

ATTACHMENT A

This forms part of application
HAP18-0011

Planner Initials TA

City of Kelowna
COMMUNITY PLANNING



ATTACHMENT A – Heritage Guidelines

City of Kelowna

1 **Subject:** Heritage Alteration Permit

2 HAP18-0011, 450 Cadder 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?	✓		

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Planner Initials	<div>TA</div> <div>YES</div> <div>NO</div>
City of Kelowna COMMUNITY PLANNING	

HERITAGE CONSERVATION AREA			
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?	✓		

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2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

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

Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front façade
- Side or rear yard parking

CITY OF KELOWNA
MEMORANDUM

Date: August 28, 2018
File No.: HAP18-0011
To: Community Planning (TA)
From: Development Engineering Manager(JK)
Subject: 450 Cadder Ave (REVISED) Heritage Alteration

Development Engineering has the following comments and requirements associated with this heritage alteration permit application.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 19mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with an inspection chamber (IC) and brooks box. The service is adequate for the proposed application

3. Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

Heritage Alteration Permit

HAP18-0011



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

450 Cadder Avenue

and legally known as

Lot 4, DL 14, ODYD, Plan 1063; and Lot 5, Block 8, DL 14, ODYD, Plan 348 Except Plan 10478

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

Single Family Dwelling with Secondary Suite

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 2.0 m permitted to 0.5 m proposed;

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

To vary the required minimum rear yard from 7.5 m permitted to 4.6 m 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: October 9, 2018

Decision By: CITY COUNCIL

Issued Date: October 9, 2018

Development Permit Area: Heritage Conservation Area

This permit will not be valid if development has not commenced by October 9, 2020.

Existing Zone: RU1

Future Land Use Designation: S2RES

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.

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

Date

HAP18-0011

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 October 9, 2018, with no opportunity to extend.

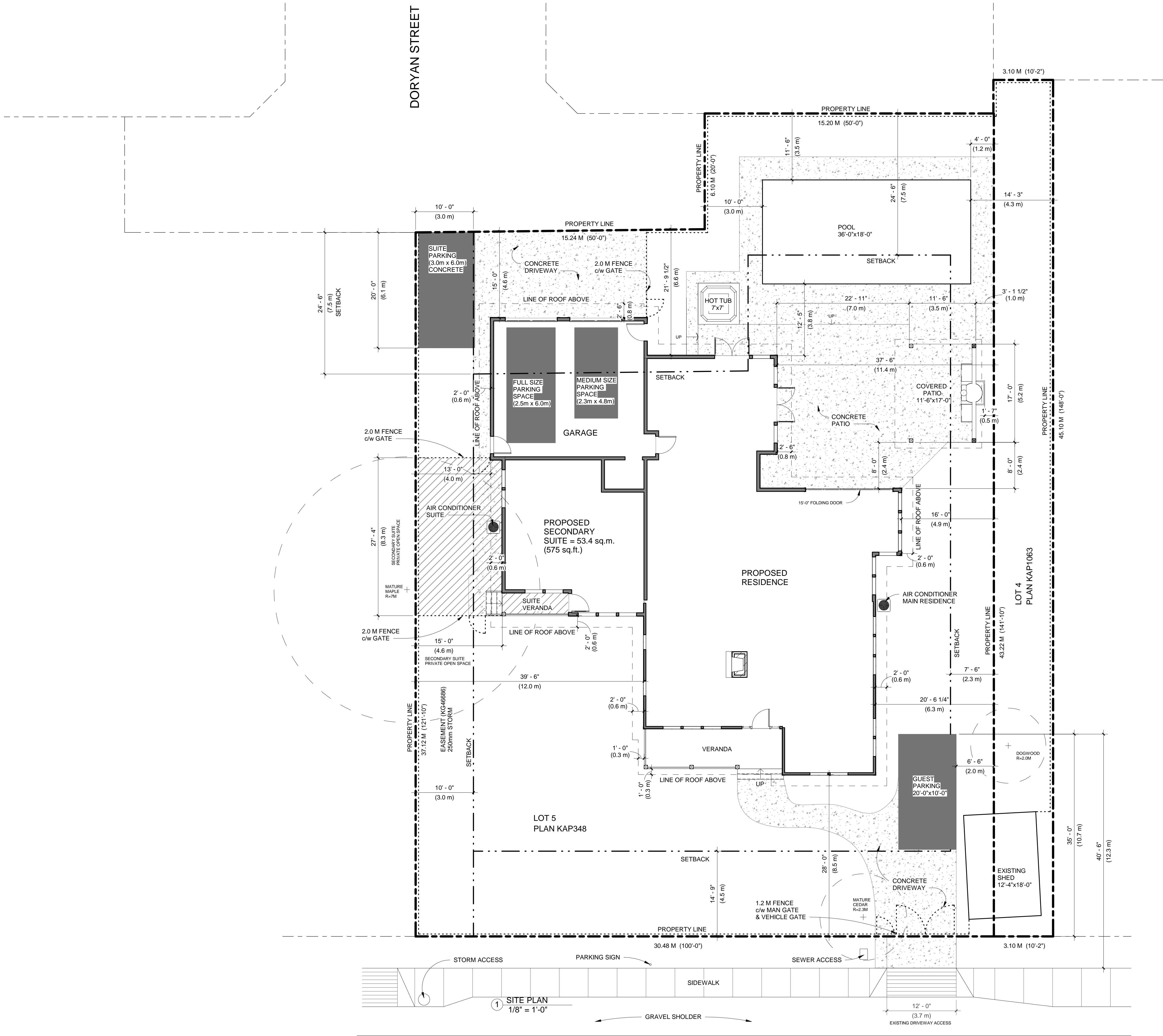
3. INDEMNIFICATION

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.**



SCHEDULE

A

This forms part of application

HAP18-0011

Planner Initials

TA

City of Kelowna

COMMUNITY PLANNING

PROJECT NORTH:

PROJECT TITLE:

SMITH RESIDENCE

MUNICIPAL ADDRESS:

450 Cadder Avenue, Kelowna, BC

OWNER CONTACT:

