

Development Variance Permit DVP20-0067



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

675 Central Avenue

and legally known as

Lot 8 District Lot 9 ODYD Plan 3730

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

Residential



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

Date of Council Decision February 2, 2021

Decision By: Council

Development Permit Area: N/A

This permit will not be valid if development has not commenced by February 2, 2023

Existing Zone: RU6 – Two Dwelling 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: Desiree Ann Brodhurst

Applicant: Jalal General Contractor

Terry Barton
Development Planning Department Manager
Development Planning

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";

Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum side yard setback for a 1 or 1½ storey portion of a building from 2.0 m required to 1.61 m proposed.

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.

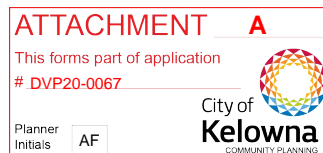
4. INDEMNIFICATION

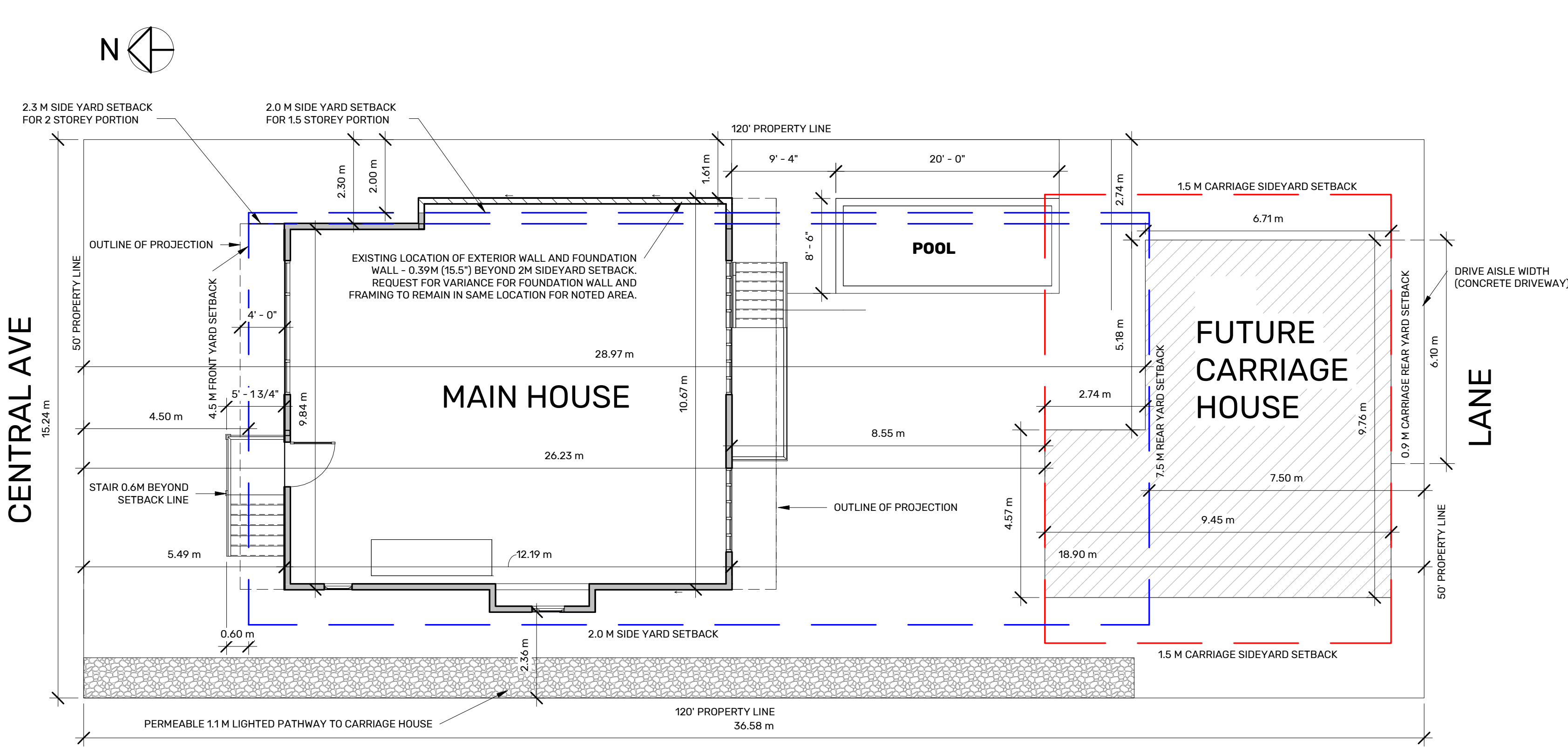
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**





0. SITE PLAN
1/8" = 1'-0"

SITE ADDRESS = 675 CENTRAL AVE, KELOWNA, B.C.
LEGAL DESCRIPTION: LOT 8 DISTRICT LOT 90SOYOOS DIVISION YALE DISTRICT PLAN 3730
ZONING = RU6
LOT AREA = 6000 SQF
SITE COVERAGE HOUSE = 1400 SQF (23.3% ~ 40% ALLOWABLE)
SITE COVERAGE CARRIAGE = 839 SQF (78 M² ~ 90 M²)
SITE COVERAGE HOUSE (1400 SQF) + CARRIAGE (839 SQF) = 2239 SQF (37.3% ~ 40% ALLOWABLE)
SITE COVERAGE + PARKING/DRIVEWAYS = 2430 SQF (40.5% ~ 50% ALLOWABLE)
HOUSE BASEMENT ELEVATION = 343.87 M
HOUSE MAIN FLOOR ELEVATION = 346.4 M
HOUSE UPPER FLOOR ELEVATION = 349.55 M
HOUSE ROOF PEAK ELEVATION = 352.96 M
LOT ELEVATION (FLAT) = 345.0 M
CARRIAGE MAIN FLOOR ELEVATION = 345 M
CARRIAGE ROOF PEAK ELEVATION = 348.66 M (4.3 M LOWER THAN HOUSE ROOF)
MAX SITE COVERAGE CARRIAGE = 13.9% (14% ALLOWABLE)
MAX CARRIAGE UPPER FLOOR AREA TO FOOTPRINT = N/A
MAX NET FLOOR AREA OF CARRIAGE HOUSE = 70.73 M² (90 M² ALLOWABLE)
PRIVATE OPEN SPACE FOR CARRIAGE = 73.75 M² (30 M² MINIMUM)
PRIVATE OPEN SPACE FOR PRINCIPAL HOUSE = 162.17 M² (30 M² MINIMUM)

CARRIAGE AND PRINCIPAL WILL BOTH HAVE HRV
SITING OF PROPERTY IS FLAT
CARRIAGE HOUSE WILL BE MIN. 8.55 M AWAY FROM HOUSE

(HOUSE REAR SIDE AREA IS 82 M² AND AREA OF UNPROTECTED OPENINGS IN HOUSE IS 31.8%).
MAXIMUM ALLOWED AS PER BCBC 9.10.14.4 IS 56% AT 8M LIMITING DISTANCE. NO UNPROTECTED OPENINGS WILL BE ON REAR SIDE OF CARRIAGE.

GENERAL NOTES

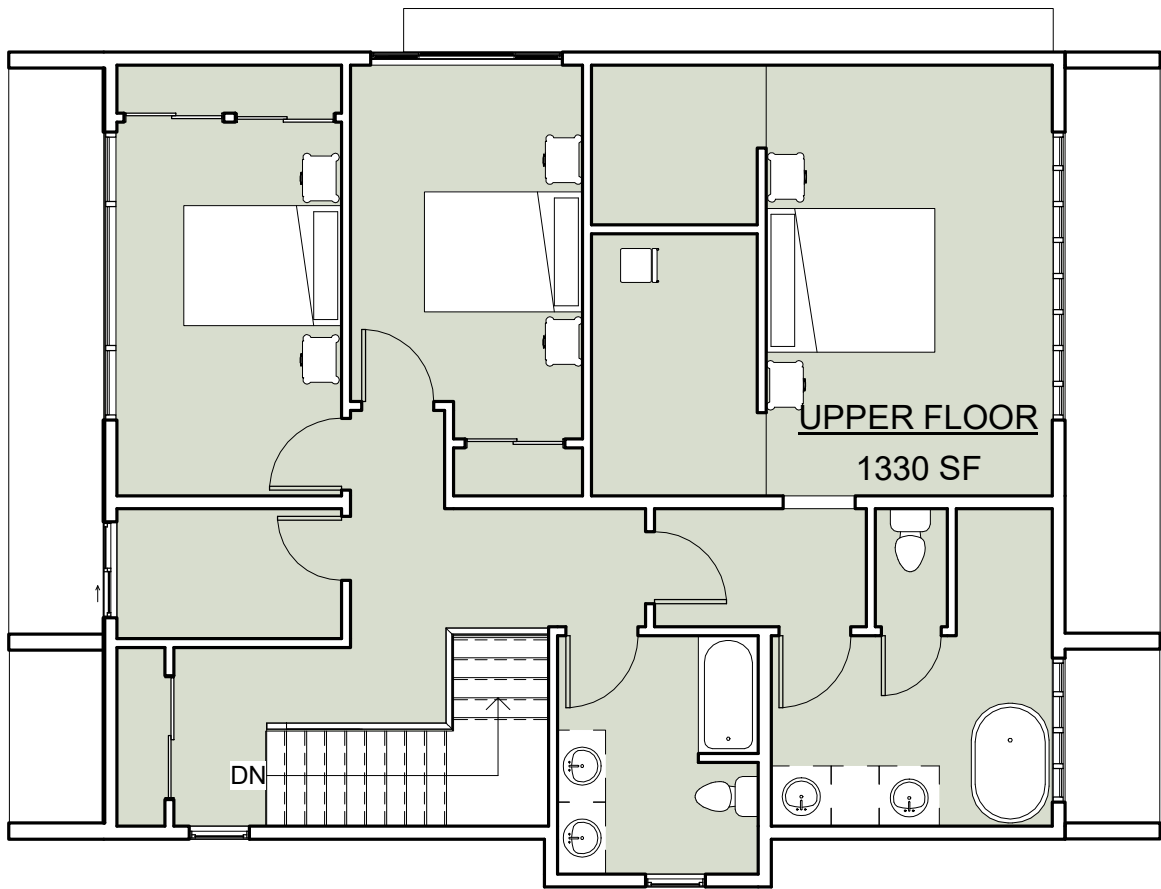
ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE, AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

