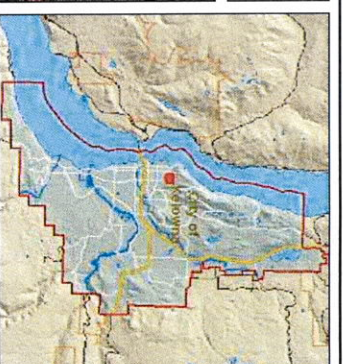




0 50 100Meters

May 3, 2016

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



- Legend**
- Easements
  - Legal Lots Text
  - Zoning
  - Contours 5m Text
  - Contours 5m
  - Contours 1m



Notes



ABOVE GRADE WALL	ASSEMBLY CONFORMANCE RATES	DESIGN
<b>(WITHOUT HEAT RECOVERY VENTILATION)</b>		

[illegible]

	RS	RS	RS
1. DAMP PROOFING	0.0	0.0	0.0
2. 8" CONCRETE FOUNDATION WALL	0.16	0.81	0.97
3. 1/2" AIR CANY	0.16	0.91	1.07
4. 2x6 FRAMING @ 24" O.C. W/2" PS 3.57 BMT	2.67	15.18	17.85
5. 2x6 CONCRETE JOIST/RAFTER BARRED	0.00	0.00	0.00
6. 1/2" GYPSUM WALL BOARD	0.08	0.40	0.48
7. 1" COAT LAYER PRIMER & PAINT FINISH	0.00	0.00	0.00
8. INTERIOR AIR FLOW	0.12	0.68	0.80
EFFECTIVE RS: DUALITY OF INTER-ASSEMBLY			
PROVIDED	3.19	18.14	21.33
REQUIRED	2.06	16.92	19.98

UNHEATED FLOOR ABOVE FROST LINE	
ASSEMBLY COMPONENT (F2)	RSI R
1. INTERIOR AIR FILM	0.12
2. 4" CONCRETE SLAB	0.08
3. 1" UNFACED EXPANDED POLYSTYRENE	0.04
4. 5/8" POLYETHYLENE AIR/WATER BARRIER	1.96
	0.00
EFFECTIVE RSI R VALUE OF ENTIRE ASSEMBLY	0.20
PROVIDED	2.12
REQUIRED	12.05
	1.96
	11.14

CEILING ROW ALT. - ASSEMBLY COMPONENTS (1)	R <sub>1</sub>	R <sub>2</sub>
1. POLYMER BLD. TYP.	0.0	0.7
2. CONTINUOUS LAYER ALUM. INSULATION (1" +)	6.86	39.57
3. 2x4 SOLID CHORD @ 24" O.C. CANTY.	1.83	10.20
4. 1/4" POLYURETHANE INSULATION BARRIER	0.00	0.00
5. 1/2" GYPSUM WALL BOARD	0.06	0.45
6. 1" COAT LATCH PRIMER & PAINT FINISH	0.00	0.00
7. INTERIOR FINISH	0.12	0.68
SEE FLOOR PL. VALUE OF FINISH ASSEMBLY		
ROOFING	9.02	51.78
WALL	9.47	49.29


[illegible]

→

[illegible]


**W3**


**STUCCO PLASTER**  
WHILE FINISHED ABOVE GRADE  
DRAINAGE  
CONCRETE OR MASONRY WALL  
REFERS TO JOINT FOR FINISH  
2 1/2" (63.5) MIN. INSULATION  
TO 24" BELOW GRADE




CONCRETE FOUNDATION WALL  
REFER TO SPEC. FOR FINISHES  
1/2" W.P. PLATE  
24 WOOD STUDS @ 16" O.C.  
6 #4 BARS  
1/2" W.P. PLATE  
12' H. WALL  
12" THICK CONCRETE

**REFER TO ELEVATIONS.**  
3 COAT GROUT FINICO  
WITH MESH REINFORCING  
OR  
HOLE, SLOD WOOD CLADDING  
2 LAYERS OF 30 MIL. ELCC PAPER  
OVER  
SPRINKLE BOARD  
2x6 WOOD STUDS @ 2" C.C.  
R-42 (PSI 4.2) BATT INSULATION  
16" POLYSTYRENE BEAMER  
3 COAT GROUT FINICO