Russell Smith 250-826-1079

PROJECT DESCRIPTION			
MUNICIPAL ADDRESS: 450 CADDER AVENUE, KELOWNA, B.C.			
LEGAL ADDRESS: LOT 5, PLAN KAP348 LOT 4, PLAN KAP348			
ZONING: RU1			
SITE COVERAGE			
SITE AREA	1,228.12 SQ.M.	(13,220 SQ.FT.)	
BUILDING FOOTPRINT	370.60 SQ.M.	(3,989 SQ.FT.)	
SITE COVERAGE	370.60 SQ.M.	(3,989 SQ.FT.)	= 30.20%
SITE COVERAGE c/w DRIVEWAYS / PARKING	464.8 SQ.M.	(5,003 SQ.FT.)	= 37.84%
AREAS			
MAIN FLOOR	217.76 SQ.M.	(2,344 SQ.FT.)	
UPPER FLOOR	165.18 SQ.M.	(1,778 SQ.FT.)	
GARAGE	61.50 SQ.M.	(662 SQ.FT.)	
VERANDA	15.51 SQ.M.	(167 SQ.FT.)	
COVERED PATIO	18.16 SQ.M.	(195 SQ.FT.)	
SECONDARY SUITE	53.42 SQ.M.	(575 SQ.FT.)	
SECONDARY SUITE VERANDA	4.27 SQ.M.	(46 SQ.FT.)	
TOTAL BUILDING AREA	535.75 SQ.M.	(5,767 SQ.FT.)	
BUILDING SETBACKS			
FRONT YARD	4.5 M (14'-6")	8.53 M (28'-0")	
EAST SIDE YARD	2.3 M (7'-6")	0.50 M (1'-7")	
WEST SIDE YARD	2.3 M (7'-6")	4.00 M (13'-0")	
REAR YARD	7.5 M (24'-7")	4.60 M (15'-0")	

SITE LEGEND

PROPERTY LINE

SETBACK

2.0 M FENCE

ROOF OVERHANG

OFFSITE PARKING

SIDEWALKS & DRIVEWAYS

SECONDARY SUITE - PRIVATE OPEN SPACE = 42 SQ.M.

GENERAL NOTES:
DRAWINGS SHALL NOT BE SCALED.
CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING TITLE:

SITE PLAN & NOTES

SCALE: As Indicated

DATE: JULY 19, 2018

PROJECT TITLE:

SMITH RESIDENCE

MUNICIPAL ADDRESS:

450 Cadder Avenue, Kelowna, BC

OWNER CONTACT:

Russell Smith 250-826-1079

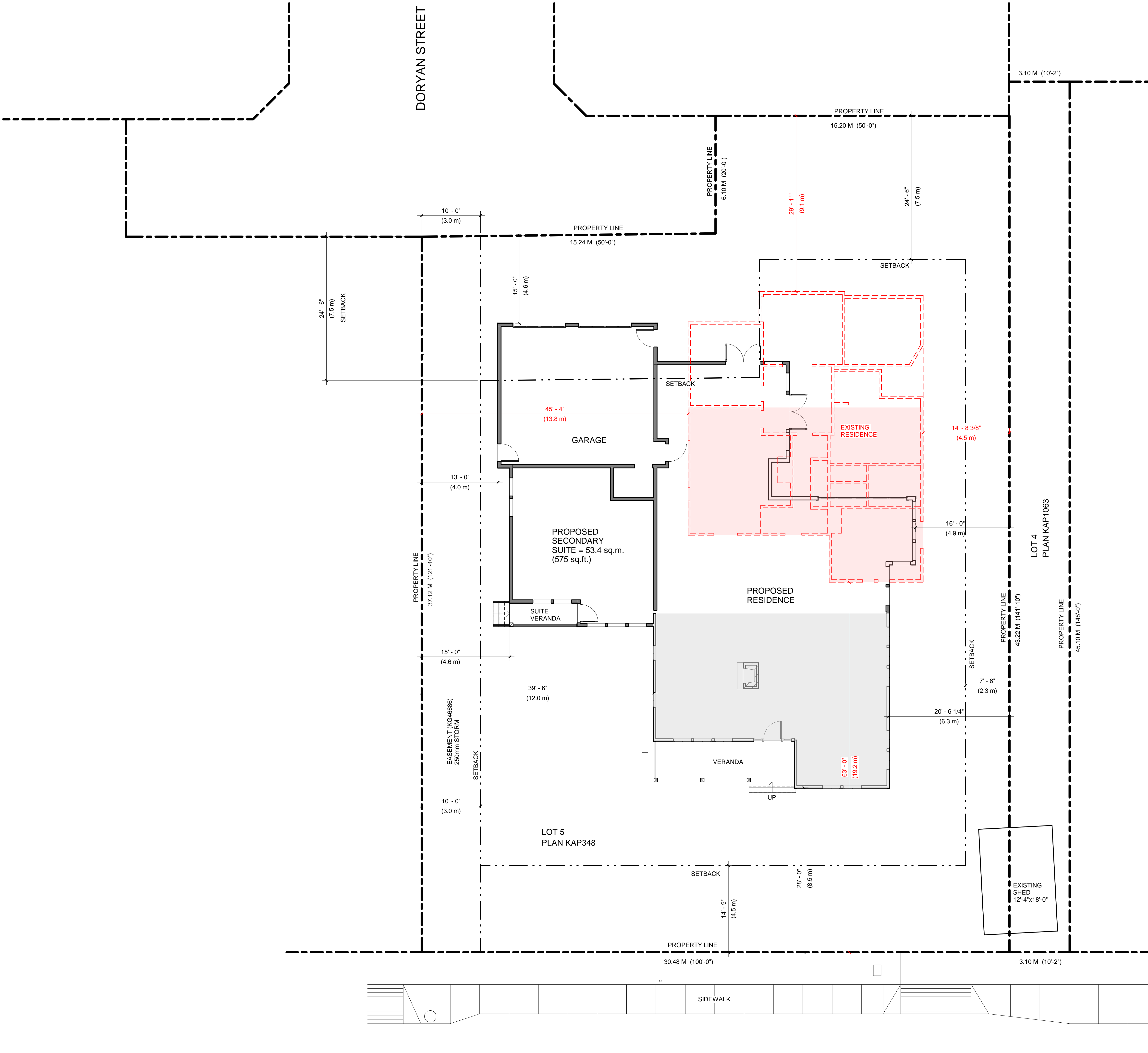
SHANNON MAZZEI

DESIGN & DRAFTING

148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6

PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

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SCHEDULE

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City of Kelowna

COMMUNITY PLANNING

PROJECT NORTH:

