

Development Variance Permit

DVP17-0261



This permit relates to land in the City of Kelowna municipally known as

635 Welke Road

and legally known as

Lot 3 District Lot 358 ODYD Plan 30918

and permits the land to be used for the following development:

Second storey addition on an existing Single Family Dwelling

with variances to the following sections of the Zoning Bylaw 8000:

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3m permitted to 1.68m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: January 23, 2018

Decision By: City Council

Issued Date: January 23, 2018

Development Permit Area: N/A

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RU1 – Large Lot Housing Future Land Use Designation: S2RES – Single /Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Leslie & Andrew Dickieson

Applicant: Align West Homes Ltd. (David Pfuetzner)

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None required.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SITE CERTIFICATE FOR WARREN, LADNER, BERGE & CO

FILE: 6000-89

COVERING LOT 3

SCHEDULE

A

This forms part of application

DVP17-0261



City of
Kelowna
COMMUNITY PLANNING

PLAN 30918 OSOYOS DIVISION YALE

Planner
Initials DISTRICTKB

SCALE 1:250 All distances are in metres except where otherwise noted.

SCHEDULE **A**

This forms part of development

Permit # DVP95-10,022

Date April 26/95

Signature [Signature]



Area of Second Storey Addition

THOMSON ISAAK & OSMAN
B.C. Land Surveyors

#2 1470 Water Street
KELOWNA, B.C. V1Y 1J5

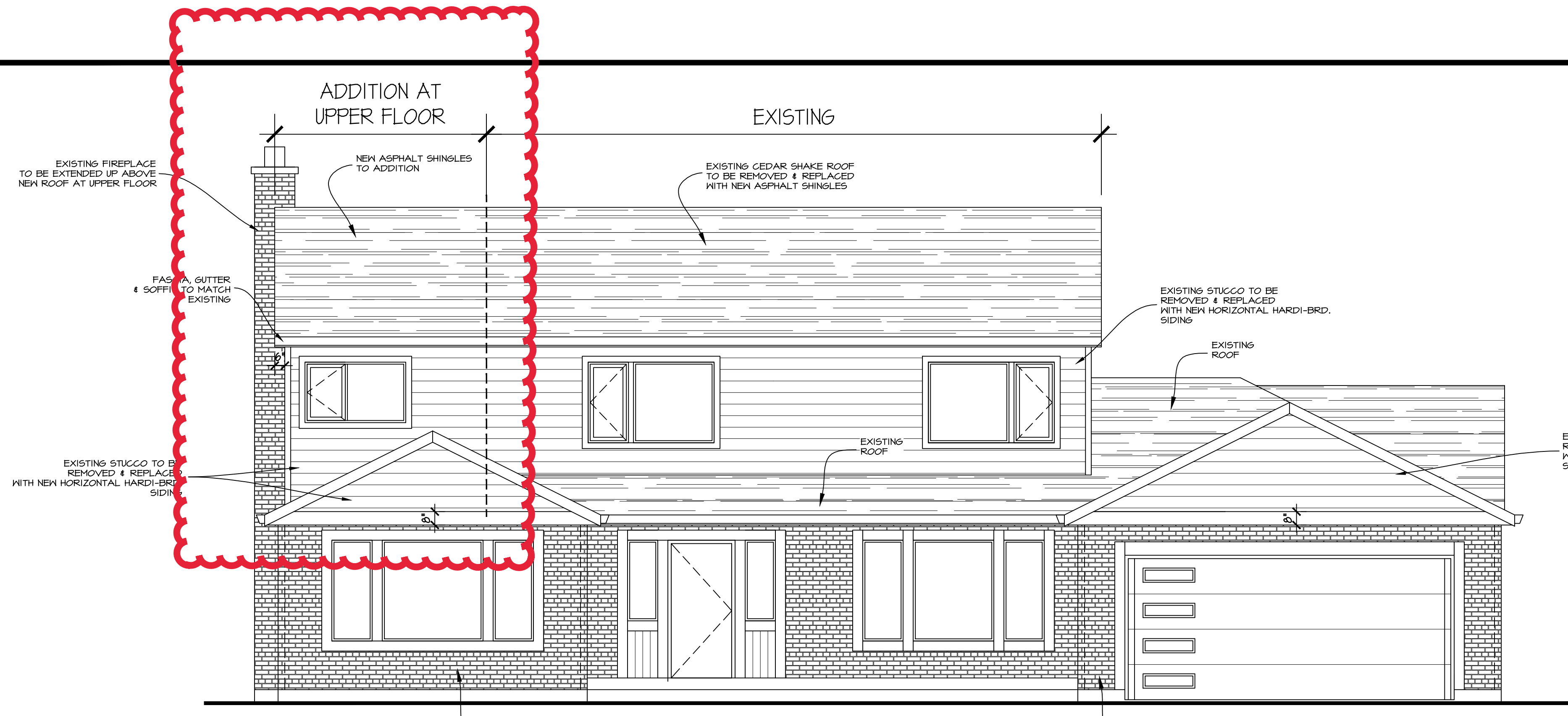
phone : 763-7600

NOTE : This certificate shows the relative location of improvements constructed on the above lot and is not intended for property line re-establishment. We accept no responsibility for the unauthorized use.