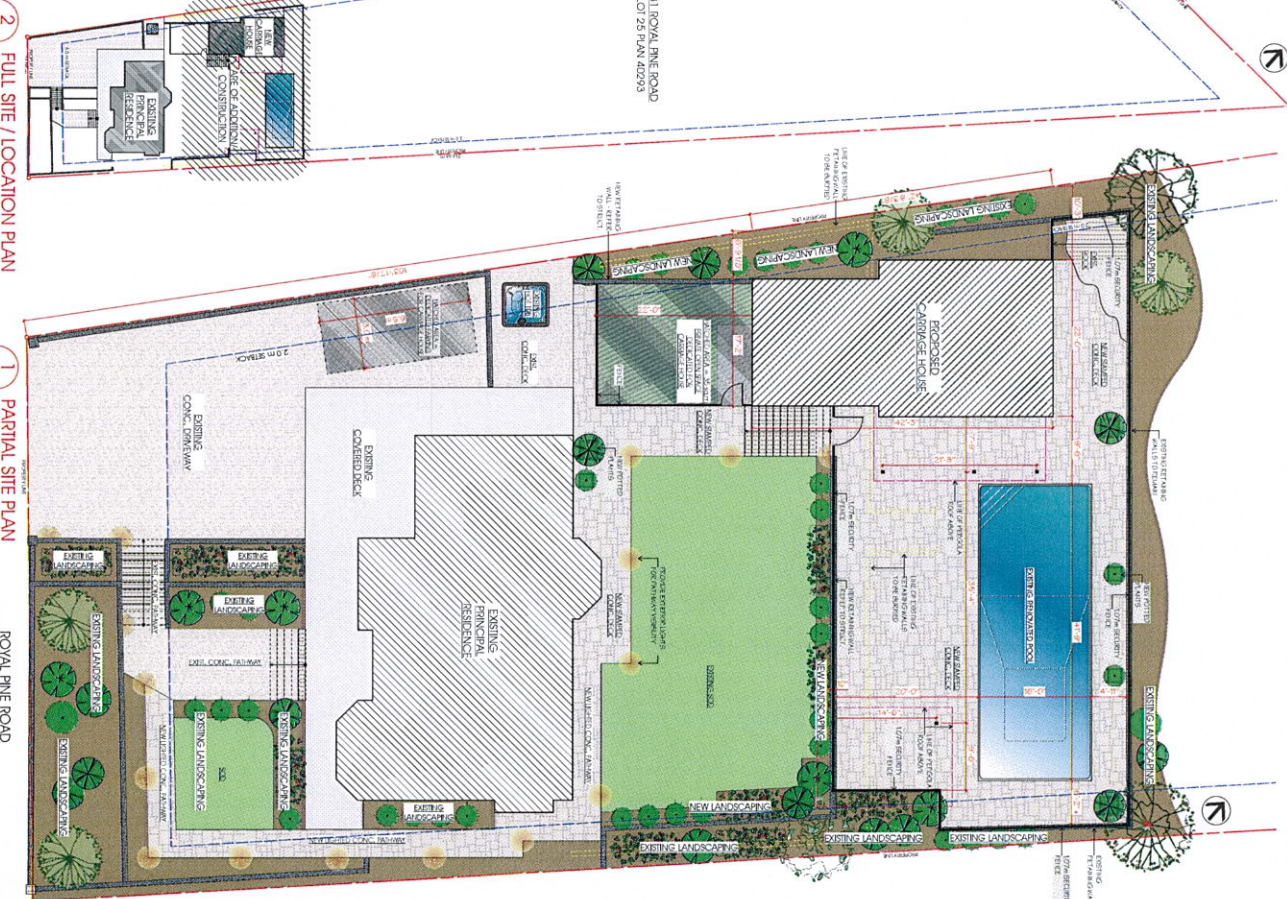
PARTITION ASSEMBLIES	
	<p>3 COAT PAINT FINISH 1/2" OF W.B. (1/4" FOR MASONIC WALLS) (WALLS RESISTANT BURN TEST-45) 24" WOOD STUDS @ 16" O.C. NINE BUILT INSULATION 1/2" G.W.B. (1/4" FOR MASONIC WALLS) (WALLS RESISTANT BURN TEST-45) 3 COAT PAINT FINISH</p>