SITE LEGEND

PROPERTY LINE

- . -

SETBACK

EXISTING RESIDENCE

PORTION OF EXISTING RESIDENCE TO BE RELOCATED

EXISTING RESIDENCE RELOCATED

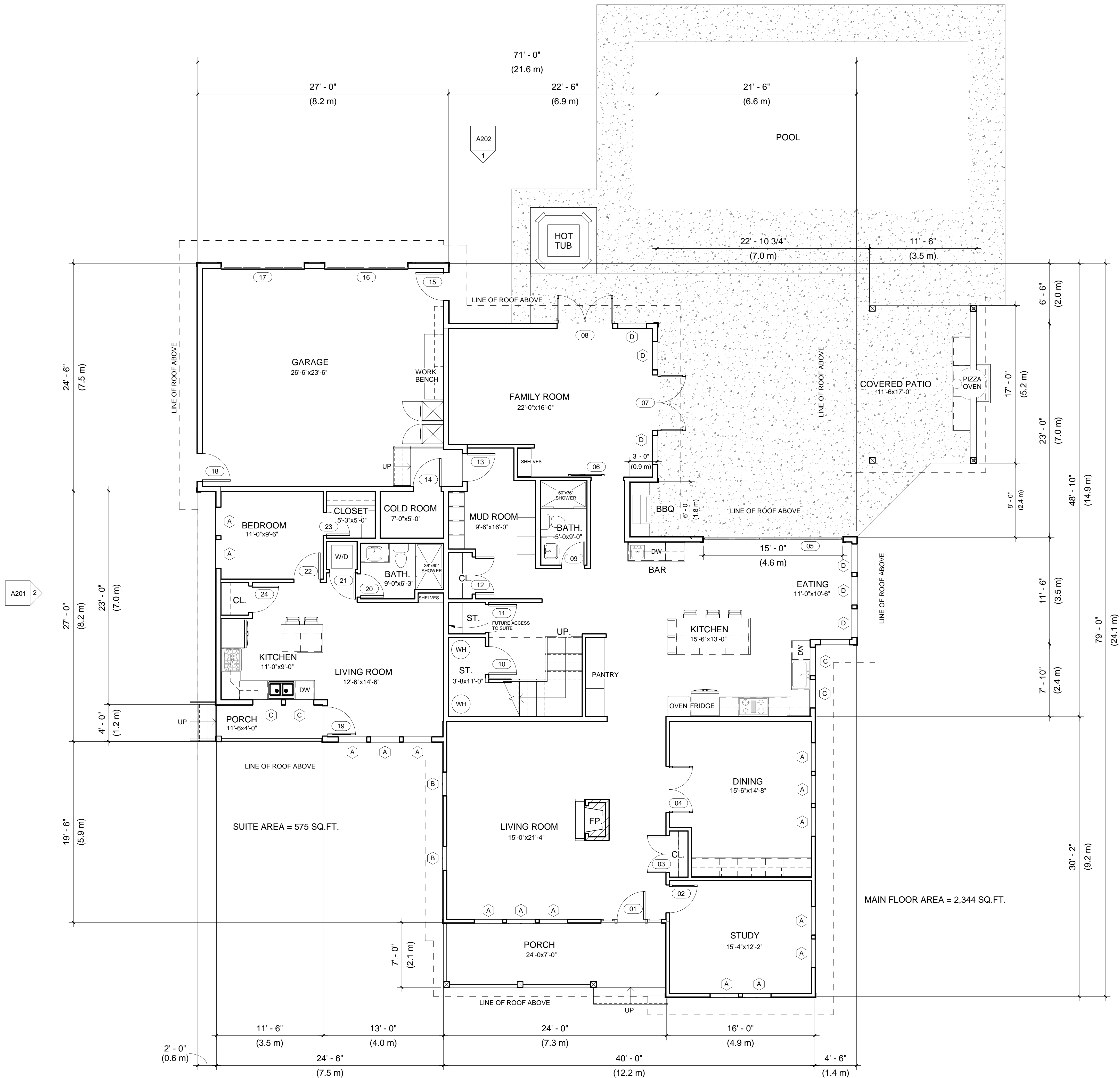
NEW RESIDENCE WALLS

GENERAL NOTES:
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PRELIMINARY NOT FOR CONSTRUCTION

SHANNON MAZZEI DESIGN & DRAFTING 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6 PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca	PROJECT TITLE: SMITH RESIDENCE	MUNICIPAL ADDRESS: 450 Cadder Avenue, Kelowna, BC OWNER CONTACT: Russell Smith 250-826-1079	DRAWING TITLE: SITE PLAN - EXIST. vs NEW	
			SCALE: 1/8" = 1'-0"	A000a

DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATIONS, LEASE, ETC. CARRY ALL ABOVE COPYRIGHT PROTECTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES OR SITE CONDITIONS TO SHANNON MAZZEI PRIOR TO COMMENCING ANY WORK.



SCHEDULE A

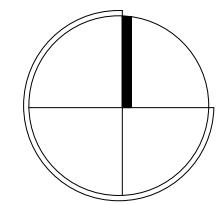
This forms part of application

HAP18-0011

Main Floor Window Schedule						
Mark	Level	Width	Description	Height	Type	Comments
A	T.O. MAIN FLOOR	3' - 0"	Blanner	5' - 0"	TA	
B	T.O. MAIN FLOOR	3' - 0"	Blanner	5' - 0"	TA	
C	T.O. MAIN FLOOR	3' - 0"	Blanner	3' - 0"	TA	
D	T.O. MAIN FLOOR	3' - 0"	Blanner	6' - 0"	TA	
Grand total: 28						

Main Floor Door Schedule					
Mark	Level	Width	Height	Count	Comments
01	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	EXTERIOR DOOR C/W SIDELIGHTS
02	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
03	T.O. MAIN FLOOR	4' - 0"	6' - 8"	1	
04	T.O. MAIN FLOOR	5' - 0"	6' - 8"	1	
05	T.O. MAIN FLOOR	15' - 0"	6' - 8"	1	EXTERIOR FOLDING DOOR SYSTEM
06	T.O. MAIN FLOOR	3' - 6"	6' - 8"	1	
07	T.O. MAIN FLOOR	6' - 0"	6' - 8"	1	EXTERIOR FRENCH DOORS
08	T.O. MAIN FLOOR	6' - 0"	6' - 8"	1	EXTERIOR FRENCH DOORS
09	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
10	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
11	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
12	T.O. MAIN FLOOR	4' - 0"	6' - 8"	1	
13	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
14	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
15	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	
16	T.O. MAIN FLOOR	9' - 0"	8' - 0"	1	
17	T.O. MAIN FLOOR	9' - 0"	8' - 0"	1	
19	T.O. MAIN FLOOR	3' - 0"	6' - 8"	1	EXTERIOR DOOR HALF LIGHT
20	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
21	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
22	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
23	T.O. MAIN FLOOR	2' - 6"	6' - 8"	1	
24	T.O. MAIN FLOOR	2' - 10"	6' - 8"	1	
Grand total: 23					

GENERAL NOTES:
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CONTRACTOR TO REVIEW ALL DIMENSIONS PRIOR TO CONSTRUCTION.
ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTURAL.