THE BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATION REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION

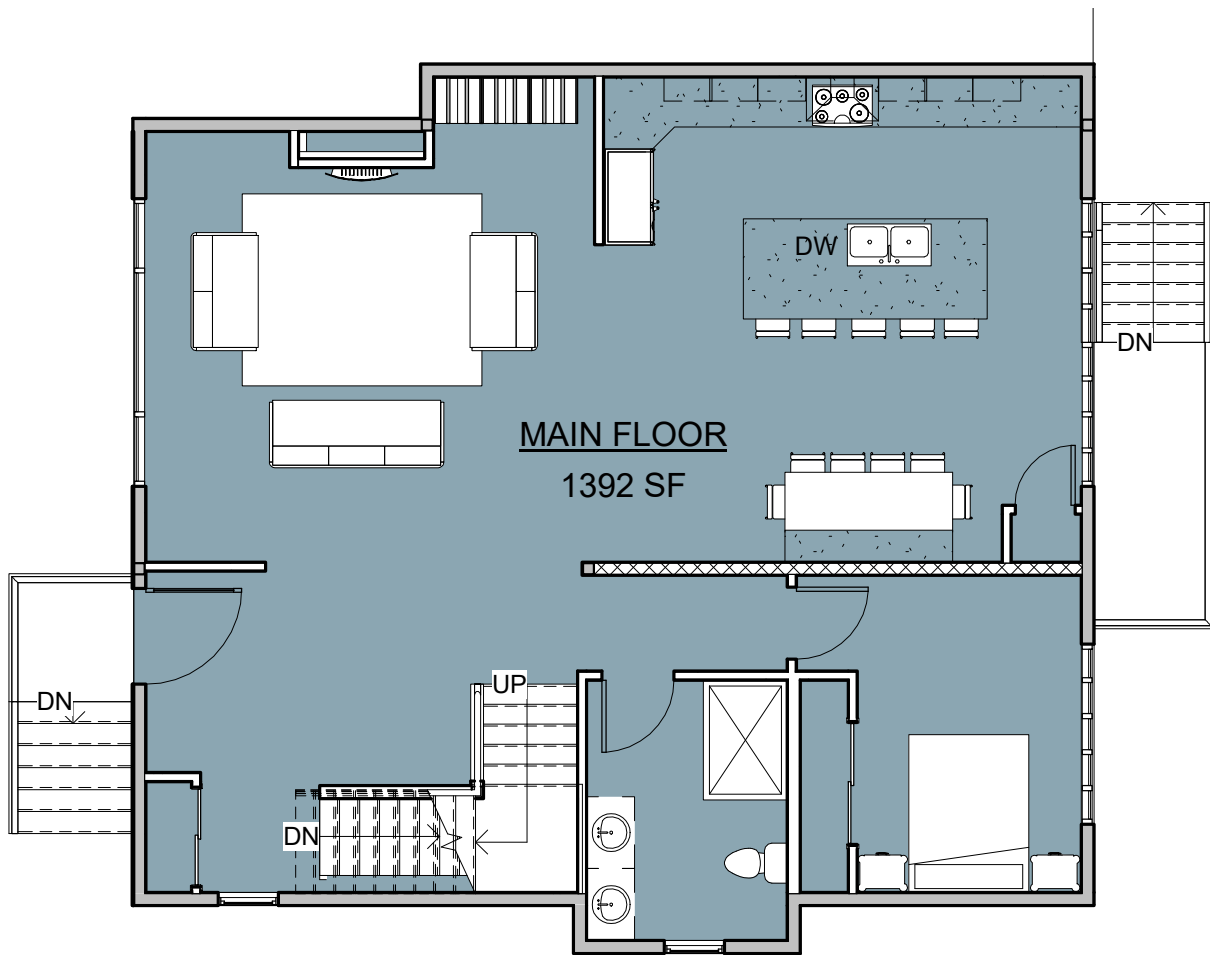
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, & SITING OF PROPOSED BUILDING ON THE PROPERTY.

GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY, ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.



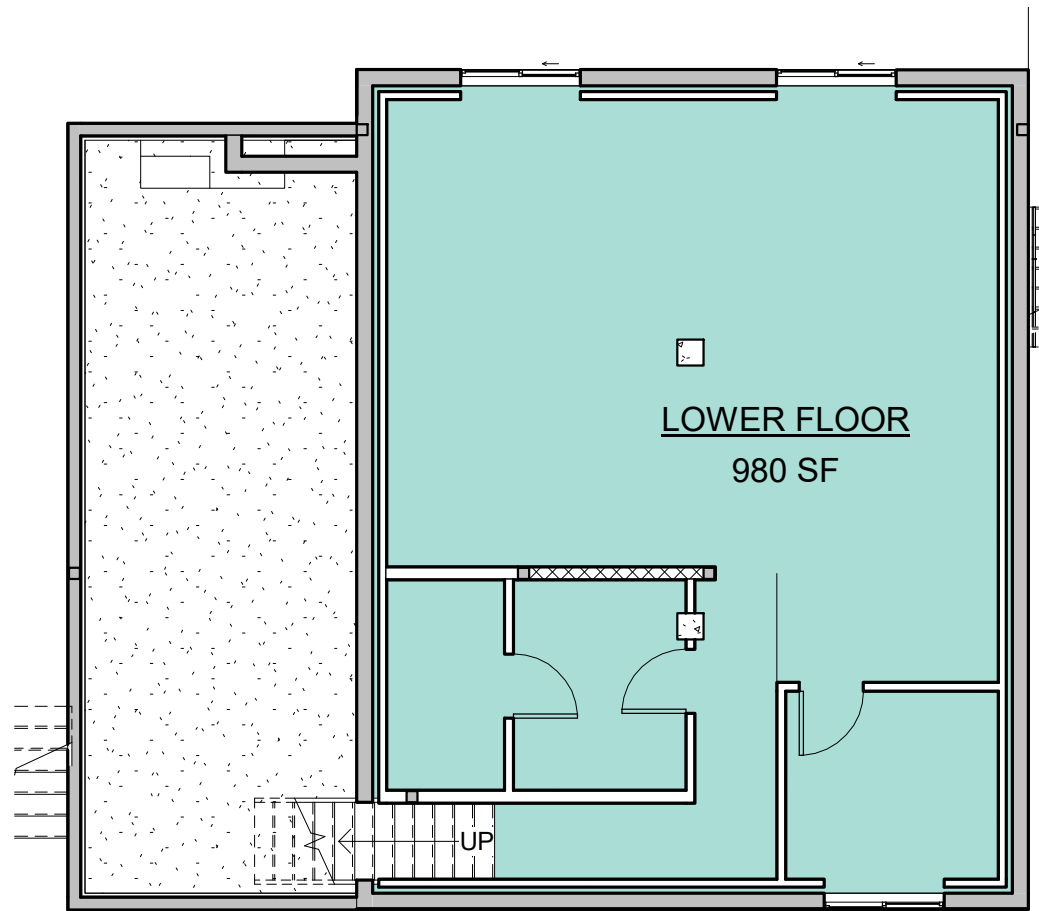
UPPER GROSS AREA

1330 SF



MAIN GROSS AREA

1392 SF



BASEMENT GROSS AREA

980 SF

CONSTRUCTION NOTES

1. ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.

2. THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO ZMT CONTRACTING IMMEDIATELY.

3. ALL FRAMING MATERIAL TO BE S.P.F. #2 OR BETTER. ALL FRAMING HAS TO BE MIN 6" FROM GRADE AS PER B.C. BUILDING CODE 2018

4. CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.

5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.

6. DAMPPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.

7. 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON A) 4" OF GRANULAR COMPACTABLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS

8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS

9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING

10. ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION

11. CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.

12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT

13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING

14. ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.

15. RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE

16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.

17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY

18. REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON ZMT CONTRACTING PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING ``OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.

19. ZMT CONTRACTING ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT PURE BUILDING DESIGN AT YOUR EARLIEST CONVENIENCE



PRIME BUILDING
DESIGN

3105 31 Ave, Unit G, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

SCHEDULE A

This forms part of application
DVP20-0067

Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.
Kelowna, B.C.

SITE PLAN
GENERAL NOTES

Project Number	18-111
Date	18/06/2020
Designed By	PW

A01

Scale	As indicated
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SCHEDULE A

This forms part of application
DVP20-0067



City of Kelowna
COMMUNITY PLANNING

Planner Initials AF[illegible]