	<p>4" CONC. SLAB (MIN. 5" R/C GANGLER) WITH REBAR @ 16" E.M. 6 MIL. POLYETHYLENE AIR BARRIER (BROOK INSISTENT) MIN. 6" COMPACTED GRAVEL (60% PERMEABLE LAYER)</p>
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	4" CONC. SUB GRADED REGION WITH 1% ASP. @ 1' D.E.W. 6" COARSE GRAVEL COMPACTED
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

	<p>FLOOR FINISH          3/4" RG PLYWOOD BEARING          (GLUED &amp; SCREWED)          1A-BIG, FLOOR JOISTS          NOISE BARRIER          6"X 6" W.A.          3 COAT PAINT FINISH</p>
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## MUNICIPAL ADDRESS

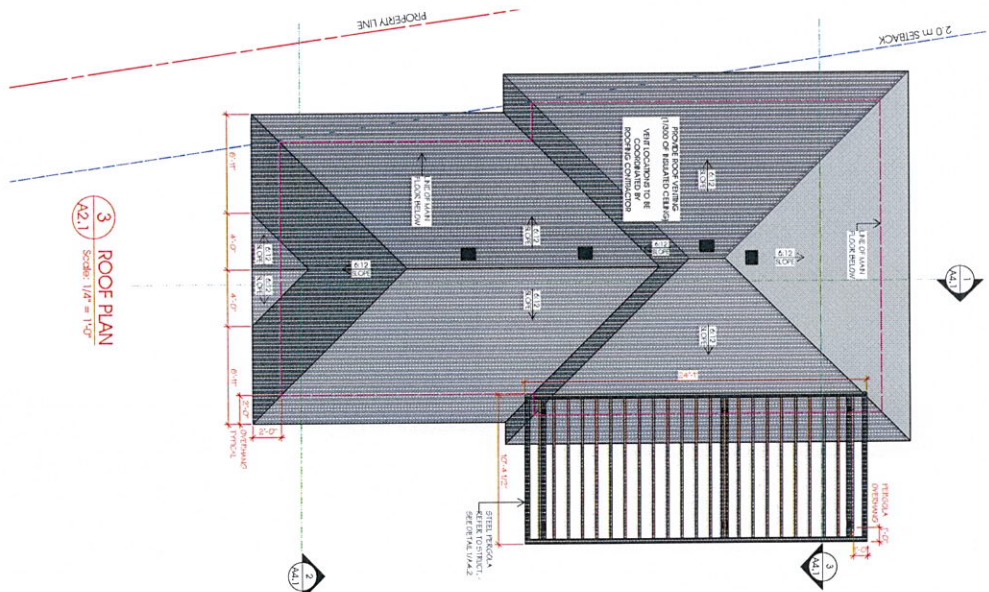
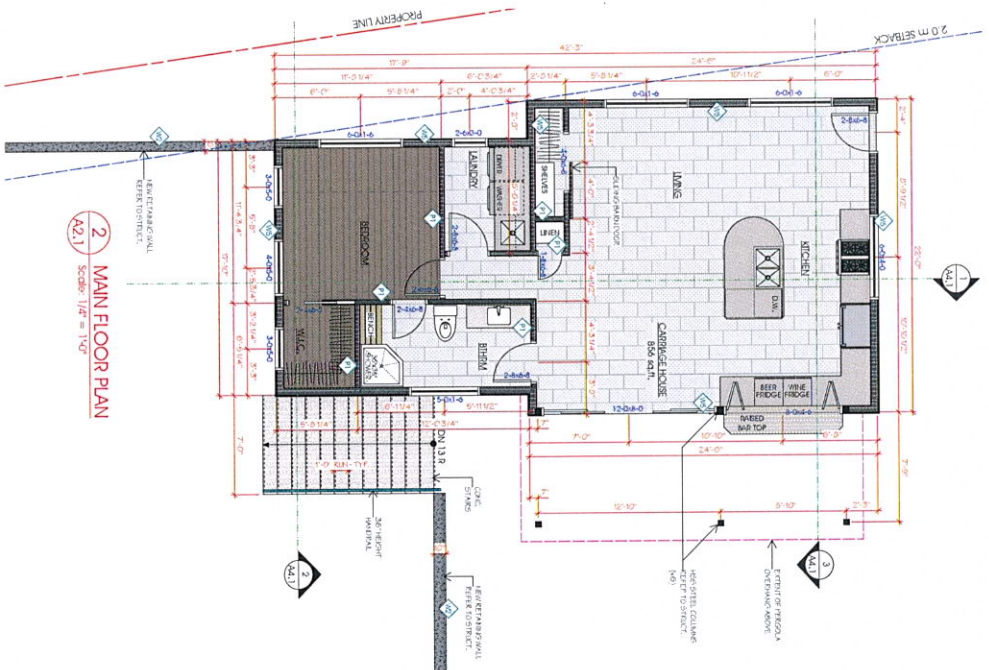
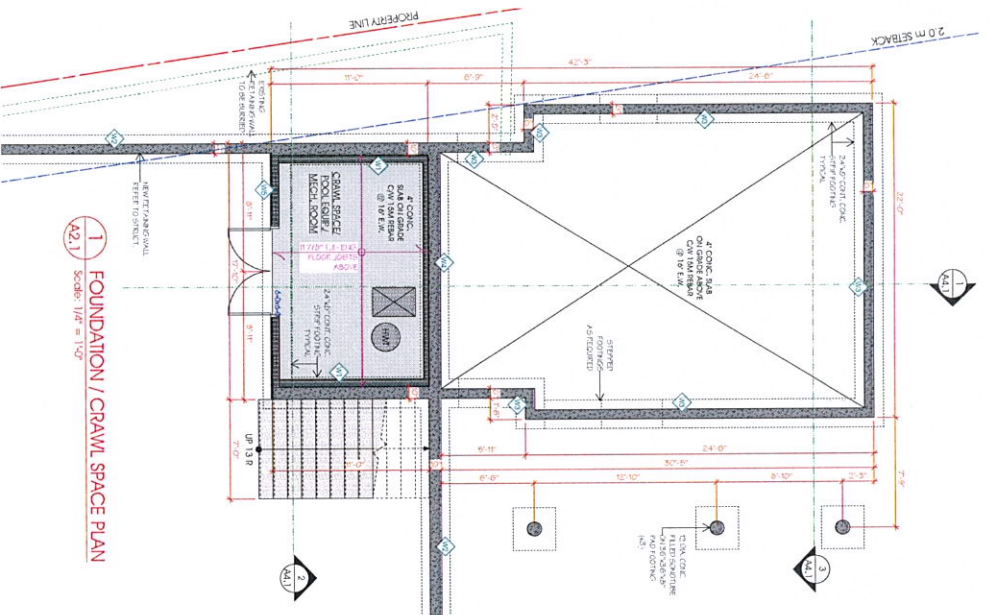
[illegible]

