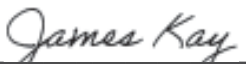

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT		A
This forms part of application # DVP18-0185		
Planner Initials	BC	 City of Kelowna <small>COMMUNITY PLANNING</small>

Date: September 18, 2018
File No.: DVP18-0185
To: Community Planning (BC)
From: Development Engineering Manager (JK)
Subject: 2414 Taylor Cr

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application vary maximum height of a carriage house from 4.8m (permitted) to 6.5m (proposed), does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

JA



November 13, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

ATTACHMENT B	
This forms part of application # DVP18-0185	
Planner Initials	BC
 City of Kelowna COMMUNITY PLANNING	

Re: Rational Design Letter for 2414 Taylor Crescent

Dear Planning Department,

The following application is for rezoning of the property located at 2414 Taylor Crescent. The rezoning will allow for the construction of a carriage house on the lot, requiring the property to be rezoned from the current RU1 to the proposed RU1c. The subject property currently contains one single detached dwelling. The existing dwelling is to be demolished and a new single detached dwelling with carriage house constructed.

The proposed carriage house will feature one bedroom which will be situated over the garage, and utilized by the owners.

In addition, the application is proposing a height variance approval to allow for the carriage house to have a total of 6.45m, increasing from the 4.8m bylaw.

The 4.8m in the bylaw to highest point of a non-sloping roof or midpoint of a sloping roof only allows for a second storey portion within a sloped roof. Because the main house is a flat roof contemporary, we would like to have the carriage house designed in the same style to keep consistence in form and character and have a second storey flat roof as well.

The second storey of the carriage house is set back from the first storey walls to allow for less massing. It is set back 1.2m on the North and West (lane) sides and 3.6 m on the South side. The carriage house is proposed to be 6.45m high and the main house is 7.06m high. Attached is a copy of a sketch showing an overlay of a sloped roof that would be approved but does not match the existing house. The massing of a 2 storey flat roof is less than a sloped roof home.

Given that the area surrounding Taylor Crescent has been experiencing many new developments, it can be expected that not only will the site flow seamlessly with the two structures it will also integrate into the current and developing neighbourhood.