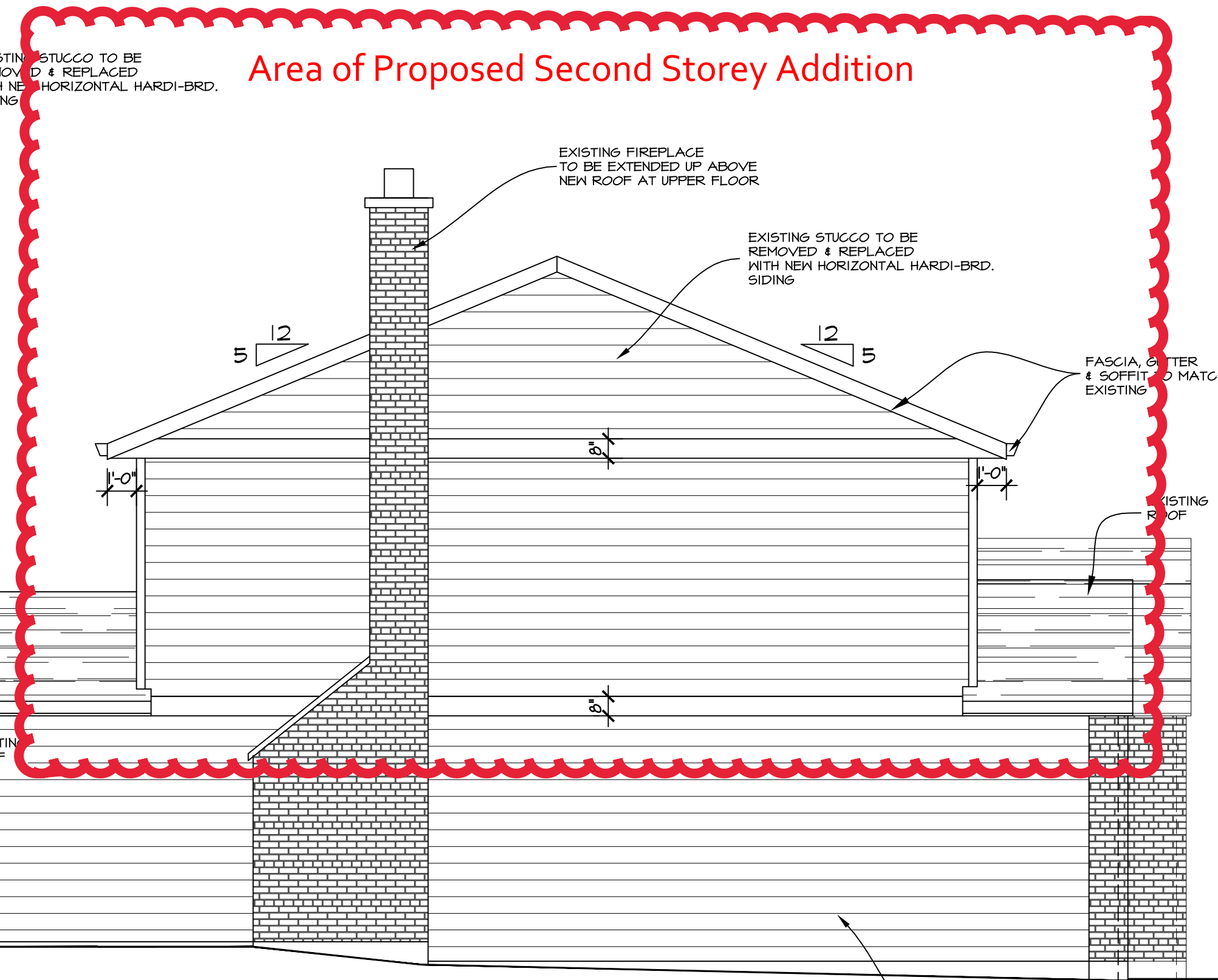
CERTIFIED CORRECT THIS 6th DAY OF MAY 19 91.

Thomas J. Sandtmeyer

B.C.L.S.

