

Design Rationale – Beach Pavilion

February 9, 2016

The Beach Pavilion is an extension of the main house architecture. It frames the entrance from the lake side located on the lower bench at the property, approximately 60 feet below the upper bench.

The structure is designed for day use with a washroom facility provided for convenient access while enjoying the beach and water activities, along with two sheltered sitting areas.

The structure has been positioned to capture a natural view corridor, which currently exists while preserving the existing large pine trees outside of the riparian set back.

Sixty degree view corridors from the adjacent lakeshore neighbour have also been considered in the location and height of the design, with the provision of a flat roof (extension of the main house architecture).

The structure cannot be seen from the neighbour's house as the site line is obstructed by the natural crest of the upper bench.

The design also is considerate of a private road access easement (KL88735) allowing owner access to the two neighbouring properties.

In summary, this design proposal has been designed in consideration of:

1. Neighbour's 60 degree site lines.
2. Inspection of the existing vegetation (outside of the riparian zone).
3. The riparian set back.
4. Environmental consideration (by retaining ecoscope) to provide guidance and monitoring near the riparian zone.
5. Overall design concept adding value to the surrounding areas.

CITY OF KELOWNA
MEMORANDUM

Date: March 17, 2016
File No.: DP16-0046
To: Land Use Management Department (AC)
From: Development Engineering Manager
Subject: 5080 Lakeshore Rd Lot C Plan 30063 RR2C Carriage House RR2c

Development Engineering has the following requirements associated with this application.

Requirements addressed in rezoning file Z16-0009 must be satisfied prior to the issuance of this Development Permit.

Development Engineering has no comment regarding the form and character evaluation of the Carriage House

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

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP16-0046 & DVP16-0047
Issued To: James Sharko
Site Address: 5080 Lakeshore Road
Legal Description: Lot C, Section 23, Township 28, SDYD, Plan 30063
Zoning Classification: RR2c - Rural Residential 2 with Carriage House
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0046 & DVP16-0047 for Lot C, Section 23, Township 28, SDYD, Plan 30063, located at 5080 Lakeshore Road, Kelowna, BC be approved subject to the following:

- 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";

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted only in accordance with Schedules 'A' & 'B' attached to DP16-0046 / DVP16-0047:

Section 9.5b.1(c) Carriage House Regulations

- Eliminate the rule that the “principal dwelling units shall be located between the front yard and the carriage house”;

Section 9.5b.1(e) Carriage House Regulations

- Increase the upper storey floor area relative to the carriage house footprint from 75% to 107%;

Section 12.2.6 Development Regulations

- Increase the maximum height from 4.8m to 5.89m;

Section 6.1.11 Okanagan Lake Sight Lines

- Increase the maximum percentage of buildings that is permitted to be sited within 60° from the corner of the neighbouring house from 0% to 100%.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ _____ n/a _____ OR
- b) A Certified Cheque in the amount of \$ _____ n/a _____ OR
- c) An Irrevocable Letter of Credit in the amount of \$ _____ n/a _____ .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