SCHEDULE A

This forms part of application

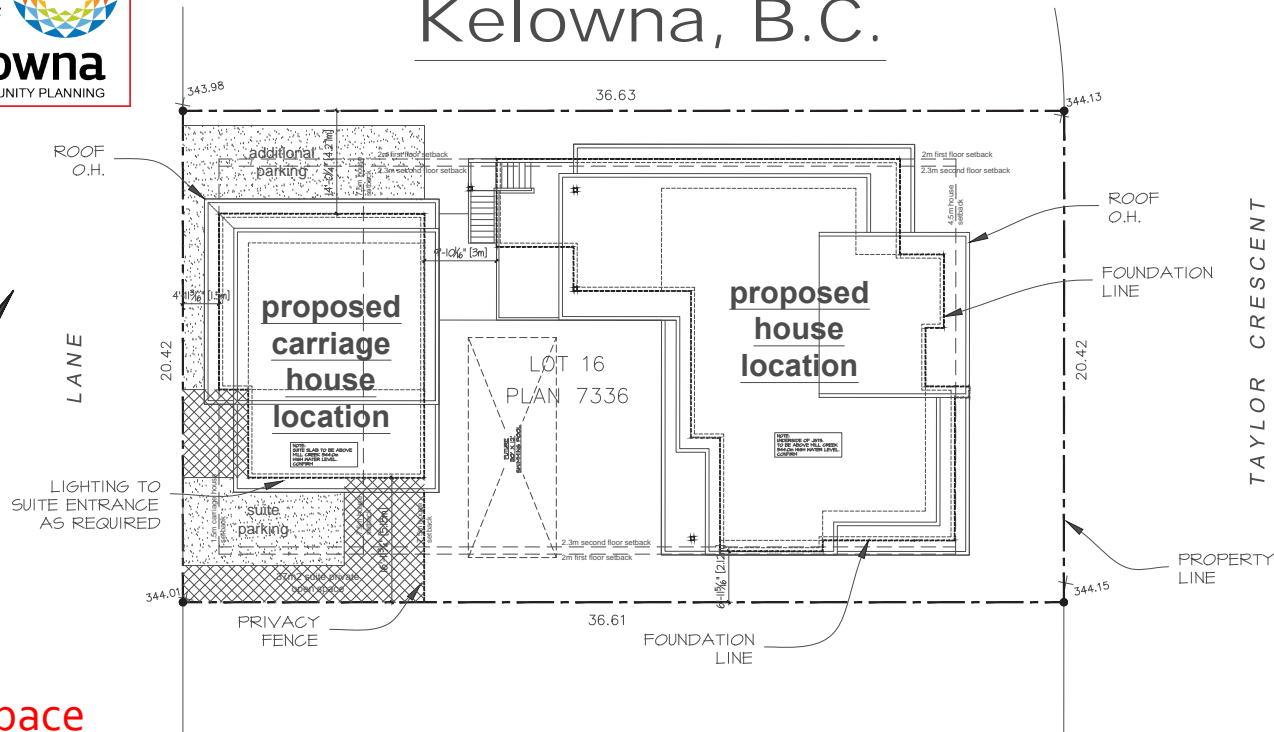
DVP18-0185

Planner
Initials BC

City of
Kelowna
COMMUNITY PLANNING



2414 Taylor Crescent Kelowna, B.C.



No mechanical or furnace space to be placed in the crawlspace as it is within the Mill Creek Flood Plain

Site Coverage Calculation

Lot area =	8052 sq.ft. (748.3 m ²)
House coverage =	2107 sq.ft. (195.8 m ²)
Patio coverage =	232 sq.ft. (21.6 m ²) (23 m ² allowable)
Garage/carriage house coverage =	960 sq.ft. (89.22 m ²)
Driveway & side parking =	777 sq.ft. (72.21 m ²)
Total building coverage =	3067 sq.ft. (285.02 m ²) = 38.1 %
Total coverage including driveways and parking =	3844 sq.ft. (357.24 m ²) = 47.7 %

SITE PLAN

1/8" = 1'-0"

NOTE:
EXACT BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS AND LOT LINES WITH REGISTERED LOT PLAN PRIOR TO CONSTRUCTION.

ERRORS AND OMISSIONS

- BAXTER DESIGN and SHANE BAXTER 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.
- BAXTER DESIGN and SHANE BAXTER 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.

BAXTER DESIGN
Custom Building Design

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesign@shaw.ca

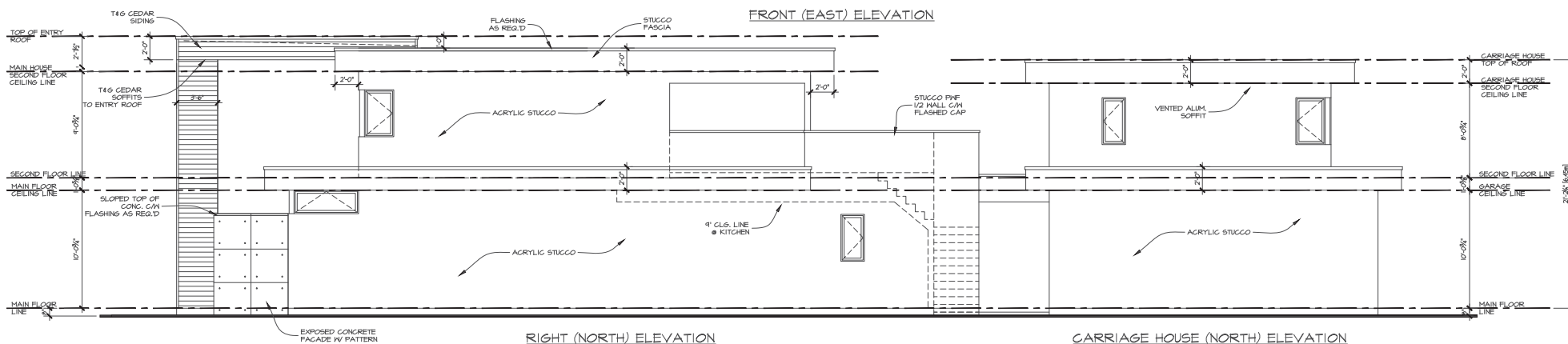
CRAM - DANIELSON RESIDENCE
2414 TAYLOR CRESCENT
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0"

Date: MARCH 14, 2018
Rev. Date: NOV. 6, 2018
Dm. By: S.H.B.