1  
PARTIAL SITE PLAN  
Scale: 1/8" = 1'-0"

[illegible]

 <p><b>SCHUSTER</b> <b>HOME DESIGN</b></p> <p>STEFAN SCHUSTER PHD - 210-3919</p> <p>STEFAN@SCHUSTER.COM SCHUSTER.COM</p>	<p><b>PROJECT TITLE:</b> 1010 LONDON</p> <p>1010 LONDON RESIDENCE</p> <p>12910 WYCLIFF DRIVE</p> <p>ELKLAND, PA</p>	
	<p><b>SHEET TITLE:</b></p> <p>PARTIAL SITE LOCATION</p> <p>PARTIAL SITE PLAN</p> <p>THERMAL RESISTANCE CALC</p>	
<p><b>ISSUE DATE:</b></p> <p>OCT 2016</p> <p><b>PROJECT NO:</b></p> <p>1010 LONDON</p>	<p><b>SHEET NO:</b></p> <p>A1.1</p>	





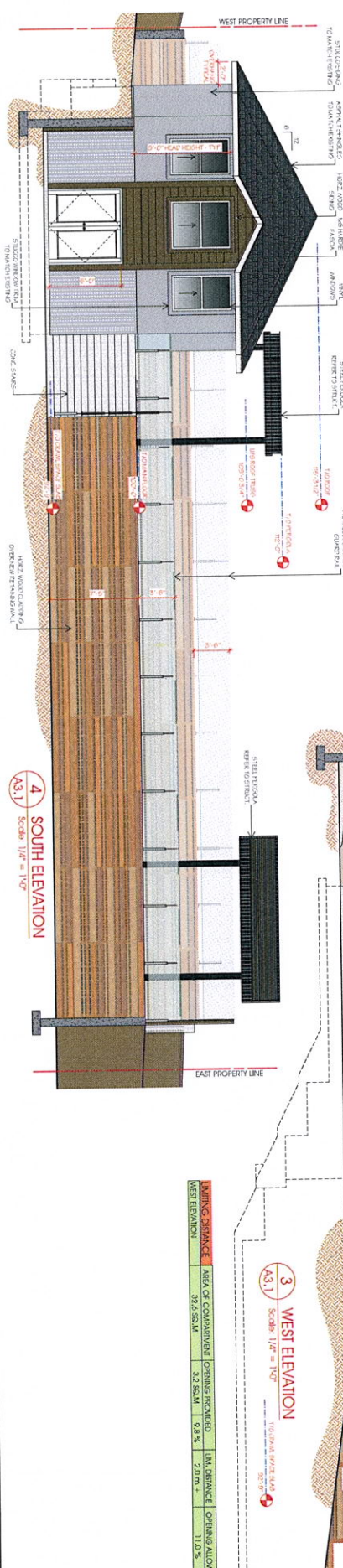
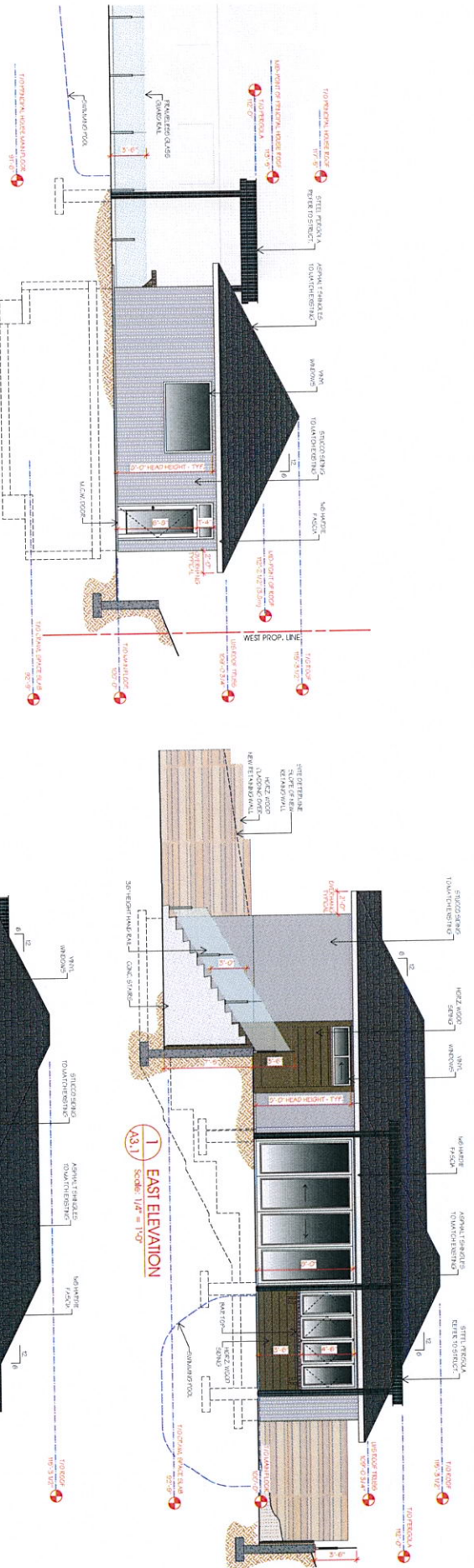
**ERRORS AND OMISSIONS**

SCHUSTER HOME DESIGN SHALL NOT BE RESPONSIBLE FOR ANY WARRANTIES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND THE SOLE RESPONSIBILITY OF THE OWNER ON CONSTRUCTION.

SCHUSTER HOME DESIGN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. THE CONTRACTOR SHALL MAKE SURE THAT ALL DIMENSIONS AND LOCATIONS ARE CORRECT BEFORE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LOCATIONS. SCHUSTER HOME DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THE CONTRACTOR. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.