PROJECT NORTH:

PRELIMINARY NOT FOR CONSTRUCTION

A102

SCALE: 3/16" = 1'-0"
DATE: JULY 19, 2018

MAIN FLOOR PLAN

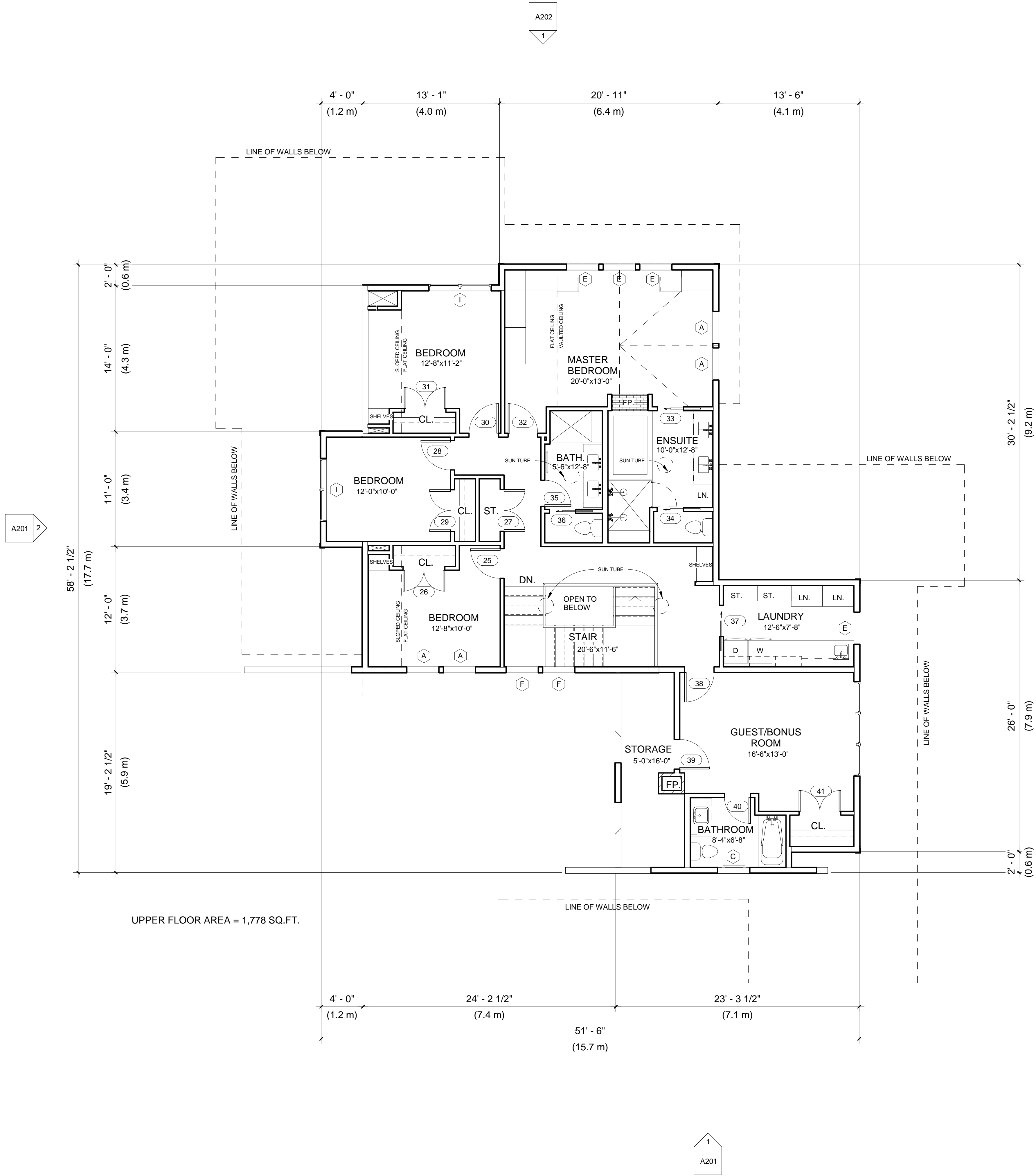
DRAWING TITLE:

MUNICIPAL ADDRESS:
450 Cadder Avenue, Kelowna, BC
OWNER CONTACT:
Russell Smith 250-826-1079

PROJECT TITLE:
SMITH RESIDENCE

SHANNON MAZZEI
DESIGN & DRAFTING
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

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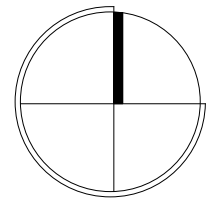
SHANNON MAZZEI DESIGN & DRAFTING 148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6 PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca	PROJECT TITLE: SMITH RESIDENCE	MUNICIPAL ADDRESS: 450 Cadder Avenue, Kelowna, BC OWNER CONTACT: Russell Smith 250-826-1079	DRAWING TITLE: UPPER FLOOR PLAN	SCALE: 3/16" = 1'-0"	
				DATE: JULY 19, 2018	
				A103	

GENERAL NOTES:
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SCHEDULE A

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HAP18-0011

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Initials TA



PROJECT NORTH: [arrow pointing right]

PRELIMINARY NOT FOR CONSTRUCTION

A104

SCALE: 3/16" = 1'-0"
DATE: JULY 19, 2018

ROOF PLAN

MUNICIPAL ADDRESS:
450 Cadder Avenue, Kelowna, BC
OWNER CONTACT:
Russell Smith 250-826-1079