WORKING DRAWINGS 1/9

No mechanical or furnace space to be placed in the crawlspace as it is within the Mill Creek Flood Plain.



B

City of Kelowna
COMMUNITY PLANNING

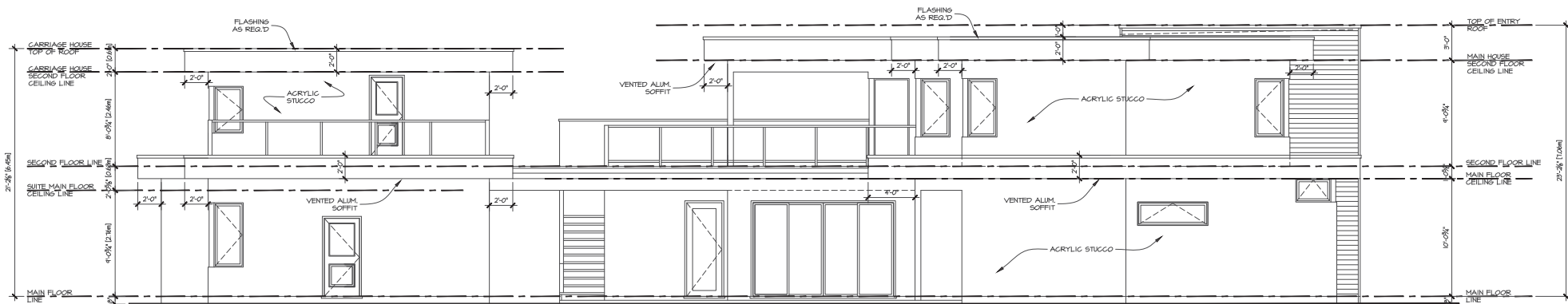


EXTRACT FROM BIDDING DOCUMENT

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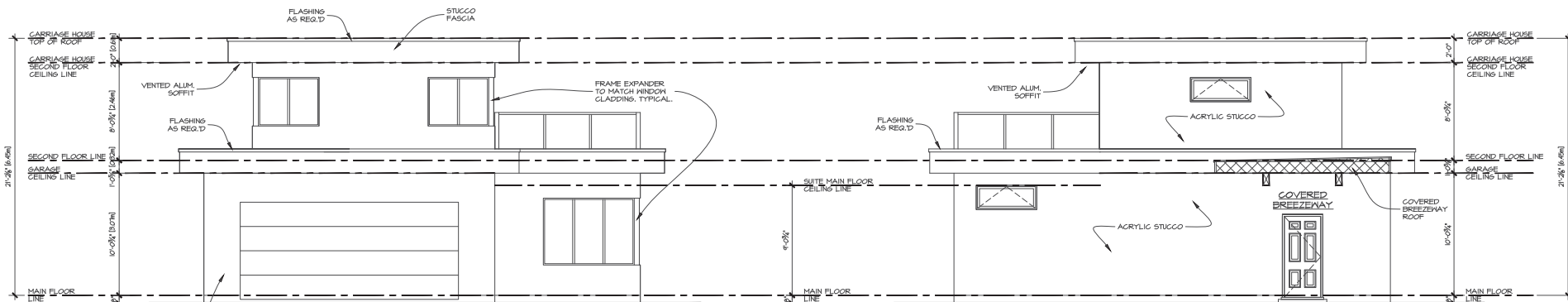
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CARRIAGE HOUSE (SOUTH) ELEVATION

LEFT (SOUTH) ELEVATION



CARRIAGE HOUSE (WEST) ELEVATION

CARRIAGE HOUSE (EAST) ELEVATION

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SCHEDULE B

This forms part of application

DVP18-0185

Planner
Initials BC



No mechanical or furnace space to be placed in the crawlspace as it is within the Mill Creek Flood Plain

NOTE:
ALL EXTERIOR DOOR AND WINDOW SIZES, PATTERNS, COMBINATIONS, CONFIGURATIONS AND SEPARATIONS TO BE CONFIRMED BY WINDOW MANUFACTURER TO ENSURE NAFS (NORTH AMERICAN FIRE PROTECTION STANDARD) COMPLIANCE.
WHAT'S SHOWN ON THE PLANS IS JUST A REPRESENTATION OF THE LOOK AND FEEL INTENDED BY THE DESIGNER. THE TYPE OF WINDOW USED AND MANUFACTURER SPECS MAY VARY AND THEREFORE NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.