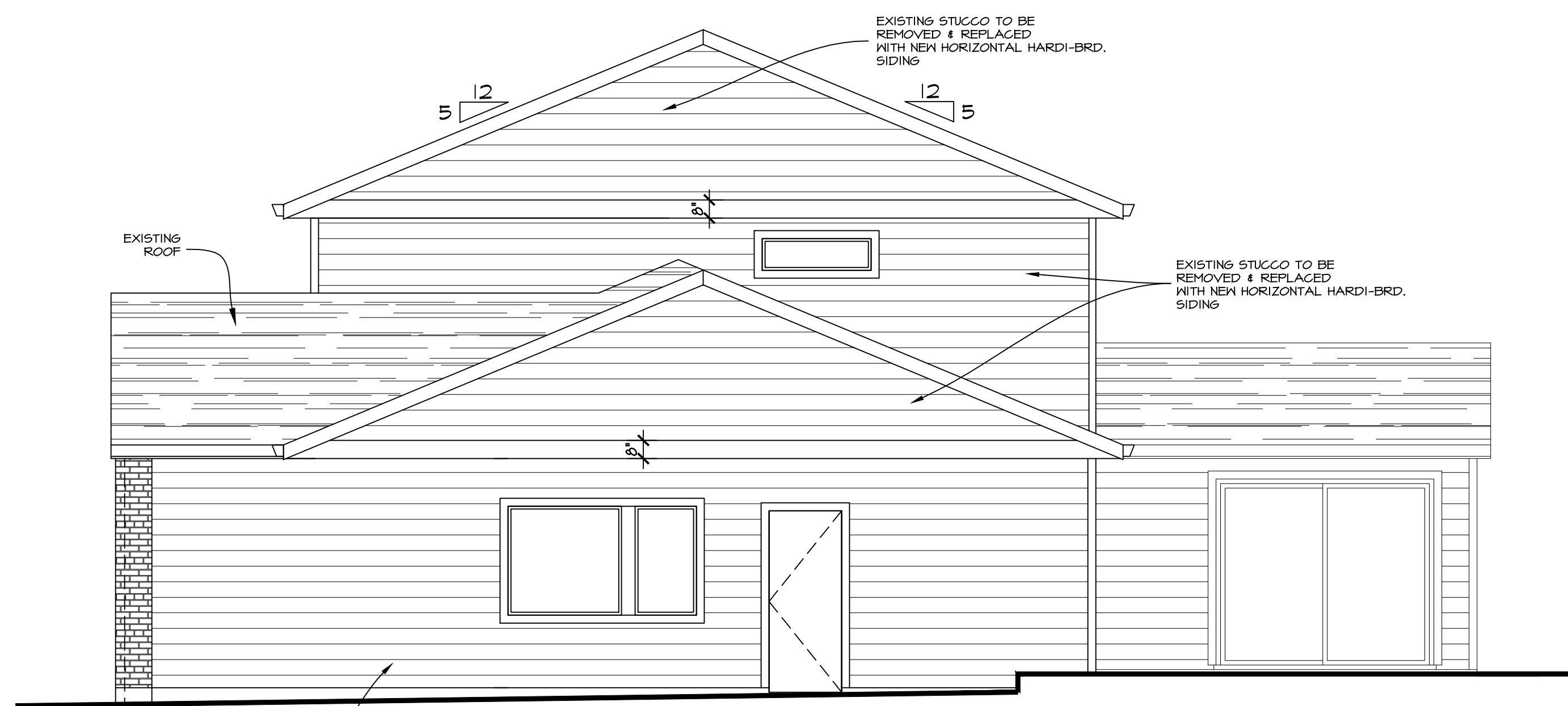


FRONT ELEVATION

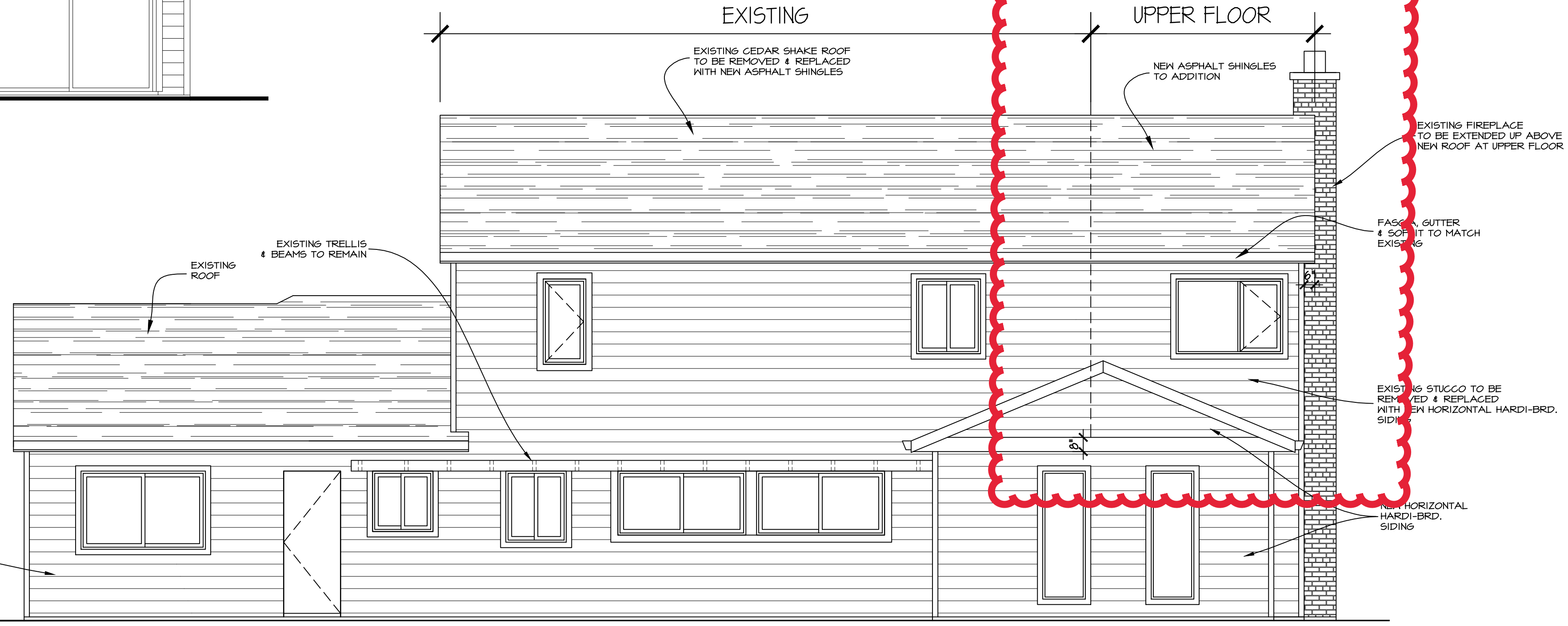


Area of Proposed Second Storey Addition

LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

SCHEDULE B

This forms part of application
DVP17-0261

Planner Initials **KB**

REVISIONS		
REV	DATE	DESCRIPTION
A	17/10/17	PRELIMINARY APPROVAL
B	19/10/17	ISSUED FOR TENDER
C	30/10/17	ISSUED FOR TENDER

NOTE:

