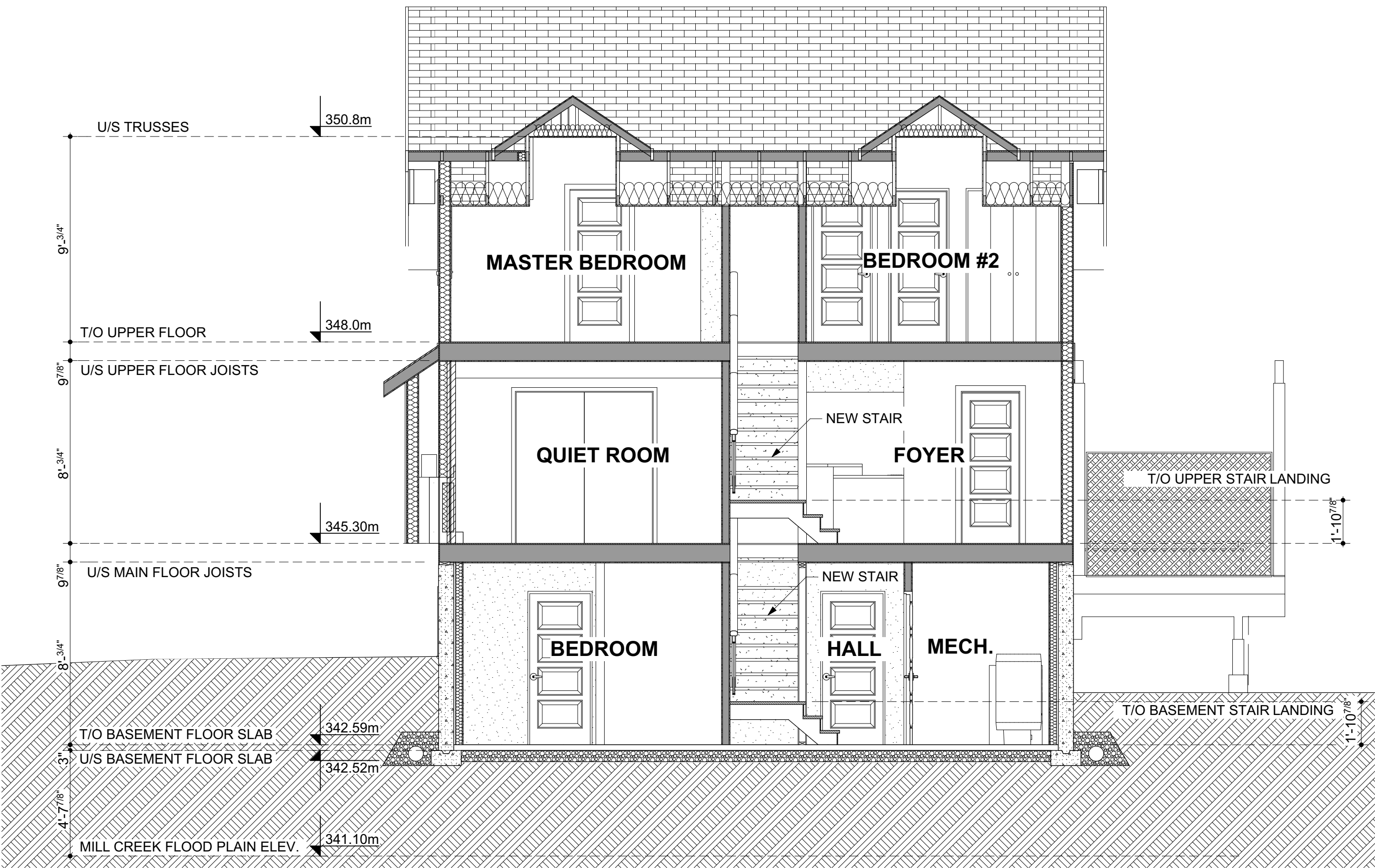
3D Cutaway A



3D Cutaway B



A PRINCIPAL RESIDENCE SECTION - PLANNED STATUS
SCALE: 1/4" = 1'-0"



B PRINCIPAL RESIDENCE SECTION - PLANNED STATUS
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

EXTERIOR WALL: STUCCO
- ACRYLIC STUCCO FINISH
- ON SANDED CEMENT
- PLASTER REINFORCEMENT
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

EXTERIOR WALL: HARDIE PLANK SIDING
- HARDIE PLANK SIDING
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

EXTERIOR WALL: HARDIE SHINGLE CLADDING
- HARDIE SHINGLE CLADDING
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

INTERIOR WALL: 2x4
- 1/2" GYPSUM BOARD
- 2x4 SPF STUDS @ 24" o.c.
- 1/2" GYPSUM BOARD
- PROVIDE REQ. BLOCKING FOR KITCHEN
AND BATHROOM ACCESSORIES
- FINISH TO OWNER'S SPEC'S

INTERIOR WALL: 2x6
- 1/2" GYPSUM BOARD
- 2x6 SPF STUDS @ 24" o.c.
- 1/2" GYPSUM BOARD
- PROVIDE REQ. BLOCKING FOR KITCHEN
AND BATHROOM ACCESSORIES
- FINISH TO OWNER'S SPEC'S

INTERIOR WALL: INSULATED
- 1/2" GYPSUM BOARD
- 2x6 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

CONCRETE FOUNDATION OR RETAINING WALL:
- PARKING FINISH OR ROCK VENEER
- TO CONCRETE ABOVE GRADE
- BITUMINOUS DAMPROOFING
- TO CONCRETE BELOW GRADE
- CONCRETE FOUNDATION WALL
(WIDTH & REBAR TO ENGINEER'S SPEC'S)
- KEYED INTO CONCRETE STRIP FOOTING
(SIZE & REBAR TO ENGINEER'S SPEC'S)
- 3 1/2" RIGID INSULATION (WHERE REQUIRED)
- 4" PERIMETER WEEPING TILE (TO STORM)
- c/w 6" GRAVEL COVER - IF REQ.

CONCRETE BASEMENT WALL:
- PARKING FINISH OR ROCK VENEER
- TO CONCRETE ABOVE GRADE
- BITUMINOUS DAMPROOFING
- TO CONCRETE BELOW GRADE
- CONCRETE FOUNDATION WALL
(WIDTH & REBAR TO ENGINEER'S SPEC'S)
- KEYED INTO CONCRETE STRIP FOOTING
(SIZE & REBAR TO ENGINEER'S SPEC'S)
- 2" AIR SPACE
- 2x4 STUDS @ 24" o.c.
- R-20 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- TAPED AND SEALED

FRAME FLOOR:
- FINISH FLOOR TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SUBFLOOR
- 2x10 JOISTS @ 16" o.c.
- ALL REQ. BRIDGING AND BLOCKING
- 1/2" GYPSUM BOARD

BASEMENT CONCRETE SLAB:
- 4" CONCRETE SLAB - TROWEL FINISH
- c/w 10M REBAR @ 24" o.c. GRID
- 2 1/2" RIGID INSULATION (WHERE REQUIRED)
- 6 MIL POLY VAPOUR BARRIER
- COMPACTED GRAVEL BASE

**INSULATED FLOOR OVER GARAGE
LOWER BONUS ROOM TRUSSES:**
- FINISH FLOOR TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SHEATHING
- ENG'D BONUS ROOM TRUSSES
- 3" AIR SPACE
- R31 (241mm) BATT INSULATION
- 1 1/2" XPS SHEET
- 1/2" GYPSUM BOARD

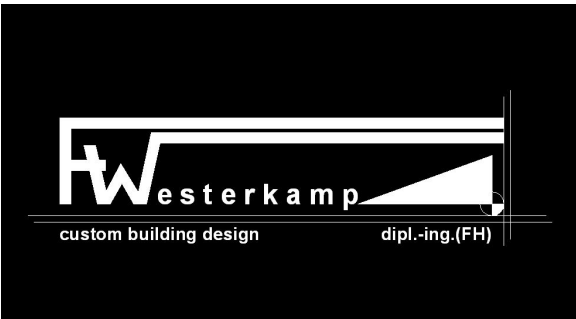
GARAGE SLAB:
- 4" CONCRETE SLAB - TROWEL FINISH
- SLOPED 1/8" PER FOOT TO O.H. DOORS
- c/w 10M REBAR @ 24" o.c. GRID
- 2 1/2" RIGID FOAM INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 6" COMPACTED GRAVEL BASE

DECK:
- FINISH TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SHEATHING
- ENG. 11 7/8" JOISTS @ 16" o.c.
- ALL REQ. BRIDGING AND BLOCKING
- PREFINISHED VENTED ALUMINUM SOFFIT

PATIO / WALKWAY SLAB:
- 4" CONCRETE SLAB - BROOM FINISH
- c/w 10M REBAR @ 24" o.c. GRID
- 6 MIL POLY VAPOUR BARRIER
- COMPACTED GRAVEL BASE

ALUMINUM GUARDRAILS:
- STANDARD 3" ALUMINUM GUARDRAIL
- w/ PICKETS OR GLASS AS SHOWN
- FINISH TO OWNER'S SPEC'S

WOOD SCREEN:
- STANDARD 4" CEDAR GUARDRAIL
- w/ PICKETS OR GLASS AS SHOWN
- FINISH TO OWNER'S SPEC'S



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**RENOVATION OF
AN EXISTING
SINGLE FAMILY
RESIDENCE**

268 Lake Ave. Kelowna BC
LOT A, DL.14, ODYD
PLAN 42536

MARK	DATE	DESCRIPTION

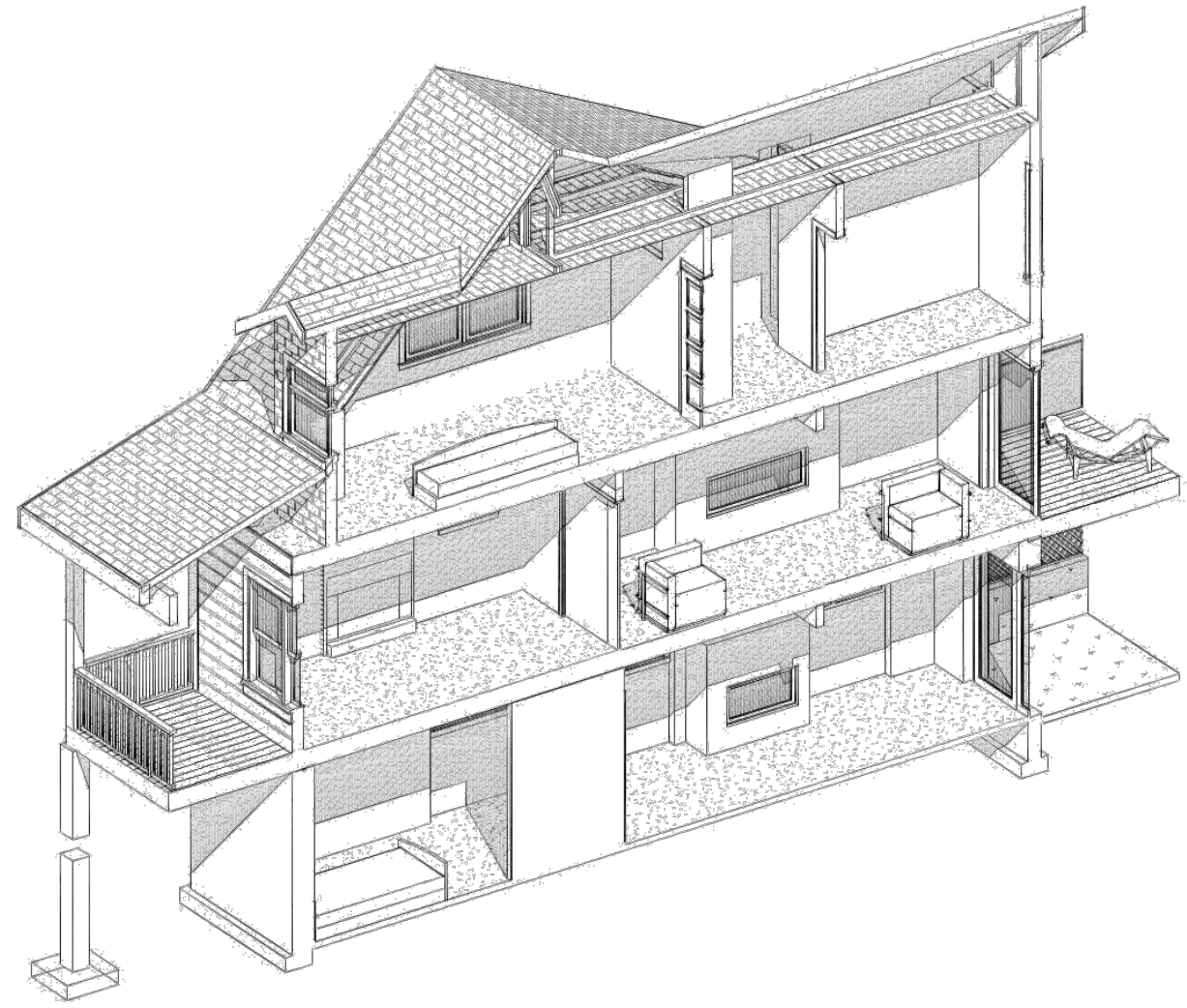
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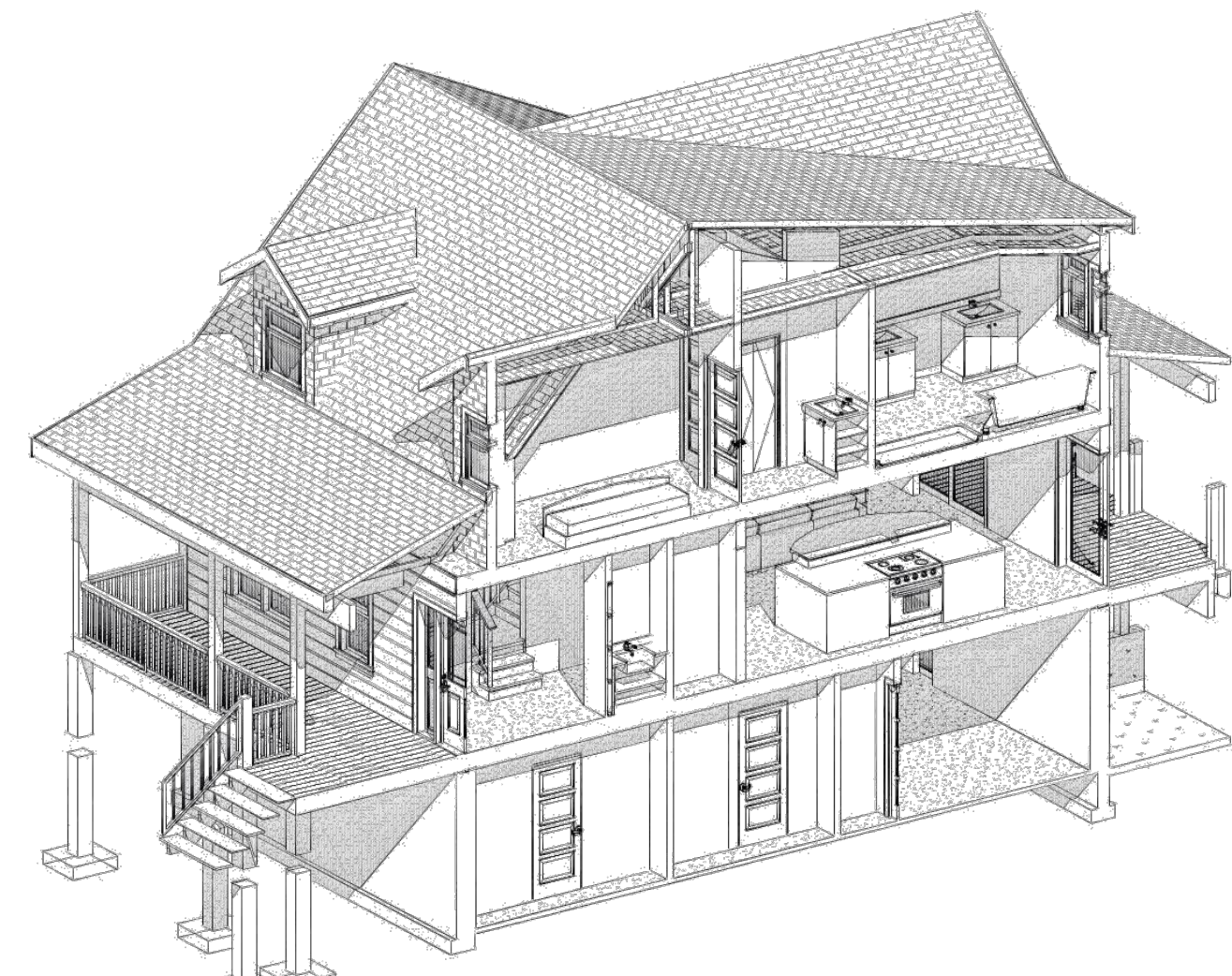
**SECTIONS - PRINCIPAL
RESIDENCE**

