

Design Rationale  
1910 McDougall Street  
Squire House Addition

<b>SCHEDULE</b>	<b>B</b>
This forms part of application # HAP18-0004	
Planner Initials	AF
 City of <b>Kelowna</b> COMMUNITY PLANNING	

The design rationale is to integrate three basic project objectives into a cohesive building solution.

The first objective is to provide floor plans and interior design that meet the owners' lifestyle expectations including a secure garage, a new kitchen / open plan to dining and living areas and a new primary bedroom and entertainment room all for enjoyable retirement living, i.e. basic but good architecture.

The second objective is to make changes to the exterior of the building that respect the mid 20<sup>th</sup> century (post-modern ?) existing house and improve its appearance without negatively impacting the neighbourhood, i.e. heritage context

The third objective is to construct innovative environmental aspects such as the living "green" roof and solar electric panels that contribute to sustainability, regarding climate change from global warming.

The project architecture (objective one) is pragmatic but will add quality to a building needing attention, **without** discarding the "look", the floor areas and the not so-out-of-date building materials.

The project heritage is essentially contextual maintaining the existing streetscape and respecting the conservation area guidelines for additions and remodeling.

The project's innovation adds community interest and long-term benefits without diminishing the architecture and heritage qualities of the proposal.

In summary, the project's form (massing), materials (painted stucco), context (heritage) and design solution are integrated and compatible to the adjacent properties.

## **Letter of Rationale - Addendum**

### **1910 McDougall Street – Squire House Addition**

The project heritage context is further explained with respect to the Abbott Street Heritage Conservation Area Guidelines as outlined in the Official Community Plan as follows:

#### 1. Site Layout and Parking

The new front yard setback of 6.1 m. is within 5% of the adjacent houses which are 6.3 m. to the north and 5.3 m. to the south (with the pan handle lot not being considered) averaging 5.8 m. from the front lot line.

The parking space & garage are in the (front) existing locations as there is no vehicle access to the rear yard.

The main floor spacing patterns are existing and being maintained at separations of 3.53 m. to the north and 8.9 m. to the south (including the panhandle lot). The new upper floor spacing to the north is 8.1 m. reducing the overlook impact to next door.

The accessory building at the rear is ten times smaller (15.6 s.m. ) than the house (167.5 s.m.).

#### 2. Building Massing

The established streetscape massing is being maintained at a combination of one, one and one-half and two storey houses. The project second storey is set 13.7 m. back from the front property line and 6.4 m. back from the lower front house wall. The latter provides a stepped-massing of the house facade (see north and south elevation drawings) reducing the massing impact from adding a second storey. Twelve of eighteen existing houses on the street are greater than one storey in height.

#### 3. Roof Forms, Dormers and Chimneys

The new upper low- slope gable roof pattern is the same shape as the existing lower roof and the existing two-storey adjacent house, although both of these houses are different from the roof shapes of the houses on the remainder of the block. Skylights are located at the rear and upper floor – not visible from the street.

Roofing materials are high quality (40 year) low- slope application fiberglass-lined asphalt shingles combined with solar electric panels (not visible) on the upper south-facing roof and a living “green” roof (proposed) on the existing lower roofs which, although visible, will add

innovation and interest to the neighbourhood, as well as environmental sustainability to the project.

The new soffits and overhangs maintain the existing building style while the “green” roof mitigates rain water drainage and high water table issues on the site.

There are no secondary roof elements as all new roof construction is extensions of the existing main roofs. The pitch of the new upper roof is the same as the existing lower roof.

There are no new chimneys above the roof line although these (2) could be added as framed-in elements above the roof line and match the house siding.

#### 4. Cladding Materials

Low maintenance, acrylic-painted, trowelled, California-style stucco, which is typical/traditional for this style of house, is being used. The colours are chosen from the Benjamin Moore historical true colours for western Canada and are similar to the existing house and compatible with the house style and neighbourhood.

#### 5. Doors and Windows

The existing windows will be replaced with new wood (fir) products locally manufactured to match the existing openings (except kitchen) and to match the new windows throughout. Similarly, the existing and new exterior doors will be local wood products, each and all maintaining typical window-to-wall ratios and traditional style for the heritage area. The main entry is enhanced with a new neighbourly-friendly covered front porch visible to /from the street and consistent with the building style. The windows are single-lite casement openers in keeping with the post-modern (?) later 20<sup>th</sup> century style, including a “picture” window facing the street.

#### 6. Landscaping, Walks & Fences

There is no existing mature landscaping on the site, however future planting and fences will ensure an open view to the street, without tall fencing of the front yard.

The new upper floor setback of 8.1 m. (26') to the adjacent house ensures moderate privacy from the two mid-sized windows located on the north wall of an occasionally used recreation room. This overlook is well within neighbourhoods standards and expectations.