ERRORS AND OMISSIONS

- EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



EVAN GILBERT
drafting & design

www.egdrafting.ca
egdrafting@outlook.com 778.478.7722

PROJECT TITLE
635 WELKE ROAD

THE DICKIESON RESIDENCE

DATE: 30/10/17
DRAWING SCALE: 1/8" = 1'0"
DRAWN BY: EKG
CHECKED BY: DP

APPROVED BY:
SHEET NAME
ELEVATION'S

PROGRESS
FOR TENDER

REVISION **C** PLAN NUMBER: **625**

SHEET NUMBER **A1** SHEET **1** OF **3**

C:\USERS\EVAN\DOCUMENTS\EVAN'S BUSINESS\PROJECT INDEX\2017\625-ALIGNWEST HOMES - 635 WELKE ROAD.DWG

SCHEDULE B

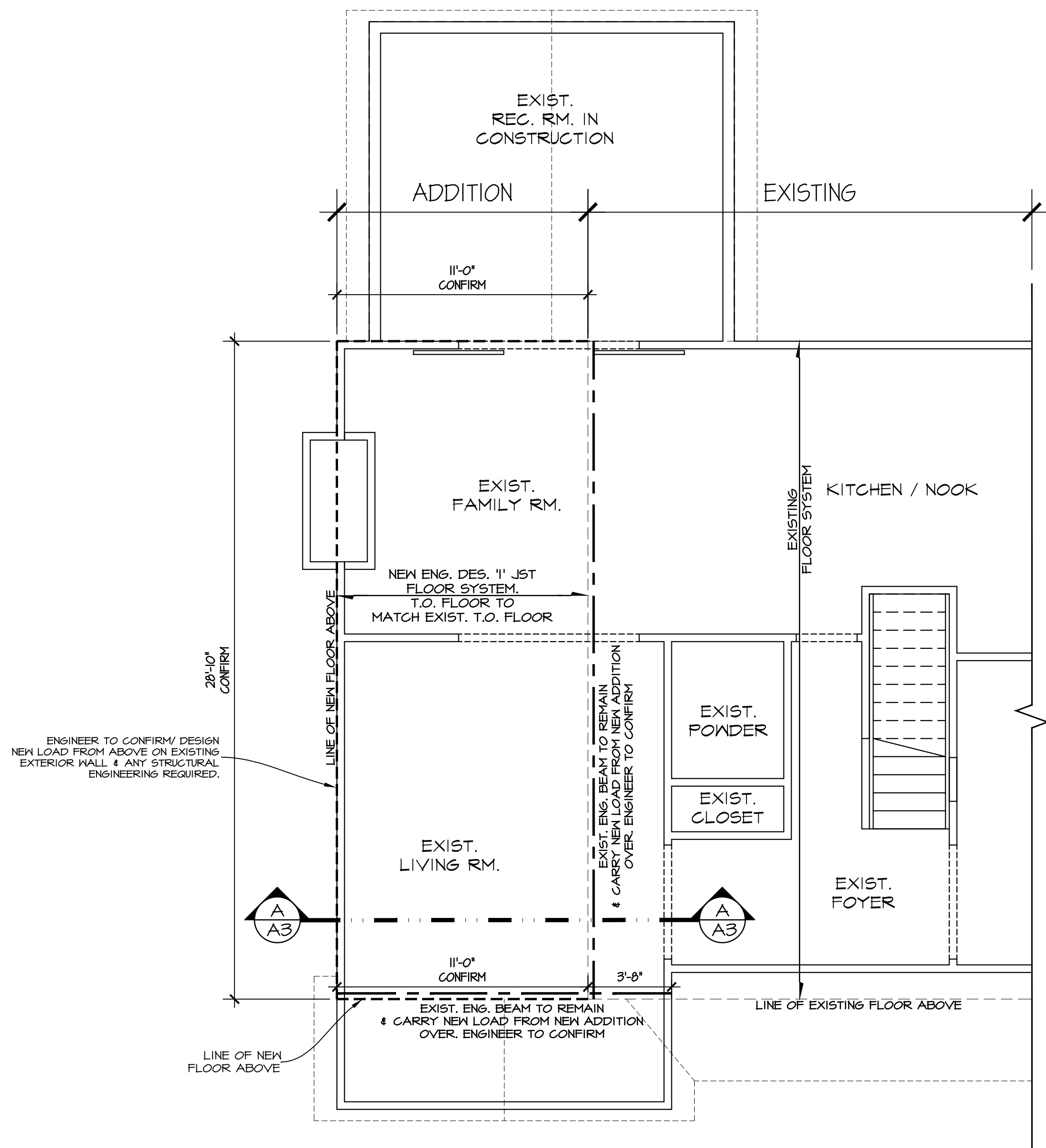
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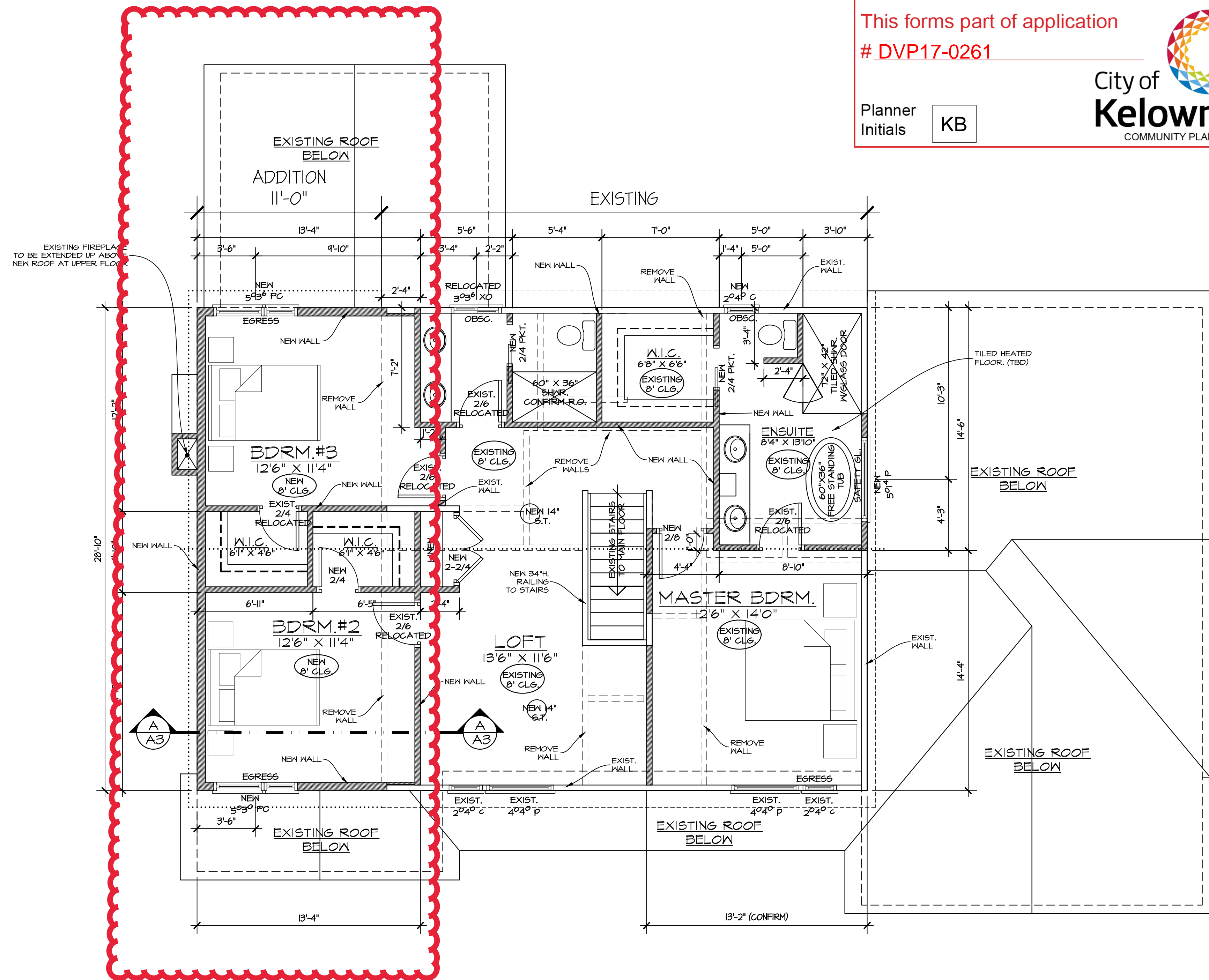


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NOTE:



MAIN FLOOR PLAN



UPPER FLOOR PLAN
1123 SQ. FT.