A-401

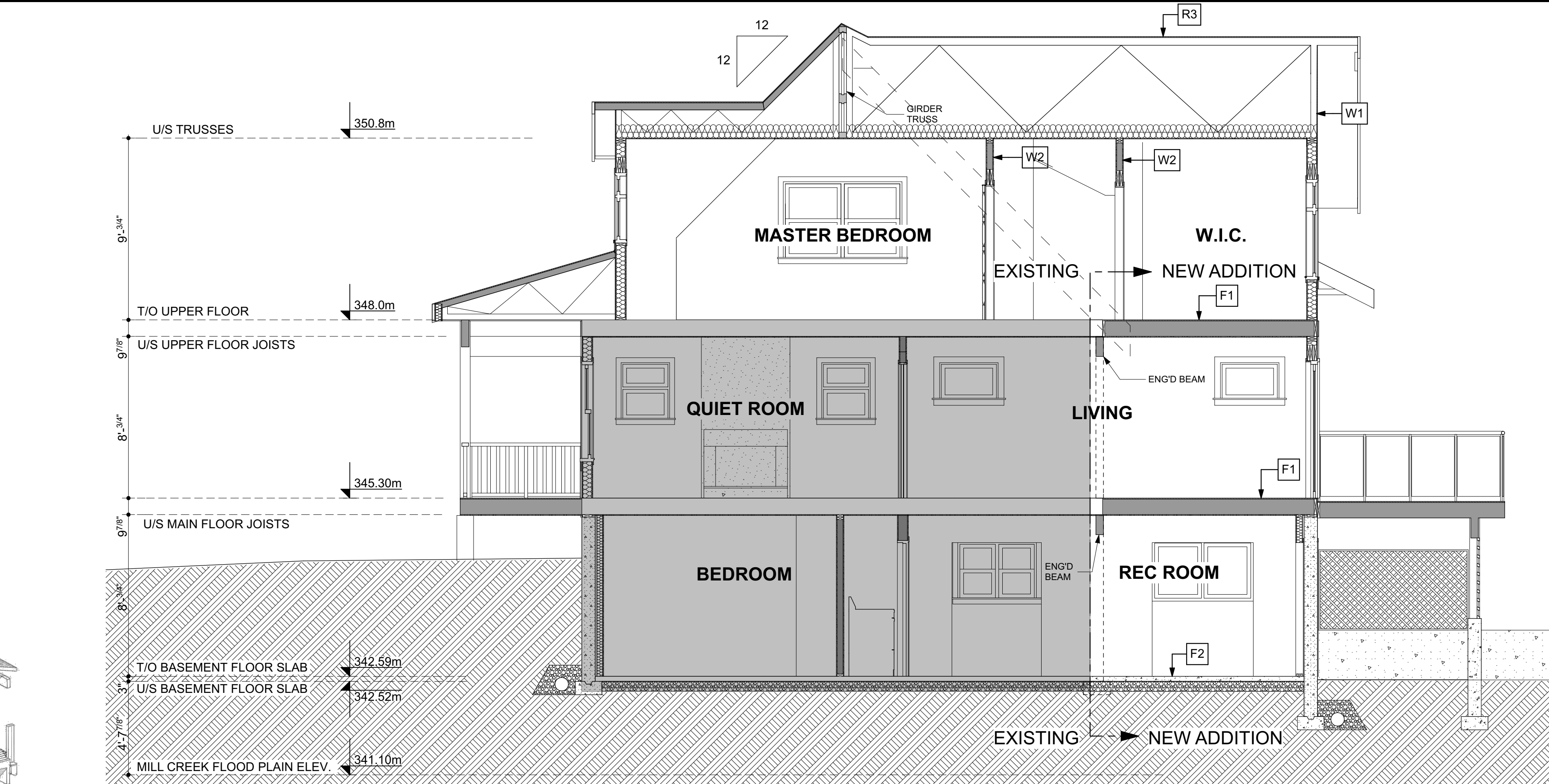
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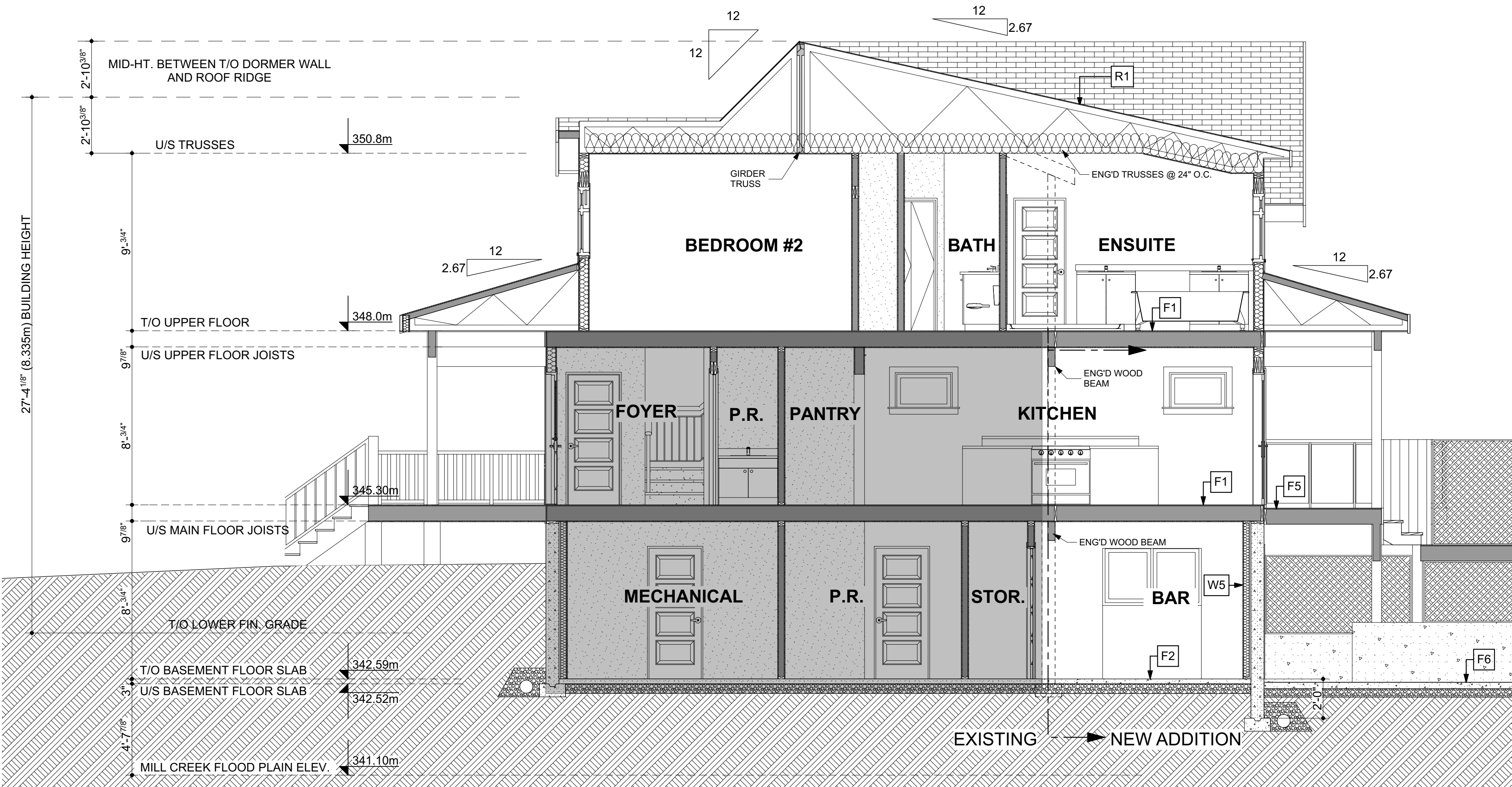
3D Cutaway C



3D Cutaway D



C PRINCIPAL RESIDENCE SECTION - PLANNED STATUS
SCALE: 1/4" = 1'-0"



D PRINCIPAL RESIDENCE SECTION - PLANNED STATUS
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

EXTERIOR WALL: STUCCO
- ACRYLIC STUCCO FINISH
- ON SANDED CEMENT
- PLASTER REINFORCEMENT
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

EXTERIOR WALL: HARDIE PLANK SIDING
- HARDIE PLANK SIDING
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

EXTERIOR WALL: HARDIE SHINGLE CLADDING
- HARDIE SHINGLE CLADDING
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x4 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

INTERIOR WALL: 2x4
- 1/2" GYPSUM BOARD
- 2x4 SPF STUDS @ 24" o.c.
- 1/2" GYPSUM BOARD
- PROVIDE REQ. BLOCKING FOR KITCHEN
AND BATHROOM ACCESSORIES
FINISH TO OWNER'S SPEC'S

INTERIOR WALL: 2x6
- 1/2" GYPSUM BOARD
- 2x6 SPF STUDS @ 24" o.c.
- 1/2" GYPSUM BOARD
- PROVIDE REQ. BLOCKING FOR KITCHEN
AND BATHROOM ACCESSORIES
FINISH TO OWNER'S SPEC'S

INTERIOR WALL: INSULATED
- 1/2" GYPSUM BOARD
- 2x6 SPF STUDS @ 24" o.c.
- R-19 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED
- 1/2" GYPSUM BOARD
- FINISH TO OWNER'S SPEC'S

CONCRETE FOUNDATION OR RETAINING WALL:
- PARKING FINISH OR ROCK VENEER
TO CONCRETE ABOVE GRADE
- BITUMINOUS DAMPROOFING
TO CONCRETE BELOW GRADE
- CONCRETE FOUNDATION WALL
(WIDTH & REBAR TO ENGINEER'S SPEC'S)
- KEYED INTO CONCRETE STRIP FOOTING
(SIZE & REBAR TO ENGINEER'S SPEC'S)
- 3 1/2" RIGID INSULATION (WHERE REQUIRED)
- 4" PERIMETER WEEPING TILE (TO STORM)
c/w 8" GRAVEL COVER - IF REQ.

CONCRETE BASEMENT WALL:
- PARKING FINISH OR ROCK VENEER
TO CONCRETE ABOVE GRADE
- BITUMINOUS DAMPROOFING
TO CONCRETE BELOW GRADE
- CONCRETE FOUNDATION WALL
(WIDTH & REBAR TO ENGINEER'S SPEC'S)
- KEYED INTO CONCRETE STRIP FOOTING
(SIZE & REBAR TO ENGINEER'S SPEC'S)
- 2" AIR SPACE
- 2x4 STUDS @ 24" o.c.
- R-20 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- TAPED AND SEALED

FRAME FLOOR:
- FINISH FLOOR TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SUBFLOOR
- 2x10 JOISTS @ 16" o.c.
- ALL REQ. BRIDGING AND BLOCKING
- 1/2" GYPSUM BOARD

BASEMENT CONCRETE SLAB:
- 4" CONCRETE SLAB - TROWEL FINISH
c/w 10M REBAR @ 24" o.c. GRID
- 2 1/2" RIGID INSULATION (WHERE REQUIRED)
- 6 MIL POLY VAPOUR BARRIER
- COMPACTED GRAVEL BASE

INSULATED FLOOR OVER GARAGE
- LOWER BONUS ROOM TRUSSES:
- FINISH FLOOR TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SHEATHING
- ENG'D BONUS ROOM TRUSSES
- 3" AIR SPACE
- R31 (241mm) BATT INSULATION
- 1 1/2" XPS SHIPLAP
- 1/2" GYPSUM BOARD

GARAGE SLAB:
- 4" CONCRETE SLAB - TROWEL FINISH
- SLOPED 1/8" PER FOOT TO O.H. DOORS
c/w 10M REBAR @ 24" o.c. GRID
- 2 1/2" RIGID FOAM INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 6" COMPACTED GRAVEL BASE

DECK:
- FINISH TO OWNER'S SPEC'S
- 3/4" T&G PLYWOOD SHEATHING
- ENG'D 11/16" JOISTS @ 16" o.c.
- ALL REQ. BRIDGING AND BLOCKING
- PREFINISHED VENTED ALUMINUM SOFFIT

PATIO / WALKWAY SLAB:
- 4" CONCRETE SLAB - BROOM FINISH
c/w 10M REBAR @ 24" o.c. GRID
- 6 MIL POLY VAPOUR BARRIER
- COMPACTED GRAVEL BASE

ALUMINUM GUARDRAILS:
- STANDARD 3" ALUMINUM GUARDRAIL
w/ PICKETS OR GLASS AS SHOWN
- FINISH TO OWNER'S SPEC'S

WOOD SCREEN:
- STANDARD 4" CEDAR GUARDRAIL
w/ PICKETS OR GLASS AS SHOWN
- FINISH TO OWNER'S SPEC'S



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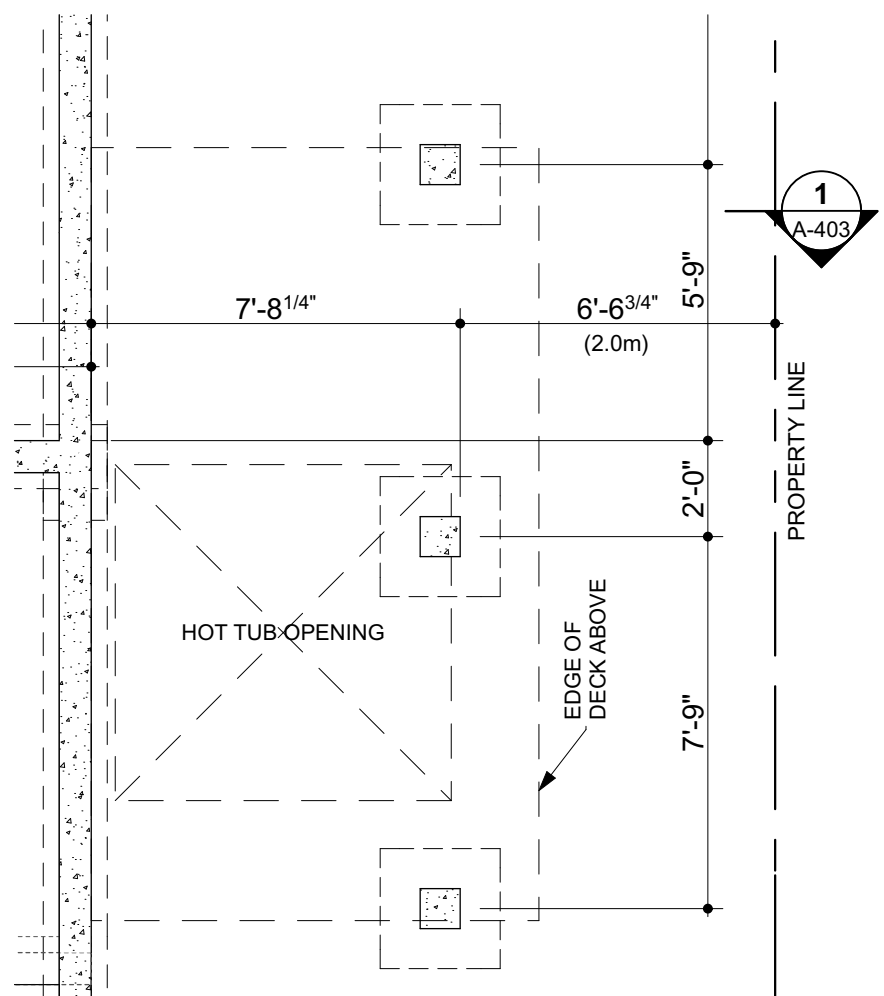
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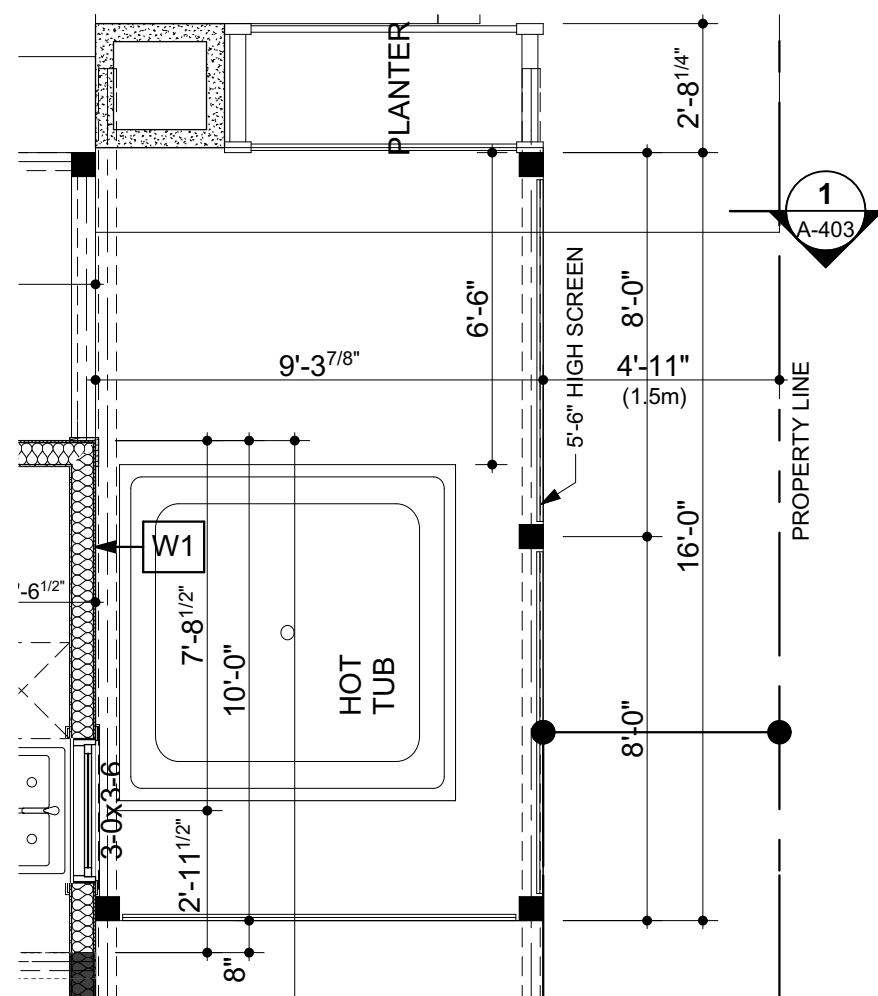
SHEET TITLE