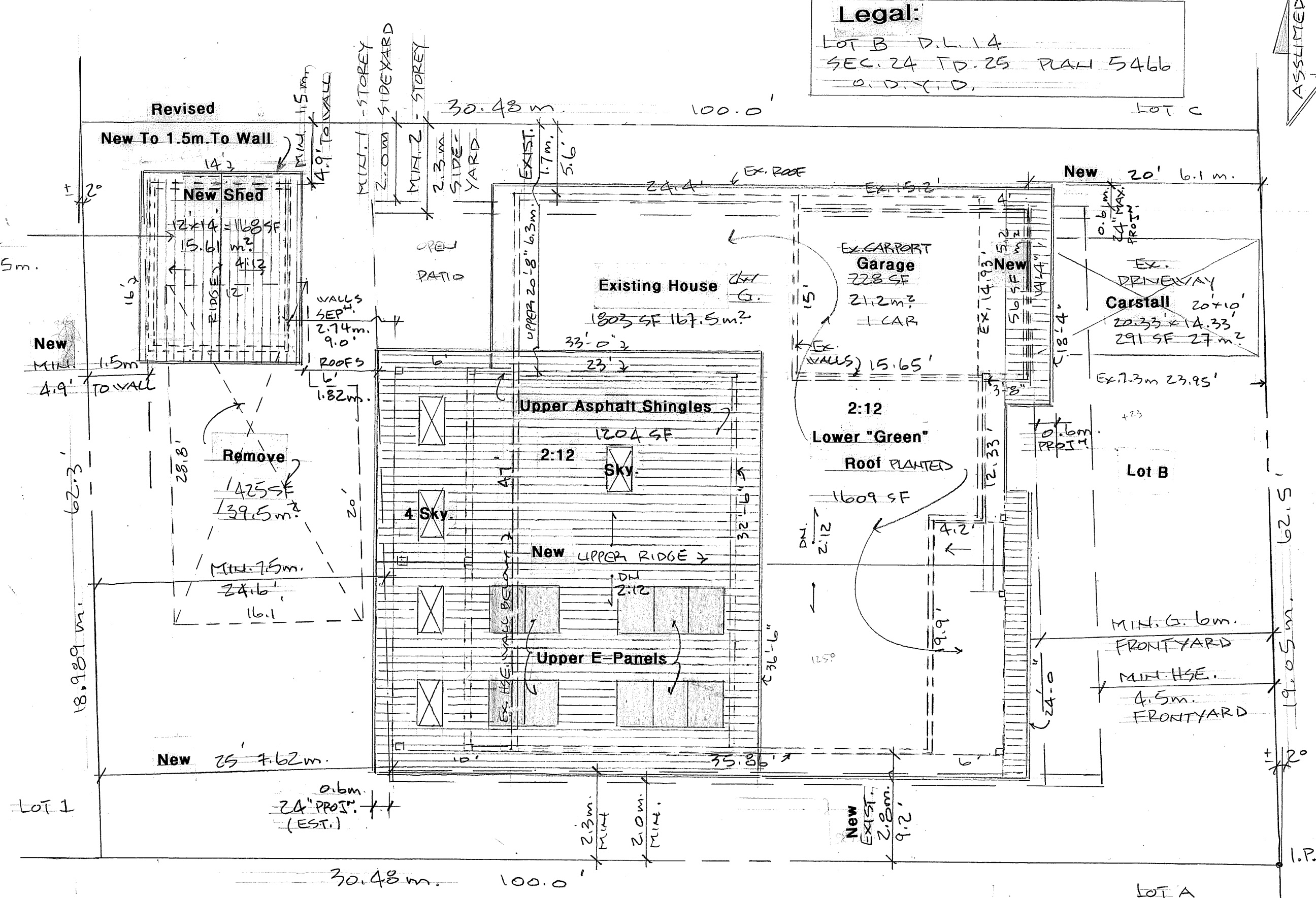
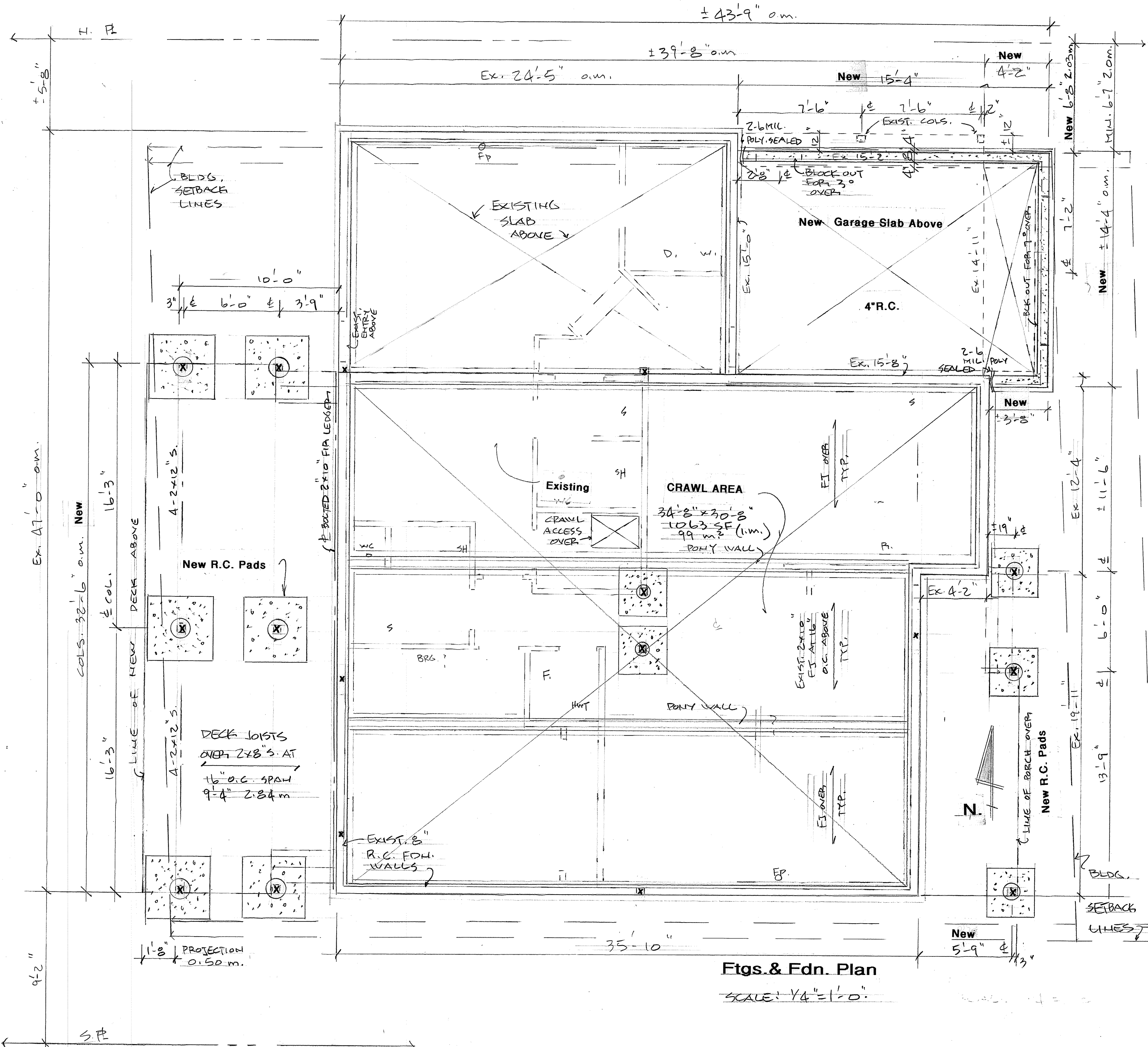
In conclusion, the house rehabilitation meets most of the guidelines for construction in the Abbott Street Heritage Conservation Area. Further input to improve aspects of this project would be most welcome.

**SCHEDULE C**

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# HAP18-0004

Planner Initials **AF**

**City of Kelowna**  
COMMUNITY PLANNING



**Zoning: RU-1 LARGE LOT HOUSING**

USES: SINGLE DWELLING HOUSE + STORAGE SHED

SUB-DIV. REGS: EXIST. CONFORMING

DEV. REGS: SITE COV. BLDGS. MAX. 40% 231 m<sup>2</sup> 2497 SF.  
PROVIDED 31.7% 183.1 m<sup>2</sup> 1971 SF.