Brodhurst Residence

675 Central Ave.
Kelowna, B.C.

FOUNDATION PLAN

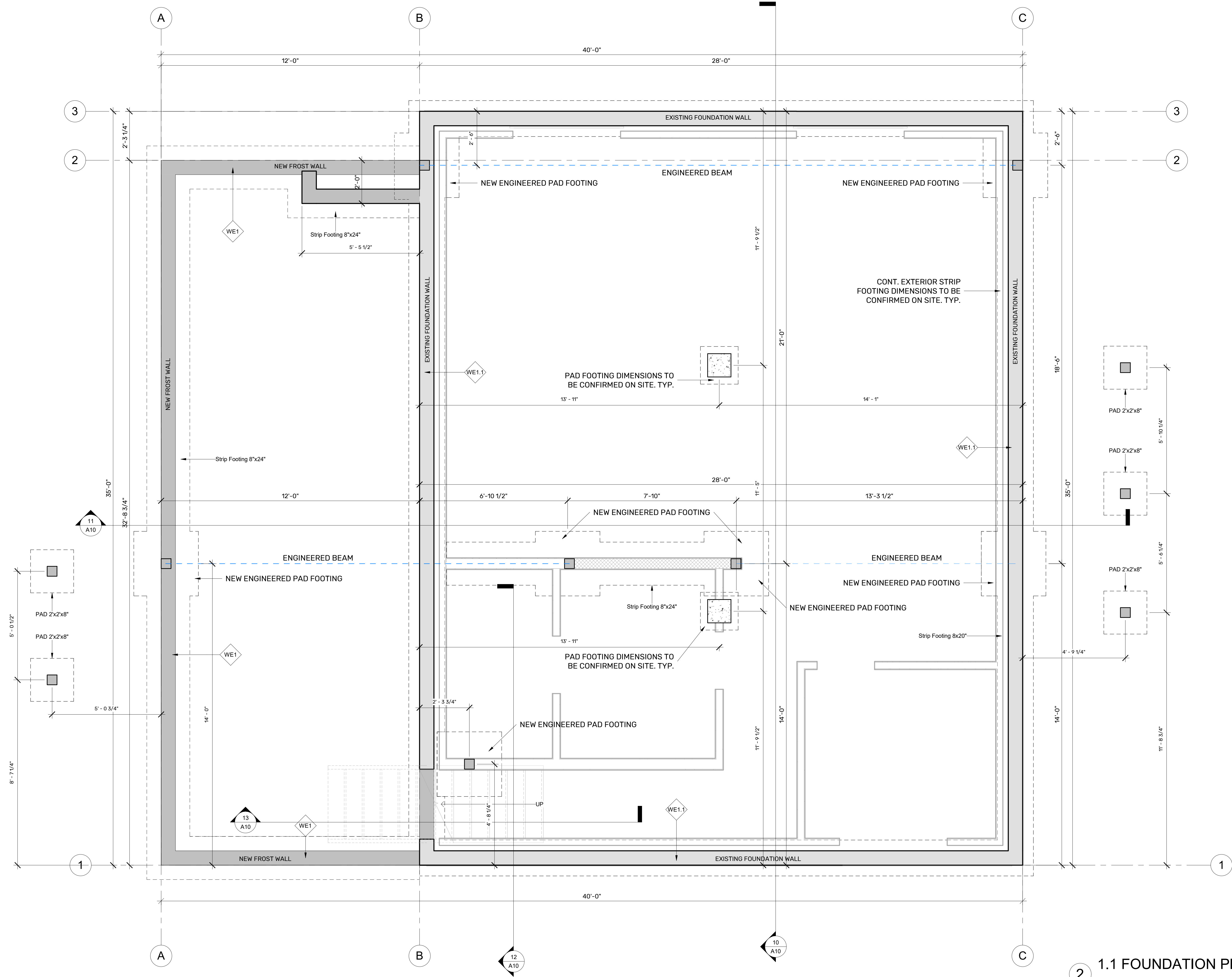
Project Number 18-111

Date 18/06/2020

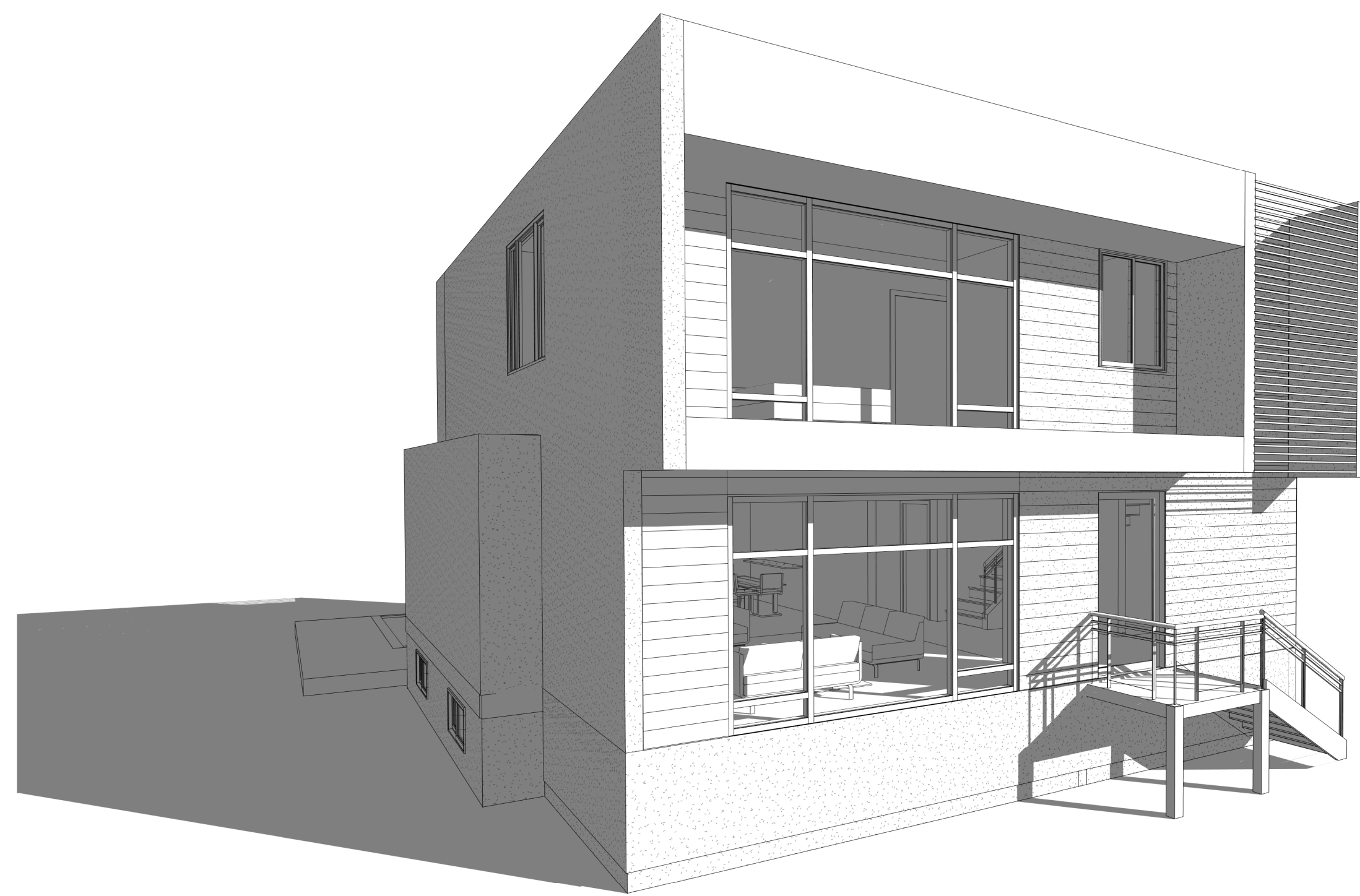
Designed By PW

A02

Scale $1/2" = 1'-0"$



2 1.1 FOUNDATION PLAN
1/2" = 1'-0"