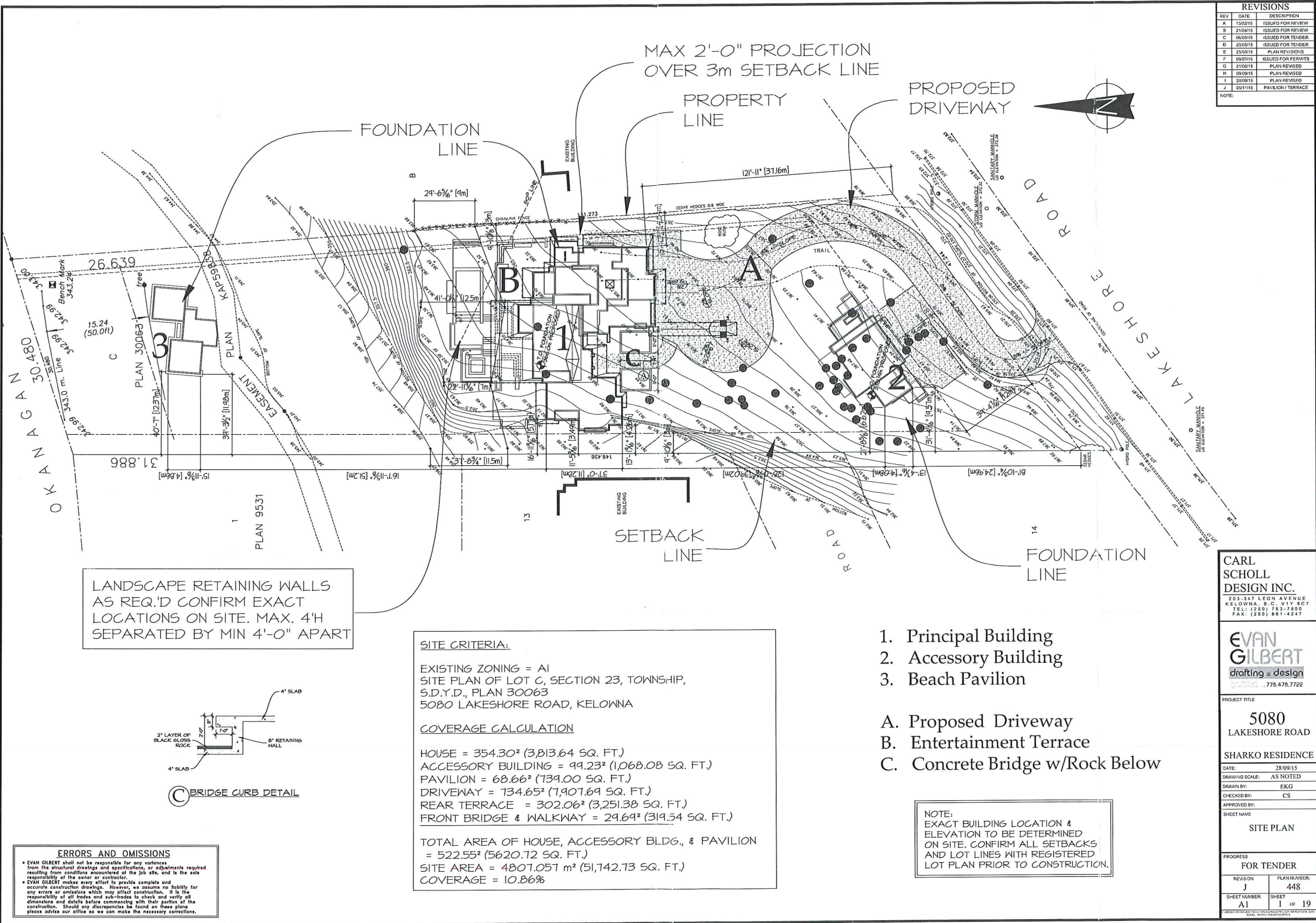
5. APPROVALS

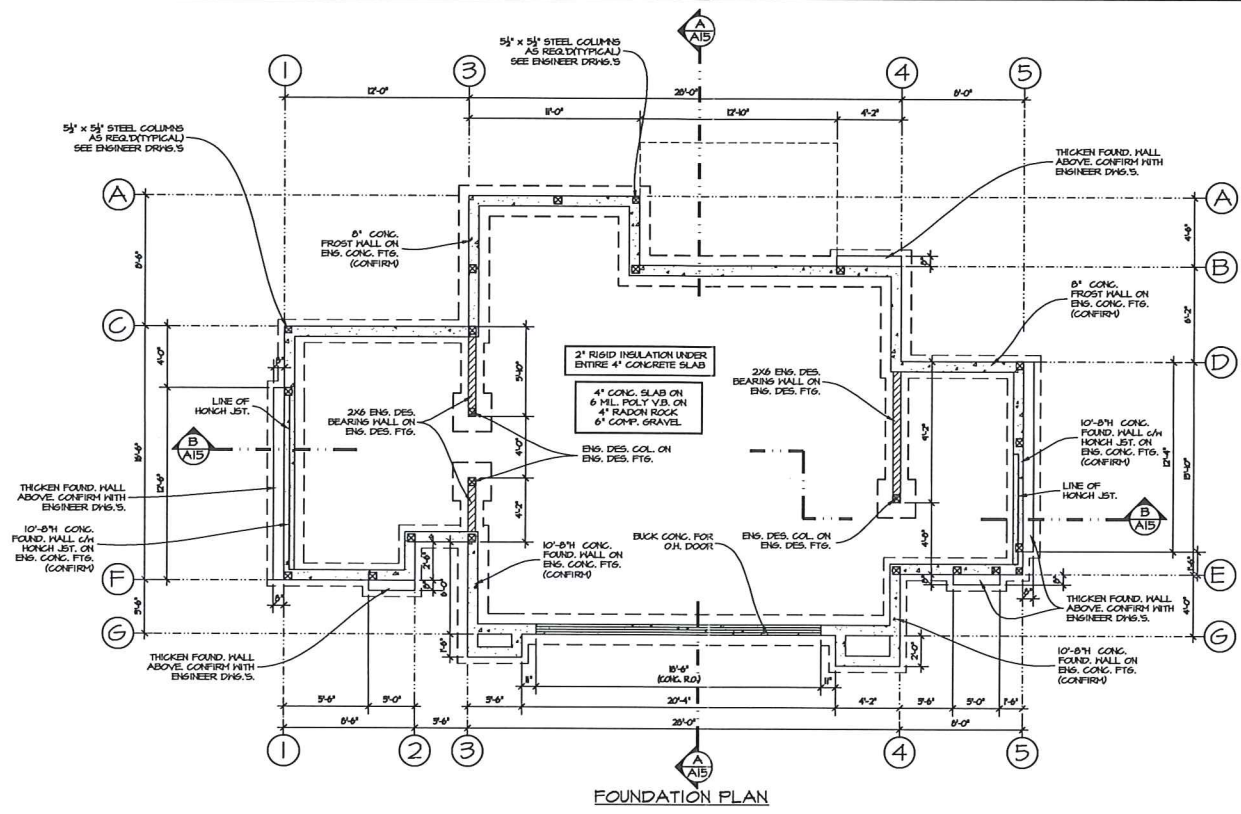
Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