SECTIONS - PRINCIPAL
RESIDENCE

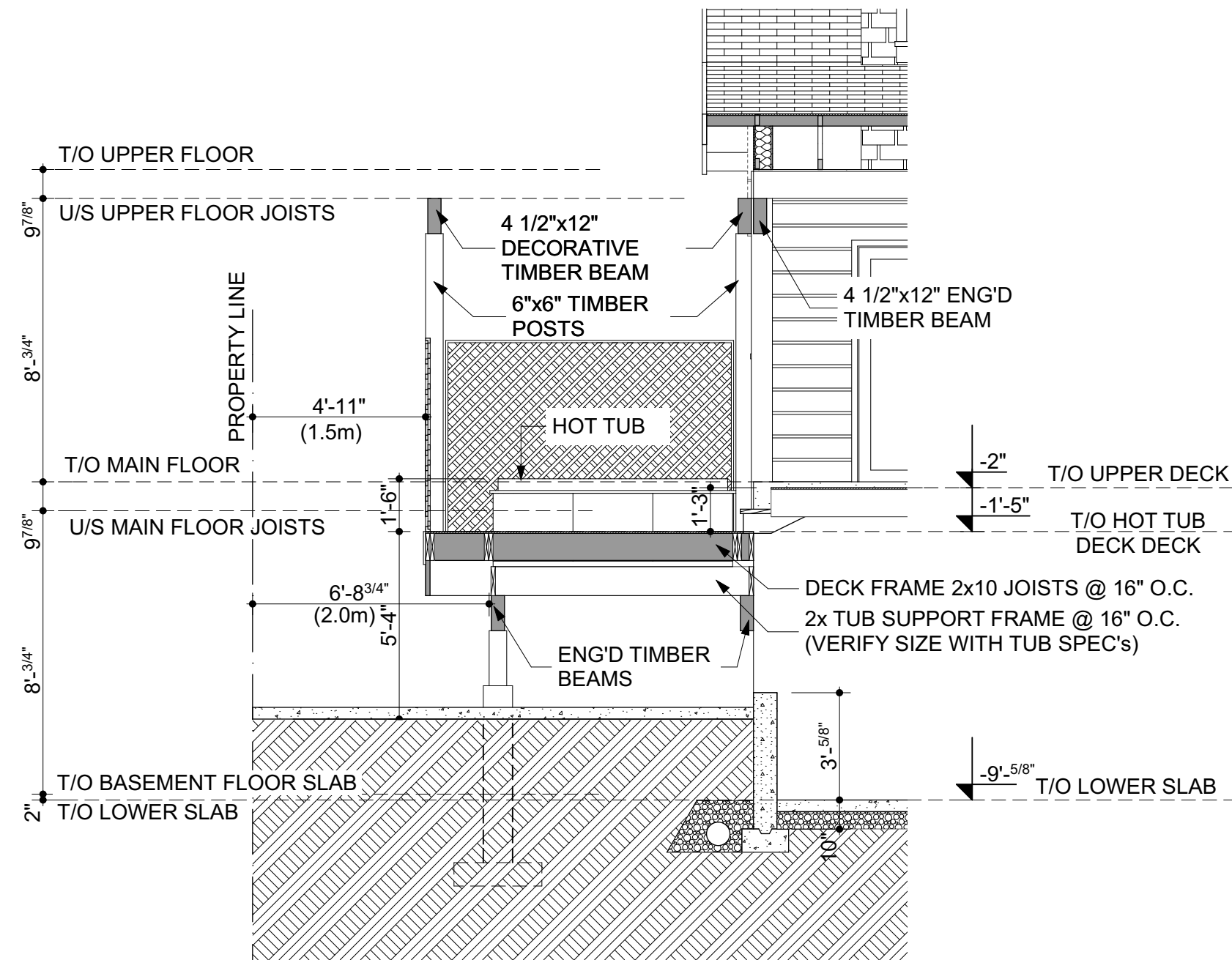
A-402



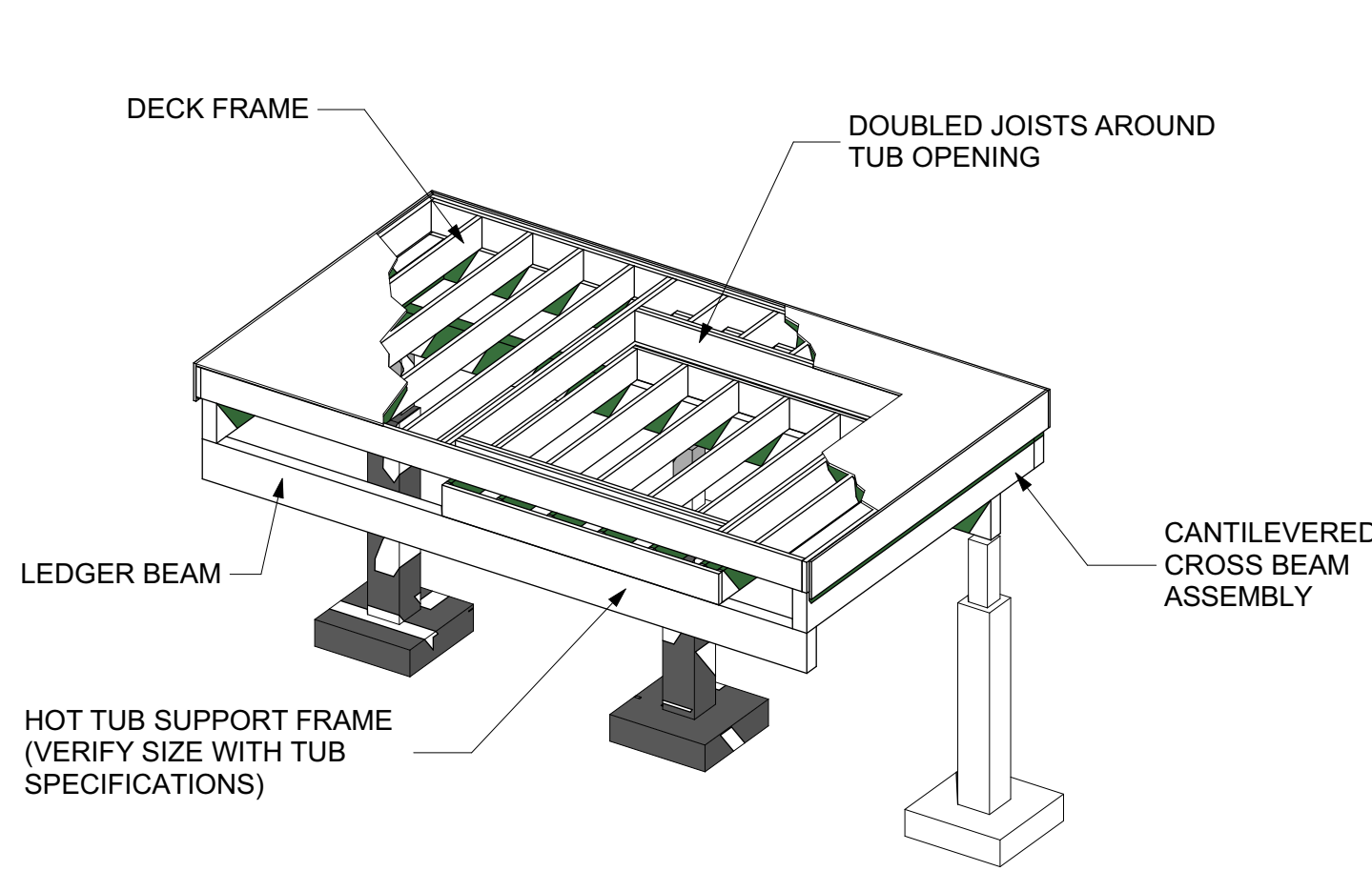
HOT TUB DECK FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



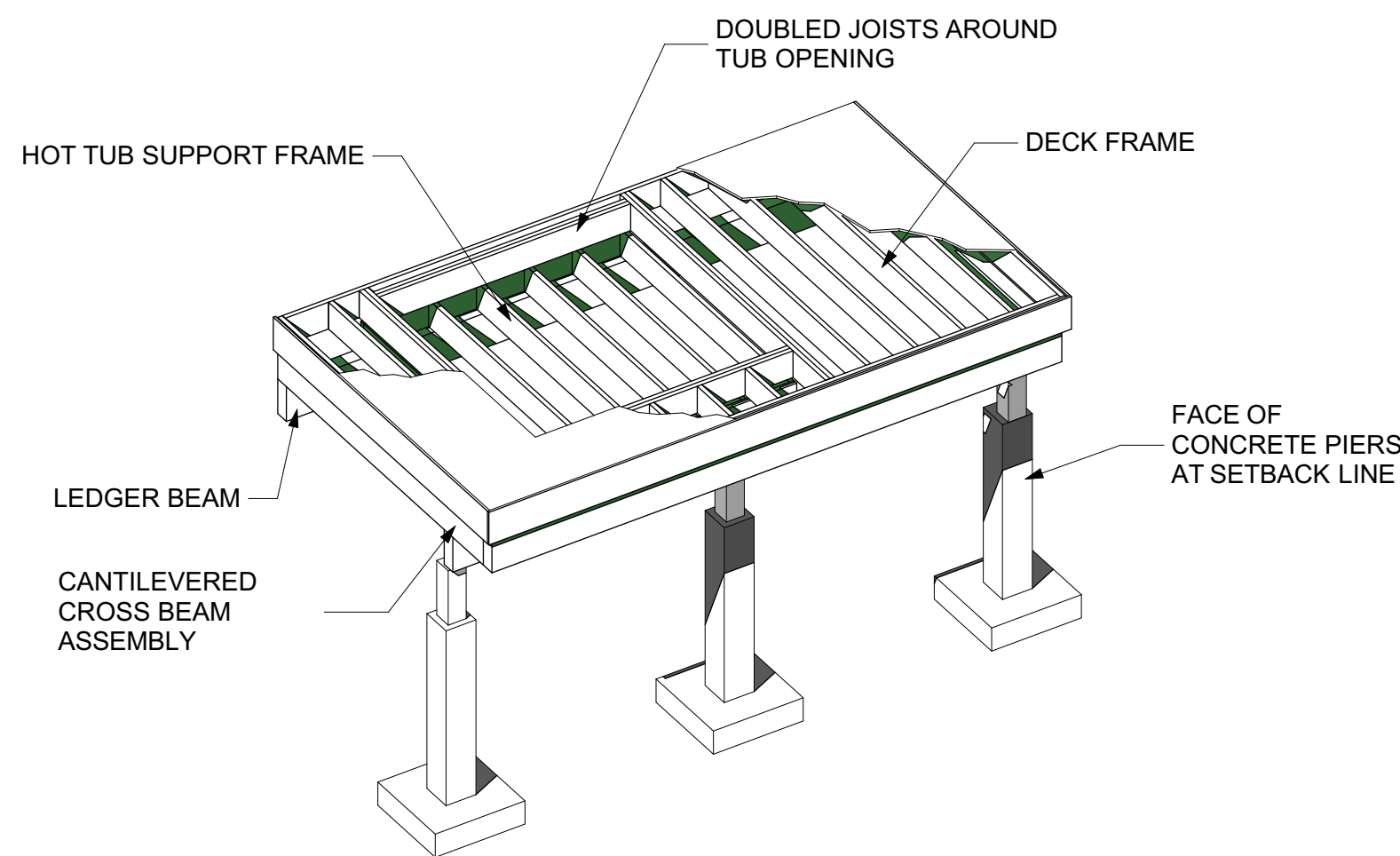
HOT TUB DECK PLAN
SCALE: 1/4" = 1'-0"



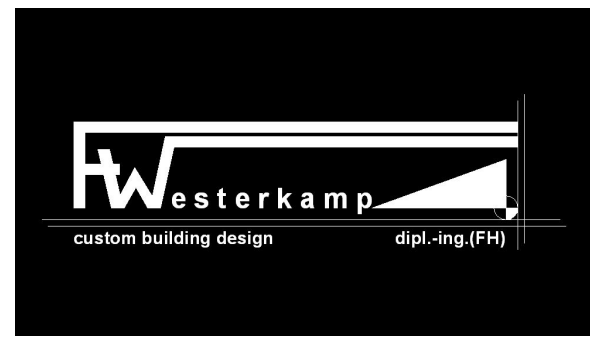
SECTION THRU HOT TUB PLATFORM
SCALE: 1/4" = 1'-0"



HOT TUB DECK VIEW 1
SCALE: 1/4" = 1'-0"



HOT TUB DECK VIEW 2
SCALE: 1/4" = 1'-0"



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SHEET TITLE

HOT TUB PLATFORM
PLANS, SECTION &
DETAILS

A-403

SHEET 16



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WINDOW INSTALLATION SEQUENCE

A-501

SHEET 17



Diagram illustrating radon entry points and mitigation systems in a two-story house. The house structure includes an Attic Space, Living Areas, a Crawlspace, and a Basement. A radon vent pipe is shown extending from the basement through the roof. A detailed inset shows a cross-section of the foundation with a radon vent pipe, a gas permeable layer, and a seal air barrier system.

WINDOW FRAME

PREFIN. METAL FLASHING
- COLOUR TO MATCH
WINDOW FRAME

2 LAYERS BUILDING PAPER
- ENSURE PAPER LAPPED
UNDER SILL FLASHING
PAPER

6 MIL POLY. VAPOUR BARRIER
- LAP & SEAL TO PEEL AND
STICK MEMBRANE

12

6

PREFIN, PERFORATED ALUMINUM SOFFIT

BUILDING SECTIONS

24"

1 1/2"

14 3/4"

3/4"

5

STEP CONCRETE WALL TO BEAR JOISTS

R7 SPRAY FOAM INSULATION

R14 RIGID INSULATION

4"

Diagram illustrating the connection between two concrete slabs using a box joint. The diagram shows a cross-section of the joint, highlighting the exposed and protected areas. The top slab is labeled "SPRAY FOAM BOX JOINT CONTINUOUS" and the bottom slab is labeled "EXPOSED FOR PROTECTED".

A cross-section diagram of a roof assembly. The diagram shows a vertical wall on the left and a horizontal roof surface. The roof assembly consists of several layers: a top layer of continuous thermal insulation (hatched), a layer of 6 mil U.V. poly. moisture barrier (dotted), a 6 inch drainage layer (cross-hatched), and a 2 inch rigid insulation layer (hatched). A continuous thermal break is shown at the wall-roof junction, consisting of 50% of the required insulation thickness. A fin grade is indicated on the left. Numbered callouts 1 through 6 point to specific components: 1 points to the thermal break, 2 points to the 2 inch rigid insulation, 3 points to the 6 inch drainage layer, 4 points to the 6 mil U.V. poly. moisture barrier, 5 points to the continuous thermal break, and 6 points to the top layer of continuous thermal insulation.