COPYRIGHT 2016		PROJECT TITLE		SHEET NO.	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	
SCHUSTER HOME DESIGN		729 E. 10TH AVE. SUITE 100		A2.1	





<p><b>CONTRACT 2016</b></p> <p><b>STANDARD REQUIREMENTS</b></p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNERS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NEIGHBORS.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY OFFICIALS.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE OFFICIALS.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FEDERAL OFFICIALS.</p>		<p><b>PROJECT TIME</b></p> <p>DATE: 10/1/2016</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO.: 10-00</p> <p>SHEET NO.: A3.1</p>
<p><b>CONTRACT 2016</b></p> <p><b>STANDARD REQUIREMENTS</b></p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNERS.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NEIGHBORS.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY OFFICIALS.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE OFFICIALS.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FEDERAL OFFICIALS.</p>		<p><b>PROJECT TIME</b></p> <p>DATE: 10/1/2016</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO.: 10-00</p> <p>SHEET NO.: A3.1</p>

**SCHUSTER HOME DESIGN**

**PROJECT TIME**

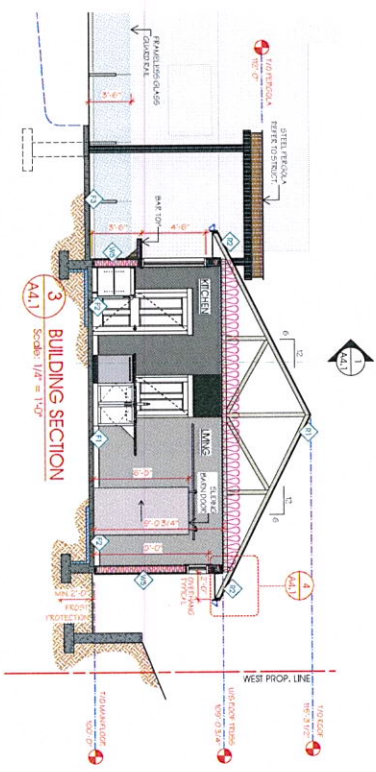
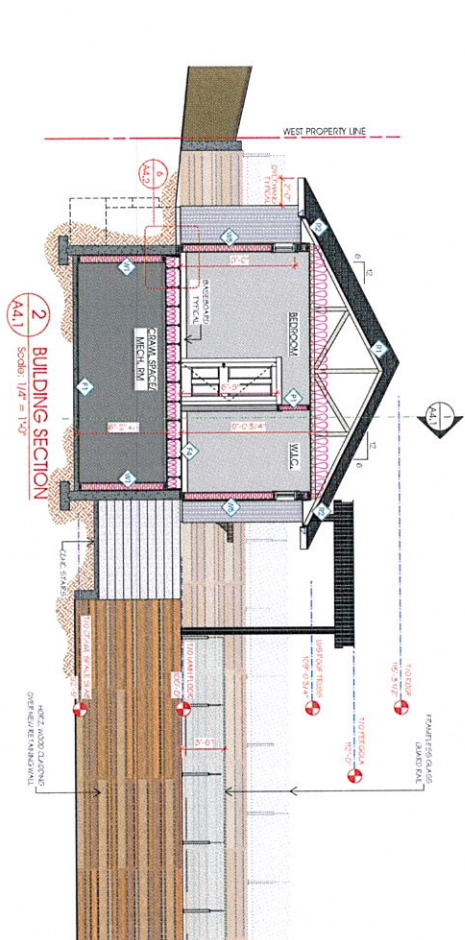
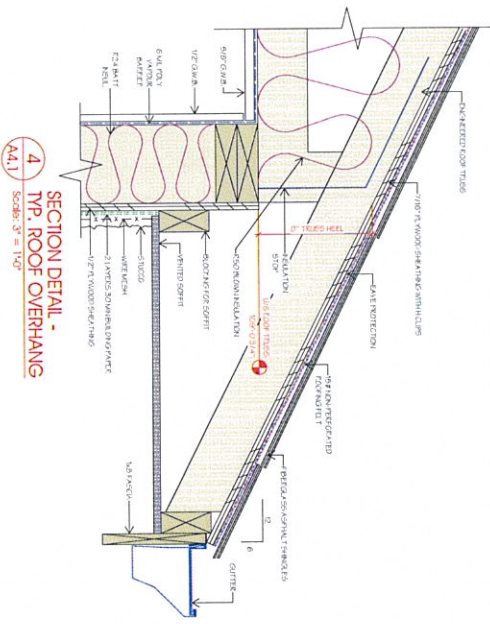
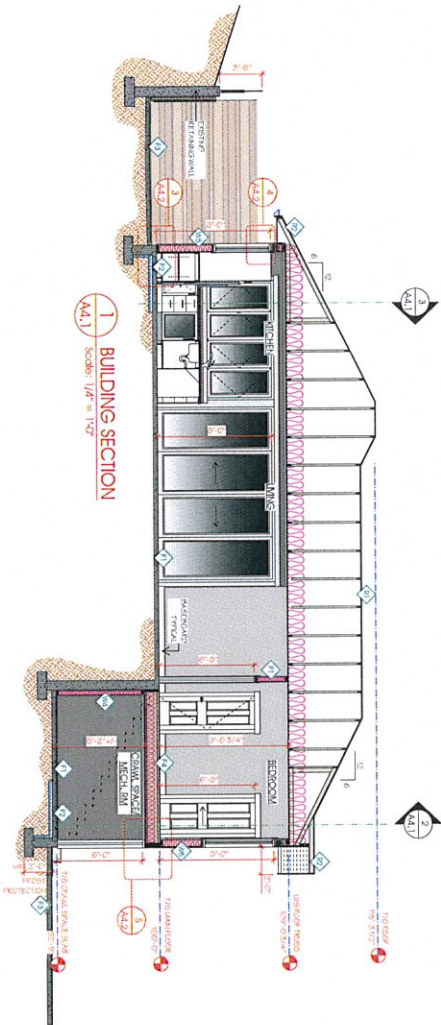
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SCALE: 1/4" = 1'-0"