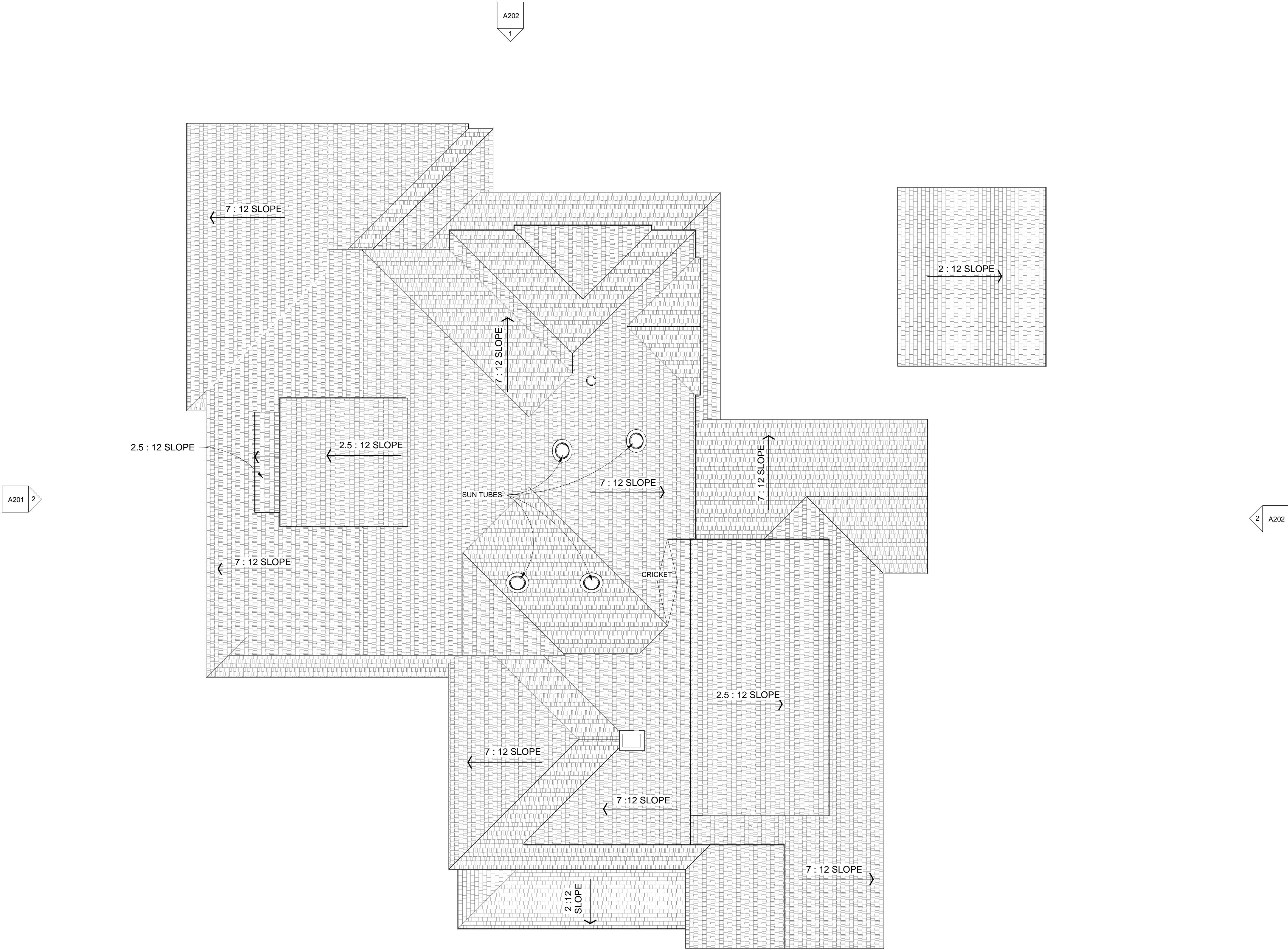
PROJECT TITLE:
SMITH RESIDENCE

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148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
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SCHEDULE B

This forms part of application
HAP18-0011



Planner Initials TA

PROJECT NORTH: [North Arrow]

PRELIMINARY NOT FOR CONSTRUCTION

A201

SCALE: 3/16" = 1'-0"
DATE: JULY 19, 2018

ELEVATIONS

DRAWING TITLE:

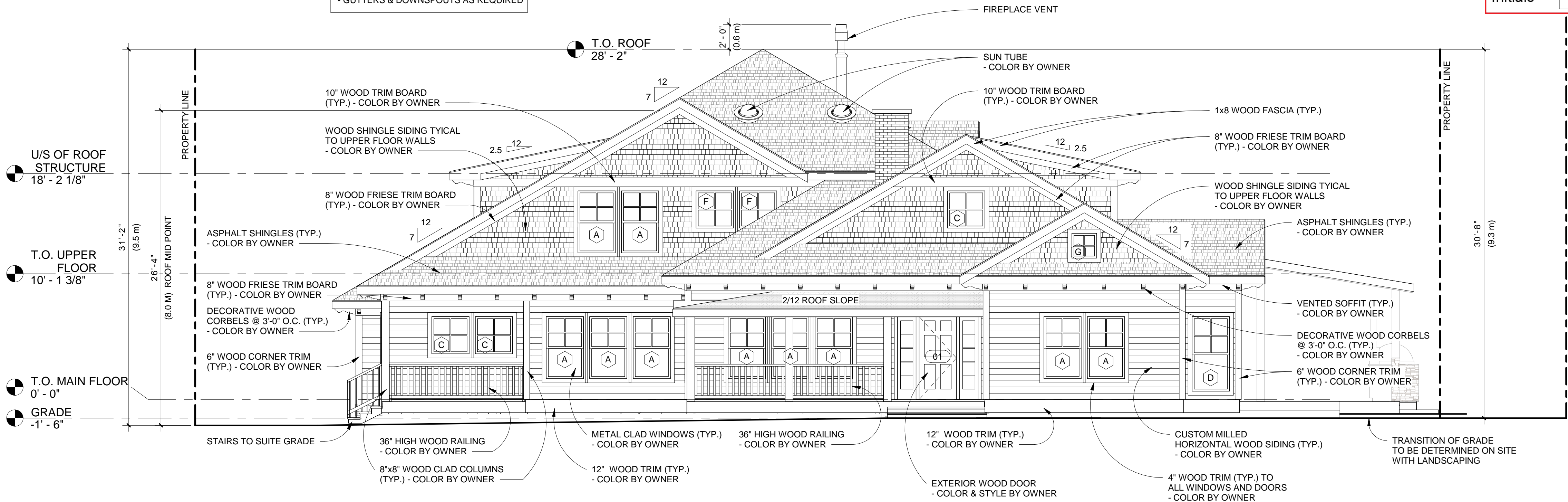
MUNICIPAL ADDRESS:
450 Cadder Avenue, Kelowna, BC
OWNER CONTACT:
Russell Smith 250-826-1079

PROJECT TITLE:
SMITH RESIDENCE

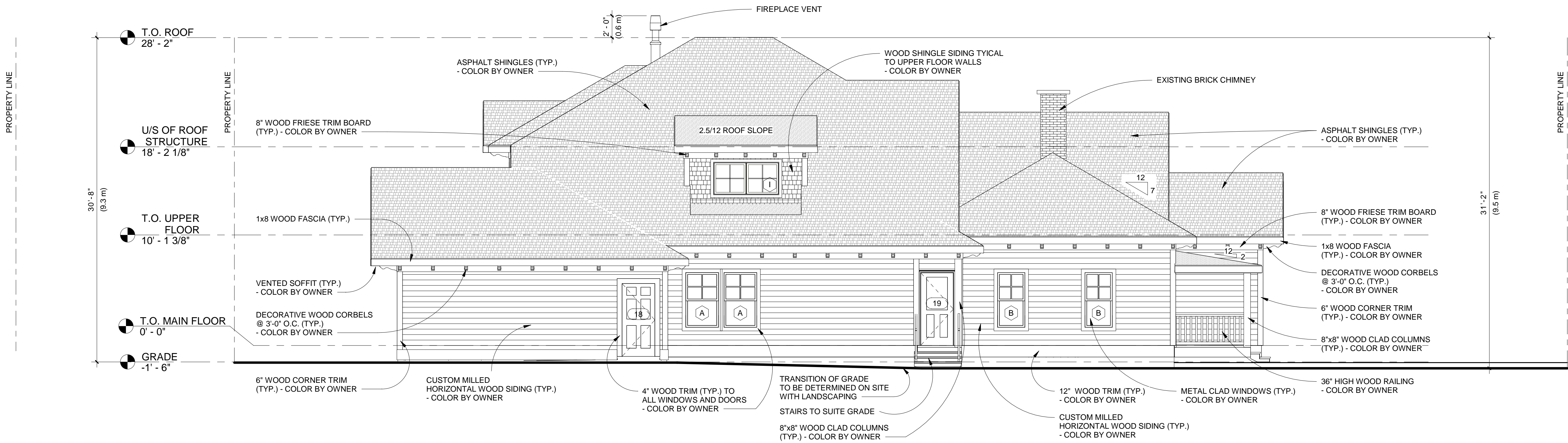
SHANNON MAZZEI
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NOTE:
- ROOF VENTS AS REQUIRED
- GUTTERS & DOWNSPOUTS AS REQUIRED