CONTINUOUS THERMAL
BREAK 50% OF THE
REQUIRED INSULATION
THICKNESS

1

6

FIN. GRADE

4

6 MIL U.V. POLY. MOISTURE
BARRIER

6" DRAINAGE LAYER

2" RIGID INSULATION

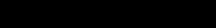
A detailed cross-section diagram of a roof assembly. The diagram shows the following layers from top to bottom: a top layer labeled 'LAP & SEAL POLY. V.B.'; a layer of 'R7 SPRAY FOAM INSULATION' with a thickness of '4" ±'; a layer of 'PREFIN. METAL FLASHING' with a thickness of '1" ±'; a 'JOIST RIM BOARD'; and a bottom layer labeled 'LAP & SEAL POLY. V.B.'. A 'LAP BUILDING PAPER OVER METAL FLASHING' is shown on the left side. A 'MIN. 1/2" AIR SPACE FOR VENTILATION' is indicated at the bottom. A small square with the number '1' is located in the top left corner of the diagram.

STUCCO FIN.

CONT. CAULKING

CONT. PREFIN. PERF. METAL CLOSURE TRIM

EXTERIOR BRICK FACING



	//	
MARK	DATE	DESCRIPTION

A-502

SHEET 18

The following tables are to be submitted with all SFD permit applications.

Is an HRV unit to be used? YES ☐ NO ☒

Typical Wall Assembly - Stucco Cladding (W1a)			
Material		RSI	R
		0.03	0.17
Cladding	Acrylic stucco (RSI 0.0009 x 15mm)	0.0135	0.0765
Strapping	N/A	----	----
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	16.98
Insulation	R19 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		4.138	23.45
Min. Required Effective RSI/R value:		3.08	17.49

Typical Wall Assembly - HardiePlank Siding (W1b)			
Material		RSI	R
Outside air film		0.03	0.17
Cladding	11mm Fibre-cement shingles	0.12	0.68
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.13	17.79
Min. Required Effective RSI/R value (Zone 5):		3.08	17.49

Typical Wall Assembly - HardieShingle Cladding (W1c)			
Material		RSI	R
Outside air film		0.03	0.17
Cladding	11mm Fibre-cement shingles	0.12	0.68
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.13	17.79
Min. Required Effective RSI/R value (Zone 5):		3.08	17.49

Typical Wall Separating Conditioned Space (Garage Wall type W4)			
Material		RSI	R
Outside air film		0.03	0.17
Gypsum	12mm (RSI 0.0061 x 12mm)	0.08	0.45
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		2.98	16.92
Min. Required Effective RSI/R value (Zone 5):		2.92	16.59

Basement Wall Assembly - Below Grade w/ Insulated Stud Wall (W5)			
Material		RSI	R
Outside air film		0.03	0.17
Finish	Cement parging	0.00	0.00
Damp proofing	Bituminous dampproofing below grade	0.00	0.00
Concrete	8" Reinf. concrete (0.0004 x 203.2mm)	0.0813	0.461
Air space	2"	0.15	0.852
Stud wall	2x4 @ 24" o.c.	RSI wall	17.01
Insulation	R20 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Finish	12mm Gypsum bd., painted (0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.45	19.61
Min. Required Effective RSI/R value:		2.98	16.92

Typical Floor Separating Conditioned Space (F3)			
Material		RSI	R
Outside air film		0.03	0.17
Gypsum Garage side	15.9mm (RSI 0.0061 x 15.9mm)	0.0970	0.550
Floor trusses	Bonus room trusses @ 24" o.c.	RSI floor =	25.52
Insulation	R35 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum board ceiling	12mm (RSI 0.0061 x 12mm)		
Interior air film ceiling			
		0.03	0.17
Total Effective RSI/R value of entire assembly		4.72	26.82
Min. Required Effective RSI/R value (Zone 5):		4.51	25.62

Typical Sloped Roof Assembly (R1)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Bottom cord height	3 1/2" (2x4) @ 24" o.c.	Slope roof RSI =	53.59
Insulation above trusses	R55 Batt Insulation		
Vapour barrier	6 Mil Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		9.88	56.15
Min. Required Effective RSI/R value:		8.67	49.23

Typical Sloped Roof Assembly (R2)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Top cord height	Bonus room trusses @ 24" o.c.	Slope roof RSI =	53.59
Insulation above trusses	R55 Batt Insulation		
Vapour barrier	6 MIL Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		9.88	56.15
Min. Required Effective RSI/R value:		4.67	26.53

Typical Sloped Roof Assembly (R3)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Roof joists	2x8 @ 16" o.c." o.c.	Slope roof RSI =	26.45
Spray-foam insulation	Fill 184mm cavity x RSI 0.036 /mm		
Vapour barrier	6 MIL Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		5.11	29.05
Min. Required Effective RSI/R value:		4.67	26.53

Typical Slab-On-Grade, Basement, Above Frost Line (F2)			
Material		RSI	R
Interior air film		0.03	0.17
Floor Finish	Carpet w/ underlay	0.37	2.097
Concrete slab	4" Reinf. concrete (0.0004 x 101.6mm)	0.0406	0.23
Rigid insulation	Extruded polystyrene (0.88 per 25mm x 2.5)	2.20	12.47
Moisture barrier	6 Mil polyethylene	0.00	0.00
Compacted fill	5"	0.00	0.00
Total Effective RSI/R value of entire assembly		2.64	14.97
Min. Required Effective RSI/R value:		1.96	11.13

Typical Garage Slab-On-Grade, Unheated Floor, Insulated, Above Frost Line (F4)			
Material		RSI	R
Interior air film		0.03	0.17
Concrete slab	4" Reinf. concrete (0.0004 x 101.6mm)	0.0406	0.23
Rigid insulation	Extruded polystyrene (0.88 per 25mm x 2.5)	2.20	12.47
Moisture barrier	6 Mil polyethylene	0.00	0.00
Compacted fill	5"	0.00	0.00
Total Effective RSI/R value of entire assembly		2.27	12.87
Min. Required Effective RSI/R value:		1.96	11.13

Total Effective RSI/R Value Calculations for Exterior Wall - 2x6 @ 24" o.c.:

RSI wall =	$\frac{\% \text{ area of framing}}{\text{RSI } f} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI } c}{\text{RSI } c}$
RSI wall =	$\frac{20}{1.19} + \frac{100}{80} \frac{3.87}{3.87}$
RSI wall =	2.67 (R 15.17)

Total Effective RSI/R Value Calculations for Floor Cavities Framing: I-joists and trusses @ 24" (610mm) o.c. (Type F3)

RSI floor =	$\frac{\% \text{ area of framing}}{\text{RSI } f} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI } c}{\text{RSI } c}$
RSI floor =	$\frac{6}{1.19} + \frac{100}{94} \frac{5.46}{5.46}$
RSI floor =	4.49 (R 25.52)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R1):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI } f} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI } c}{\text{RSI } c}$
RSI roof =	$\frac{7}{7.04} + \frac{100}{93} \frac{9.68}{9.68}$
RSI roof =	9.43 (R 53.59)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R2):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI } f} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI } c}{\text{RSI } c}$
RSI roof =	$\frac{7}{2.00} + \frac{100}{93} \frac{4.93}{4.93}$
RSI roof =	4.47 (R 25.40)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R3):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI } f} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI } c}{\text{RSI } c}$
RSI roof =	$\frac{13}{1.56} + \frac{100}{87} \frac{6.62}{6.62}$
RSI roof =	4.66 (R 26.45)



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RENOVATION OF
AN EXISTING
SINGLE FAMILY
RESIDENCE

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PLAN 42536

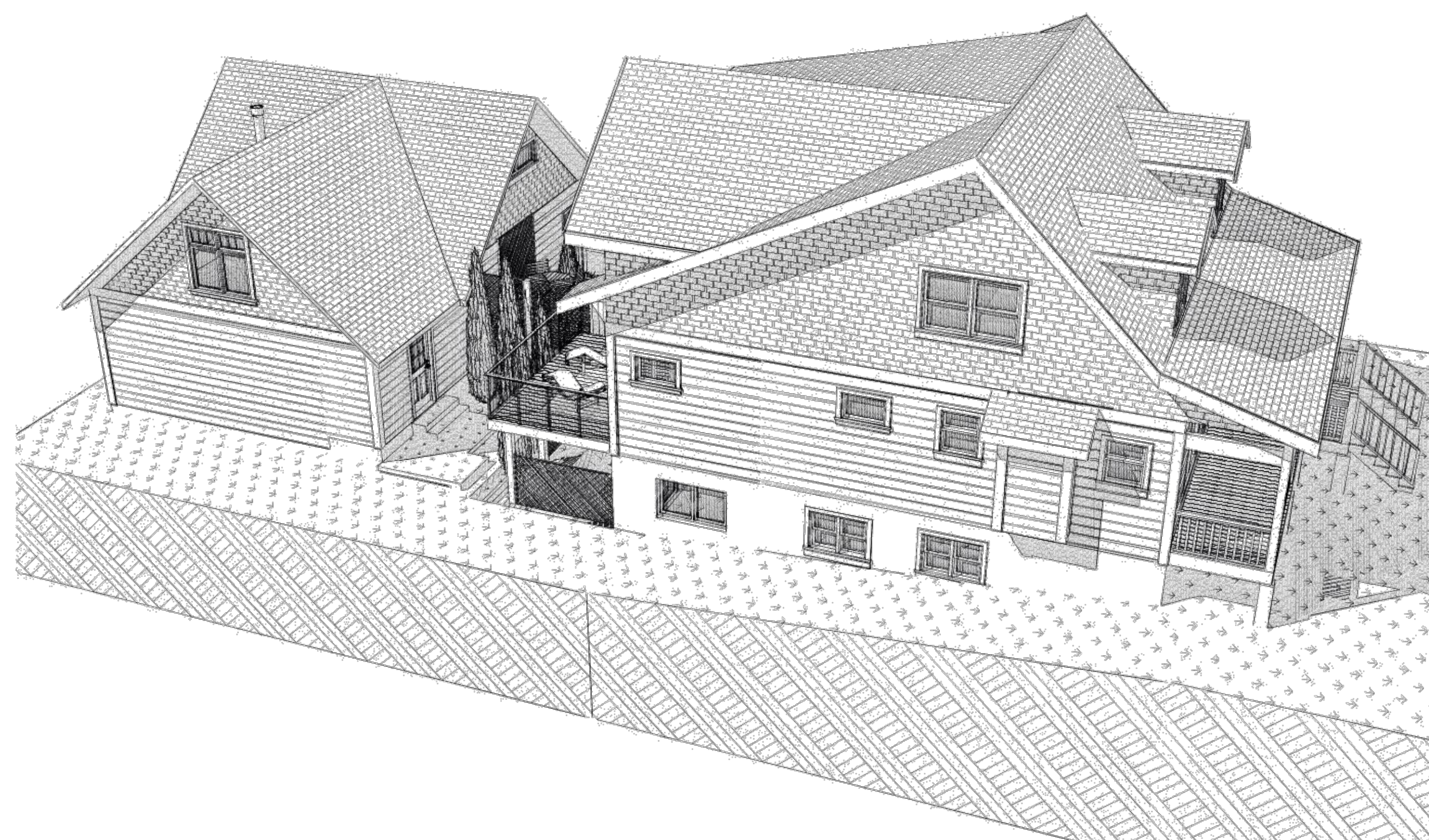
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BCBC ENERGY EFFICIENCY
TABLES

A-601



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NEW BUILD OF A CARRIAGE HOUSE

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COVER SHEET

A-001

SHEET 34



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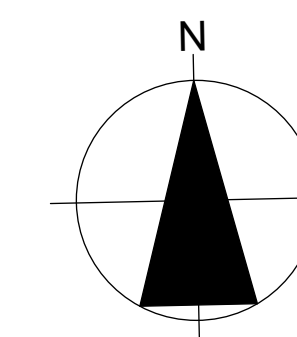
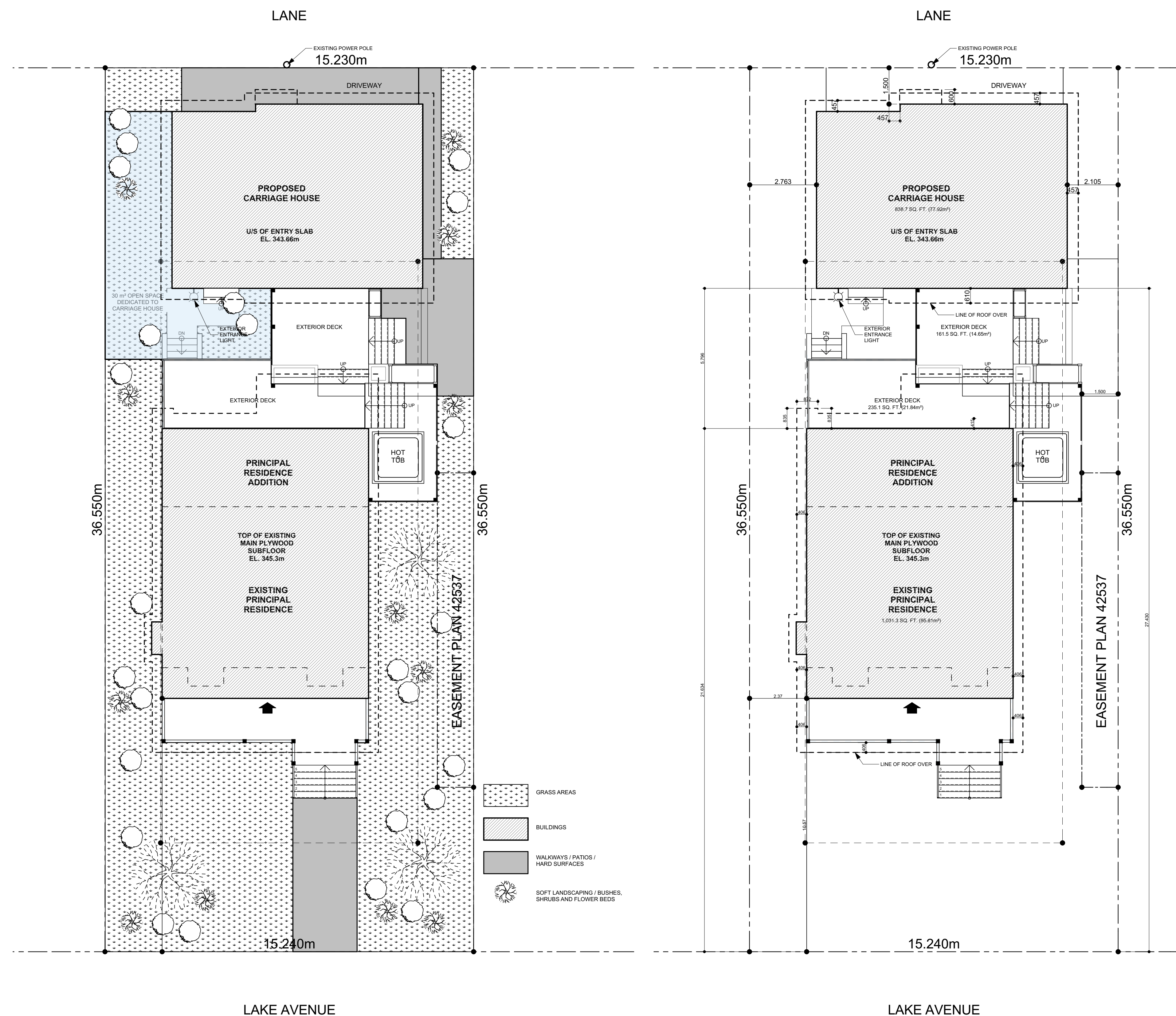
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SITE PLAN

A-101

SHEET 35



268 LAKE AVENUE

ZONING: RU1c

SITE DETAILS:

LOT AREA:	556.66 m ²	550m ² MIN.
LOT WIDTH:	15.24 m	15m MIN.
LOT DEPTH:	36.55 m	30m MIN.

FOOTPRINT AREA OF PRINCIPAL DWELLING:	95.81 m ²	
FOOTPRINT AREA OF CARRIAGE HOUSE:	77.92 m ²	90m ² MAX.
AREA OF DECKS:	48.80 m ²	
AREA OF DRIVEWAY(S) & PARKING:	10.66 m ²	

SITE COVERAGE (%):

CARRIAGE HOUSE ONLY:	14.00 %	14% MAX.
BUILDING + DECK:	39.98 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS):	41.89 %	50% MAX.