ENGINEER TO CONFIRM/ DESIGN NEW LOAD FROM ABOVE ON EXISTING EXTERIOR WALL & ANY STRUCTURAL ENGINEERING REQUIRED.

EXIST. ENG. BEAM TO REMAIN & CARRY NEW LOAD FROM NEW ADDITION OVER. ENGINEER TO CONFIRM.

EXIST. ENG. BEAM TO REMAIN & CARRY NEW LOAD FROM NEW ADDITION OVER. ENGINEER TO CONFIRM.

EXISTING FIREPLACE TO BE EXTENDED UP ABOVE NEW ROOF AT UPPER FLOOR.

NOTE:
-FRAMER TO CONFIRM ALL PLUMBING FIXTURE PRIOR TO STARTING CONSTRUCTION.
-FRAMER TO PROVIDE PROPER BACKING FOR TONEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, COAT HOOKS AND SIMILAR FIXTURES AS REQ'D.
-ELECTRICAL CONTRACTOR TO CONFIRM LAYOUT AND ELECTRICAL COMPONENTS WITH CUSTOMER ON SITE PRIOR TO WIRING.
-TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.
-ALL WINDOW HEAD HEIGHTS TO MATCH EXISTING.
-ALL DOORS TO MATCH EXISTING UNLESS NOTED.
-ALL DIMENSIONS EXISTING & NEW TO BE CONFIRMED PRIOR TO ANY CONSTRUCTION COMMENCING.

LEGEND	
	NEW WALLS
	EXISTING WALLS
	WALLS TO BE REMOVED

NOTE:
-CONFIRM ALL EXISTING BEARING LOADS, EXISTING BEAMS & BEARING WALLS ON SITE PRIOR TO CONSTRUCTION DUE TO REMOVAL AND/ OR REPLACEMENT WITH NEW BEAMS AND/ OR BEARING WALLS. (ENG. TO CONFIRM)

ERRORS AND OMISSIONS

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635 WELKE ROAD

THE DICKIESON RESIDENCE
DATE: 30/10/17
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: DP
APPROVED BY:

SHEET NAME
MAIN & UPPER FLOOR PLAN

PROGRESS
FOR TENDER

REVISION	PLAN NUMBER:
C	625
SHEET NUMBER	SHEET
A2	2 OF 3

REVISIONS		
REV	DATE	DESCRIPTION
A	17/10/17	PRELIMINARY APPROVAL
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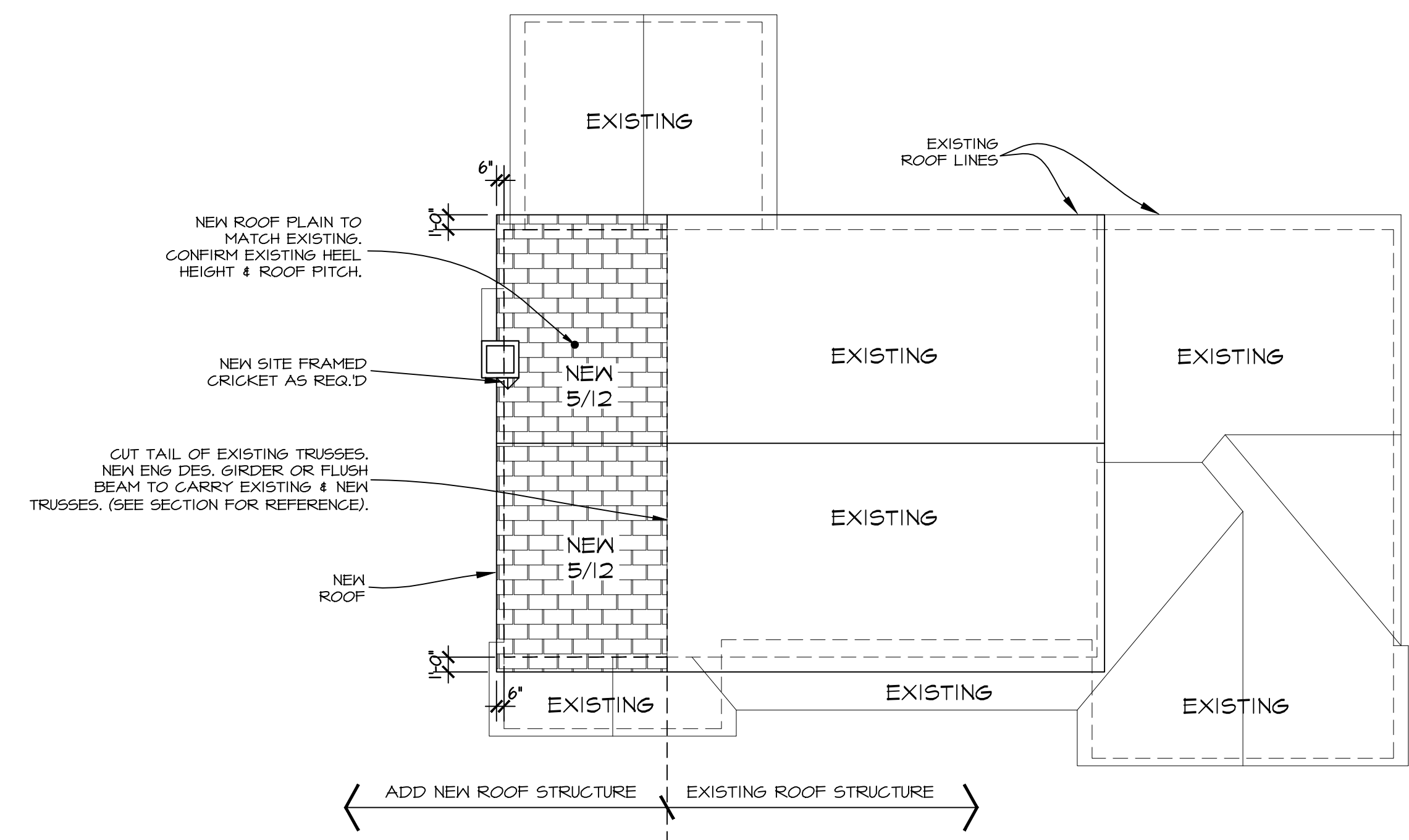
SCHEDULE B