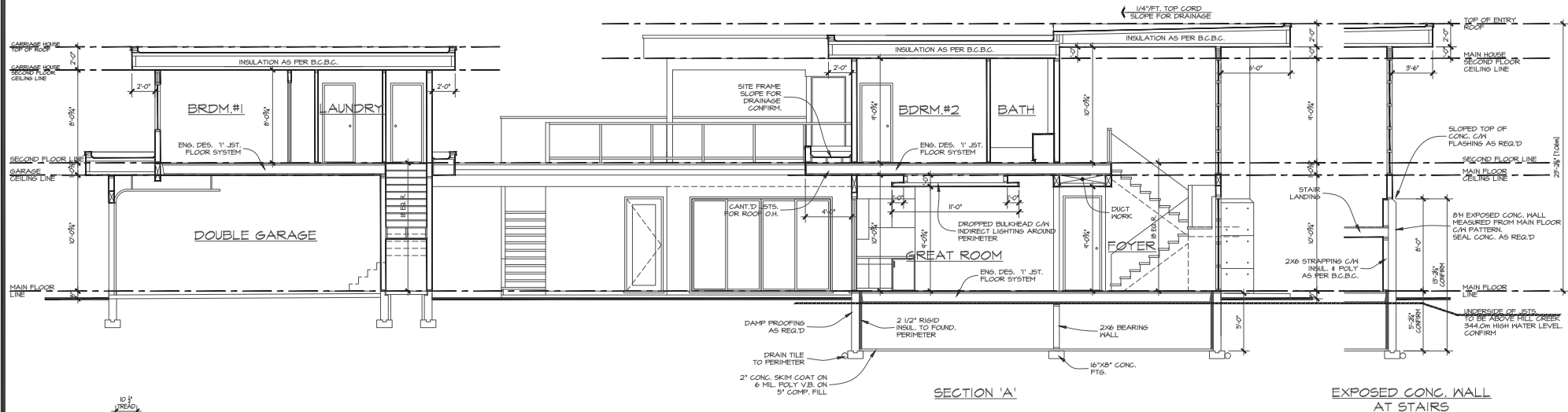
BAXTER DESIGN
Custom Building Design
SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
PH: (250) 862-9662
email: baxterdesign@shaw.ca

CRAM - DANIELSON RESIDENCE
2414 TAYLOR CRESCENT
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0"

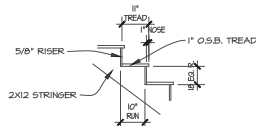
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WORKING DRAWINGS 3/9