PRINCIPAL DWELLING DETAILS:

TOTAL FLOOR AREA:	260.55 m²	
HEIGHT OF BUILDING:	8.07 m	(2.5 STOREYS)
SETBACKS (IN METRES):		
FRONT:	10.57 m	7.5m MIN.
SIDE (WEST):	2.37 m	2.3m MIN.
SIDE (EAST):	4.20 m	4.5m MIN.
REAR:	17.92 m	6.0m MIN.

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA:	62.70 m ²	
HEIGHT OF BUILDING (TO MIDPOINT OF ROOF):	4.77 m	4.8m MAX
SETBACKS (IN METRES):		
FRONT:	27.43 m	7.5m MIN.
SIDE (WEST):	2.76 m	2.0m MIN.
SIDE (EAST):	2.11 m	2.0m MIN.
REAR:	1.50 m	1.5m MIN.
DISTANCE BETWEEN CARRIAGE HOUSE AND PRINCIPAL BUILDING:	5.80 m	3.0m MIN.
LOT COVERAGE OF ALL ACCESSORY BUILDINGS (INCLUDING CARRIAGE HOUSE):	77.92 m ²	
NUMBER OF PARKING STALLS:	3	2 MIN.
SIZE OF PARKING STALL:	3.35m x 6.01m	
PRIVATE OPEN SPACE PER UNIT (m ²)	40.48 m ²	30m ² MIN.

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN

SCALE: 1/8" = 1'-0"



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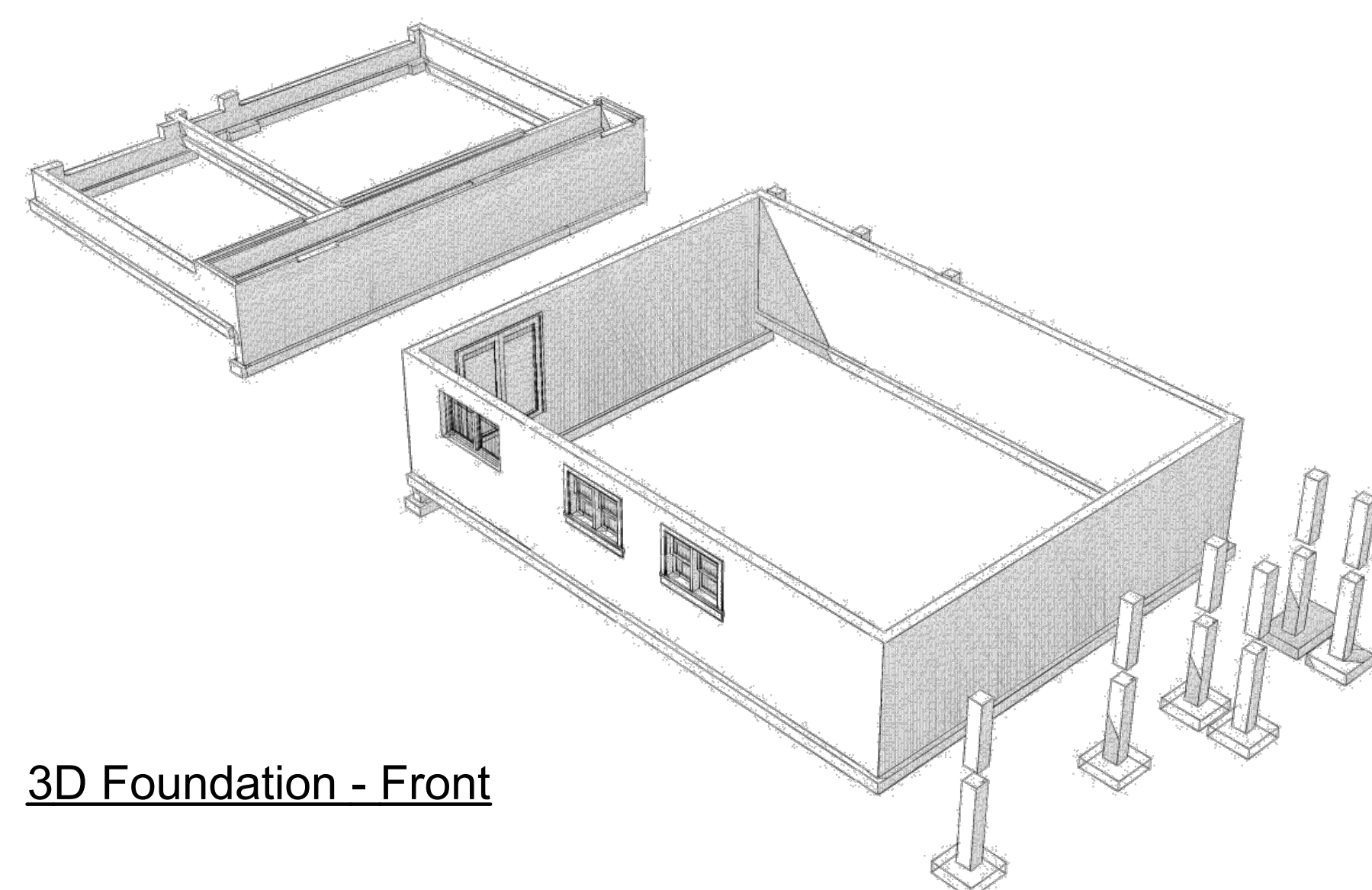
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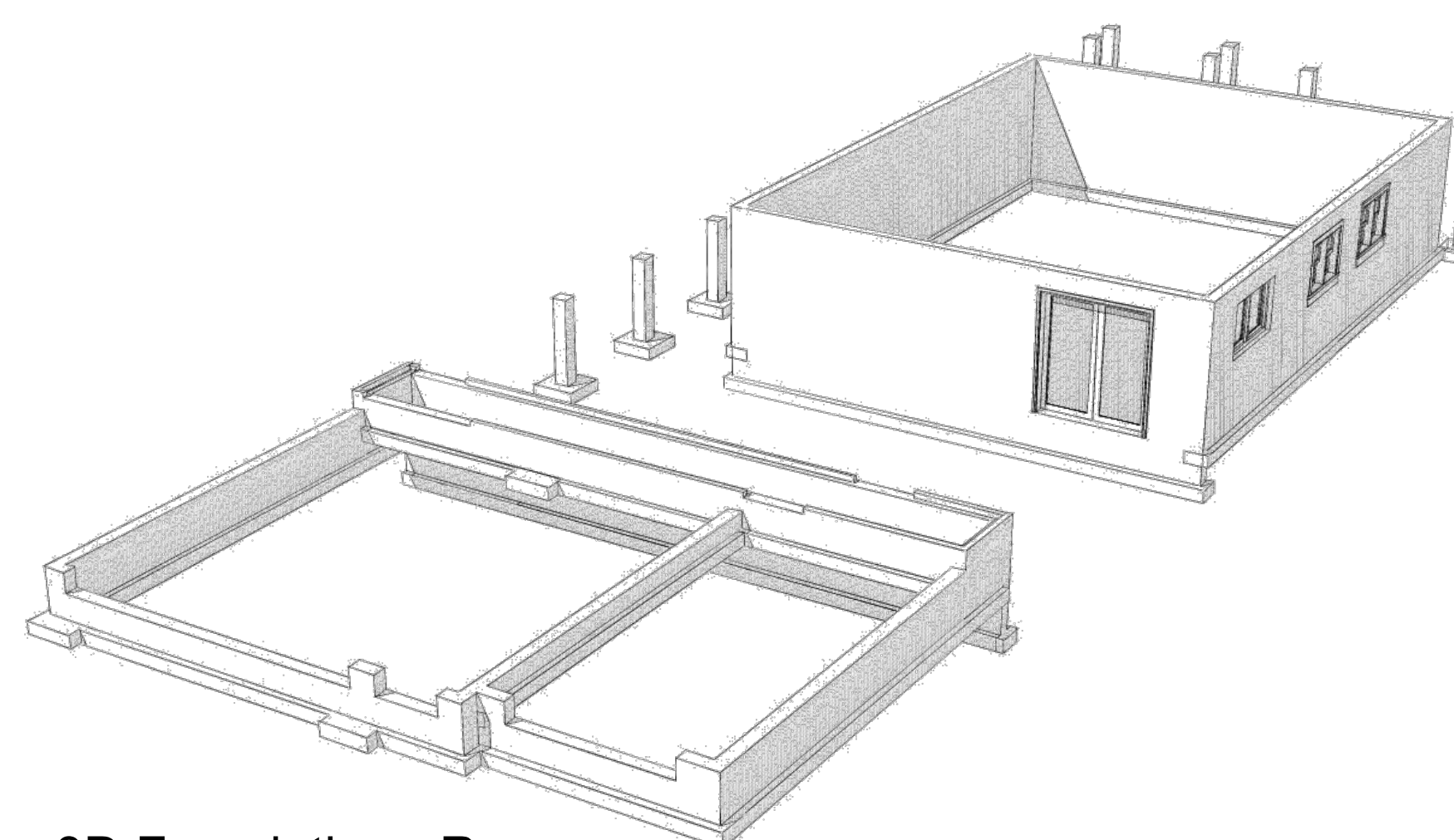
FOUNDATION PLAN -
CARRIAGE HOUSE

A-201

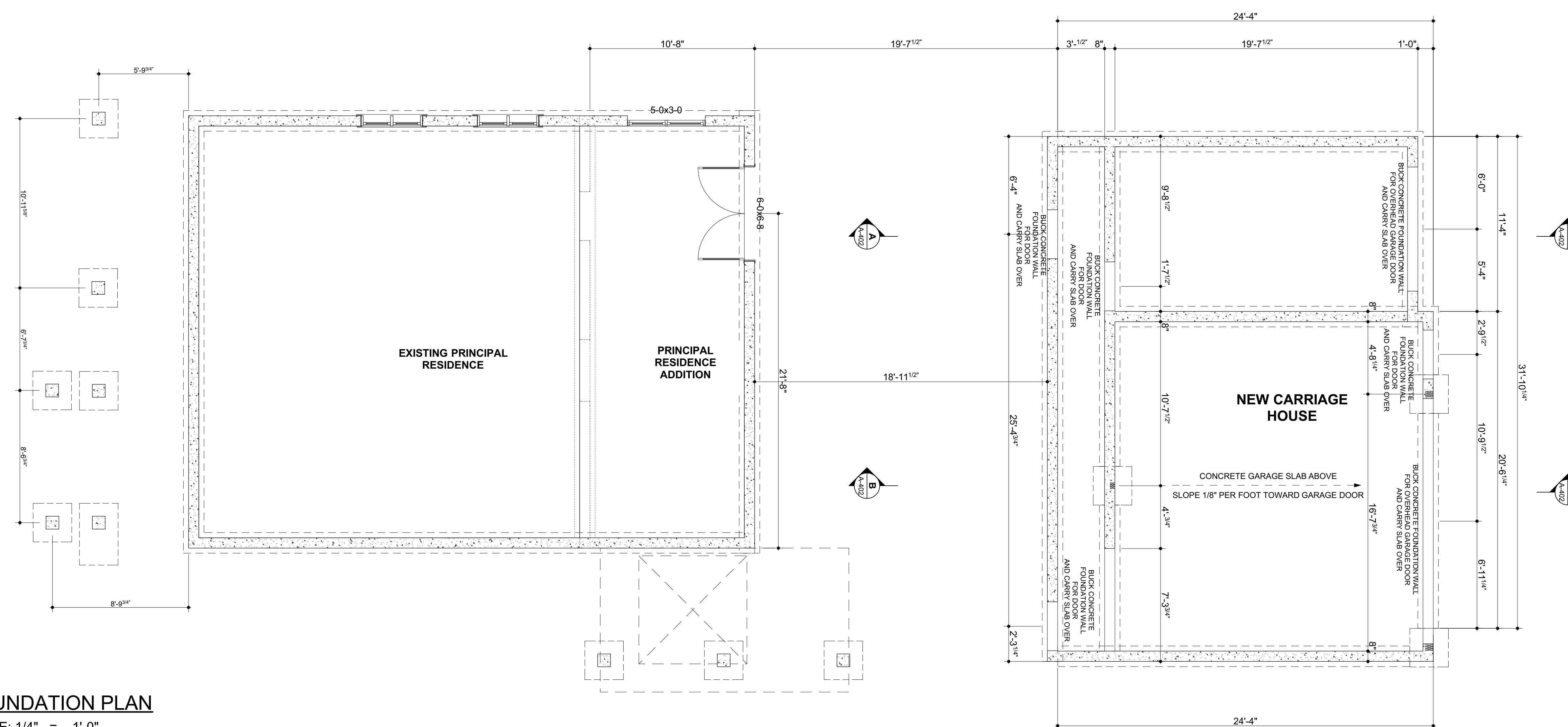
SHEET 36



3D Foundation - Front



3D Foundation - Rear



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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FLOOR PLANS - CARRIAGE HOUSE

A-202

SHEET 37





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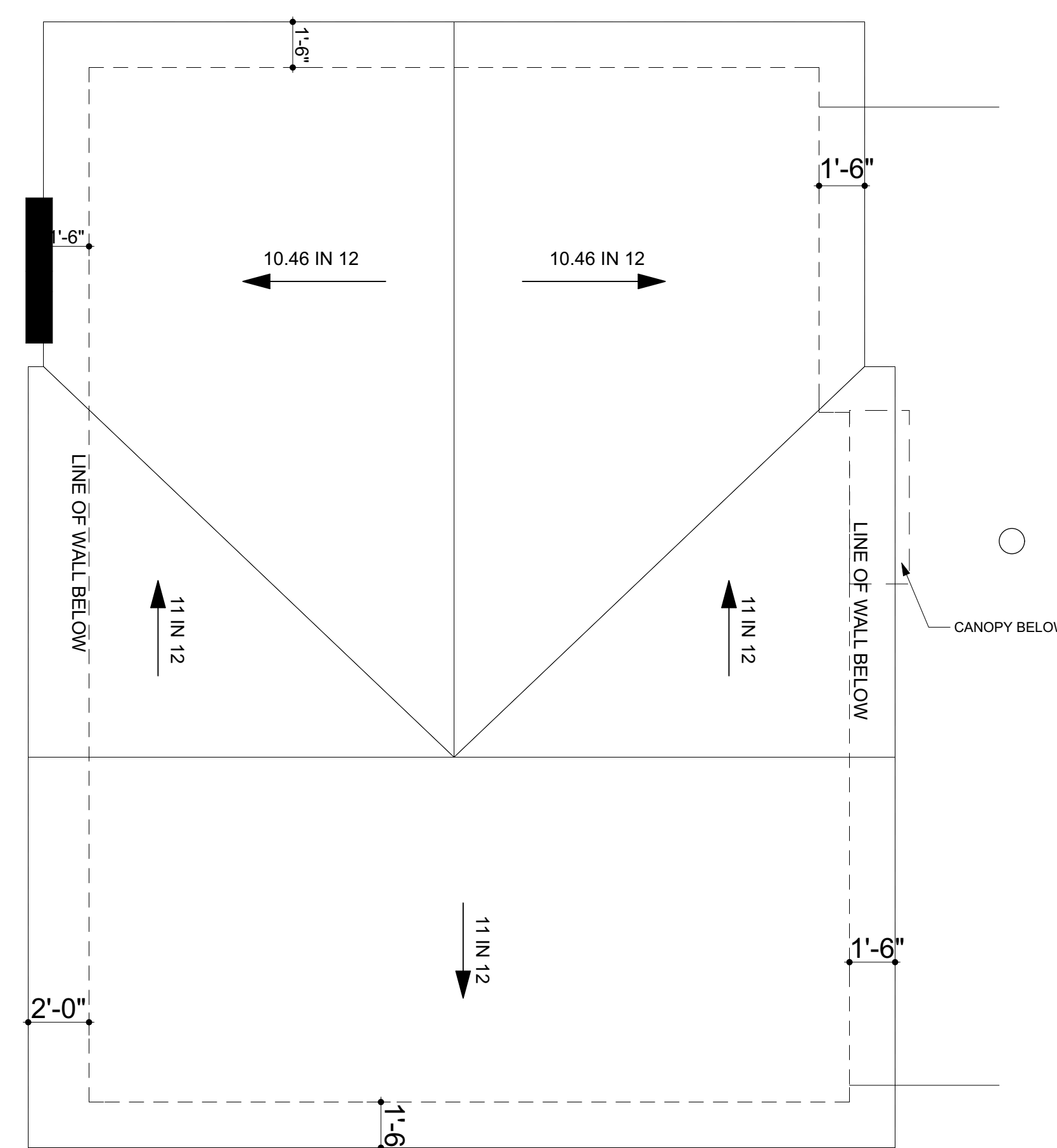
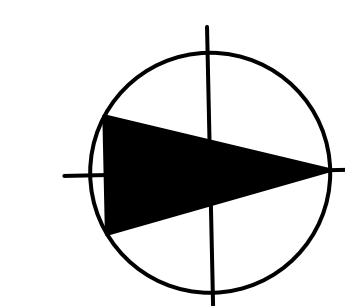
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ROOF PLAN - CARRIAGE
HOUSE