1 SOUTH ELEVATION - HAP
3/16" = 1'-0"



2 WEST ELEVATION - HAP
3/16" = 1'-0"

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SCHEDULE

B

This forms part of application
HAP18-0011



Planner Initials
TA

PROJECT NORTH:

PRELIMINARY NOT FOR CONSTRUCTION

A202

SCALE: 3/16" = 1'-0"
DATE: JULY 19, 2018

ELEVATIONS

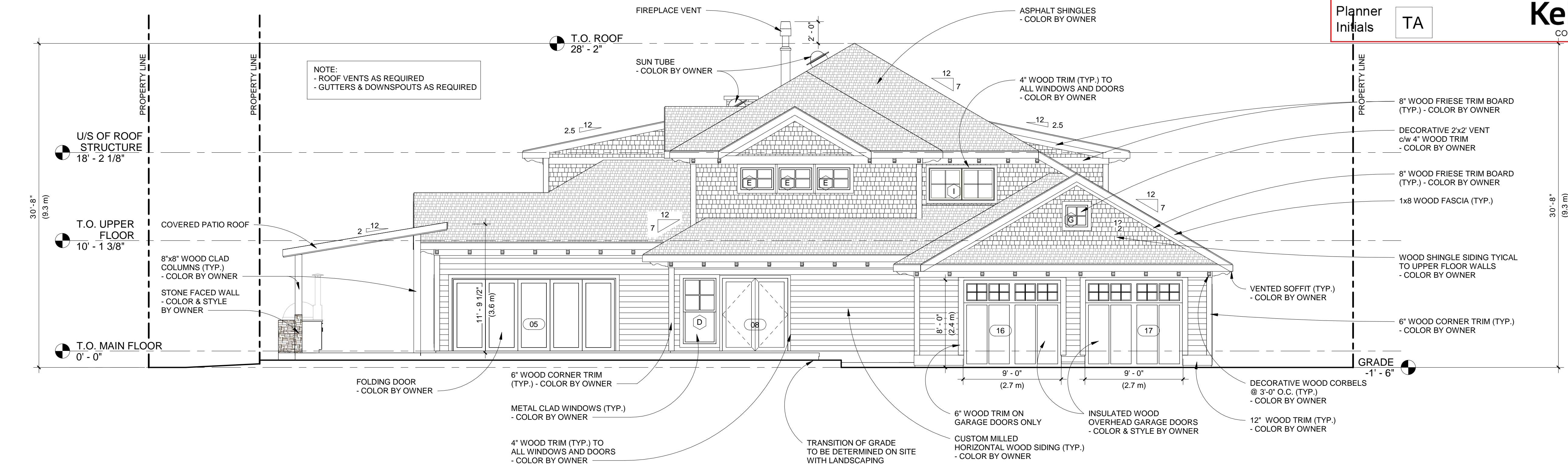
DRAWING TITLE:

MUNICIPAL ADDRESS:
450 Cadde Avenue, Kelowna, BC
OWNER CONTACT:
Russell Smith 250-826-1079

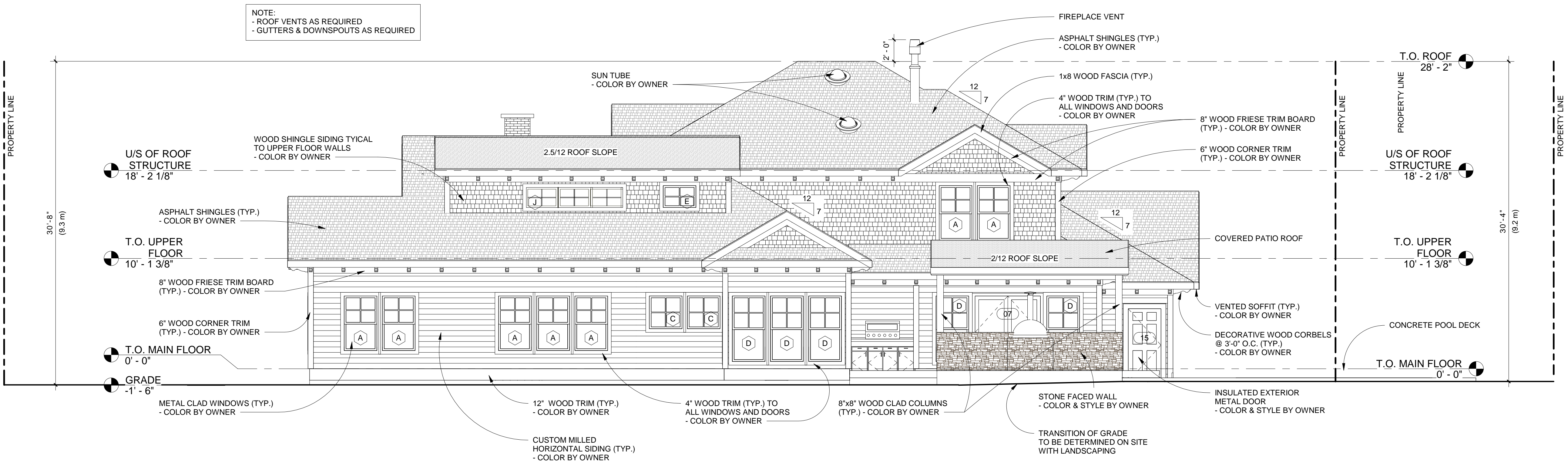
PROJECT TITLE:
SMITH RESIDENCE

SHANNON MAZZEI
DESIGN & DRAFTING
148 SOUTHVIEW COURT, KELOWNA, BC V1Y 1T6
PH: (250) 717-1856 EMAIL: shannonmazzi@shaw.ca