SITE COV. BLDGS. + PAVING MAX. 50% 290 m<sup>2</sup> 3120 SF.  
PROVIDED 36.2% 210 m<sup>2</sup> 2262 SF.

MAX. HT. HOUSE 2 1/2 STOREYS 9.5m - PROVIDED 2 STOREY 6.86m.  
HT. SHED 4.5m - PROVIDED HT. 3.25m (10'-8").

MIN. FRONTYARD 6.0m (TO GARAGE) - PROVIDED 6.1m (20').

MIN. SIDEYARD 2.0m + 2.3m - PROVIDED N. EXIST. 1.7m +  
MIN. CONFORMING S. NEW 2.8m

MIN. REARYARD 7.9m - PROVIDED 7.62m

**ROOF & Site Plan**

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

LOT AREA 579.70 m<sup>2</sup>  
6240 S.F.

SEC. 6 - ACCESSORY SHED MIN. SIDEYARD 1.2m + REAR 1.5m.  
MAX. 90 m<sup>2</sup> - PROVIDED 15.61 m<sup>2</sup> 2.7% COV.  
YARD PROJ. MAX. 0.6m (2') - PROVIDED 0.6m (2').

SEC. 7 - MAX. FENCE HT. 2.0m (6'-7").

SEC. 8 - REQ'D PARKING 2 STALLS - PROVIDED 2 STALLS (STACKED)

- Conforming -

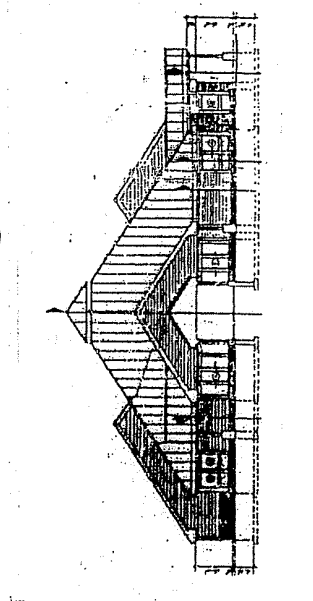
O.C.P. - CHAPTER 16 ABBOTT STREET HERITAGE GUIDELINES  
(SEE H.A.P. REPORT)

- NOTES: R.C. - Reinf. Conc.
- Upgrade Water Line to one inch (1").
  - Re-wire & Upgrade HVAC throughout.

<b>SQUIRE House Addition</b>	
1810 McDougall St., Kelowna, B.C. V1Y 1A2	PROJ. NO. 2017-09-08
SCALE: AS SHOWN	DATE: Jan. 18'18
DWG No. <b>1-1</b>	DWG. PJC
OF <b>3</b>	

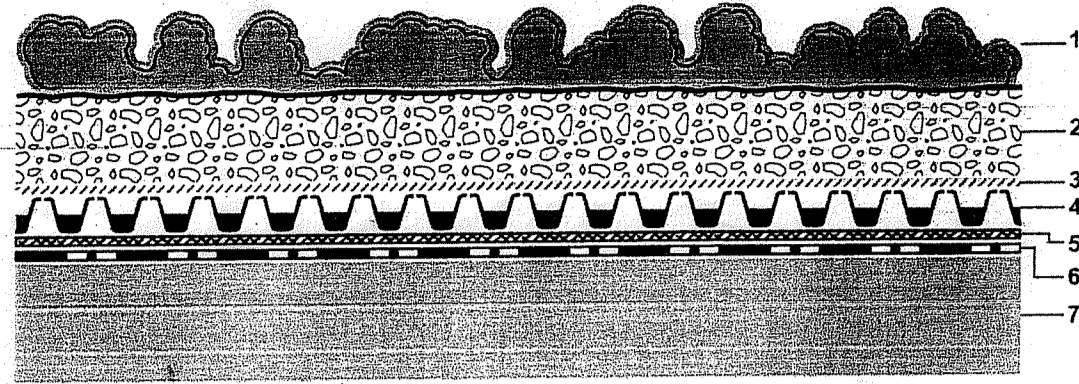
**Legal:**  
Lot B D.L. 14  
SEC. 24 T.D. 25 PLAN 5466  
O.D.X.D.

**Peter J. Chataway, B.Sc., B.Arch.**  
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E-mail: munch@pjc.net

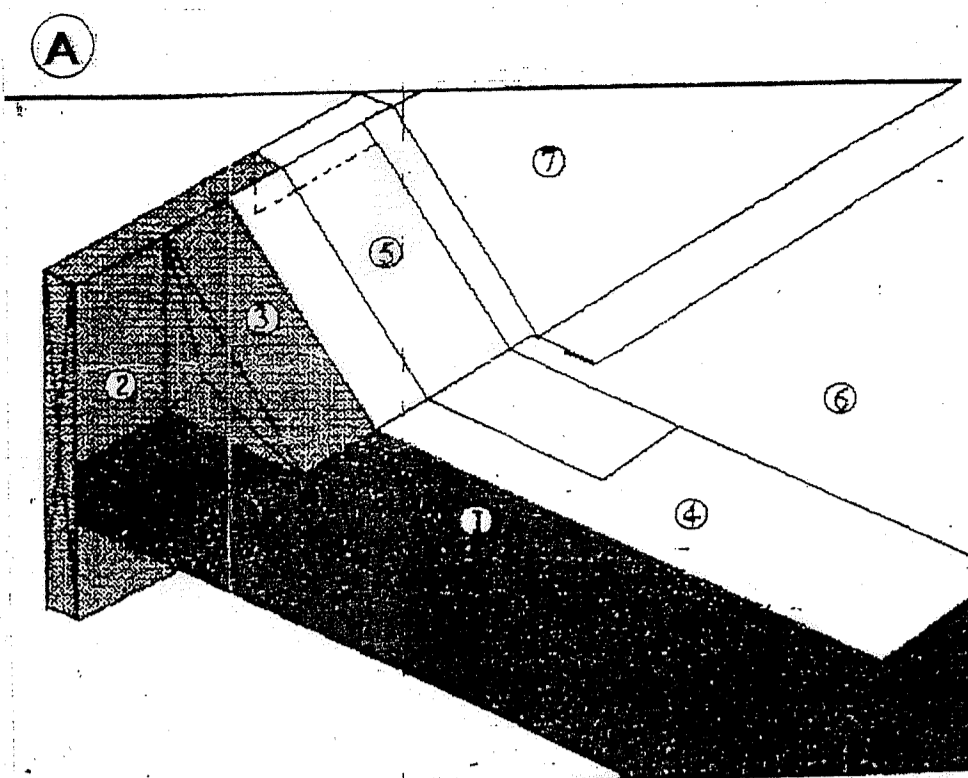


HAP Print

- 1 Plant Material
- 2 Growing Medium ZinCo Extensive, Depth 6-8 cm
- 3 Filter Sheet ZinCo SF
- 4 Drainage element ZinCo Floradrain® FD 25
- 5 Moisture & Protection ZinCo Mat SSM 45
- 6 Root protected waterproofing
- 7 Roof Construction