A-203

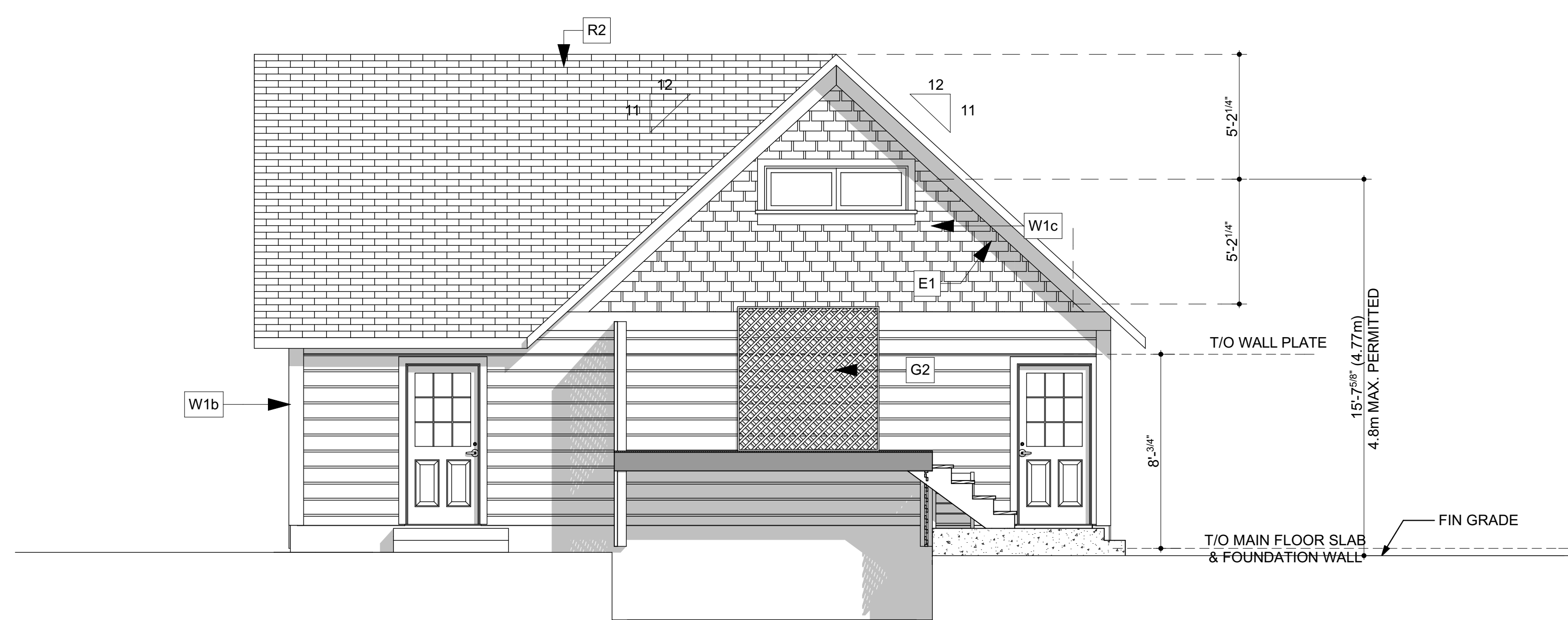
SHEET 38



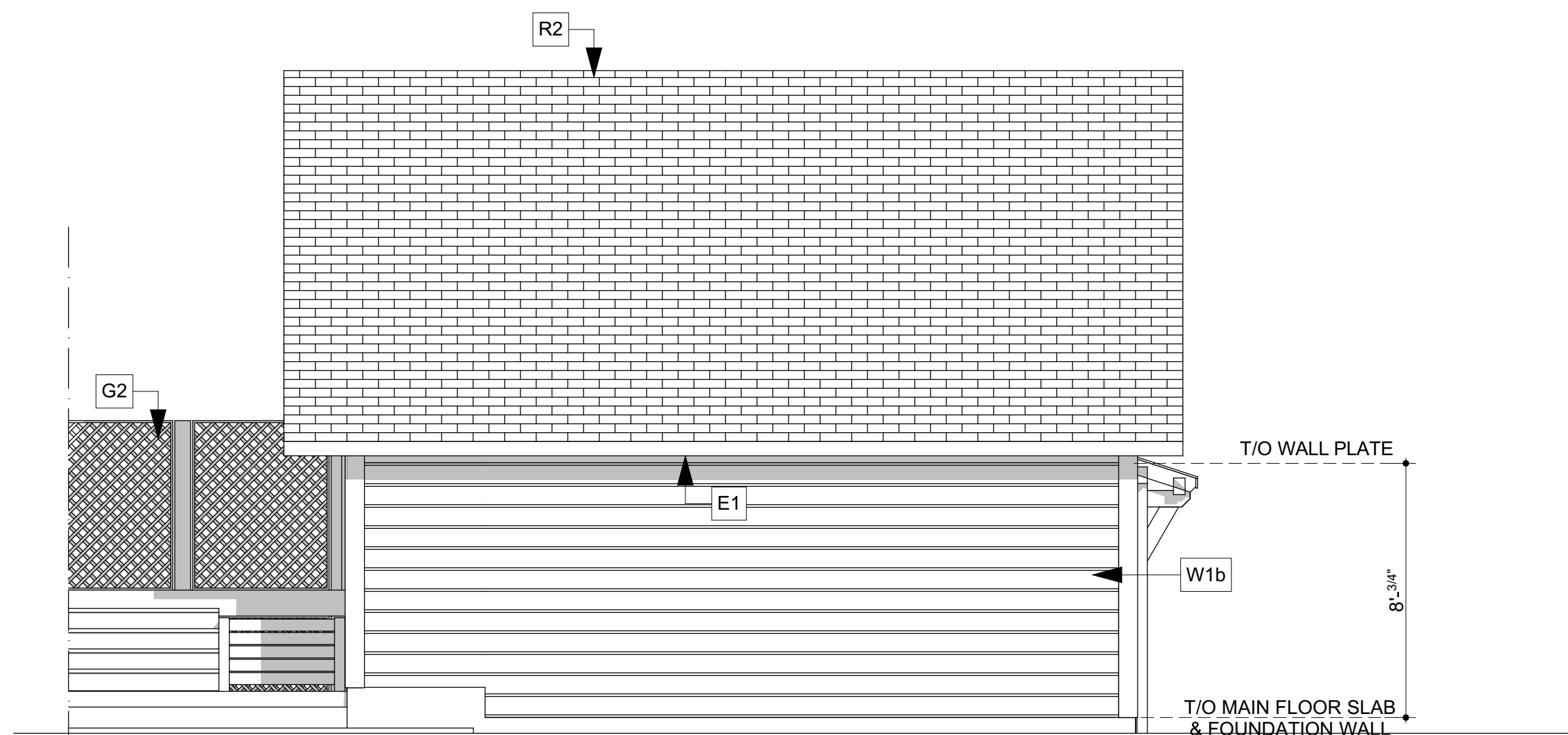
CARRIAGE HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



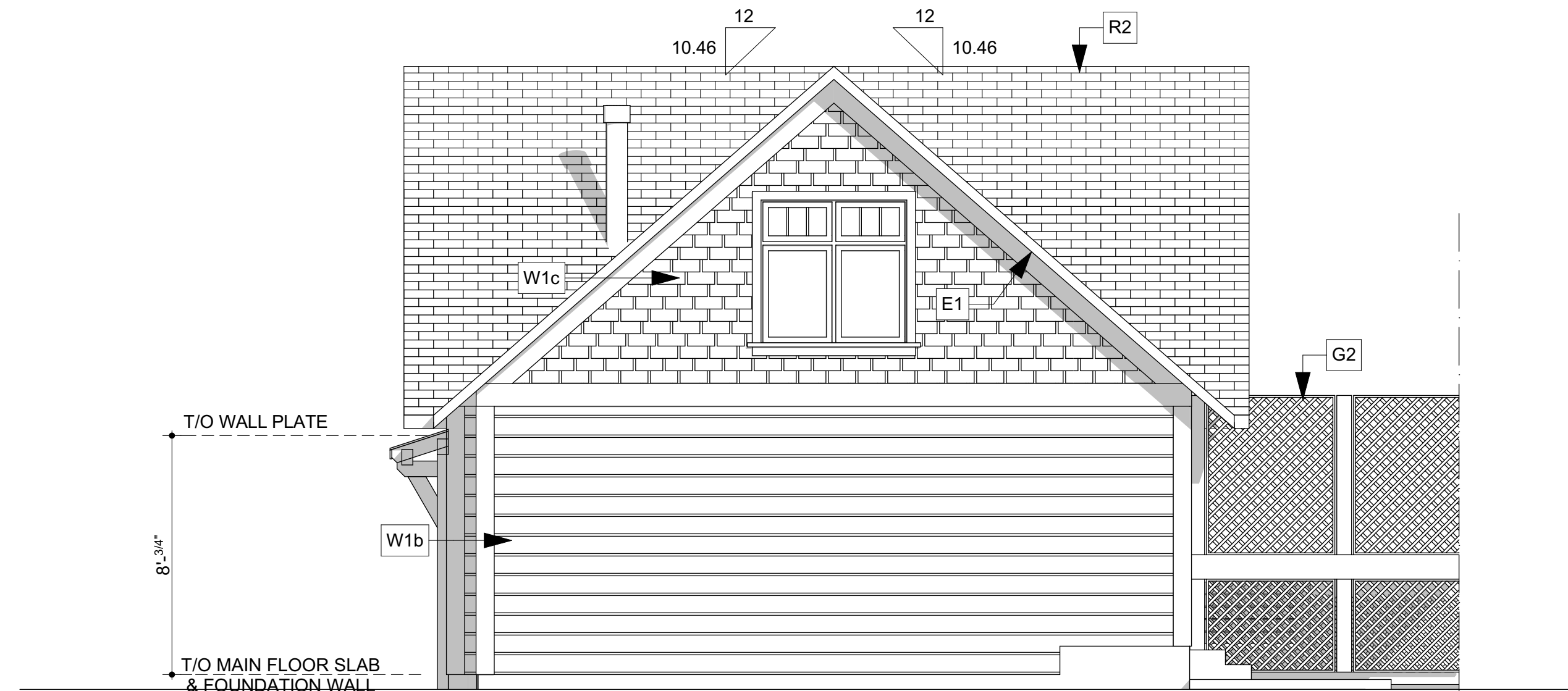
1 CARRIAGE HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 CARRIAGE HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 CARRIAGE HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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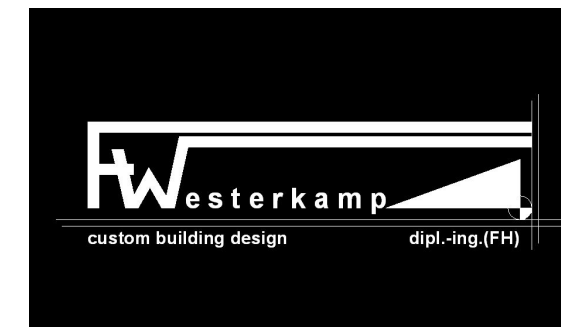
SHEET TITLE
ELEVATIONS - CARRIAGE
HOUSE

A-301
SHEET 39



WOOD SCREEN:
- STANDARD 4" CEDAR GUARDRAIL
w/ PICKETS OR GLASS AS SHOWN
- FINISH TO OWNER'S SPEC'S





The diagram illustrates a cross-section of a two-story house with various components labeled. The roof is labeled "Attic Space". The main living areas are labeled "Living Area". Below the living areas is a "Crawlspace" and a "Basement". A "Radon vent pipe labeled" is shown extending from the basement to the roof. A dashed line indicates radon entry from the ground into the crawlspace. A callout box shows a "Seal air barrier system to radon vent pipe" and a "Gas permeable layer".

WINDOW FRAME

PREFIN. METAL FLASHING
- COLOUR TO MATCH WINDOW FRAME

2 LAYERS BUILDING PAPER
- ENSURE PAPER LAPPED UNDER SILL FLASHING PAPER

6 MIL POLY. VAPOUR BARRIER
- LAP & SEAL TO PEEL AND STICK MEMBRANE

6 12

PREFIN. PERFORATED ALUMINUM SOFFIT

BUILDING SECTIONS

11'3 1/4"

1'2"

R7 SPRAY FOAM INSULATION

R14 RIGID INSULATION

5

STEP CONCRETE WALL TO BEAR JOISTS

NOTE: SPRAY FOAM INSULATION BOX JOINT CONTINUITY

EXPOSED F...

PROTECTED

A detailed cross-section diagram of a roof assembly. The diagram shows the following layers from top to bottom: a continuous thermal break (hatched), a 50% required insulation thickness (wavy lines), a 6 mil U.V. poly. moisture barrier (dotted), a 6" drainage layer (cross-hatched), and a 2" rigid insulation layer (diagonal lines). A fin grade is indicated on the left. Numbered callouts 1 through 6 point to specific components: 1 points to the thermal break, 2 points to the 50% insulation, 3 points to the moisture barrier, 4 points to the drainage layer, 5 points to the rigid insulation, and 6 points to the thermal break. A legend on the right lists the components: CONTINUOUS THERMAL BREAK 50% OF THE REQUIRED INSULATION THICKNESS, FIN. GRADE, 6 MIL U.V. POLY. MOISTURE BARRIER, 6" DRAINAGE LAYER, and 2" RIGID INSULATION.

CONTINUOUS THERMAL BREAK 50% OF THE REQUIRED INSULATION THICKNESS

FIN. GRADE

6 MIL U.V. POLY. MOISTURE BARRIER

6" DRAINAGE LAYER

2" RIGID INSULATION

A detailed cross-section diagram of a roof assembly. The diagram shows a vertical section of a roof with various layers and components labeled. On the left side, from top to bottom, the labels are: "LAP BUILDING PAPER OVER METAL FLASHING", "PREFIN. METAL FLASHING", "JOIST RIM BOARD", and "MIN. 1/2\" air space for ventilation". On the right side, from top to bottom, the labels are: "LAP & SEAL POLY. V.B.", "R7 SPRAY FOAM INSULATION", and "LAP & SEAL POLY. V.B.". A central vertical section is labeled with a "1" in a box at the top. A horizontal dimension line is labeled "1/2\". The diagram shows a cross-section of a roof with a metal flashing, prefinished metal flashing, joist rim board, and a minimum 1/2\" air space for ventilation. The roof is insulated with R7 spray foam insulation. The roof is finished with a lap and seal poly. V.B. (vertical board) and a lap and seal poly. V.B. (vertical board). The diagram shows a cross-section of a roof with a metal flashing, prefinished metal flashing, joist rim board, and a minimum 1/2\" air space for ventilation. The roof is insulated with R7 spray foam insulation. The roof is finished with a lap and seal poly. V.B. (vertical board) and a lap and seal poly. V.B. (vertical board).

STUCCO FIN.

CONT. CAULKING

CONT. PREFIN.

PERF. METAL CLOSURE TRIM

EXTERIOR BRICK FACING

Diagram illustrating the stair assembly details. The diagram shows a cross-section of a stair step with the following specifications:

- MIN. AVG. RUN 8"**: Minimum average run dimension.
- MAX. RISE 8"**: Maximum rise dimension.
- STAIR ASSEMBLY:**
 - TREAD, RISER AND STRINGER AS SPECIFIED
 - 1 1/2" SOLID WOOD TREADS
 - 3/4" PLYWOOD RISERS GLUED & SCREWED TO 2x12 #1 FIR STRINGERS
 - 5/8" GYPSUM BOARD



	//	
MARK	DATE	DESCRIPTION

A-502

SHEET 42

The following tables are to be submitted with all SFD permit applications.