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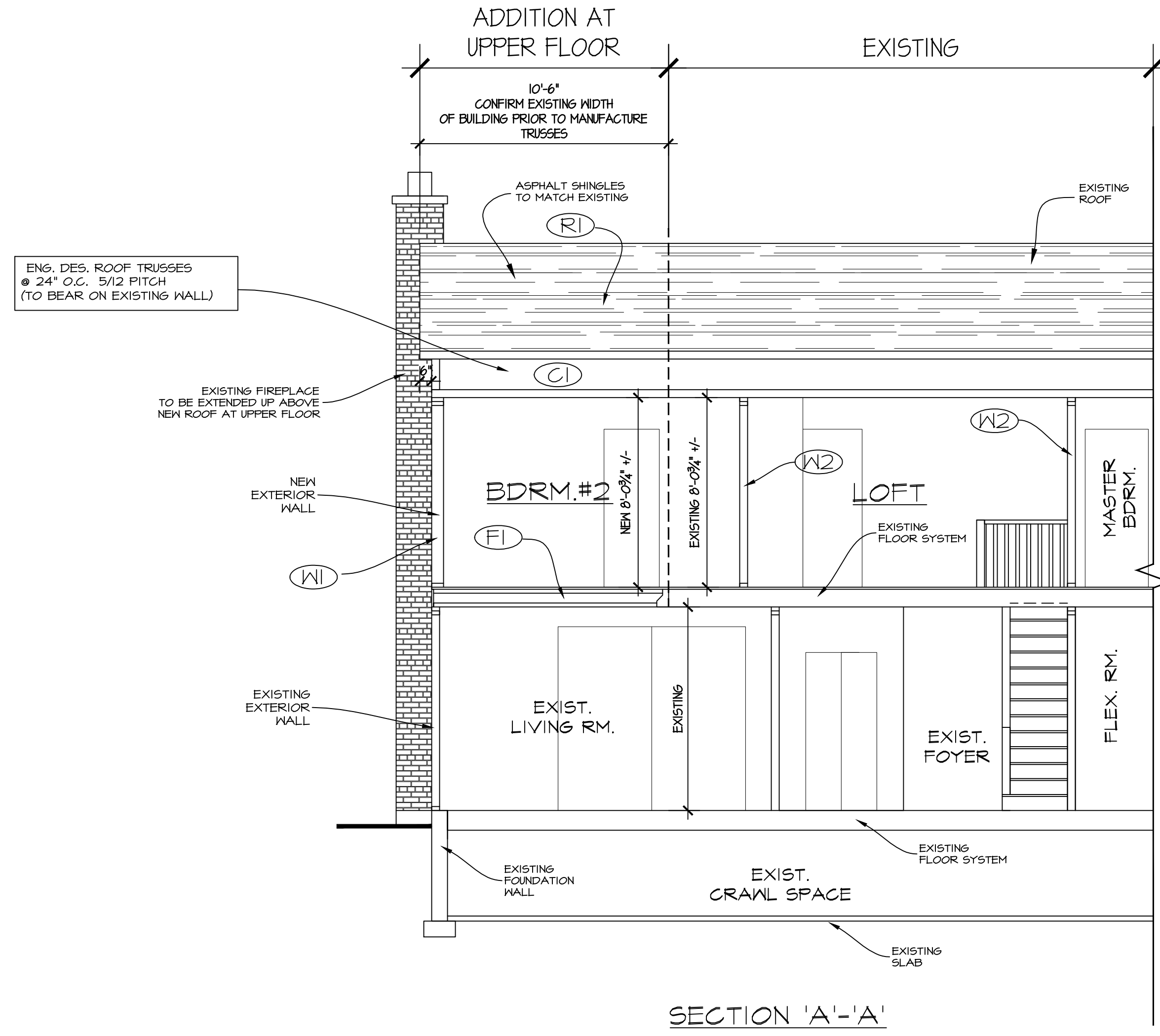


City of Kelowna
COMMUNITY PLANNING



ROOF PLAN

NOTE:
-ALL DIMENSIONS EXISTING & NEW TO BE CONFIRMED PRIOR TO ANY CONSTRUCTION COMMENCING.