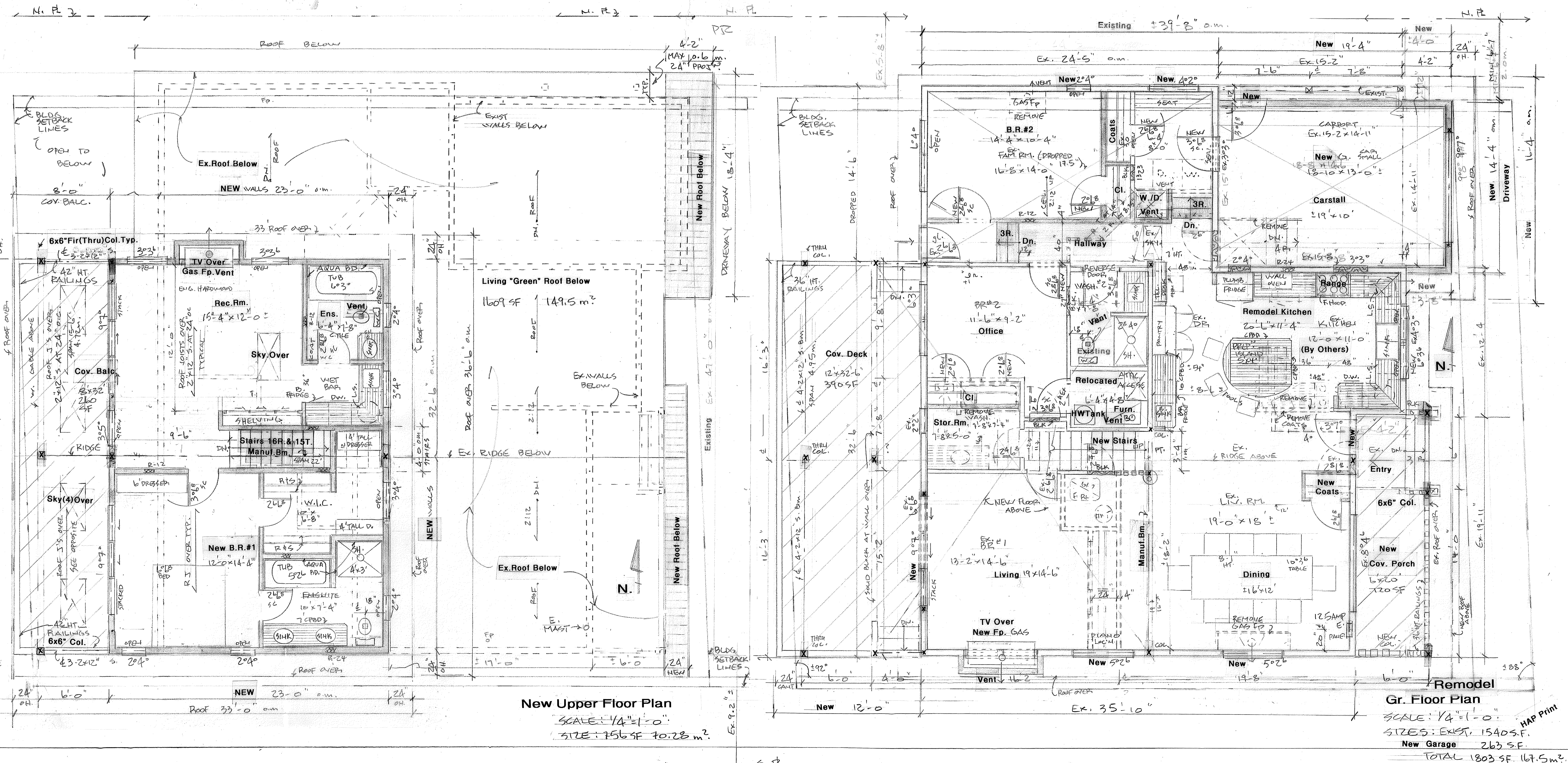
Notes:  
When the waterproofing is not root protected an additional root barrier ZinCo WSF 40 is required between the membrane and the protection mat.  
This detail is particular for the ZinCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.  
For Sedum Carpet PLUS an additional layer of 20 mm growing medium is required.



- Roofing Detail**
1. WOOD DECK Sloped To Drain
  2. FACIA BOARD
  3. 4" WOOD CANT
  4. BASE SHEET (NAILED & TORCHED SEAMS)
  5. BASE SHEET STRIPPING TORCHED
  6. CAP SHEET TORCHED
  7. PREFINISHED METAL FLASHING (25 GA.) Cont'r. Option TO COVER WOOD ALL OF WOOD FACIA

Scale: 1/4" = 1'-0"	System: Sedum Carpet	Drawn by: ZinCo GmbH
Date: 02.08.2009	Floradrain® FD 25	
File: Systembuilt-up025.dwg	Company: ZinCo Canada Inc., P.O. Box 29 Carlisle, ON, Canada L0R 1H0 Phone: 905-892-1881 E-mail: greenroof@zinco.ca	

**RON SCHWENGER, ARCHITECT**  
3715 Puget Drive, Vancouver B.C., V6L 2T8  
T: 604-732-1141, M: 604-861-9446



NOTES:

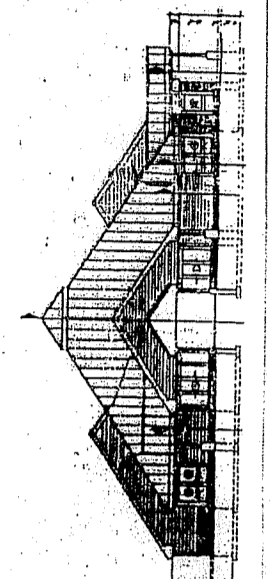
**SQUIRE House Addition**  
1910 McDougall St., Kelowna, B.C. V1Y 1A2