Is an HRV unit to be used? YES ☐ NO ☒

Typical Wall Assembly - Stucco Cladding (W1a)			
Material		RSI	R
		0.03	0.17
Cladding	Acrylic stucco (RSI 0.0009 x 15mm)	0.0135	0.0765
Strapping	N/A	----	----
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	16.98
Insulation	R19 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		4.138	23.45
Min. Required Effective RSI/R value:		3.08	17.49

Typical Wall Assembly - HardiePlank Siding (W1b)			
Material		RSI	R
Outside air film		0.03	0.17
Cladding	11mm Fibre-cement shingles	0.12	0.68
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.13	17.79
Min. Required Effective RSI/R value (Zone 5):		3.08	17.49

Typical Wall Assembly - HardieShingle Cladding (W1c)			
Material		RSI	R
Outside air film		0.03	0.17
Cladding	11mm Fibre-cement shingles	0.12	0.68
Sheathing membrane	2 Layers 30 min. building paper	0.011	0.062
Sheathing	11mm OSB	0.108	0.612
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.13	17.79
Min. Required Effective RSI/R value (Zone 5):		3.08	17.49

Typical Wall Separating Conditioned Space (Garage Wall type W4)			
Material		RSI	R
Outside air film		0.03	0.17
Gypsum	12mm (RSI 0.0061 x 12mm)	0.08	0.45
Stud wall	2x6 @ 24" o.c.	RSI wall =	15.17
Insulation	R22 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum	12mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		2.98	16.92
Min. Required Effective RSI/R value (Zone 5):		2.92	16.59

Basement Wall Assembly - Below Grade w/ Insulated Stud Wall (W5)			
Material		RSI	R
Outside air film		0.03	0.17
Finish	Cement parging	0.00	0.00
Damp proofing	Bituminous dampproofing below grade	0.00	0.00
Concrete	8" Reinf. concrete (0.0004 x 203.2mm)	0.0813	0.461
Air space	2"	0.15	0.852
Stud wall	2x4 @ 24" o.c.	RSI wall	17.01
Insulation	R20 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Finish	12mm Gypsum bd., painted (0.0061 x 12mm)		
Interior air film			
		0.12	0.68
Total Effective RSI/R value of entire assembly		3.45	19.61
Min. Required Effective RSI/R value:		2.98	16.92

Typical Floor Separating Conditioned Space (F3)			
Material		RSI	R
Outside air film		0.03	0.17
Gypsum Garage side	15.9mm (RSI 0.0061 x 15.9mm)	0.0970	0.550
Floor trusses	Bonus room trusses @ 24" o.c.	RSI floor =	25.52
Insulation	R35 Batt insulation		
Vapour barrier	6 Mil polyethylene		
Gypsum board ceiling	12mm (RSI 0.0061 x 12mm)		
Interior air film ceiling			
		0.03	0.17
Total Effective RSI/R value of entire assembly		4.72	26.82
Min. Required Effective RSI/R value (Zone 5):		4.51	25.62

Typical Sloped Roof Assembly (R1)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Bottom cord height	3 1/2" (2x4) @ 24" o.c.	Slope roof RSI =	53.59
Insulation above trusses	R55 Batt Insulation		
Vapour barrier	6 Mil Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		9.88	56.15
Min. Required Effective RSI/R value:		8.67	49.23

Typical Sloped Roof Assembly (R2)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Top cord height	Bonus room trusses @ 24" o.c.	Slope roof RSI =	53.59
Insulation above trusses	R55 Batt Insulation		
Vapour barrier	6 MIL Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		9.88	56.15
Min. Required Effective RSI/R value:		4.67	26.53

Typical Sloped Roof Assembly (R3)			
Material		RSI	R
Outside air film		0.03	0.17
Roofing	Asphalt shingle	0.08	0.34
Sheathing membrane	Vapour retarder	0.00	0.00
Sheathing	11mm Plywood	0.161	0.914
Roof joists	2x8 @ 16" o.c.	Slope roof RSI =	26.45
Spray-foam insulation	Fill 184mm cavity x RSI 0.036 /mm		
Vapour barrier	6 MIL Polyethylene		
Gypsum	12 mm (RSI 0.0061 x 12mm)		
Interior air film			
		0.11	0.623
Total Effective RSI/R value of entire assembly		5.11	29.05
Min. Required Effective RSI/R value:		4.67	26.53

Typical Slab-On-Grade, Basement, Above Frost Line (F2)			
Material		RSI	R
Interior air film		0.03	0.17
Floor Finish	Carpet w/ underlay	0.37	2.097
Concrete slab	4" Reinf. concrete (0.0004 x 101.6mm)	0.0406	0.23
Rigid insulation	Extruded polystyrene (0.88 per 25mm x 2.5)	2.20	12.47
Moisture barrier	6 Mil polyethylene	0.00	0.00
Compacted fill	5"	0.00	0.00
Total Effective RSI/R value of entire assembly		2.64	14.97
Min. Required Effective RSI/R value:		1.96	11.13

Typical Garage Slab-On-Grade, Unheated Floor, Insulated, Above Frost Line (F4)			
Material		RSI	R
Interior air film		0.03	0.17
Concrete slab	4" Reinf. concrete (0.0004 x 101.6mm)	0.0406	0.23
Rigid insulation	Extruded polystyrene (0.88 per 25mm x 2.5)	2.20	12.47
Moisture barrier	6 Mil polyethylene	0.00	0.00
Compacted fill	5"	0.00	0.00
Total Effective RSI/R value of entire assembly		2.27	12.87
Min. Required Effective RSI/R value:		1.96	11.13

Total Effective RSI/R Value Calculations for Exterior Wall - 2x6 @ 24" o.c.:

RSI wall =	$\frac{\% \text{ area of framing}}{\text{RSI f}} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI c}}{\text{RSI c}}$
RSI wall =	$\frac{20}{1.19} + \frac{100}{80} \frac{3.87}{3.87}$
RSI wall =	2.67 (R 15.17)

Total Effective RSI/R Value Calculations for Floor Cavities Framing: I-joists and trusses @ 24" (610mm) o.c. (Type F3)

RSI floor =	$\frac{\% \text{ area of framing}}{\text{RSI f}} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI c}}{\text{RSI c}}$
RSI floor =	$\frac{6}{1.19} + \frac{100}{94} \frac{5.46}{5.46}$
RSI floor =	4.49 (R 25.52)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R1):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI f}} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI c}}{\text{RSI c}}$
RSI roof =	$\frac{7}{7.04} + \frac{100}{93} \frac{9.68}{9.68}$
RSI roof =	9.43 (R 53.59)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R2):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI f}} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI c}}{\text{RSI c}}$
RSI roof =	$\frac{7}{2.00} + \frac{100}{93} \frac{4.93}{4.93}$
RSI roof =	4.47 (R 25.40)

Total Effective RSI/R Value Calculations for Roof Cavities (Type R3):

RSI roof =	$\frac{\% \text{ area of framing}}{\text{RSI f}} + \frac{100}{\% \text{ area of cavity}} \frac{\text{RSI c}}{\text{RSI c}}$
RSI roof =	$\frac{13}{1.56} + \frac{100}{87} \frac{6.62}{6.62}$
RSI roof =	4.66 (R 26.45)



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REPORT TO COMMITTEE



Date: August 18, 2016

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (LK)

Application: HAP16-0008 **Owner:** Edi Cote & Gary Johnson

Address: 2030-2032 Doryan St **Applicant:** Fine Home Design

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Purpose

To consider a second storey addition to an existing non-conforming semi-detached dwelling on the subject property.

2.0 Proposal

2.1 Background

The subject property is located in the Abbott Street Conservation area, but is not included on the Heritage Register. The Abbott Street Heritage Area Conservation Guidelines identify the dominant style for this block as 'Early Suburban'. The City of Kelowna issued a building permit to legally construct the duplex dwelling in 1951. The single storey two units are very modestly sized at 86.96 m² each, which is smaller than the maximum allowable area of a secondary suite.

The proposal seeks to add a second storey with an additional area of 63.17 m² to each unit. The new area will accommodate a master bedroom with ensuite and a second bedroom and bathroom. The new roof will have a steeper pitch with Nantucket styled dormers in order to maximize the useable upper floor area, while minimizing the overall building massing.

The main floor will undergo renovations to create better flow throughout with a larger kitchen/living area, den and third bedroom. The north unit will have a new side entry with the

south unit maintaining the front entry. When viewed from the street, the building appears as a single dwelling.

A new gable is proposed over the existing front entry. This creates a front setback variance as the building siting cannot be modified. The required front setback is 4.5 m and the existing front setback is 3.24 m to the front façade. The gable provides a 0.60 m (two-foot) overhang.

A new covered deck is proposed for the rear yard. This provides a shaded outdoor amenity space in addition to the green space. Each unit will retain the existing single car garage and front driveway access as the parcel does not provide rear lane access.

2.2 Site Context

The subject property is located mid-block on the west side of Doryan Street within the Abbott Street Conservation Area. The subject property is zoned RU1 - Large Lot Housing and is designated as S2RES - Single / Two Unit Residential in the Official Community Plan.

3.0 Subject Property Map: 2030-2032 Doryan Street within the Abbott Street Heritage Area



3.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2.5 stories or 9.5 m	6.2 m
Minimum Front Yard	4.5 m	2.64 m●
Minimum Side Yard (north)	2.0 m	3.0 m
Minimum Side Yard (south)	4.5 m	4.7 m
Minimum Rear Yard	4.5 m	5.79 m
● Indicates a requested variance to the front setback from 4.5 m to 2.64 m to the proposed dormer edge.		

Report prepared by:

Lydia Korolchuk

Approved for Inclusion: Ryan Smith, Community Planning Manager

Attachments:

Schedule A - Heritage Guidelines

Applicant Rationale

Plans & Drawings

Photos

SCHEDULE A - Heritage Guidelines



1 **Subject:** 2 HAP16-0008, 2030-2032 Doryan Street

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

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 change 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.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?	✓		
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?		✓	
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Are chimneys in keeping with the building's architectural style?	✓		
Cladding Materials			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	✓		
Is the front yard landscaping consistent with neighbouring properties?	✓		
Is street facing fencing or screening landscaping no more than 1 m in height?	✓		
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Fourth Civic Phase Architectural Style (approx. 1946-1960)

The fourth civic phase follows the end of World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Area were taken up with new housing. Traditional styles were not favoured in post-WWII society. The influence of the International Style of architecture and the advent of new construction materials, like thermo-pane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front façade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

Letter of Rationale

(2030 & 2032 Doryan Street)

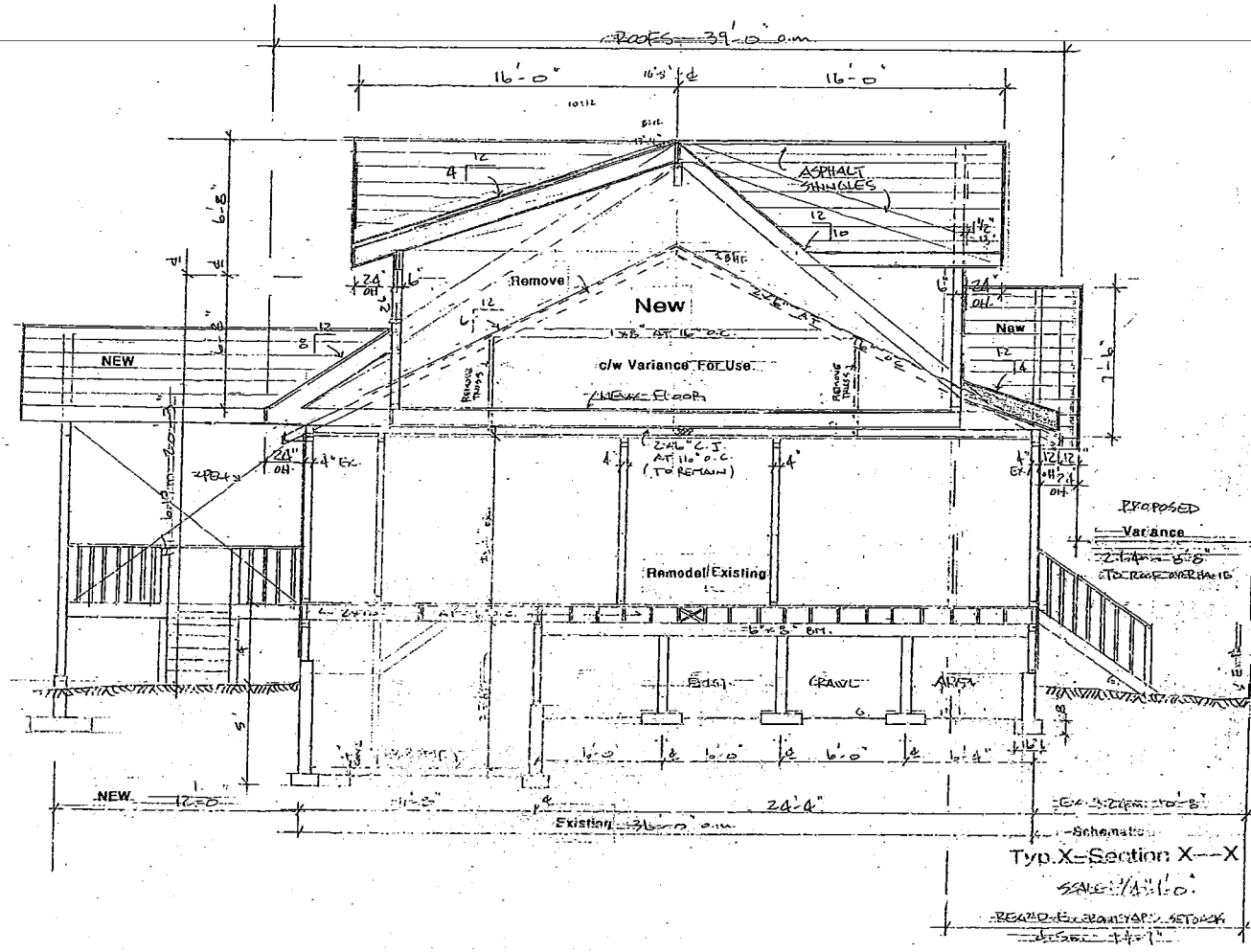
July 06, 2016

The existing duplex second storey addition and remodeling expands and upgrades the existing structure in a Heritage Conservation Area (H.C.A).

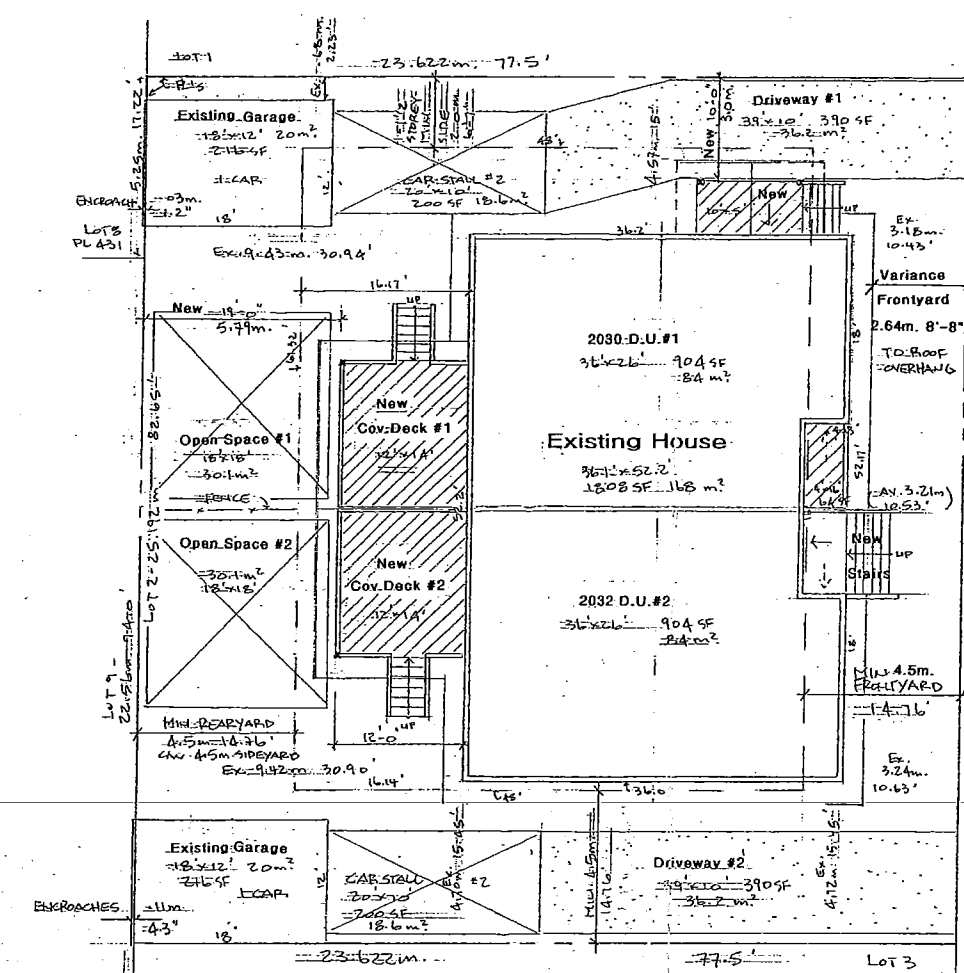
The rationale for improving the existing structure is to prevent further deterioration and eventual demolition of a building in the H.C.A. The project also takes advantage of the unique (non-conforming to the zoning by-law) qualities of the site and buildings which maintains character and interest in heritage by providing diversity within the area.