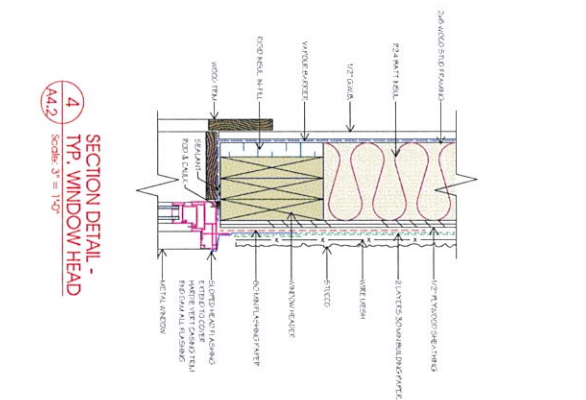
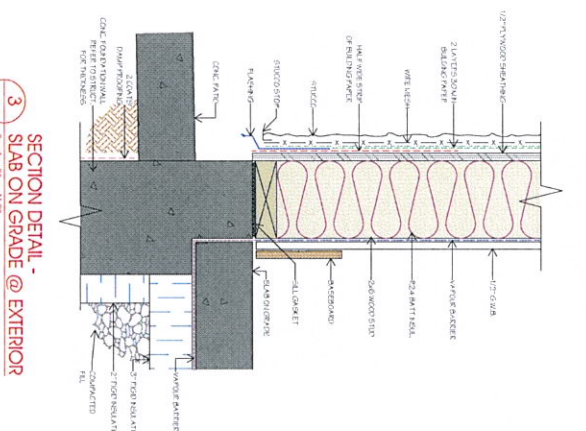
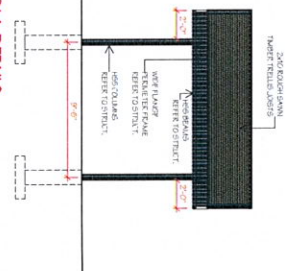
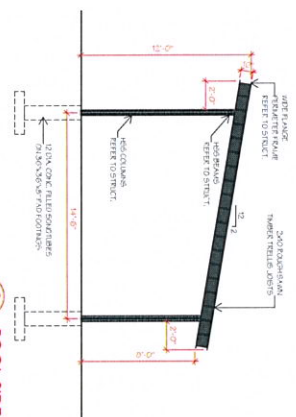
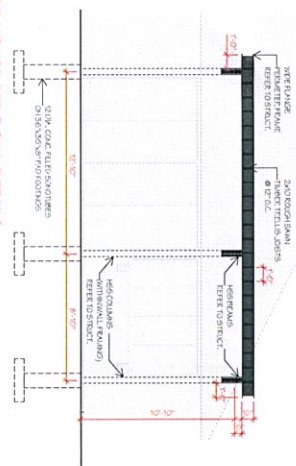
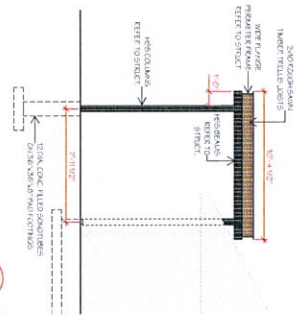
PROJECT NO.: 10-00