DWG No. 2

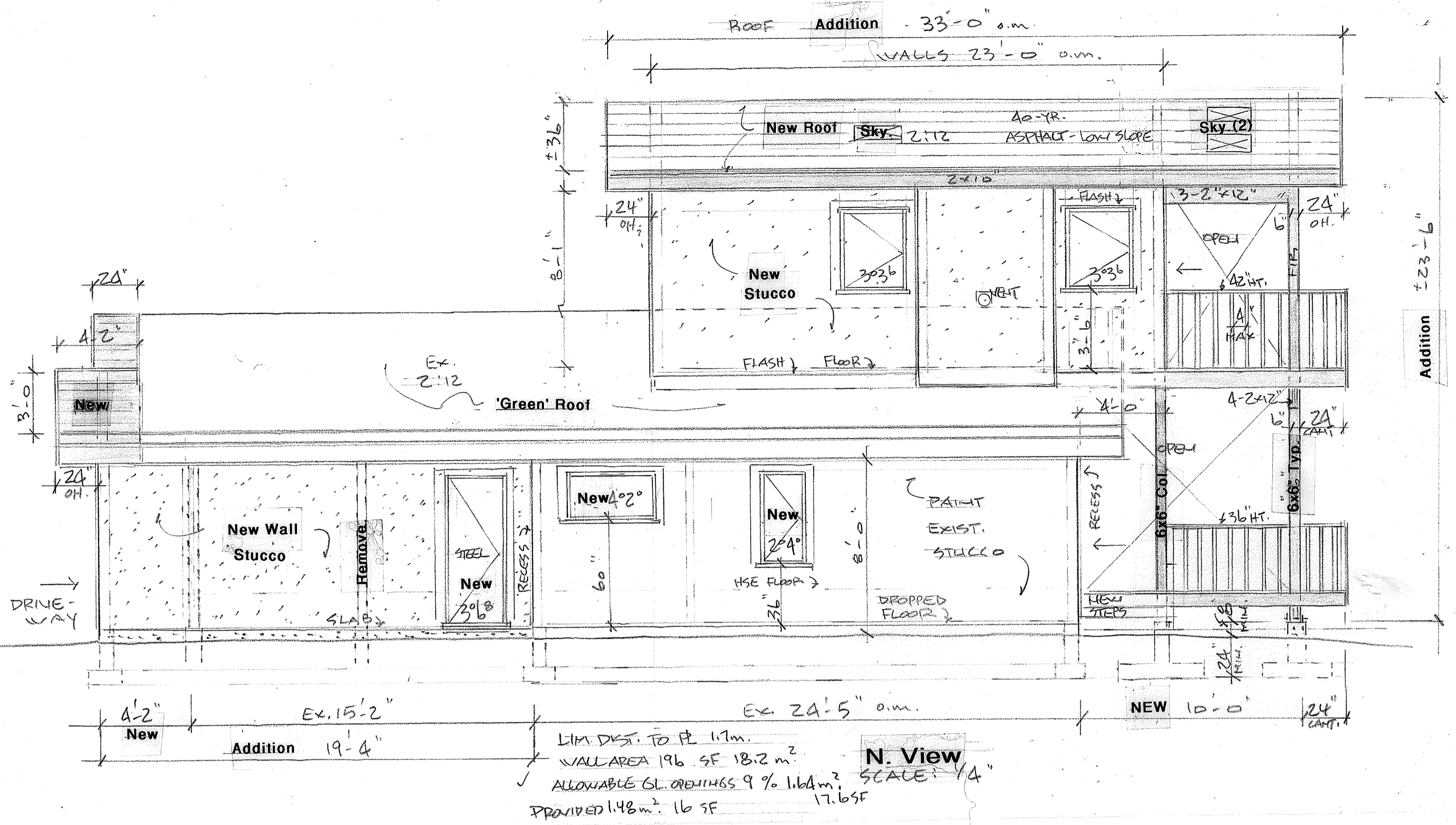
SCALE: AS SHOWN  
DATE: Jan. 18'18.