The construction adds a Nantucket-styled front dormer to the new steeper sloped roof in order to maximize the added floor space over very modest existing floor areas. The end use will provide rental accommodation for two families in an area with few family rentals as schools have moved out of the area.

Overall, the design is modest, practical, efficient and economical; all suitable for the street it is located on and the heritage area surrounding it.



Existing Basement Plan & Ftg./Fdn. Plan - Schematic
SCALE: 1/8" = 1'-0"
36'-0"



Site Plan
SCALE: 1/8" = 1'-0"
LOT AREA 315.1 m² 6466 SF

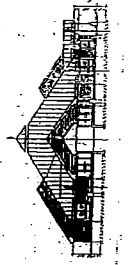
Legal:
LOT 2 PLAN 5100
D.L. 12
SEC 24 - T.P. 25
Q.R.Y.D.

Zoning: RU-1 Non-Conforming *

- USES: EXISTING TWO DWELLING HOUSING + (2) GARAGE + (SITTING)
- SUB-DIV. REGS.: EXIST. LOT DEPTH 23.66 m. *
- LOT COVERAGE: BLDGS. 203 m² 34.95 %
- DRIVEWAYS, PARKING & BLDGS. 230.4 m² 47.12 % (1854 SF LEFT)
- HT. NEW BUILT TO 2nd FLOOR + 1 1/2 STORIES
- SITTING FRONT YARD - AV. 3.21 m. * EXISTING
- HT. SIDE YARD - 3.0 m. (TO NEW COL.) 4.72 m.
- HT. REAR YARD - 5.79 m. (TO NEW COL.)
- (NOTE: LOT WIDTH > LOT DEPTH + MIN. 4.5 m. SIDE YARD ALLOWS 4.5 m. REAR YARD.)
- OTHER REGS.: SEC. 6 - YARD PROJECTIONS (SEE PLAN ABOVE)
- SEC. 1 - MAX. PERM. HT. 27.0 m.
- SEC. 3 - PARKING - 4 STALLS (SEE PLAN)
- Existing Conforming

NEW C/W VARIANCE REQUEST FOR 2ND FLOOR USE
& FOR FRONTYARD ROOFS & ENTRY STAIRS.

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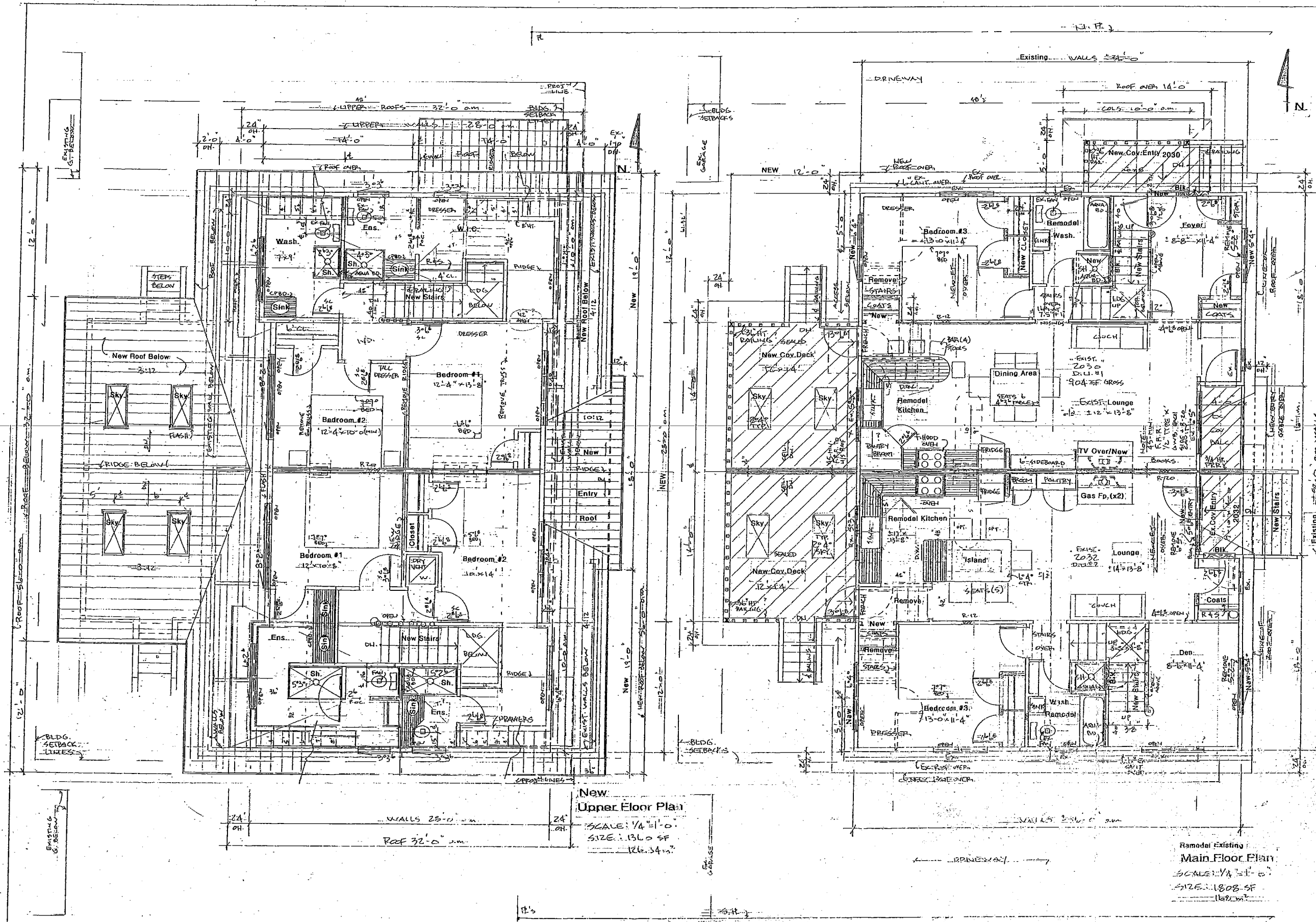


G. JOHNSON Duplex Addition & REMODELING

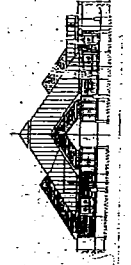
2030 & 2032 DORYAN ST., KELOWNA, B.C. V1Y 1T7

SCALE: AS SHOWN
DATE: JULY, 2018
DUG: JSC

B.P. & S.O.V. PRINT



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G. Johnson Duplex Addition & Remodeling

2430 & 2432 DOSTAN ST., KELOWNA, B.C. V1Y 1T7

SCALE: AS SHOWN

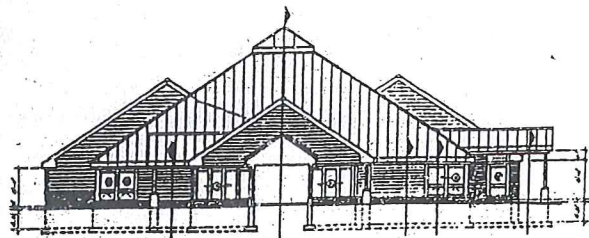
POST: NO. 2015-05-04

DATE: 2015-05-04

DWG. PTC

Remodel Existing
 Main Floor Plan
 SCALE: 1/4" = 1'-0"
 SIZE: 1808 SF
 168.2 m²

DWG. No. 2
 OF 8



Peter J. Chataway, B.Sc., B.Arch.

HOUSE PLANS AND DESIGN

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Office: (250) 763-1334

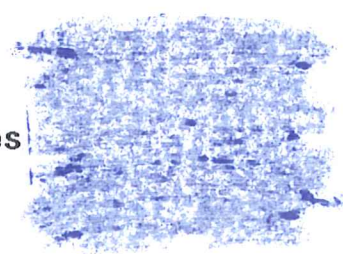
Home: 763-5367

E-mail: muncha@cnx.net

Date: July 6, 2016.

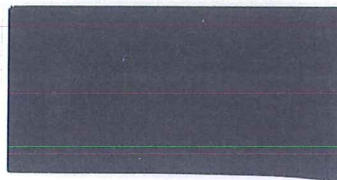
Colour Board

Roof : Mid-Tone Blue Fiberglass-Lined Asphalt Shingles



Walls : Deep Ocean Blue 'Hardie' Shingle & Horizontal Siding

Deep Ocean Blue Stucco



Trim : Benjamin Moore VC-1 Oxford Ivory



Sash : Off-White Vinyl



2030 & 2032 DORYAN ST., KELOWNA, B.C.

FRONT - E.



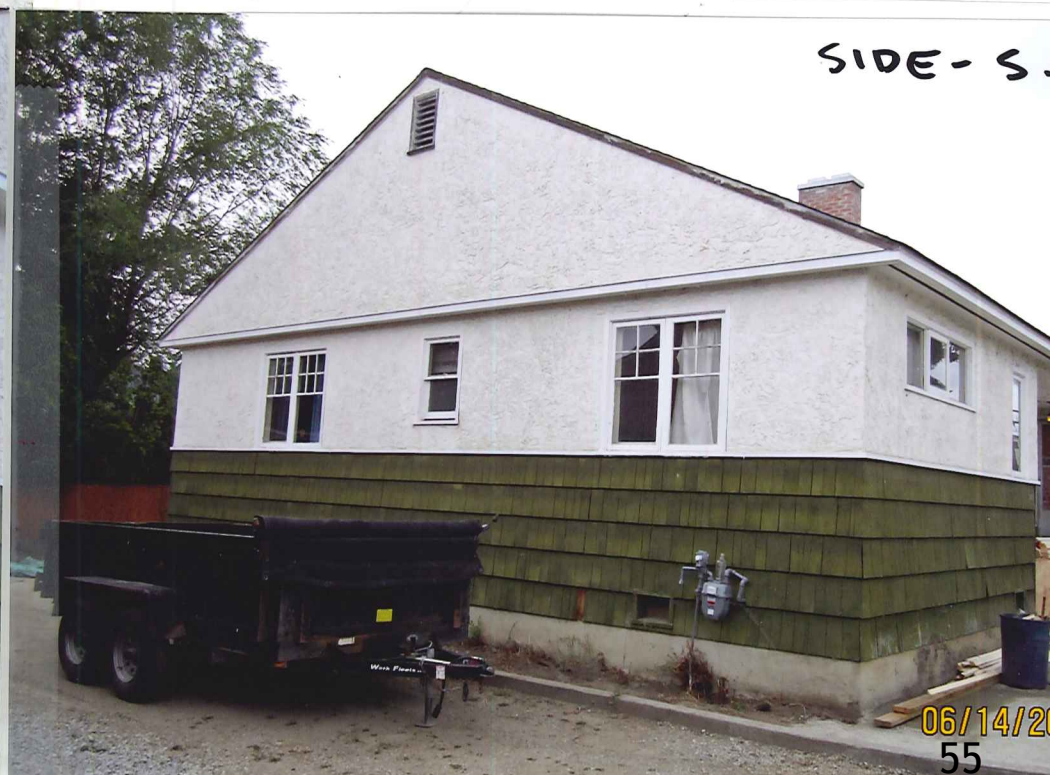
REAR - W.



REAR S.W.



SIDE - S.



Heritage Advisory Committee

Minutes

Date: Thursday, April 21, 2016
Location: Veendam Conference Room
2nd Floor, City Hall, 1435 Water Street

Members Present Stone Tonne, Abigail Riley, Brian Anderson, Amanda Snyder, Lorri Dauncey

Staff Present Planner, Ryan Roycroft, Planner, Trisa Brandt, Planner, Laura Bentley, Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

The Acting Chair called the meeting to order at 12:01 p.m.

Opening remarks by the Acting Chair regarding conduct of the meeting were read.

2. Appointment of Chair and Vice Chair

Moved By Brian Anderson/Seconded By Amanda Snyder

THAT Abigail Riley be appointed Chair of the Heritage Advisory Committee.

Carried

Moved By Amanda Snyder/Seconded By Brian Anderson

THAT Lorri Dauncey be appointed Vice Chair of the Heritage Advisory Committee.

Carried

3. Applications for Consideration

3.1 1449 Ethel Street, Heritage Revitalization Agreement HRA16-0001 - Donald and Linda McDonald

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located on the east side of Ethel Street between Stockwell Avenue and Lawson Avenue.
- The subject property is zoned RU6 and contains four buildings being a principal dwelling, carriage house; small gazebo and garden shed.
- An HRA is sought in order to allow commercial uses such as weddings, fundraisers and other smaller events.
- The large banquet room in main dwelling is soundproofed and constructed as a dance studio; maximum 30 guests at any one time.
- The Applicants reside in the principal dwelling permanent full time.
- Carriage house is used for existing Bed and Breakfast with 2 rooms.
- There has been no bylaw investigations or complaints.
- Responded to questions from Committee Members.

HAC/Staff Discussion:

- Members commented that the house is in beautiful condition and the owners should be commended.
- A Member commented that this application is a good combination of heritage preservation and public access.
- Staff confirmed that restoration work can be included into the Heritage Revitalization Agreement; A Member suggested that some windows and vinyl siding be restored to original state.
- A Member questioned whether this application would set a precedent. Staff commented that there aren't many similar homes in the area and does not believe this is precedent setting.
- Staff confirmed that at this time there has been no public consultation. Reviewed the HRA application process and advised there would be public input if Council advances the application to Public Hearing.

Moved By Brian Anderson/Seconded By Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support the Heritage Revitalization Agreement HRA16-0001 on the subject property at 1449 Ethel Street to be used for commercial uses such as weddings, corporate events, fundraising tours and other small events and gatherings.

Carried

ANECTODAL COMMENT:

The Heritage Advisory Committee supported the application and recommend the Applicant consider a Heritage Designation on their property, as well, consider exterior restoration work specifically on the original house; in particular windows and vinyl siding. There are Grants up to \$10,000 for owners to access as a restoration incentive. The Heritage Advisory Committee raised concerns pertaining to operations maintaining status quo if and when a new owner takes over the property and believes a 2-year inspection is the right tool to ensure operations are being adhered to and maintained. The Heritage Advisory Committee recommended a maximum occupancy sign be posted for fire safety purposes. The Heritage Advisory Committee believes this is an important heritage property with great history and adaptive use.

3.2 1791 Mountain Avenue, Heritage Register Request; Addition - Mike & Janice Henry

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- The subject property is located at 1791 Mountain Avenue and is a one storey craftsman style house built in 1929 for Vince and Matilda Martin.
- Noted evaluation criteria:
 - Architectural history; style, design, construction, designer/builder
 - Cultural history; historical association; historical pattern
 - Context; Landscape, neighbourhood, visual/symbolic importance
 - Integrity and condition
- Displayed historical and present day photos of the property.
- Displayed renderings of north, south, west and east elevations.
- Advised that the house is currently being moved and displayed a proposed site plan; the house will now be facing Mountain Avenue. As well, an application for rezoning and subdivision for a carriage house has been submitted.

HAC/Staff Discussion:

- Members confirmed that the Applicant has already been approved to move the house.
- Staff confirmed there is no requirement for the main house to go through the development permit process.
- Staff advised that if the property was on the Heritage Register it would not require a Development Permit or HRA process.
- Staff advised that the carriage house will go through a Development Permit process as intensive residential use that could have impacts to the neighbours.
- Members confirmed that registration of this property does not cause any issues or impacts to the rezoning or development permit processes.
- Members commented that this application seems pre-mature and would prefer to evaluate once the site is completely built.
- Members went through the Kelowna Heritage Register Evaluation Criteria and scored each criterion.

Moved By Stone Tonne/Seconded By Brian Anderson

THAT the Heritage Advisory Committee recommends to defer consideration of the Heritage Register Request; Addition at 1791 Mountain Avenue until Building Permit Occupancy is issued and the project is substantially completed.

Carried

ANECTODAL COMMENT:

The Heritage Advisory Committee recommended the Heritage Register application request be deferred for consideration until the building is substantially completed. The Heritage Advisory Committee would like to see the end product in order to determine whether the property qualifies to be on the Heritage Register.

4. Next Meeting

- The next Committee meeting has been scheduled for May 19, 2016.
- Members will be contacted if the meeting date changes.

5. Termination of Meeting

The Chair declared the meeting terminated at 1:26 p.m.

Abigail Riley, Chair

/acm