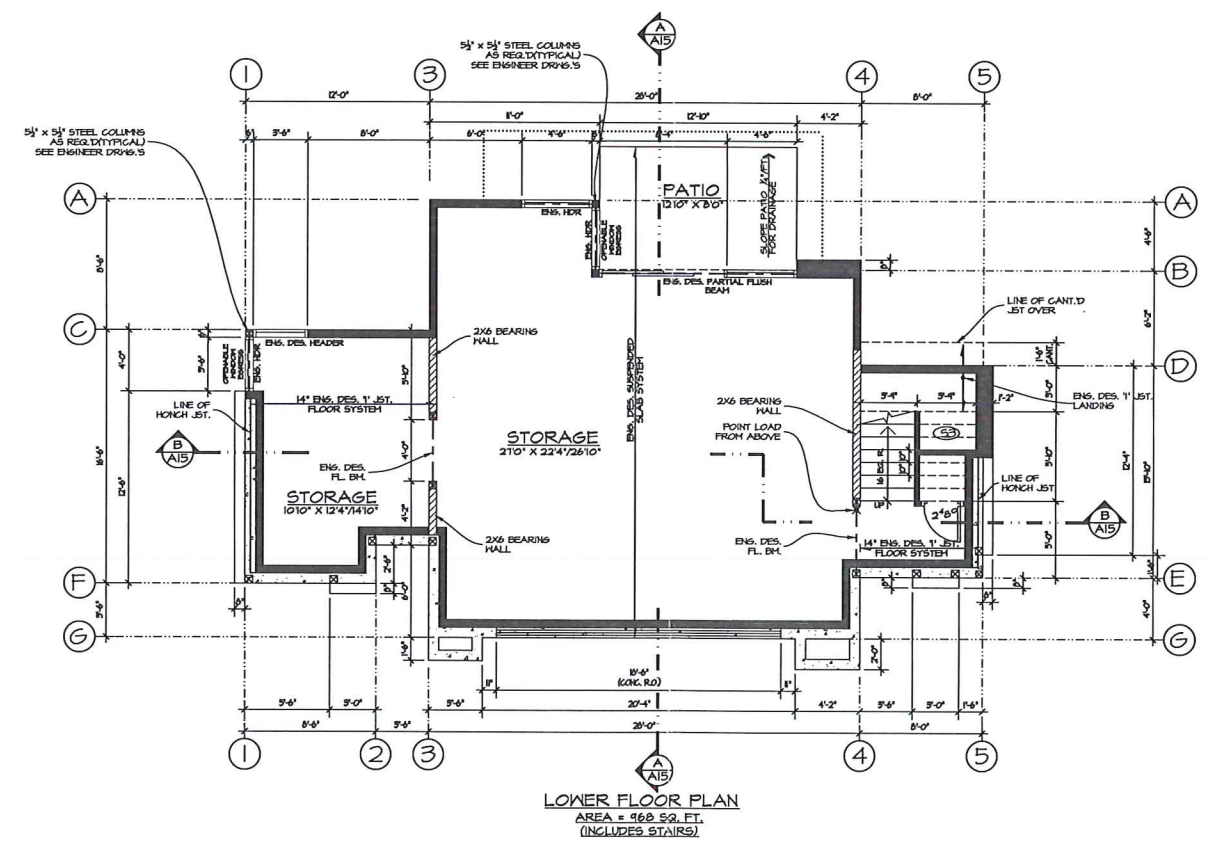


NOTE:
-SC BUILDING CODE PROVISIONS FOR THE ROUGH-IN FOR A REEFLOOR DEPRESSURIZATION SYSTEM NON REQUIRE HIGH EXTERIOR THROUGH AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
-STRUCTURAL ENGINEER TO CONFIRM ALL FOOTINGS, FOUNDATION WALLS, BEAMS, HEADERS, COLUMNS, BEARING WALLS, JOISTS AND ANY OTHER STRUCTURAL COMPONENTS OF THE BUILDING.