OF 3

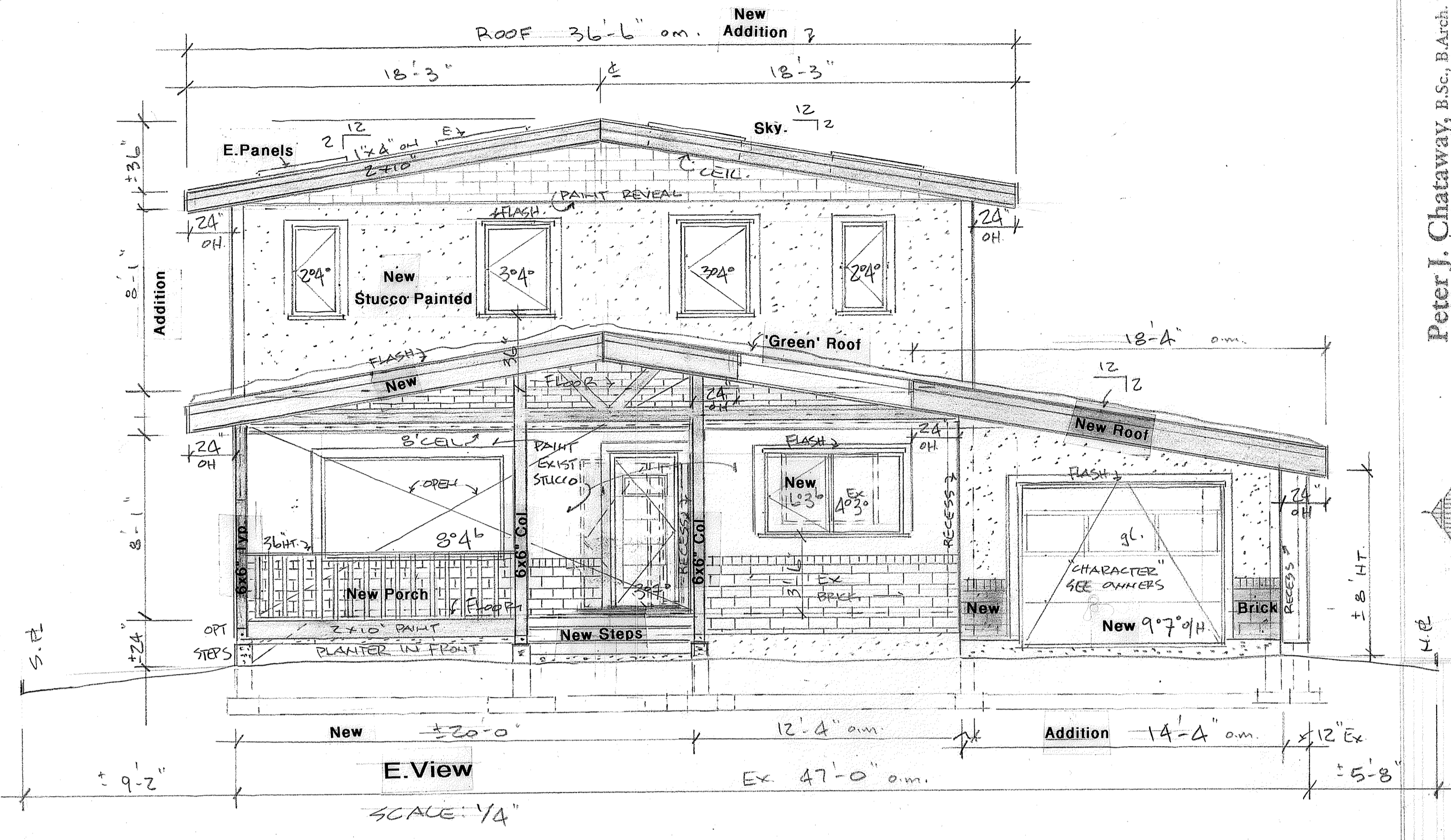
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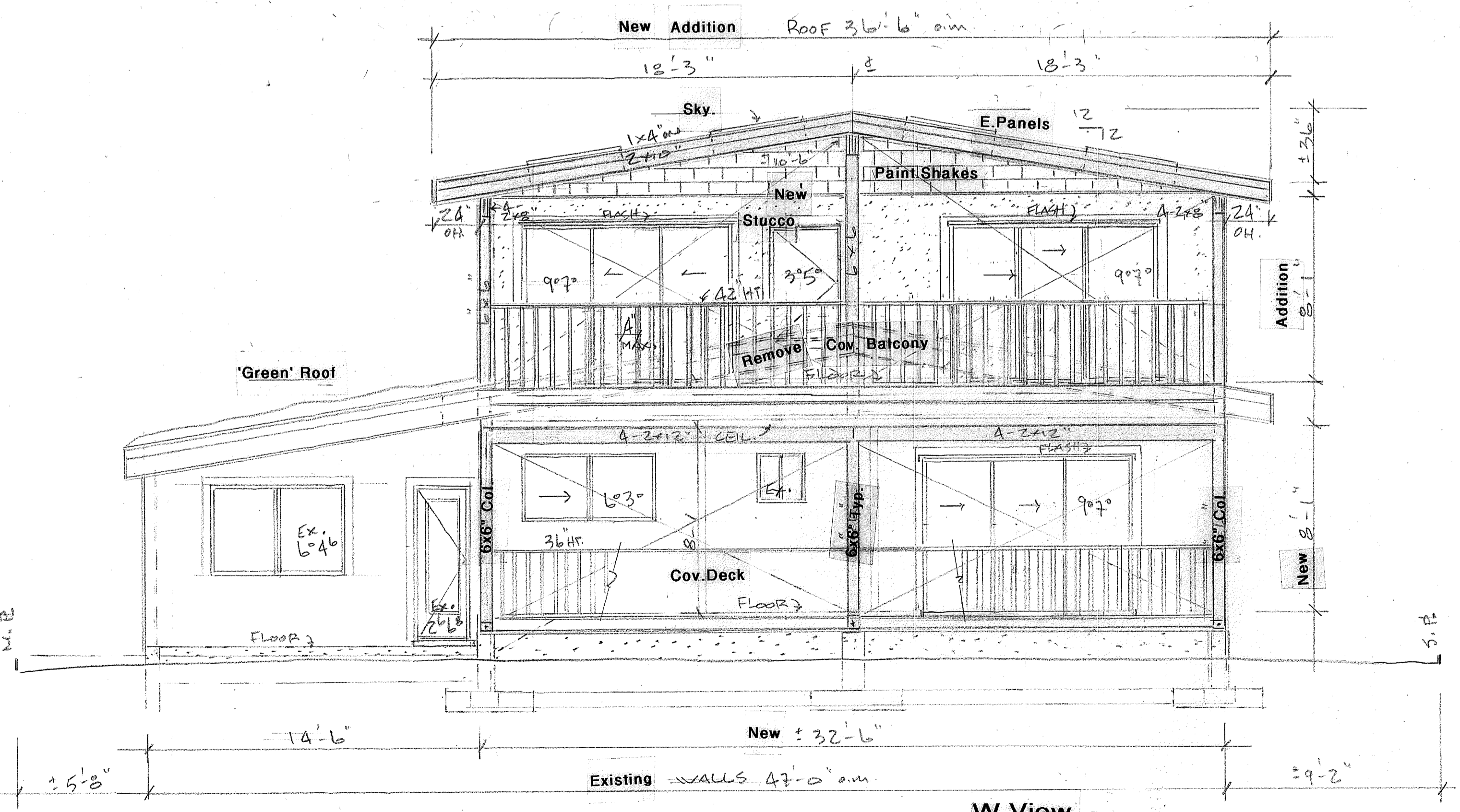
**Gr. Floor Plan**  
SCALE: 1/4" = 1'-0"  
SIZES: EXIST. 1540 SF.  
New Garage 263 SF.  
TOTAL 1803 SF. 167.5 m²