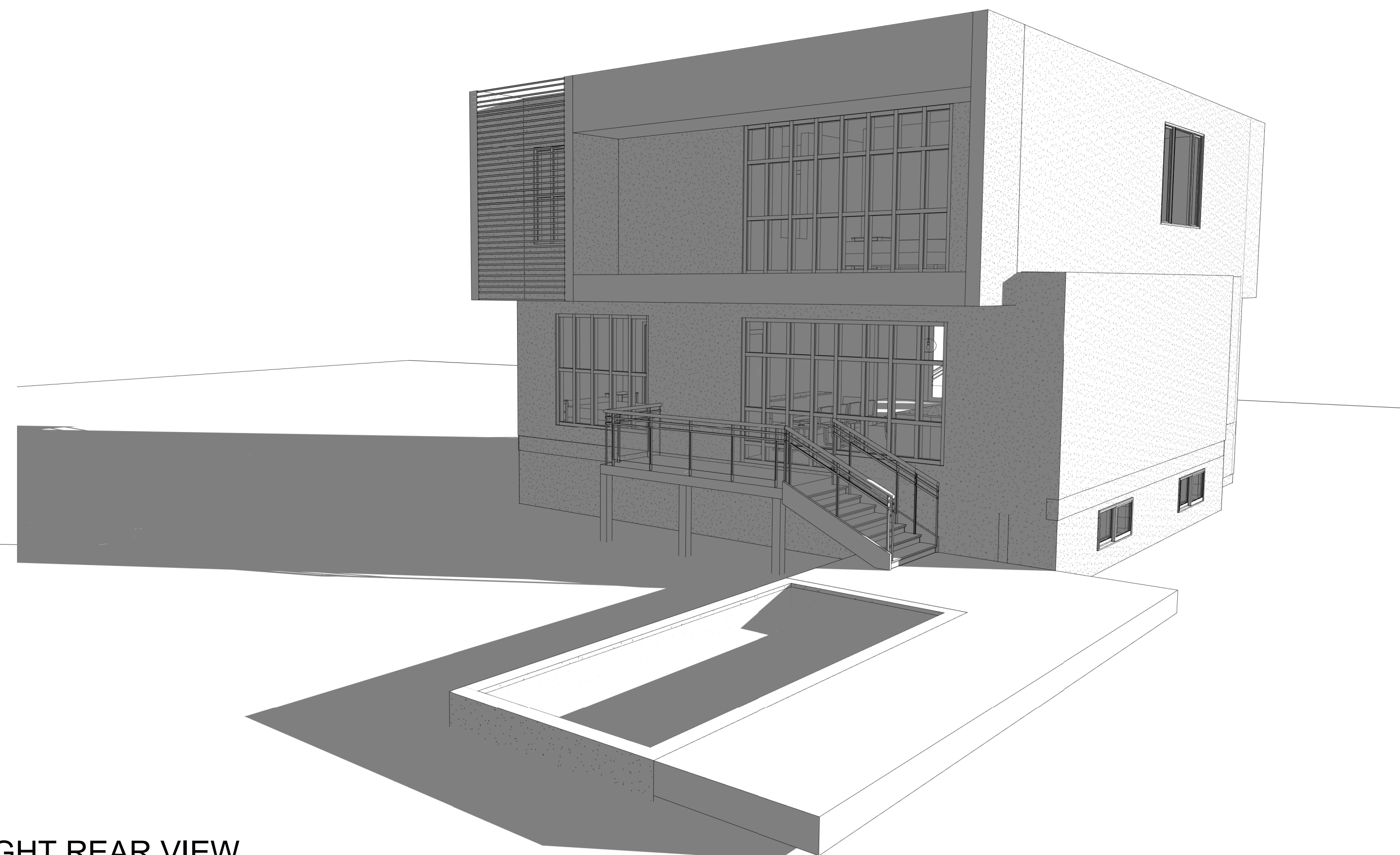
1 LEFT FRONT VIEW



2 LEFT REAR VIEW



3 RIGHT FRONT VIEW



4 RIGHT REAR VIEW



PRIME BUILDING
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ATTACHMENT B

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Planner Initials

City of Kelowna
COMMUNITY PLANNING

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

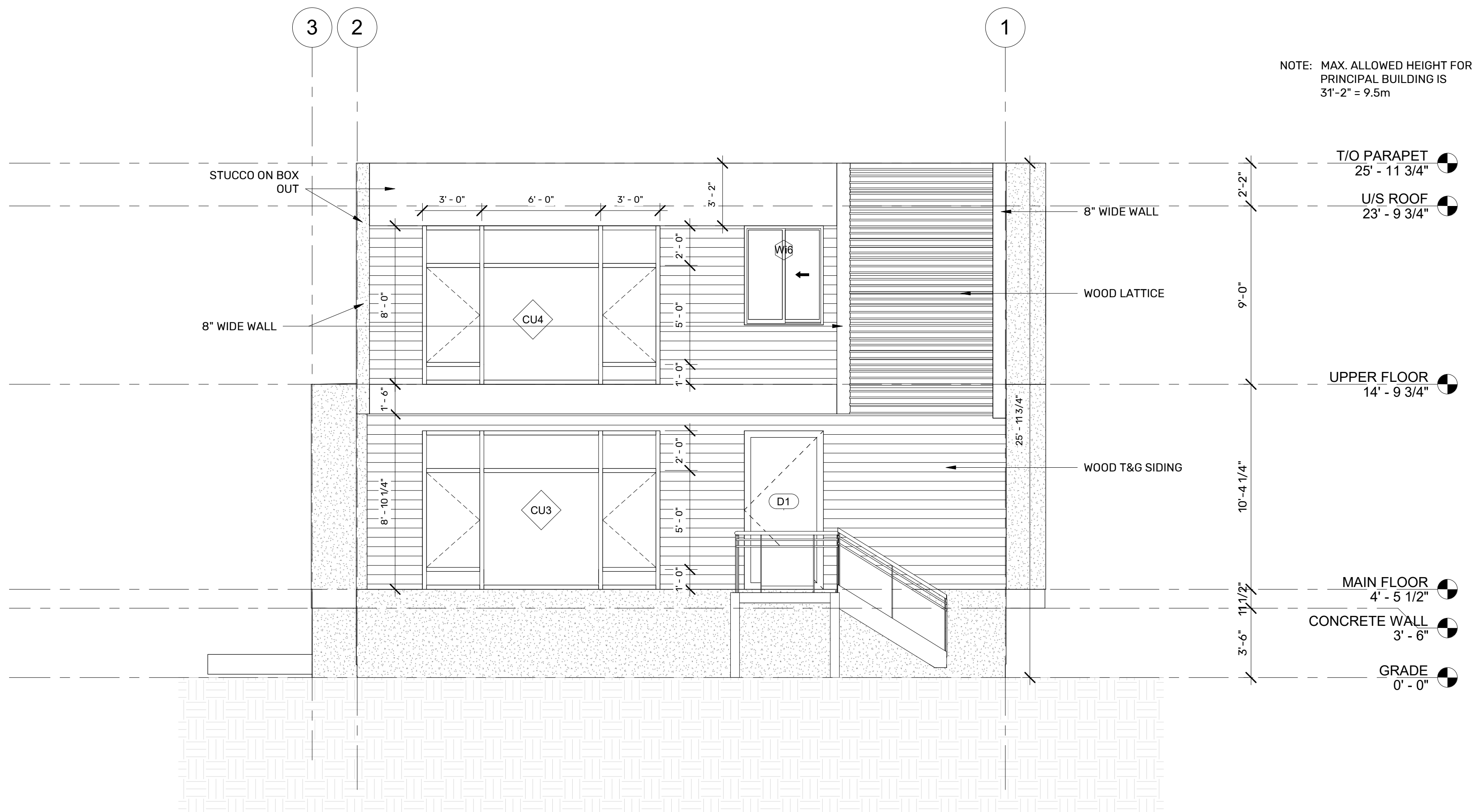
675 Central Ave.
Kelowna, B.C.

Title Page

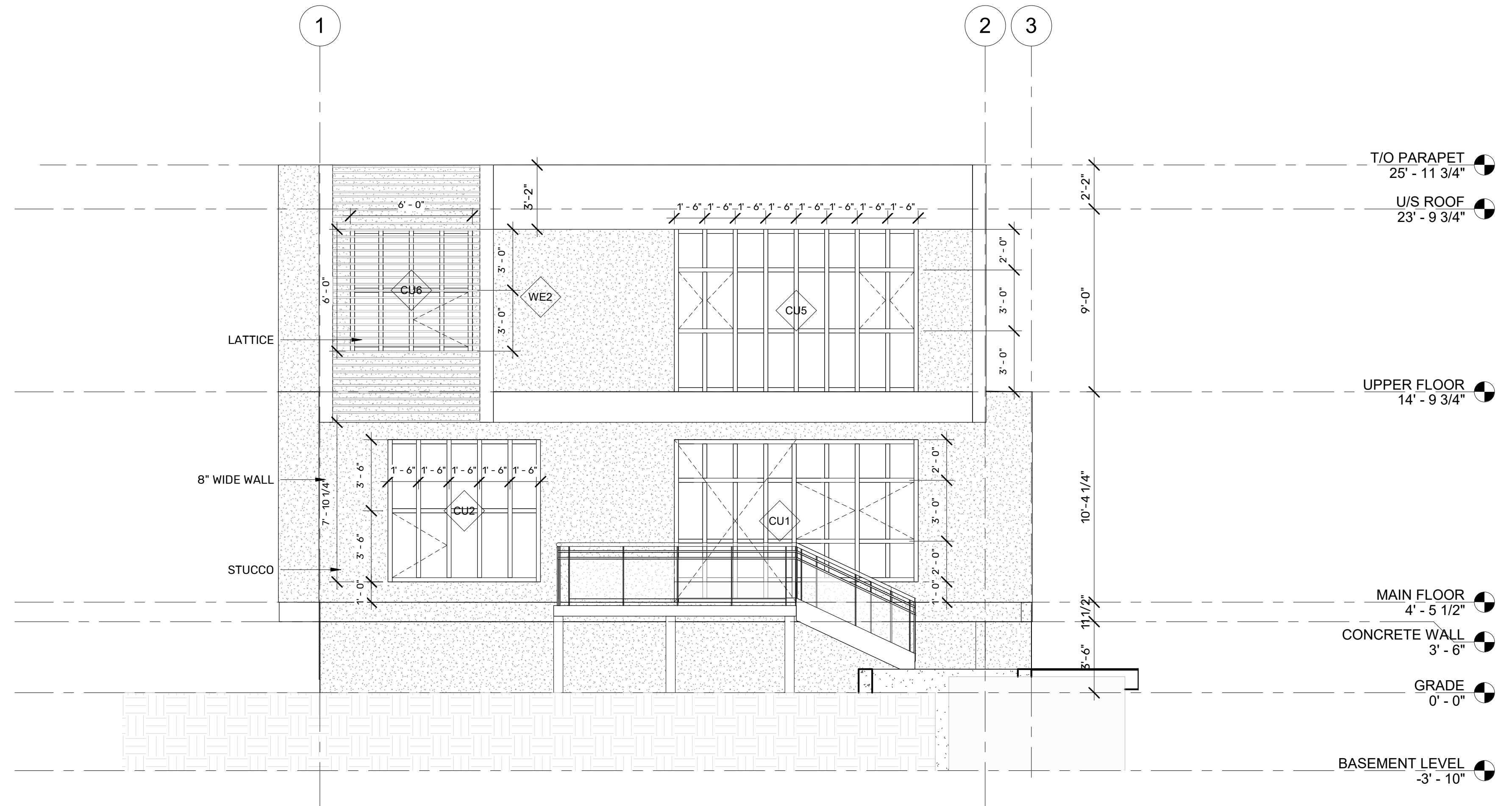
Project Number 18-111
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A03

Scale



6 MAIN HOUSE FRONT
1/4" = 1'-0"



7 MAIN HOUSE REAR
1/4" = 1'-0"



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Planner
Initials AF



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Brodhurst Residence

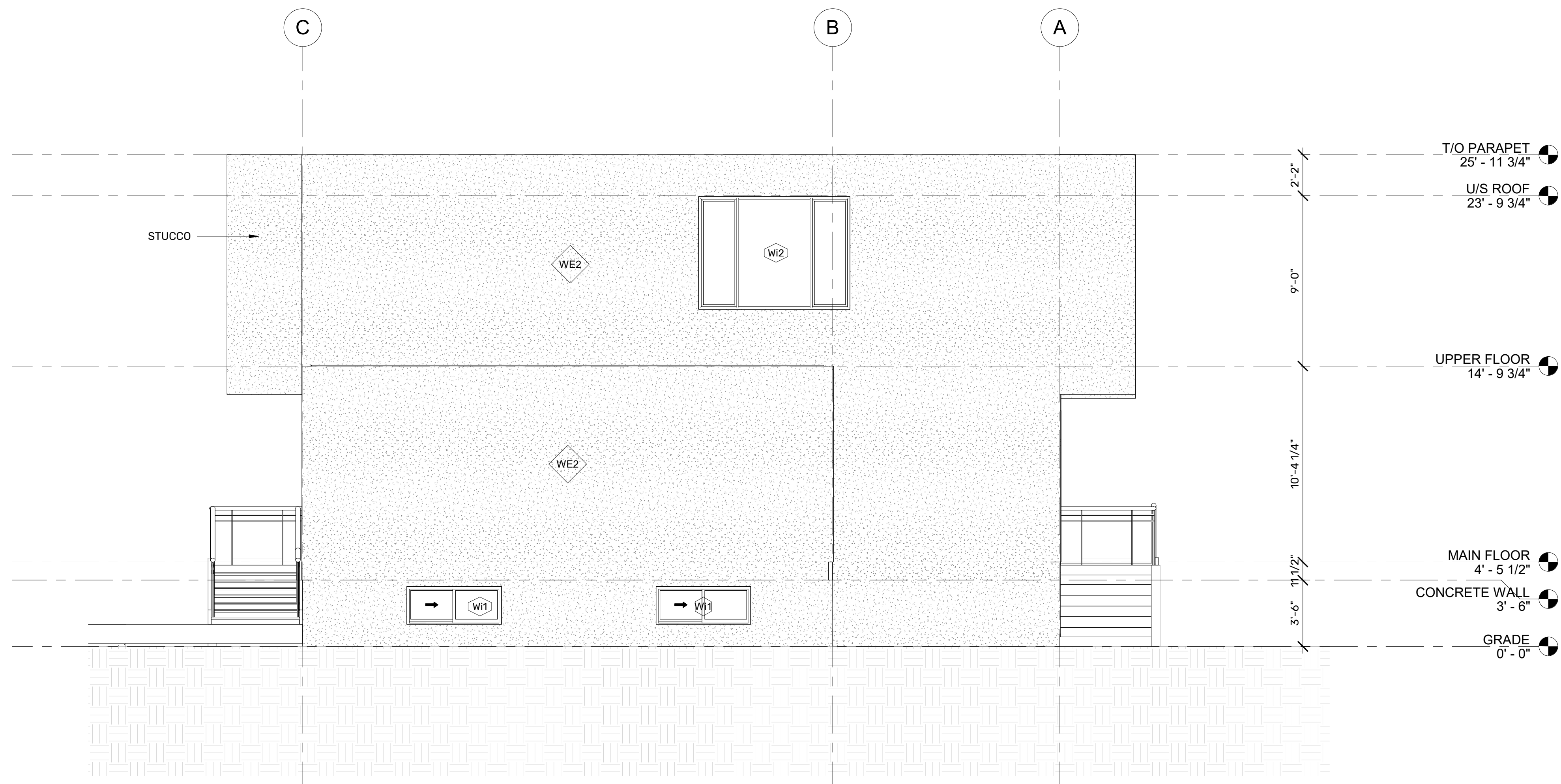
675 Central Ave.
Kelowna, B.C.