NOTE:
-FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE.
-ALL FOOTINGS TO BE BELOW FROST LINE.
-STEP FOOTINGS 2' MAX. VERT. & 2' MAX. HORIZ.

NOTE:
-CONFIRM ALL WALL THICKNESS, ECT. WITH STRUCTURAL DRAWINGS BEFORE PROCEEDING WITH FORMING.



NOTE:
-CONCRETE PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS. CONTRACTOR TO CONFIRM.

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-WINDOW SUPPLIES TO CONFIRM ALL SIZES, DETAILS AND COMPONENTS PRIOR TO CONSTRUCTION. SIZES TO BE CONFIRMED IN ACCORDANCE WITH STONE VENEER THICKNESS WHEN STONE RETURNS TO WINDOW.

ERRORS AND OMISSIONS

- EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered of the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT 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.

REVISIONS		
REV	DATE	DESCRIPTION
A	13/03/15	ISSUED FOR REVIEW
B	21/04/15	ISSUED FOR REVIEW
C	05/05/15	ISSUED FOR TENDER
D	20/05/15	ISSUED FOR TENDER
E	25/05/15	PLAN REVISIONS
F	09/07/15	ISSUED FOR PERMITS
G	21/08/15	PLAN REVISED
H	09/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
NOTE:		

CARL SCHOLL DESIGN INC.
293-347 LEON AVENUE
KELOWNA, B.C. V1Y 8C7
TEL: (250) 763-7800
FAX: (250) 861-4247

EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE

5080
LAKESHORE ROAD

SHARKO RESIDENCE

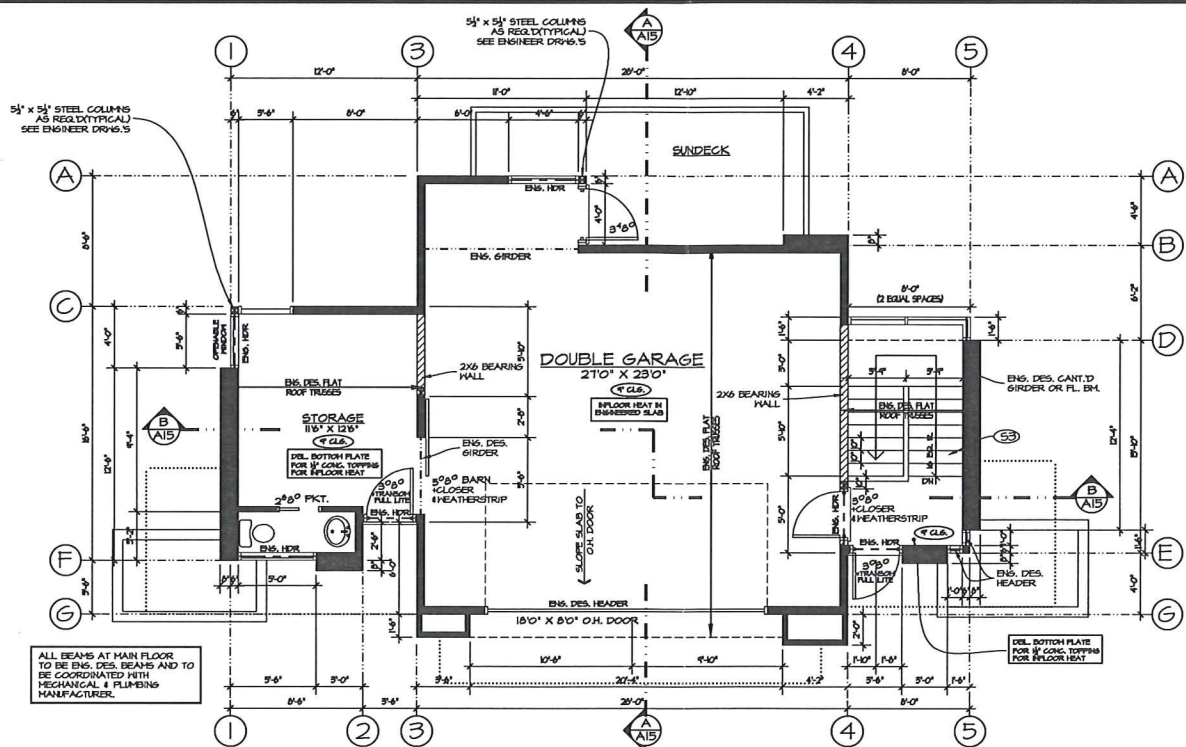
DATE: 28/09/15
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DRAWN BY: EKG
CHECKED BY: CS
APPROVED BY:

SHEET NAME

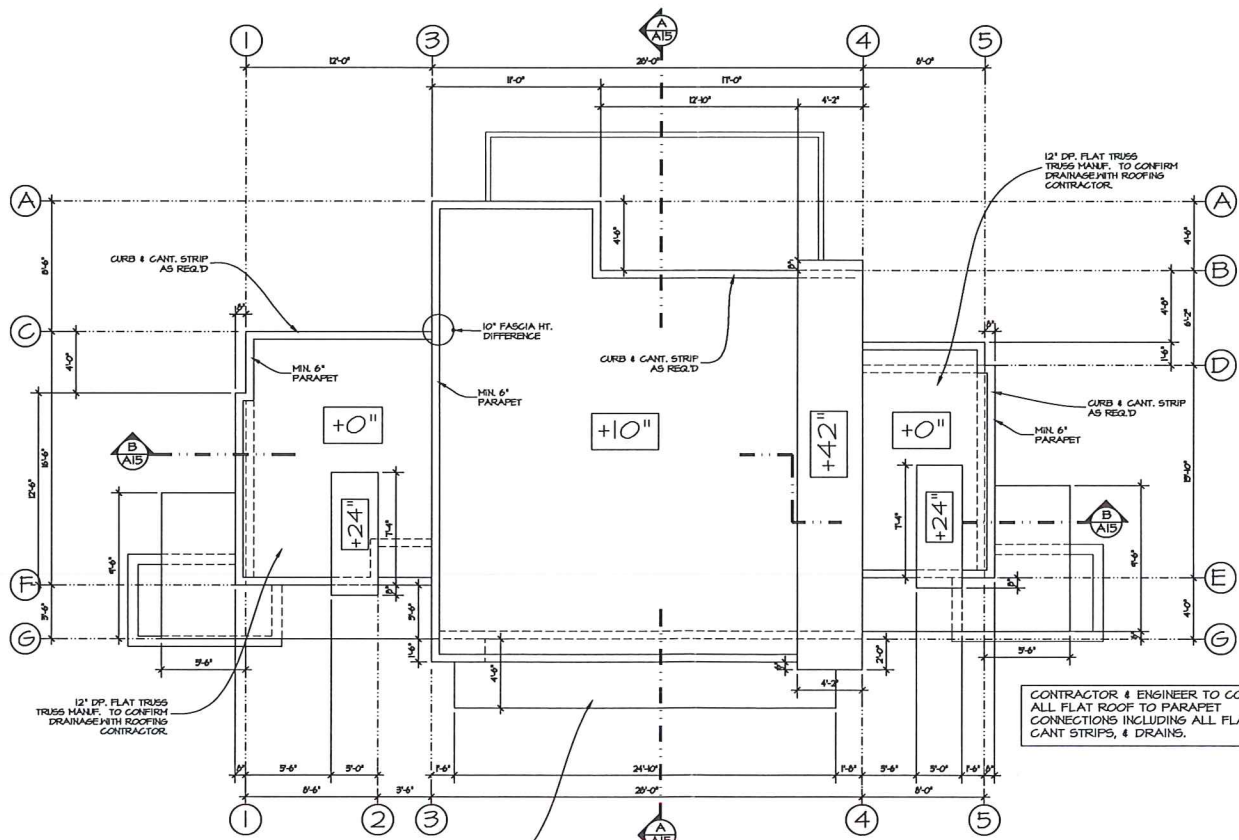
DETACHED GARAGE
FOUNDATION
(ACCESSORY BLDG.)

PROGRESS

FOR TENDER	
REVISION	PLAN NUMBER:
1	448
SHEET NUMBER	SHEET
A9	9 OF 19



GARAGE FLOOR PLAN
GARAGE = 722 SQ. FT.
STORAGE = 110 SQ. FT.
STAIRS = 123 SQ. FT.



ROOF PLAN

NOTE:
-ROOFING SUPPLIER TO REVIEW RIDGE, HIP AND VALLEY LINES SHOWN AND ADJUST TO SITE PREFERRED PATTERN

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H	09/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
NOTE:		

NOTE:
-REFER TO CONFIRM ALL PLUMBING FIXTURE & PREPLACE K.O.'S PRIOR TO STARTING CONSTRUCTION.
-REFER TO PROVIDE PROPER BACKING FOR TONEL BARS, BRAS BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
-ELECTRICAL CONTRACTOR LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
-TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

NOTE:
-CONCRETE PROVISION REQUIRED FOR FUTURE SOLAR PANELS ON ROOF AS PER BUILDING CODE. TRUSSES TO BE DESIGNED TO CARRY SOLAR PANELS.
-CONTRACTOR TO CONFIRM -BC BUILDING CODE PROVISIONS FOR THE SOUPH-PA FOR A SUBFLOOR DEPRESSURIZATION SYSTEM NOW REQUIRE INSTALLATION OF A RAOON VENT PIPE HIGH EXTENDS THROUGH AND TERMINATES OUTSIDE THE BUILDING.

NOTE:
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-ALL DOOR HEIGHTS TO BE 8'0" UNLESS NOTED.
-CONFIRM ALL HALL THICKNESS, ECT. WITH STRUCTURAL DRAWINGS BEFORE PROCEEDING WITH FORMING.

-HARDON SUPPLIER TO CONFIRM ALL SIZES, DETAILS AND COMPONENTS PRIOR TO CONSTRUCTION. SIZES TO BE CONFIRMED IN ACCORDANCE WITH STONE VENER THICKNESS WHEN STONE RETURNS TO HIRON.
-ALL EXTERIOR WINDOWS TO HAVE EXTERIOR HULLIONLESS VERTICALLY

CARL SCHOLL DESIGN INC.
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EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
5080 LAKESHORE ROAD