SHEET NO.: A3.1





<p><b>ERRORS AND OMISSIONS</b></p> <p>SCHUSTER HOME DESIGN SHALL NOT BE RESPONSIBLE FOR ANY WARRANTIES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED IN THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.</p> <p>SCHUSTER HOME DESIGN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE SITE CONDITIONS BEFORE COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUBCONTRACTORS TO CHECK THE DRAWINGS FOR ALL NECESSARY DETAILS AND CONDITIONS. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S OFFICE SHALL BE THE FINAL AUTHORITY ON ALL MATTERS OF CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.</p>		<p><b>CONCEPT 2016</b></p> <p><b>SCHUSTER HOME DESIGN</b></p> <p>210 S. 15th St. Suite 100 Olathe, KS 66041 Tel: 913.391.1919 www.schusterhomedesign.com</p>		<p><b>PROJECT TITLE</b></p> <p>SCHUSTER HOME DESIGN</p> <p>72910YALINE ROAD Olathe, KS 66041</p>		<p><b>SHEET DATE</b></p> <p>04.2016</p> <p><b>SCALE</b></p> <p>1/4" = 1'-0"</p> <p><b>PROJECT NO.</b></p> <p>151007D</p> <p><b>SHEET NO.</b></p> <p>15.30</p>	
<p><b>NO. REVISIONS</b></p> <p>DATE</p>		<p><b>REVISIONS</b></p> <p>1. REVISION 1: 04.20.2016</p> <p>2. REVISION 2: 04.20.2016</p> <p>3. REVISION 3: 04.20.2016</p>		<p><b>SHEET TITLE</b></p> <p>BUILDING SECTIONS</p> <p>SECTION DETAIL</p>		<p><b>A4.1</b></p>	



SCHLITZER HOME DESIGN 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 CONSTRUCTION.

SCHLITZER HOME DESIGN MAKES NO EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION INFORMATION. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. THE CONTRACTOR SHALL HAVE FAMILIARITY WITH THE SITE CONDITIONS BEFORE COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADERS AND SUB-TRADERS TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WORK. ANY DISCREPANCIES IN THE CONSTRUCTION, SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.

[illegible]



April 26, 2016.

Re: Update @731 Royal Pine Drive-Rezoning and Development Permit

Dear Neighbour,

This letter is to inform you of our development application at 731 Royal Pine Drive. Our development proposal is to rezone the property from its current designation of RU1 (large lot housing) to RU1c (large lot housing with carriage house)

As you can see from the pictures below, we desperately need to construct a new retaining wall. The existing retaining walls were never properly engineered, using a 4 foot wall and then a couple rows of unfilled concrete blocks. The result is unsightly, unsafe and at this point, barely functional.

This will be corrected so that it is safe, is aesthetically pleasing without losing too much green space, but requires a height variance for the wall.

As luck would have it, the liner of the pool collapsed and the old pool boiler finally quit working last season. Between equipment and labour for the pool and retaining wall we thought it was a good idea to bring the whole backyard up to current standards.

The old pool house had a change area, 3 piece bathroom and equipment area. We want to construct a brand new pool house. This is a downsize from what we proposed initially. The previous plan was a 1074 sq.ft pool house that would have required a size variance. At 856 sq.ft., no size variance will be required. A height variance will be required, but it's only 4 feet higher than the current pool house and many, many feet lower than the existing building and trees adjacent to it.

We truly wish the City had a RU1 (ph-pool house) designation as carriage house often has the connotation of rental associated with it, but we will not be renting the pool house. As most of you know, we host family and friends and it'll be so nice to have the extra space and a bit more privacy.

If you have any questions or concerns, please contact either Rich or Jenn @ 250.869.2655 or email [Jennifer.sutton@apexgcs.ca](mailto:Jennifer.sutton@apexgcs.ca) or [Richard.sutton@apexgcs.ca](mailto:Richard.sutton@apexgcs.ca)

If you are in support of our application, it would be appreciated if you could call or email us with confirmation. If you have any questions or concerns, please don't hesitate to contact us.

Thank you for your consideration,

*Rich Sutton*









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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 16, 2016  
**File No.:** Z16-0013

**To:** Land Use Management Department (PMcV)

**From:** Development Engineering Manager

**Subject:** 731 Royal Pine Drive Lot 25 Plan 40293 RU1C Carriage House

---

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. 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.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.

---

Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf