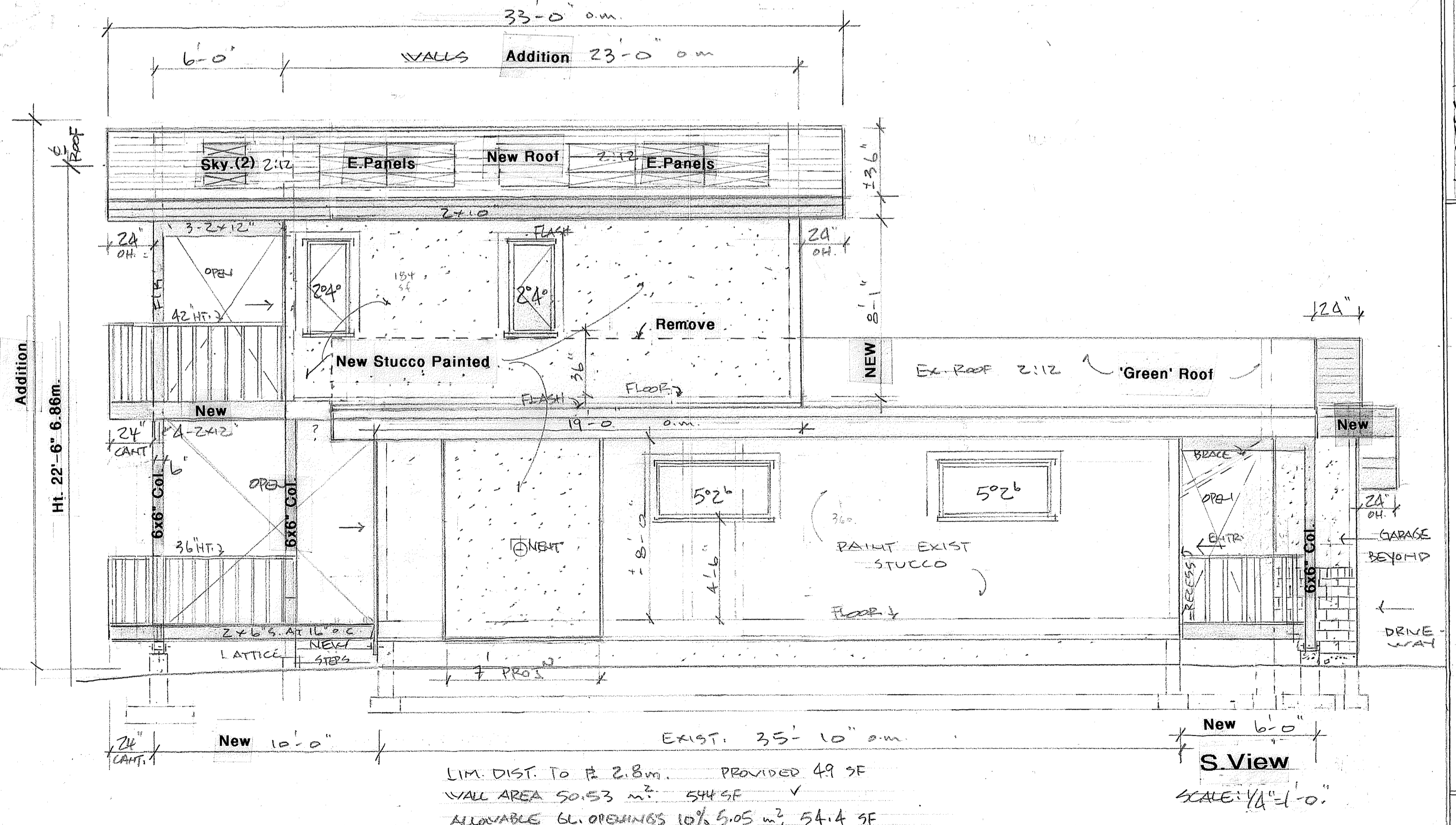
**N. View**  
SCALE: 1/4" = 1'-0"



**E. View**  
SCALE: 1/4" = 1'-0"



**W. View**  
SCALE: 1/4" = 1'-0"



**S. View**  
SCALE: 1/4" = 1'-0"

NOTES:  
1. Wood (Fir) Windows Throughout.

**SQUIRE House Addition**

1910 McDougall St., Kelowna, B.C. V1Y 1A2

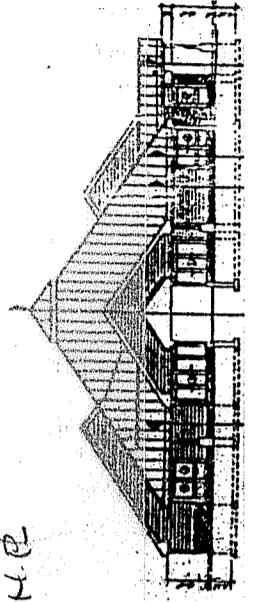
SCALE: AS SHOWN

DATE: Jan. 18/18.

DWG. No. 3

OF 3

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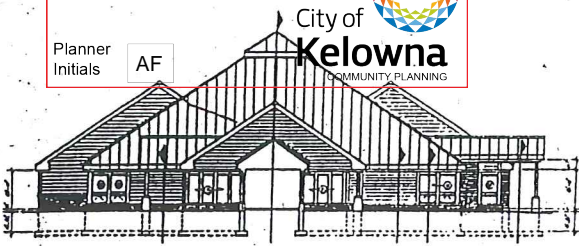
HAP Print

**SCHEDULE D**

This forms part of application  
# HAP18-0004



City of Kelowna  
COMMUNITY PLANNING  
Planner Initials AF



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

HOUSE PLANS AND DESIGN

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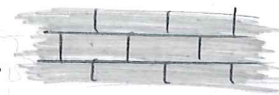
E-mail: [muncha@cnx.net](mailto:muncha@cnx.net)

Squire House

# Colour Board

HAP - 1910 McDougall Street

**Roof :** Upper: Silver Birch Asphalt 'Low Slope' Shingles.



Lower: "Living Green" Sedums & Fescue Grasses.



**Walls :** Calif. Trowelled Painted Stucco VC-6



VC-6  
Edwardian Buff

**Trim :** VC-27



VC-27  
Strathcona Red

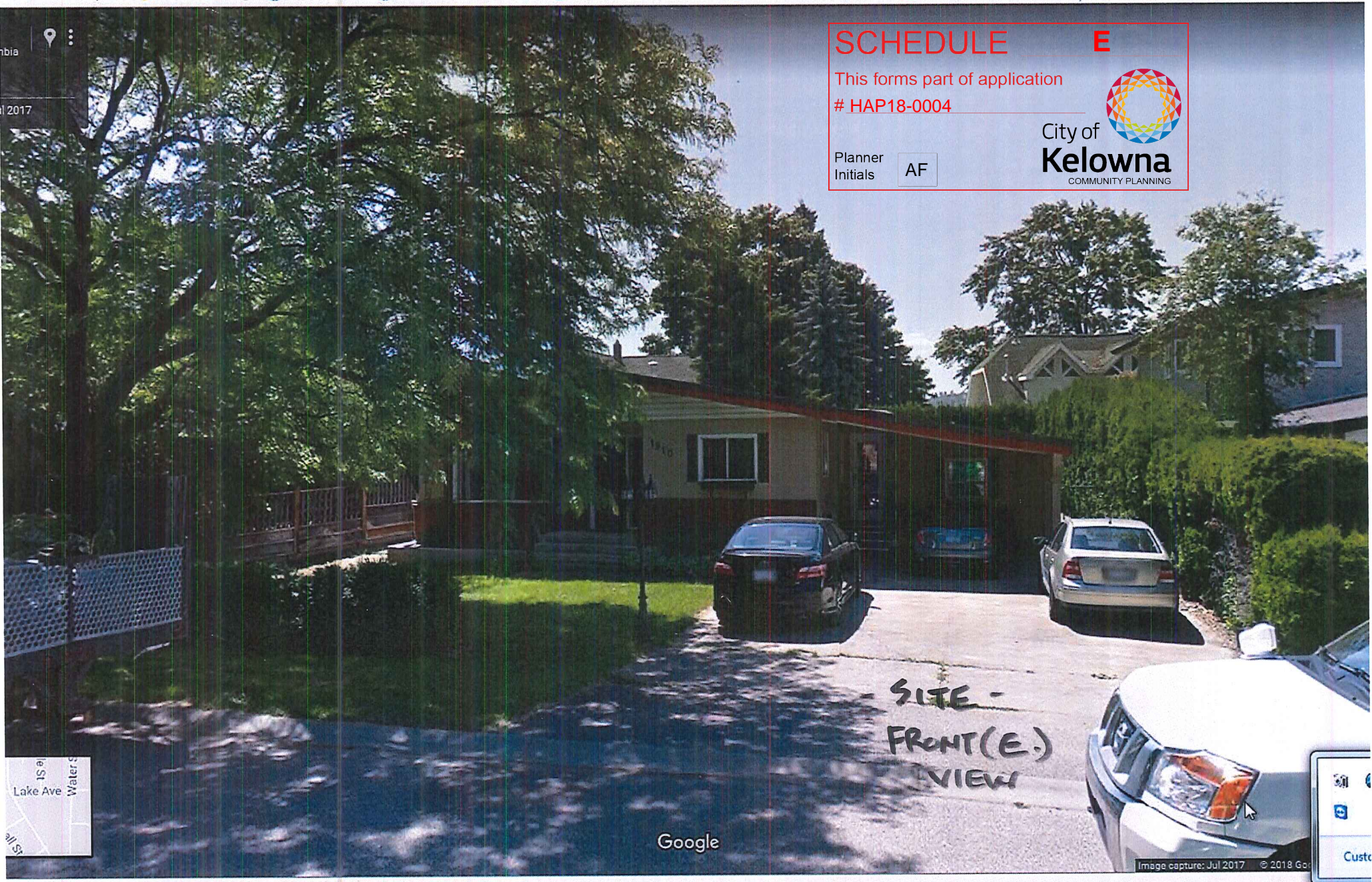
**Sash :** VC-35 Impervex High Gloss Black