ELEVATIONS FRONT,
REAR

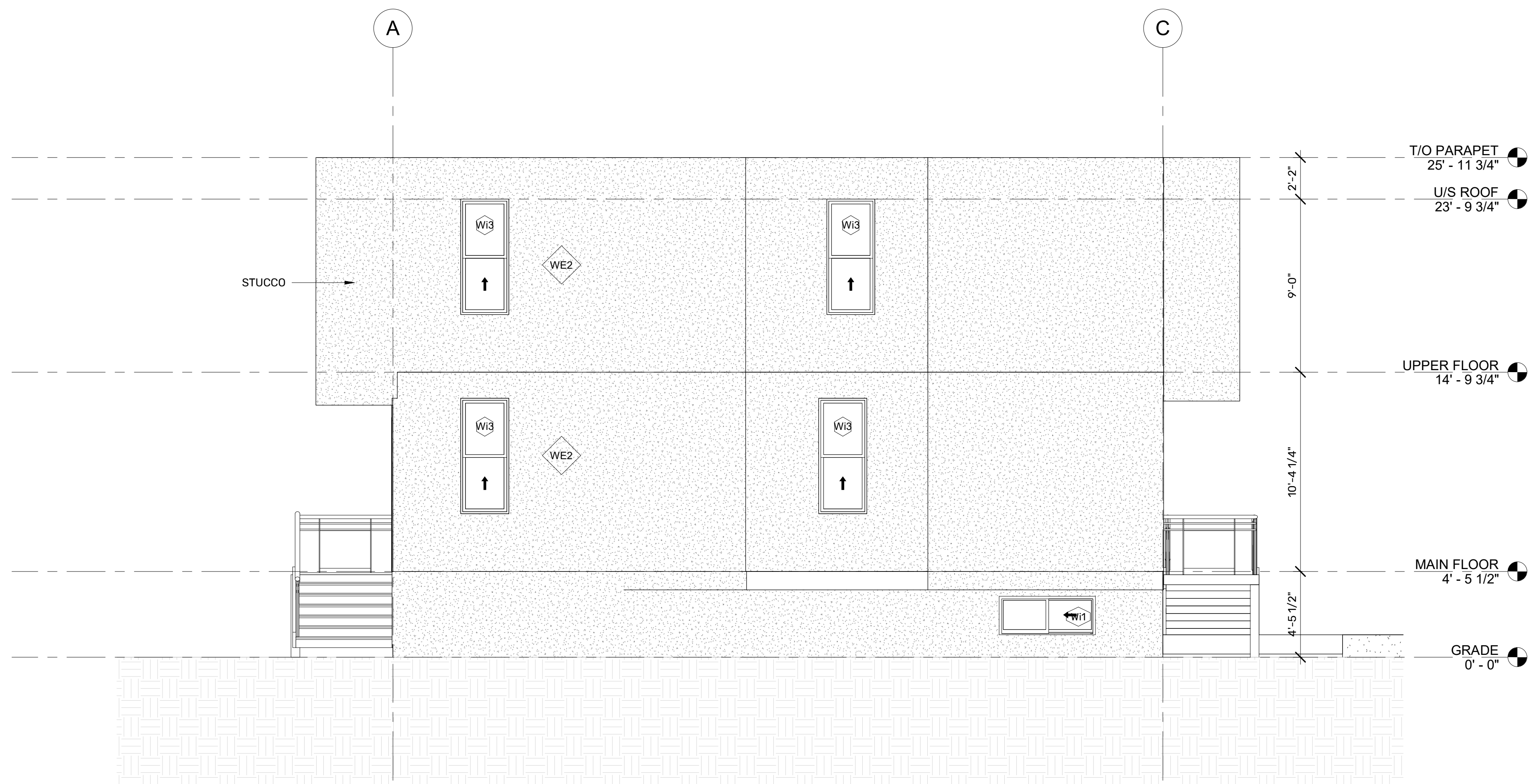
Project Number 18-111
Date 18/06/2020
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A04

Scale 1/4" = 1'-0"



8 MAIN HOUSE LEFT
1/4" = 1'-0"



9 MAIN HOUSE RIGHT
1/4" = 1'-0"



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COMMUNITY PLANNING

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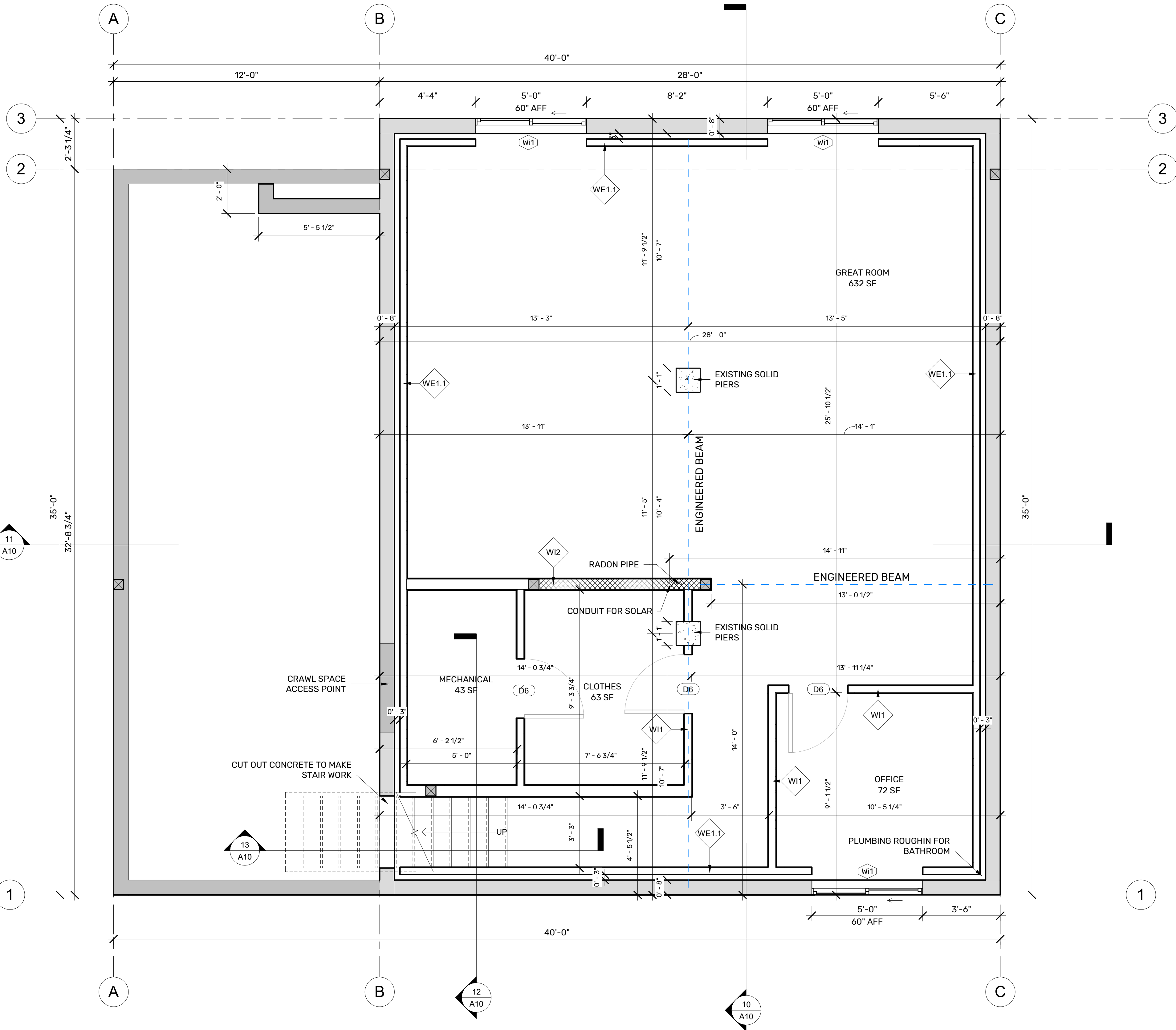
675 Central Ave.
Kelowna, B.C.