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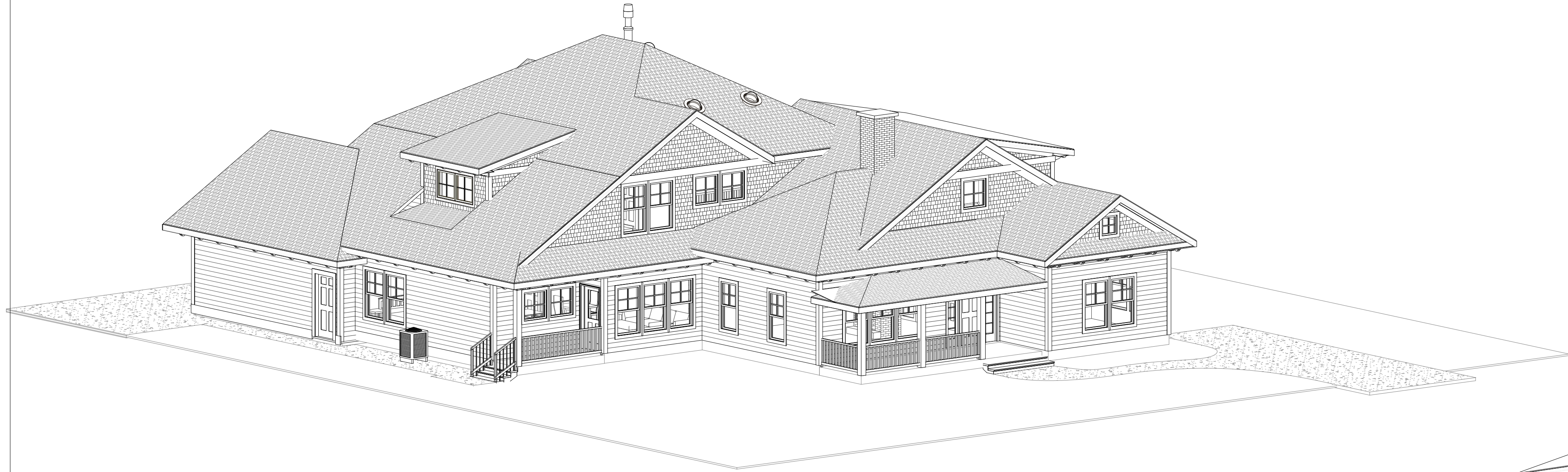
1 NORTH ELEVATION - HAP
3/16" = 1'-0"



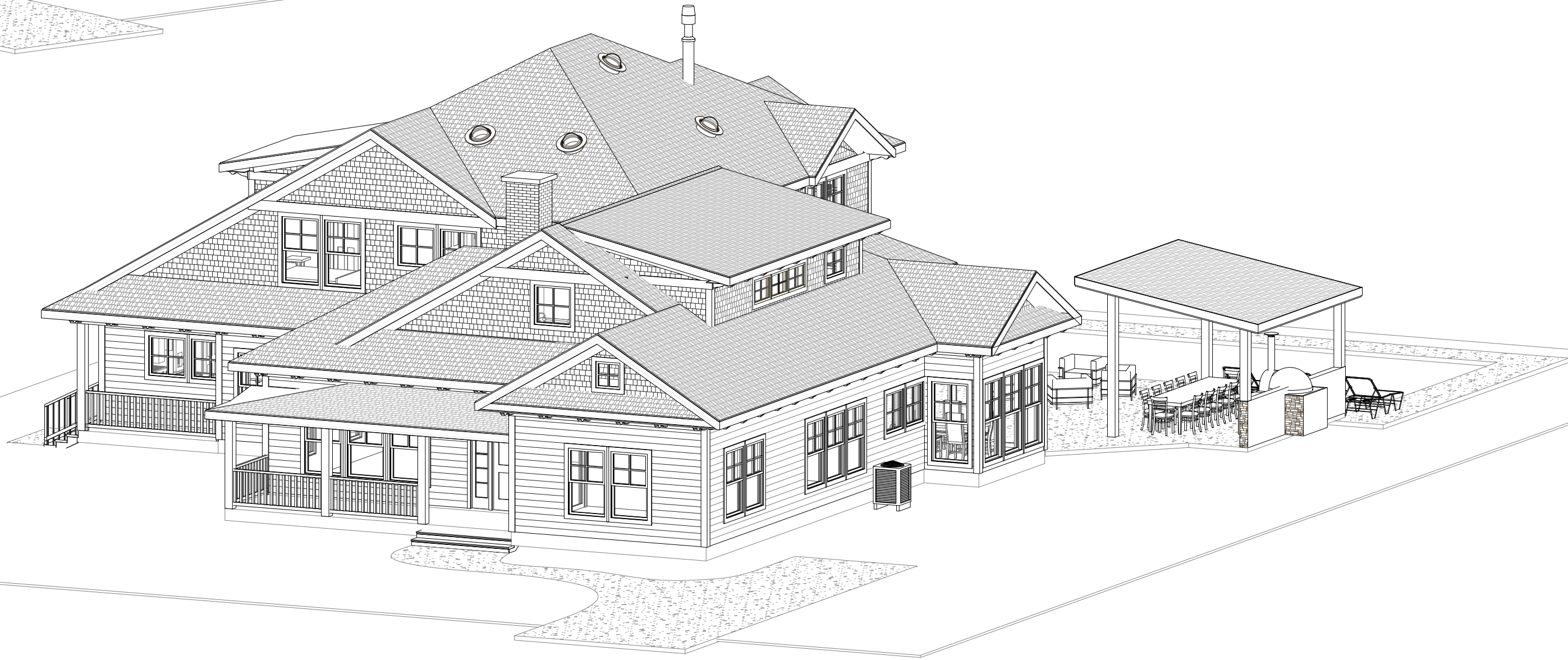
2 EAST ELEVATION - HAP
3/16" = 1'-0"