**Other :** Gables - "Hardie-Shake" VC-6

Base - Existing "Red" Brick.

Note: Paint from Benjamin Moore Historical True Colours Collection.



**SCHEDULE E**

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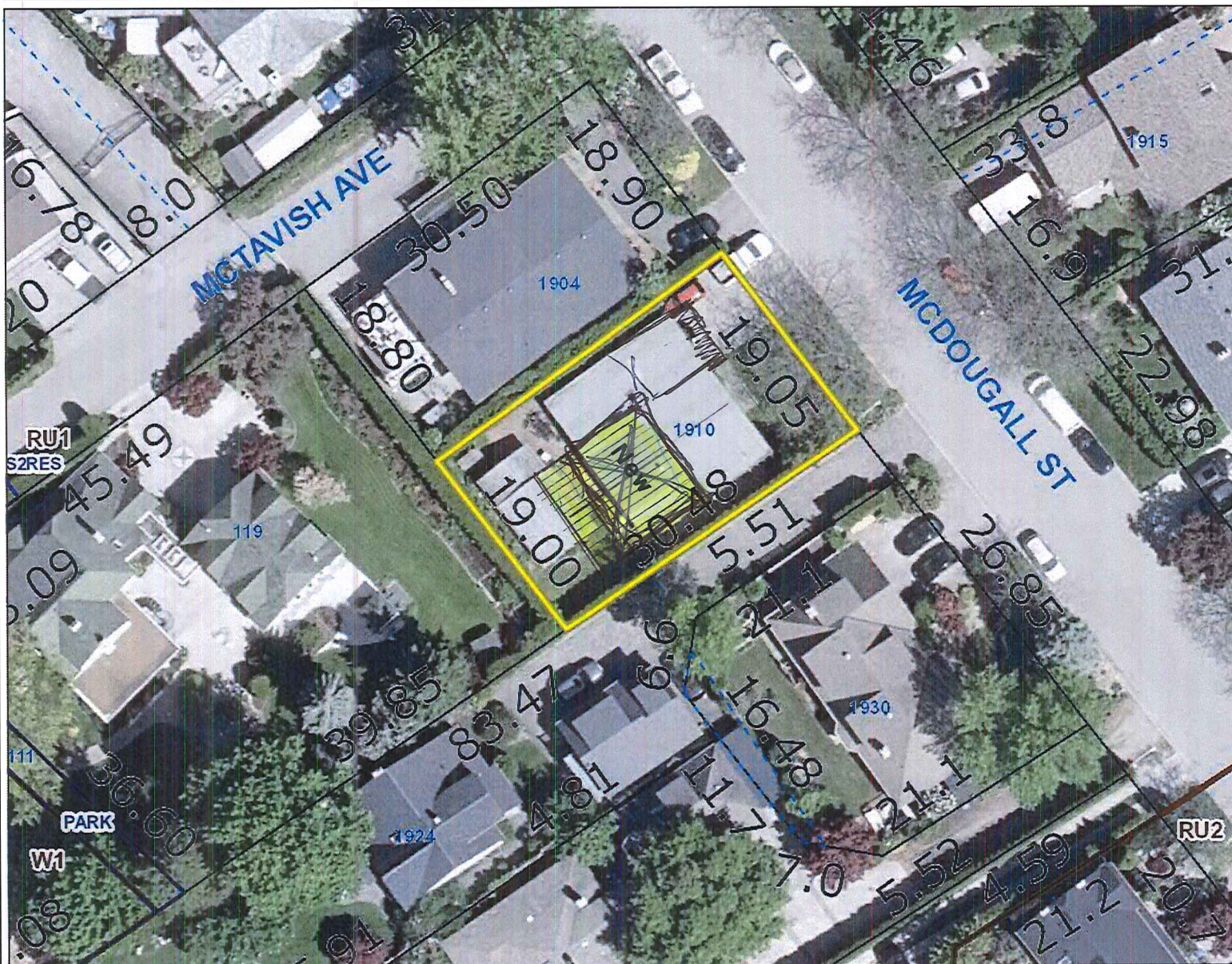
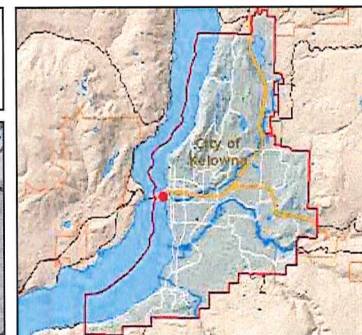
**City of Kelowna**  
COMMUNITY PLANNING



Google

Image capture: Jul 2017 © 2018 Go



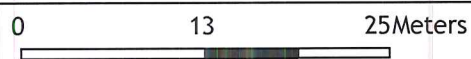


- Legend**
- Easements
  - Lot Lines
  - Lot Dimensions Leader
  - Map 4.1 Future Land Use Text
  - Zoning



**Notes**

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.



January 9, 2018





N. ADJ. 01/04/2018



ADJ. S. 01/04/2018



ACROSS 01/04/2018