ELEVATIONS LEFT,
RIGHT

Project Number	18-111
Date	18/06/2020
Designed By	PW

A05

Scale	1/4" = 1'-0"
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1.2 BASEMENT LEVEL
3/8" = 1'-0"

Room Schedule		
Name	Area	Level
GREAT ROOM	632 SF	BASEMENT LEVEL
CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
	810 SF	
BEDROOM	155 SF	MAIN FLOOR
BATH	91 SF	MAIN FLOOR
KITCHEN	220 SF	MAIN FLOOR
DINING	186 SF	MAIN FLOOR
LIVING	350 SF	MAIN FLOOR
HALL	272 SF	MAIN FLOOR
	1274 SF	
ENSUITE	132 SF	UPPER FLOOR
BEDROOM 2	171 SF	UPPER FLOOR
BEDROOM 3	157 SF	UPPER FLOOR
MASTER BEDROOM	262 SF	UPPER FLOOR
LAUNDRY	51 SF	UPPER FLOOR
BATH	82 SF	UPPER FLOOR
HIS WIC	47 SF	UPPER FLOOR
HER WIC	77 SF	UPPER FLOOR
HALL	157 SF	UPPER FLOOR
	1136 SF	
	3220 SF	

Door Schedule		
Mark	Family and Type	Count
D1	Single_Door_Glass_252: 4' x 8'	1
D2	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	2
D3	Single-Flush: 36" x 84"	7
D4	Single-Flush: 30" x 84"	2
D5	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	4
D6	Single-Flush: 32" x 84"	4

Window Schedule		
Type Mark	Family and Type	Count
Wi1	Window-Sliding-Double: 5' x 2'	3
Wi2	Horizontal-Sliding-3Slider: Horizontal-Sliding-3Slider	1
Wi3	Window-Single-Hung: 2.5' x 6'	4
Wi6	Window-Sliding-Double: 4' x 5'	1

Glazing			
Number	Size	Mullion Vertical	Mullion Horizontal
CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
CU2	7'-6"x7'-0"	1'-6" (5 segments)	3'-6"/3'-6"
CU3	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU4	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU5	12'-0"x8'-0"	1'-6" (8 segments)	3'-0"/3'-0"/2'-0"
CU6	6'-0"x6'-0"	1'-6" (8 segments)	3' / 3'

REFER TO ELEVATIONS FOR FURTHER DETAILS ON MULLION SPACING



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Brodhurst Residence

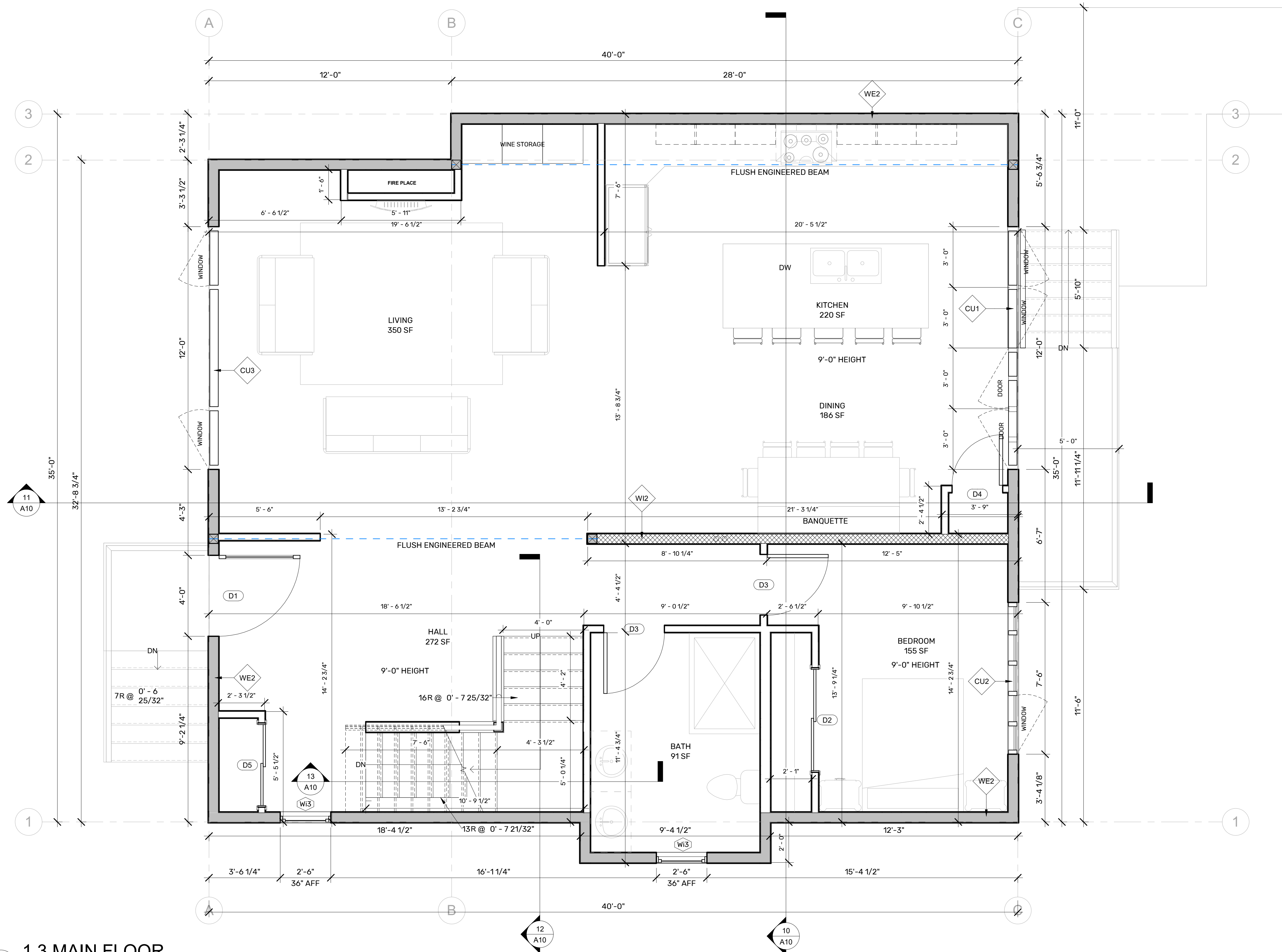
675 Central Ave.
Kelowna, B.C.

BASEMENT PLAN

Project Number 18-111
Date 18/06/2020
Designed By PW

A06

Scale 3/8" = 1'-0"



3 1.3 MAIN FLOOR
3/8" = 1'-0"

Room Schedule		
Name	Area	Level
GREAT ROOM	632 SF	BASEMENT LEVEL
CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
	810 SF	
BEDROOM	155 SF	MAIN FLOOR
BATH	91 SF	MAIN FLOOR
KITCHEN	220 SF	MAIN FLOOR
DINING	186 SF	MAIN FLOOR
LIVING	350 SF	MAIN FLOOR
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HIS WIC	47 SF	UPPER FLOOR
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HALL	157 SF	UPPER FLOOR
	1136 SF	
	3220 SF	

Door Schedule		
Mark	Family and Type	Count
D1	Single_Door_Glass_252: 4' x 8'	1
D2	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	2
D3	Single-Flush: 36" x 84"	7
D4	Single-Flush: 30" x 84"	2
D5	Door-Interior-Double-Sliding-2_Panel-Wood: 48" x 84"	4
D6	Single-Flush: 32" x 84"	4

Window Schedule		
Type Mark	Family and Type	Count
W1	Window-Sliding-Double: 5' x 2'	3
W2	Horizontal-Sliding-3Slider: Horizontal-Sliding-3Slider	1
W3	Window-Single-Hung: 2.5' x 6'	4
W6	Window-Sliding-Double: 4' x 5'	1

Glazing			
Number	Size	Mullion Vertical	Mullion Horizontal
CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
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Brodhurst Residence

675 Central Ave.
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MAIN FLOOR

Project Number	18-111
Date	18/06/2020
Designed By	PW

A07

Scale	3/8" = 1'-0"
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Brodhurst Residence

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UPPER FLOOR

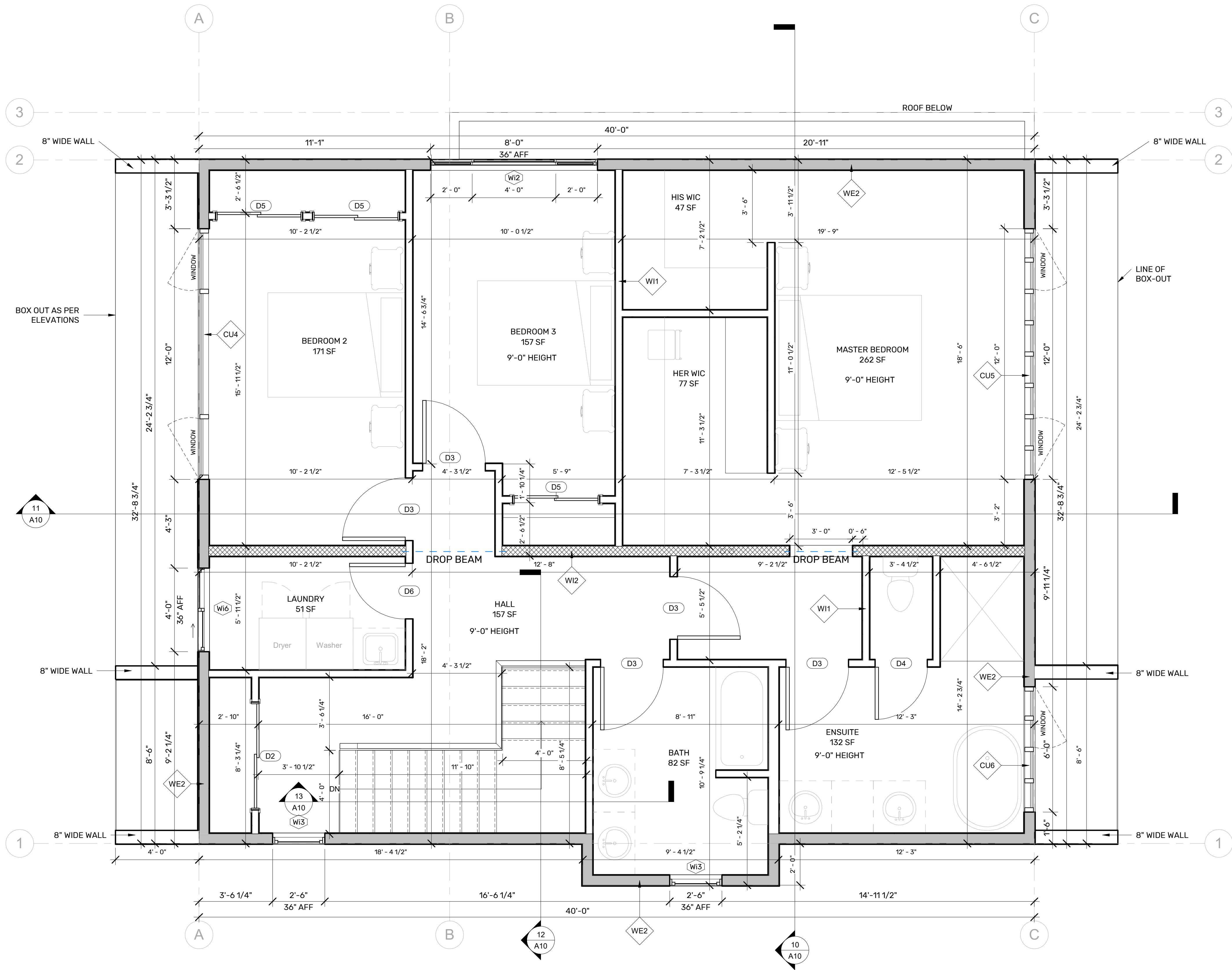
Project Number 18-111

Date 18/06/2020

Designed By PW

A08

Scale 3/8" = 1'-0"