ROOF & CEILING ASSEMBLIES

ROOF CONSTRUCTION (TYPICAL)

COMPONENTS

- ASPHALT SHINGLES MIN 30 YEAR
- 3/4" ROOFING FELT UNDERLAYMENT
- 1/4" O.S.B. ROOF SHEATHING C/N 1" GLIPS
- ENGINEER DESIGN ROOF TRUSS SYSTEM
- R-50 INSULATION
- 6 MIL. POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD

ROOFING CONTRACTOR TO CONFIRM ROOF CONSTRUCTION

NOTE:
-ALL HEEL HEIGHTS TO BE CONFIRMED BY TRUSS MANUF.

TYPICAL CEILING BELOW ATTIC

COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
ENGINEER DESIGN 2X4 BOTTOM CHORD CAVITY	1.96	11.10
R-50 INSULATION	4.82	27.31
6 MIL. POLY VAPOR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.11	0.62
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	7.00	39.11
MINIMUM RSI VALUE INCORPORATING AN HRV	6.91	38.23

ROOFING CONTRACTOR TO CONFIRM ROOF CONSTRUCTION

WALL ASSEMBLIES

HARDI-PLANK / BRD.] (TYPICAL ABOVE GRADE)

COMPONENTS	EFF. RSI	R-VALUE
AIR FILM (EXTERIOR)	0.03	0.17
HARDI MATERIAL (FIBROUS CEMENT BOARD)	0.03	0.17
2 LAYERS OF 5/8" BUILDING PAPER	0.00	0.00
1/4" O.S.B. WALL SHEATHING	0.11	0.62
2X6 FRAMING @ 24" O.C. FILLED WITH R22 BATT	2.66	15.10
6 MIL. POLY VAPOR BARRIER	0.00	0.00
1/2" GYPSUM BOARD	0.08	0.45
AIR FILM (INTERIOR)	0.12	0.68
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY	3.03	17.21
MINIMUM RSI VALUE INCORPORATING AN HRV	2.91	16.61

INTERIOR PARTITION WALL (TYPICAL)

COMPONENTS

- 1/2" GYPSUM BOARD
- 2X4 FRAMING @ 16" O.C.
- 1/2" GYPSUM BOARD

FLOOR ASSEMBLIES

INTERIOR FLOOR CONSTRUCTION (TYPICAL)

COMPONENTS

- FINISHED FLOORING
- 1/4" UNDERLAY (STRANDWOOD OR SIMILAR)
- ALL VINYL AND TILE LOCATIONS
- 3/4" T&G PLYWOOD SHEATHING (GLUED AND SCREWED)
- ENGINEER DESIGNED FLOOR SYSTEM
- 1/2" GYPSUM BOARD TO ALL FINISHED AREAS

- GENERAL NOTES**
- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may take precedence.
 - All work shall be performed in all respects to good building practice.
 - Written dimensions to be followed. DO NOT scale from drawings.
 - All floor joists and beams to be D.Fir/Larch #2 or better or as noted.
 - Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method.
 - Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 6'0" O.C. and at all corners.

- All measurements, grades and levels to be verified on site before commencing construction.
- Perimeter drainage shall be installed where required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strength of 20 mpa at 28 days.
- Floor joists spans of more than 7'0" shall be bridged at mid-span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal type cross bridging installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane.
- All electrical/plumbing fixturing to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings

- and over all unprotected openings. Caulking to be installed around all unflashed exterior openings.
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- INTERIOR SWING DOORS**
Rough opening is always 82 1/2" high x 2" greater than nominal door size.
EXAMPLE: 2/8 X 6/8 = 34"X 82 1/2"
- INTERIOR BIFOLDS**
Rough openings for 2 panel doors are 1 1/4" greater than nominal door width & 1 1/2" greater than door height.
EXAMPLE: 3/0 X 6/8 = 37 1/4"X81 1/2"
Rough openings for 4 panel doors are 1 1/2" greater than nominal door width and 1 1/2" greater than height.
EXAMPLE: 5/0 X 6/8 = 61" X 81 1/2"



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THE DICKIESON RESIDENCE

DATE: 30/10/17
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
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APPROVED BY:

SHEET NAME

**SECTION 'A'-A',
ROOF PLAN,
DETAILS & NOTES**

PROGRESS

FOR TENDER

REVISION	PLAN NUMBER:
C	625

SHEET NUMBER	SHEET
A3	3 OF 3

CLIENT: EVAN DOCUMENTS - EVAN'S BUSINESS PROJECT INDEX 2017 12 15 - ALIGNWEST HOMES - 635 WELKE ROAD 2017