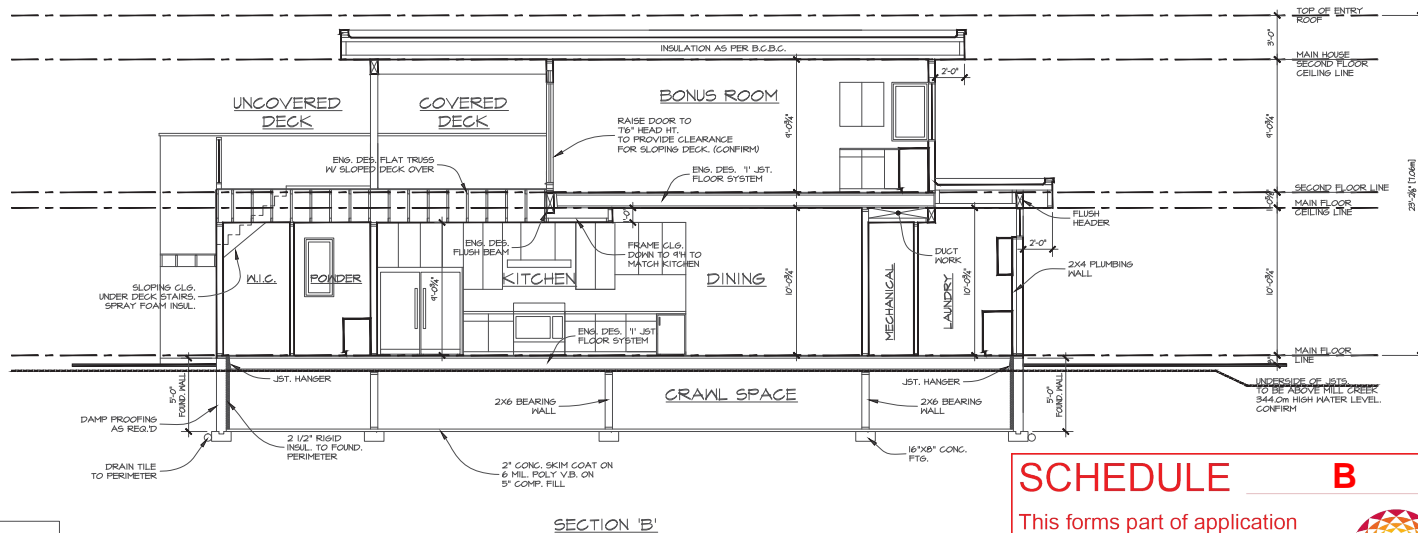
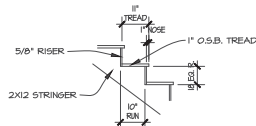
CARRIAGE HOUSE & DECK STAIRS

- 10 EQUAL RISERS OF 5/8" PLYWOOD
- 9 1/2" RUN
- 10 1/2" TREADS OF 1" O.S.B.
- 2X12 STRINGERS
- 2'-6" HANDRAIL HEIGHT



HOUSE STAIRS

- 10 EQUAL RISERS OF 5/8" PLYWOOD
- 10" RUN
- 11" TREADS OF 1" O.S.B.
- 2X12 STRINGERS
- 2'-6" HANDRAIL HEIGHT



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SCHEDULE B

This forms part of application
DVP18-0185

Planner Initials **BC**



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WORKING DRAWINGS 8/9



SCHEDULE		B
This forms part of application # DVP18-0185		
Planner Initials	BC	 City of Kelowna COMMUNITY PLANNING

Proposed carriage house (foreground) and principal dwelling - looking North from the lane



Proposed carriage house - looking Northwest from the lane

SCHEDULE		B
This forms part of application # DVP18-0185		
Planner Initials	BC	 City of Kelowna COMMUNITY PLANNING



SCHEDULE B

This forms part of application
DVP18-0185

Planner Initials **BC**

City of Kelowna
COMMUNITY PLANNING

Proposed carriage house (left) and principal dwelling (right) - looking North from court yard



EXTERIOR FINISHES FOR 2414 TAYLOR CRESCENT

Acrylic Stucco Smooth Finish – Benjamin Moore C172 Revere Pewter



SCHEDULE B

This forms part of application
DVP18-0185

Planner
Initials

BC

City of
Kelowna
COMMUNITY PLANNING



Front Door Flat Panel Painted Benjamin Moore Vermillion 2002-10 or Ecelectic Orange 2015-10 or Stained American Nut Brown



Vermillion



Electric Orange



Cedar Siding and Cedar Soffits for Entry way and Covered Back Patio Area
American Nut Brown



American Nut Brown

Cedar Fencing – Stained American Nut Brown and/or Anthracite Color



Anthracite Color



DESIGN by LESLEY INC

185 Cedar Ave
Kelowna, BC V1Y
Cell: 250 817 8
Email: info@designbylesley.com

SCHEDULE B

This forms part of application
DVP18-0185

Planner
Initials

BC



All Other Soffits and Down Pipes – Metal Anthracite Color



Windows – Vinyl or Metal Clad Anthracite Color



Powder Coated Railing with 10mm Glass – Anthracite Color



Garage Doors – Flush Panel, Ultra Grain Texture – American Nut Brown and/or Anthracite



Flush-Panel-Garage-Doors-BE