1.4 UPPER FLOOR
3/8" = 1'-0"

Room Schedule		
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CLOTHES	63 SF	BASEMENT LEVEL
OFFICE	72 SF	BASEMENT LEVEL
MECHANICAL	43 SF	BASEMENT LEVEL
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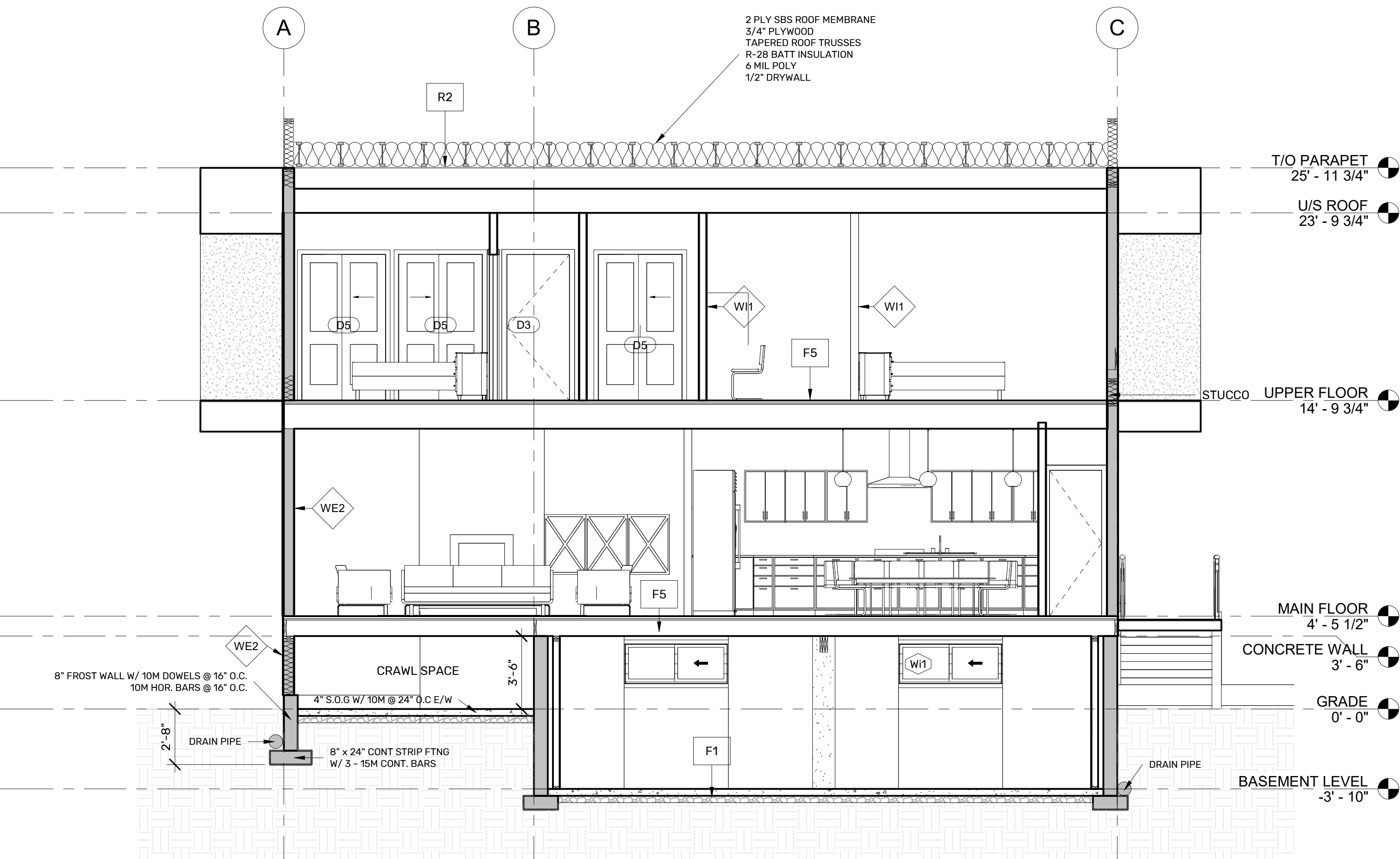
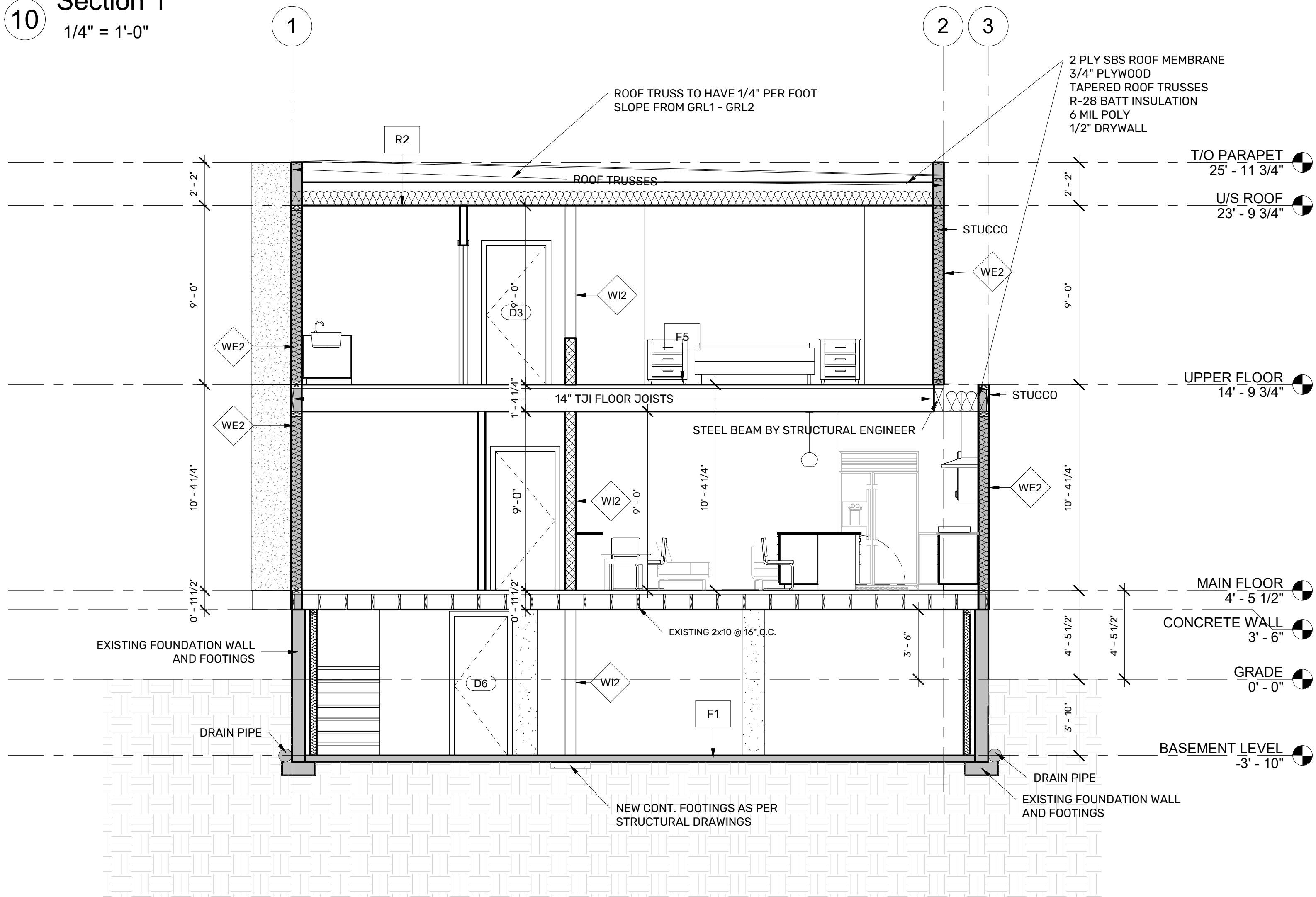
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CU1	12'-0"x8'-0"/7'-0"	1'-6" (8 segments)	1'-0"/2'-0"/3'-0"/2'-0"
CU2	7'-6"x7'-0"	1'-6" (5 segments)	3'-6"/3'-6"
CU3	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU4	12'-0"x8'-0"	1'-0"/5'-0"/2'-0"	3'-0"/6'-0"/3'-0"
CU5	12'-0"x8'-0"	1'-6" (8 segments)	3'-0"/3'-0"/2'-0"
CU6	6'-0"x6'-0"	1'-6" (8 segments)	3' / 3'