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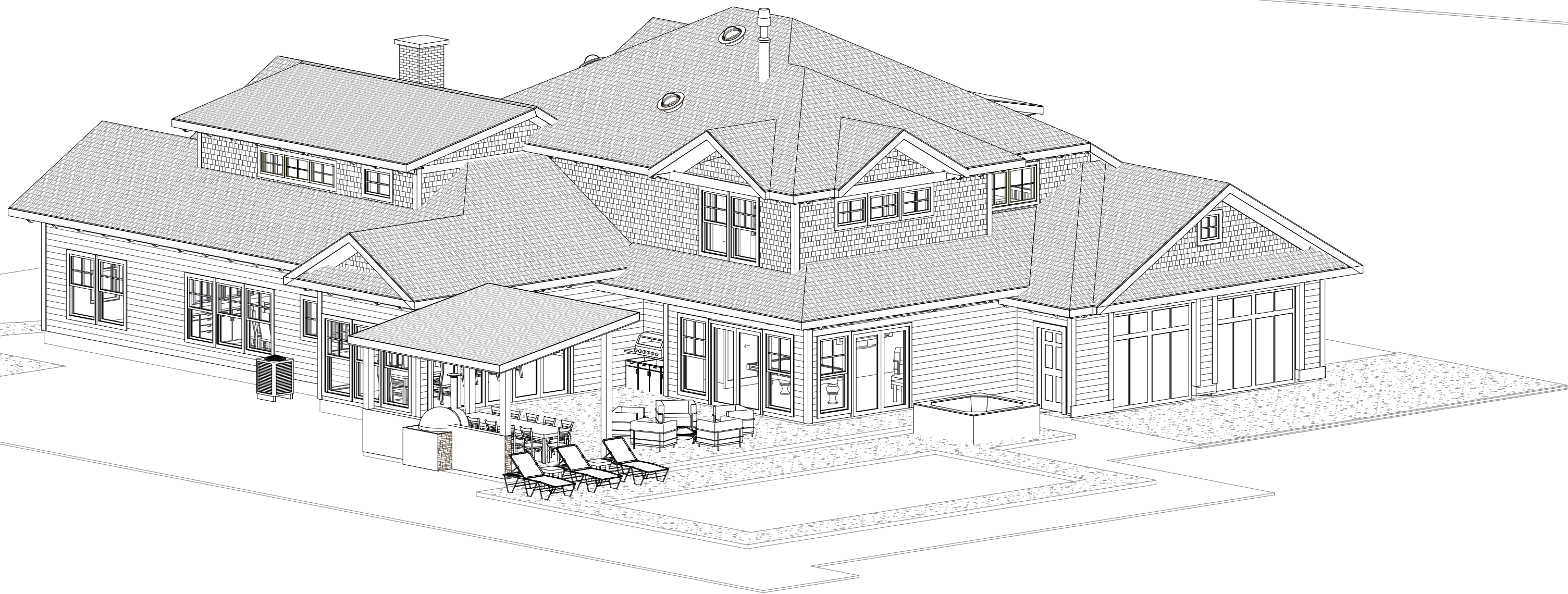
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ALL DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / STUD UNLESS OTHERWISE NOTED.
ALL STRUCTURAL MEMBER SIZES BY OTHERS - SEE STRUCTUAL.



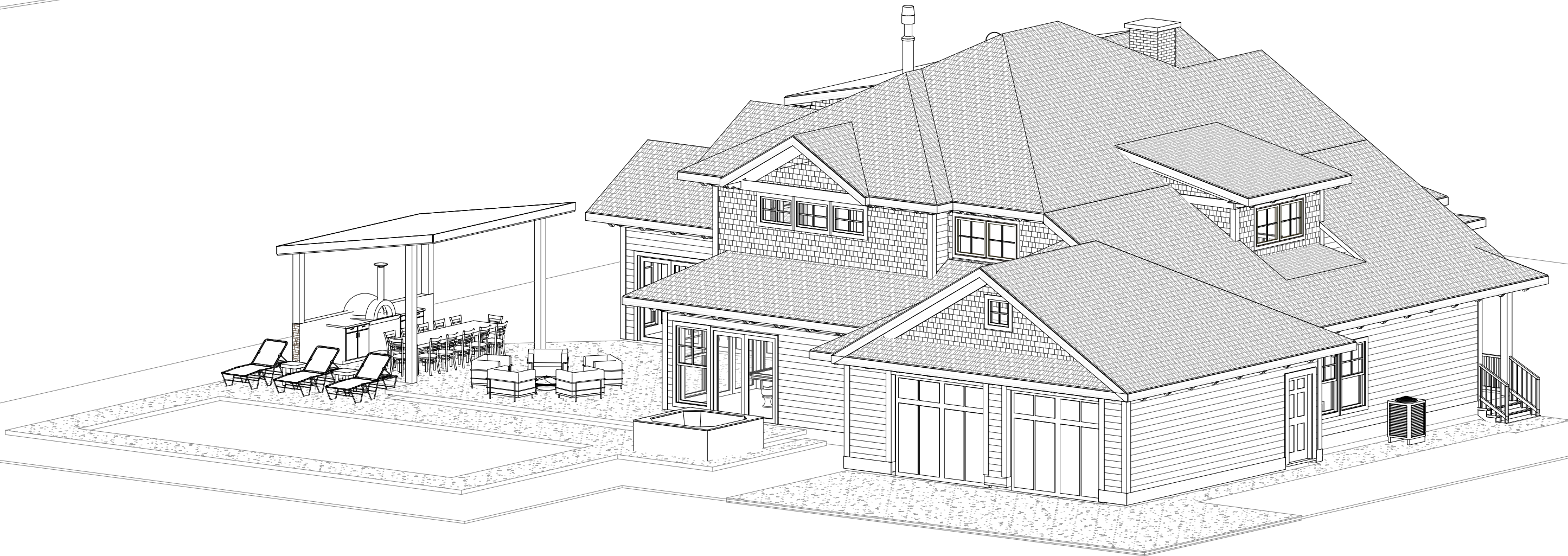
1 3D SOUTH-WEST VIEW



2 3D SOUTH-EAST VIEW

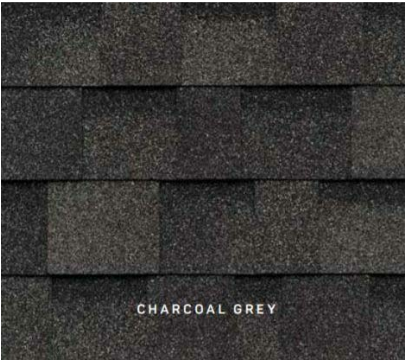


3 3D NORTH-EAST VIEW

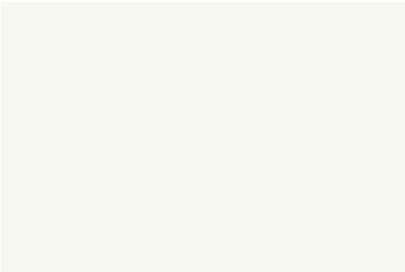


4 3D NORTH-WEST VIEW

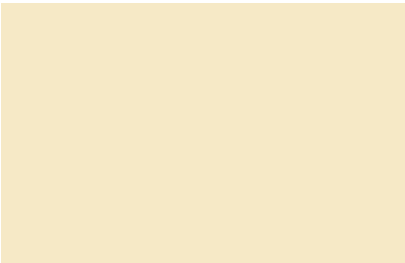
DRAWING SHALL NOT BE SCALED.



ASPHALT SHINGLE ROOFING
- CHARCOAL GREY



PAINTED WOOD TRIM, FASCIA,
RAILINGS, POSTS & CORBELS
- WHITE



PAINTED WOOD
HORIZONTAL/SHINGLE SIDING
- CREAM



SCHEDULE

B

This forms part of application

HAP18-0011

Planner
Initials

TA

City of
Kelowna

COMMUNITY PLANNING



PRELIMINARY NOT FOR CONSTRUCTION

SHANNON MAZZEI 148 SOUTHVIEW COURT KELOWNA, BC V1Y 1T8 P47 (250) 717-1886	PROJECT TITLE: SMITH RESIDENCE	DRAWING TITLE: SMITH RESIDENCE - COLOUR BOARD	SCALE: DATE: JUNE 29, 2018	CB1

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