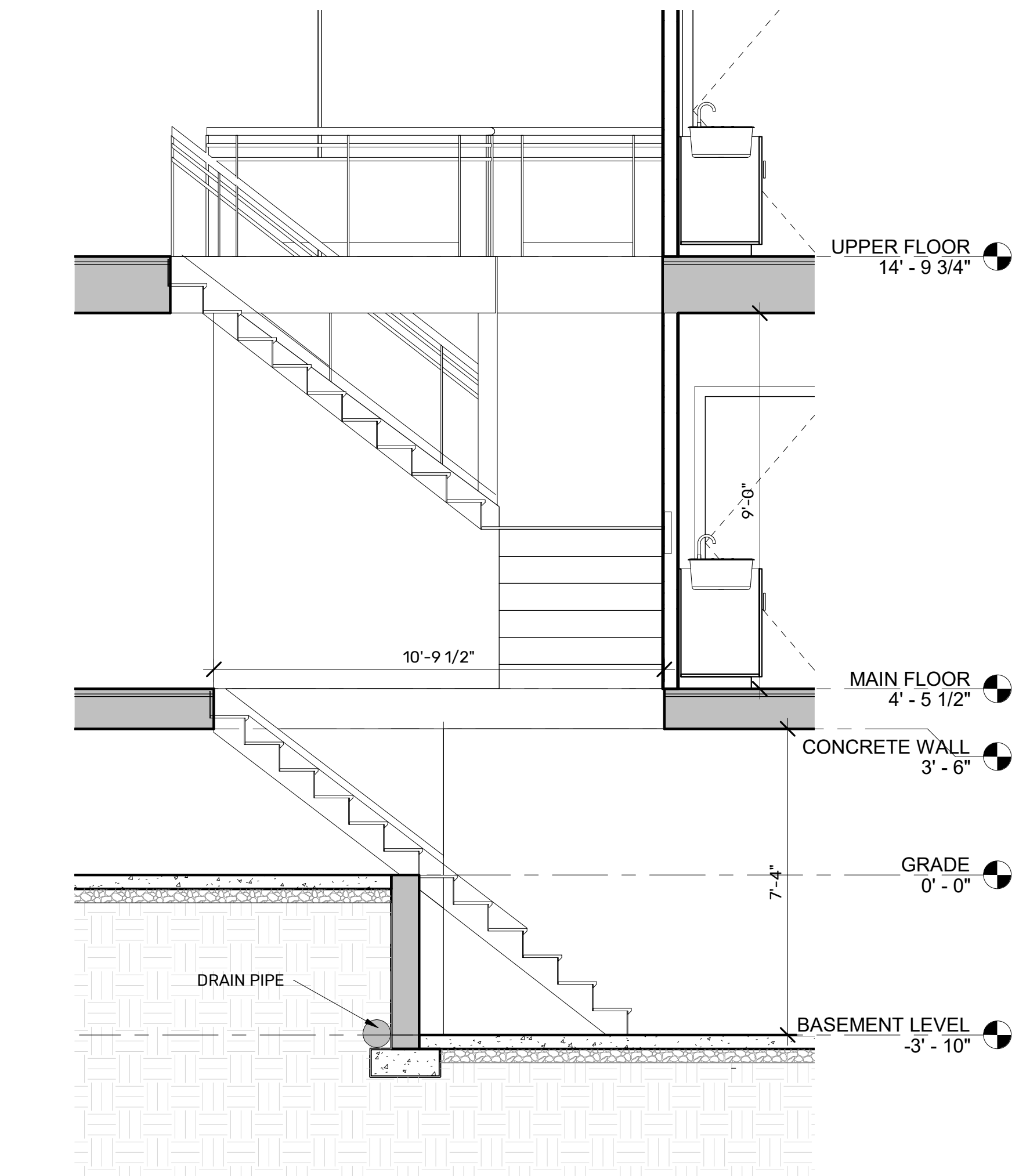
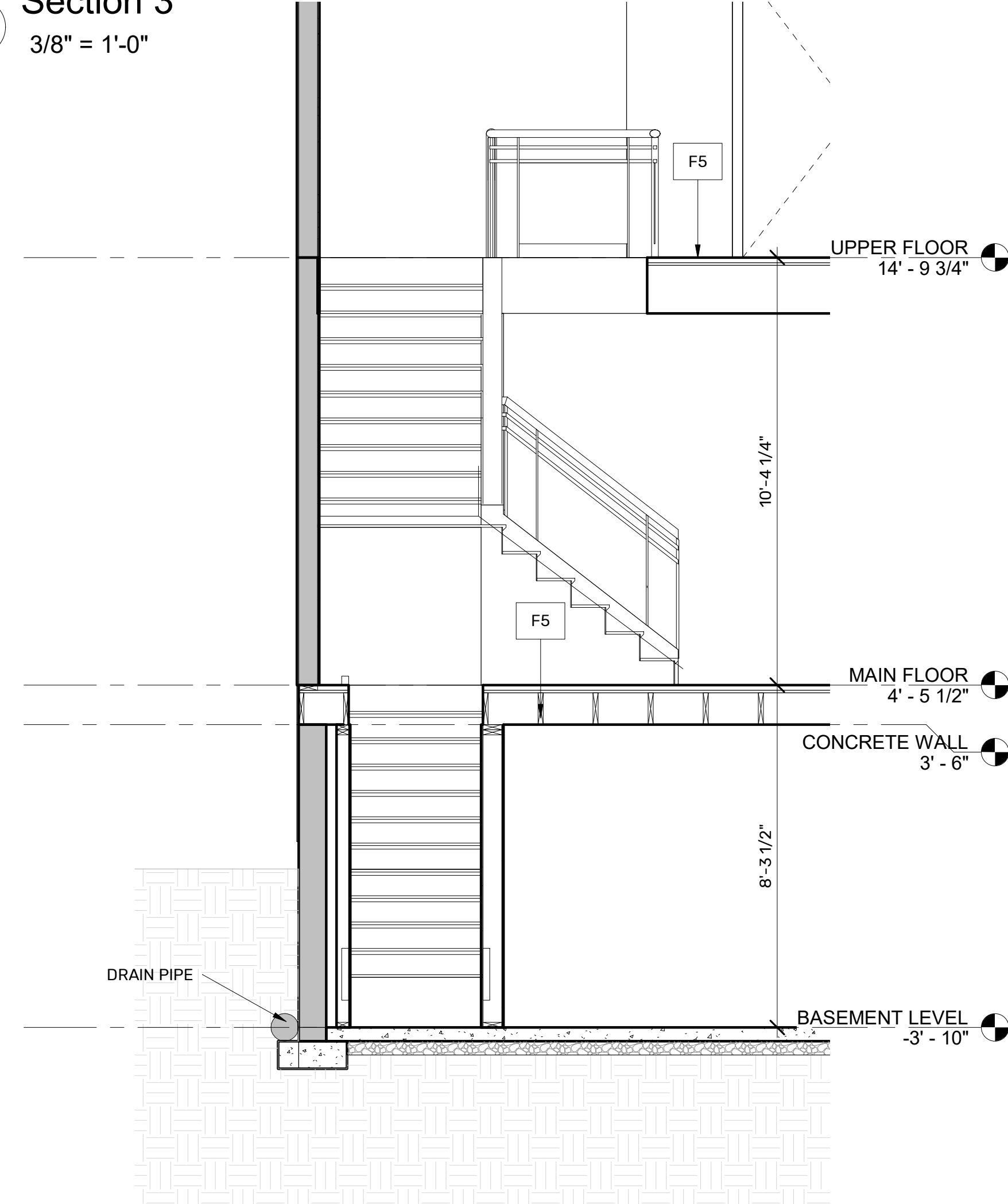
REFER TO ELEVATIONS FOR FURTHER DETAILS ON MULLION SPACING

10 Section 1
1/4" = 1'-0"



11 Section 2
1/4" = 1'-0"

12 Section 3
3/8" = 1'-0"



13 Section 4
3/8" = 1'-0"



PRIME BUILDING
DESIGN

3105 31 Ave, Unit G, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

ATTACHMENT B

This forms part of application
DVP20-0067

City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AF**

No.	Description	Date
01	Issued For Variance	2020-09-08

Brodhurst Residence

675 Central Ave.
Kelowna, B.C.

CROSS SECTIONS

Project Number	18-111
Date	18/06/2020
Designed By	PW

A09

Scale As indicated

Cubit Consulting LTD.

Structural Engineering Services
3105 31 Ave Unit G, Vernon, BC V1T 2G9
Contact: Peter Ackermann P.Eng., Principal
Email: peter@cubitconsulting.ca
Phone: (250) 317-9714



Project #: S20-130
September 08, 2020

Brodhurst Residence
675 Central Ave.
Kelowna BC, V1Y 7M2



Attention: Robin Brodhurst

Brodhurst Residence, 675 Central Ave. – Foundation Review for Variance Permit**Introduction:**

Cubit Consulting Ltd. (Cubit) was retained by Robin Brodhurst to provide a structural review of the existing foundations for the residence located at 675 Central Ave. Kelowna, in order to determine whether the existing foundations are suitable for the proposed addition per drawings issued by Prime Building Design dated September 8, 2020. Cubit visited the site on August 27th, 2020 and inspected the existing foundations.

Scope:

The review of the existing foundation is limited to a visual review of exposed perimeter foundation walls in order to assess the existing concrete wall condition as well as a preliminary gravity analysis in order to determine suitability of the existing strip footings to support the additional loads proposed by this renovation. A lateral analysis considering backfill pressure on perimeter walls has not been performed and is outside of this scope.

Perimeter Foundation Walls:

The existing perimeter foundation walls are 8" wide by 7'-8" tall and are backfilled to approximately 3'-6" above the basement slab on grade. The backfill height for the proposed renovation will not change from the existing backfill height and thus the soil lateral pressure onto the existing foundation wall is expected to remain of similar magnitude. Cubit inspected exposed sections of interior and exterior foundation walls. Most of the foundation wall surfaces are concealed. Exposed surfaces show minimal cracking in the concrete walls, most of which are hairline cracks. It was noted that cracking is typically occurring at corners of window headers where upgrades to the headers would be required.

Perimeter Footings:

The condition of the existing perimeter strip footings could not be verified as they were concealed. The original architectural drawings dated January 14, 1957 indicate the footings to be 8" deep by 18" wide. Based on preliminary gravity load analysis, strip footings of 8" deep by 18" wide would generally be sufficient to support the new loads from the proposed addition when assuming an unfactored soil bearing capacity of 2000psf. Localized footing upgrades may be required to support new concentrated point loads that will bear on the existing foundation walls and the interior basement floor.

Differential settlement of foundation walls and footings were not observed.

Conclusion:

Cubit performed a visual review of exposed surfaces of the existing foundations and performed a preliminary gravity load analysis considering proposed additional gravity loading. The existing foundations appear generally suitable for the new renovation and only localized upgrades would be expected for strip footings supporting new large concentrated point loads as well as cracked existing concrete headers would need to be repaired. The gravity load analysis confirmed that based on the assumed footing dimensions of 8" deep by 18" wide, a minimum unfactored soil bearing capacity of 2000psf would be required.

Should you have any questions with regards to this letter, please do not hesitate to contact us.

Sincerely,



Report by:

Philipp Wambold, E.I.T.

Reviewed by:

Peter Ackermann, P.Eng.