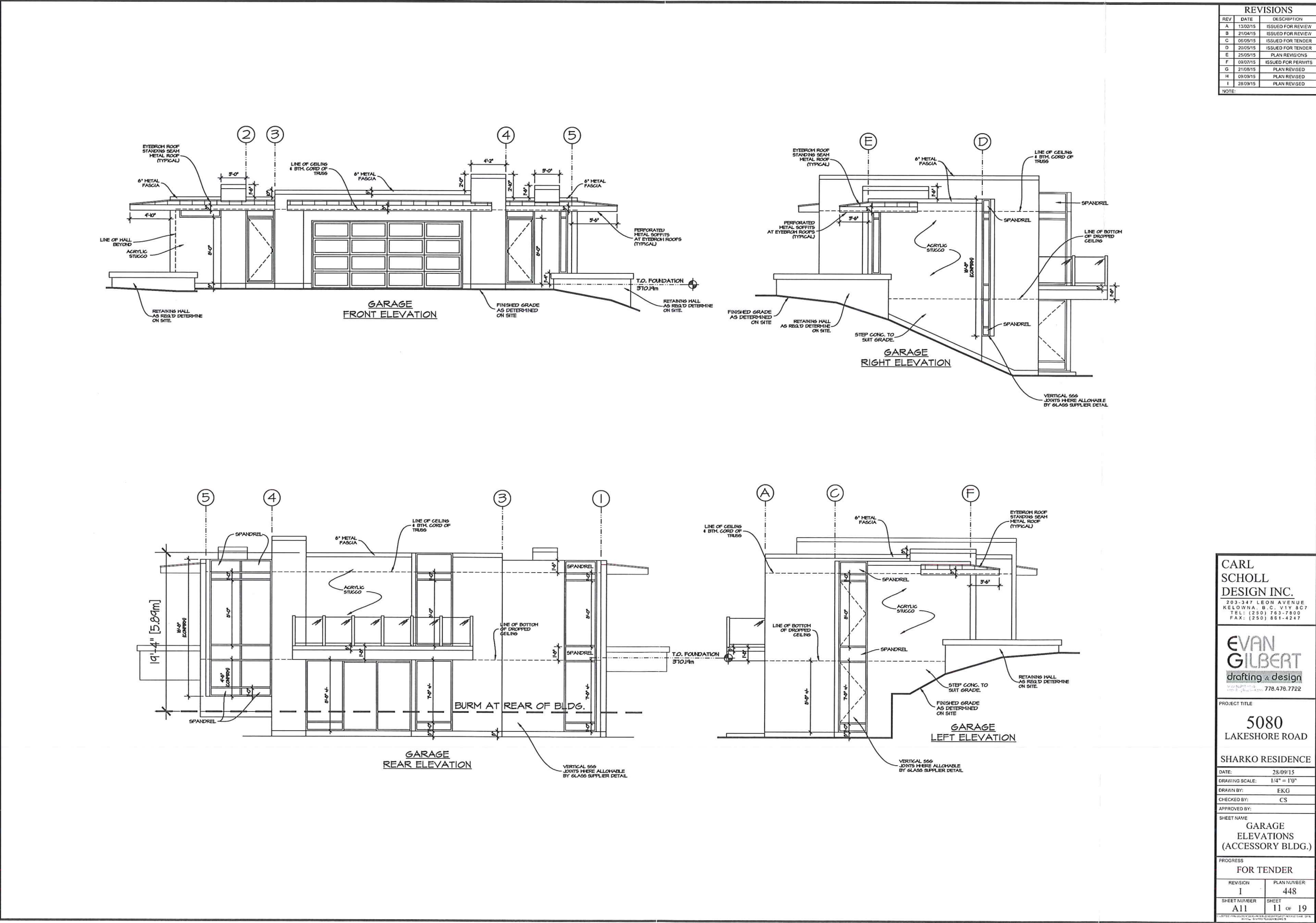
SHARKO RESIDENCE

DATE: 28/09/15
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: CS
APPROVED BY:

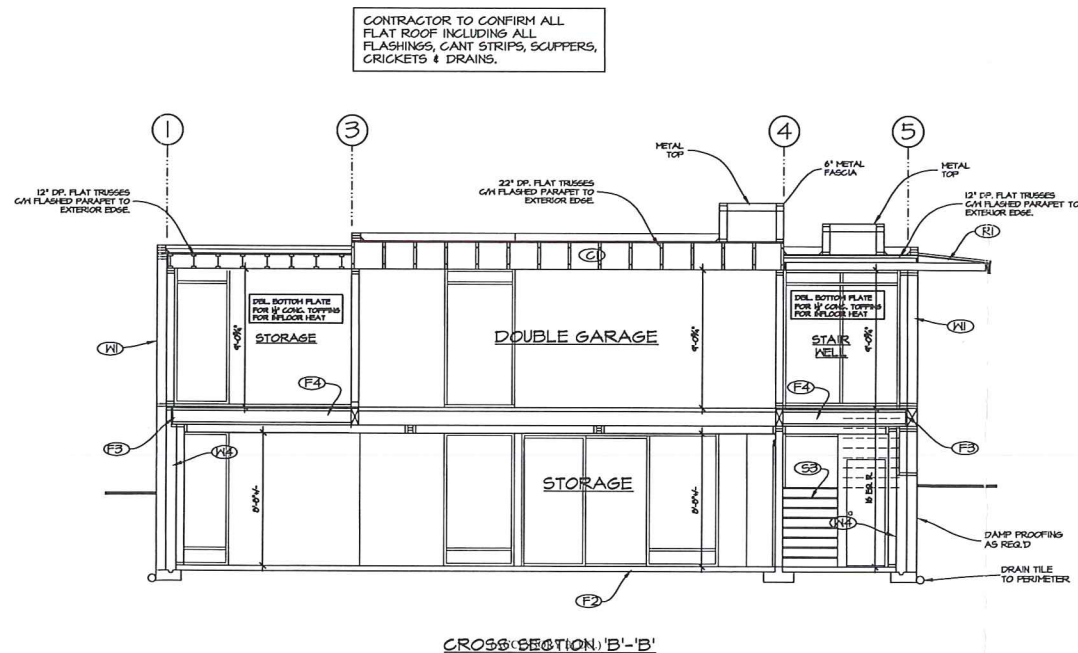
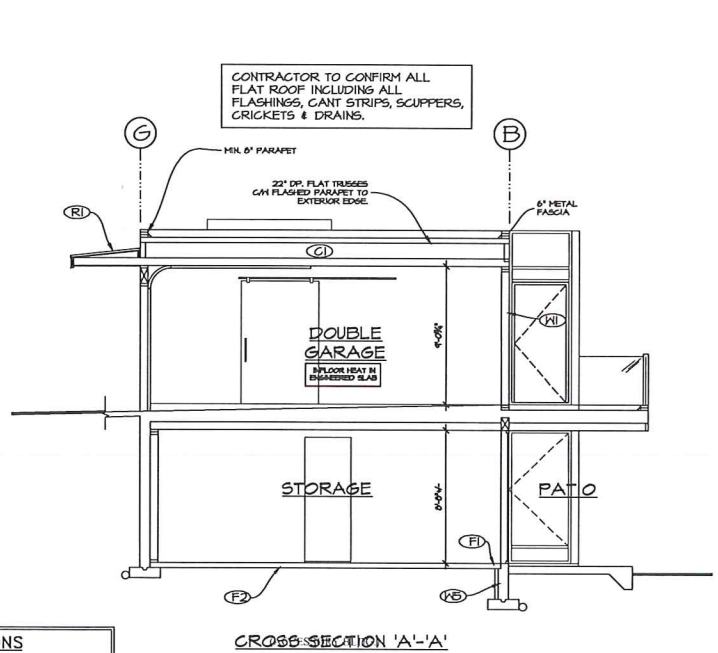
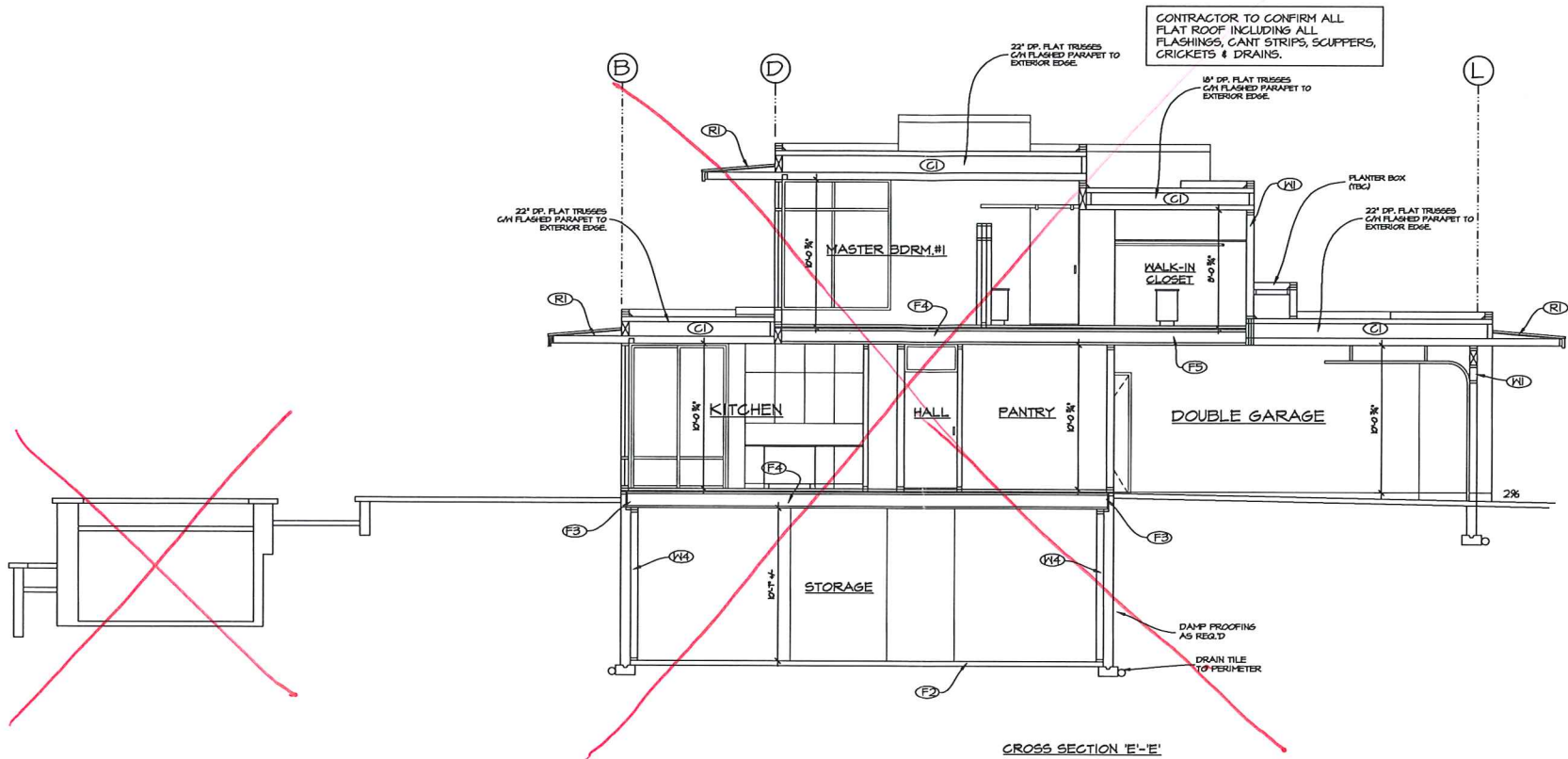
SHEET NAME
DETACHED GARAGE & ROOF PLAN (ACCESSORY BLDG.)

PROGRESS

FOR TENDER	
REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A10	10 OF 19



REVISIONS		
REV	DATE	DESCRIPTION
A	13/03/15	ISSUED FOR REVIEW
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C	06/05/15	ISSUED FOR TENDER
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G	21/08/15	PLAN REVISED
H	05/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
NOTE:		



ERRORS AND OMISSIONS

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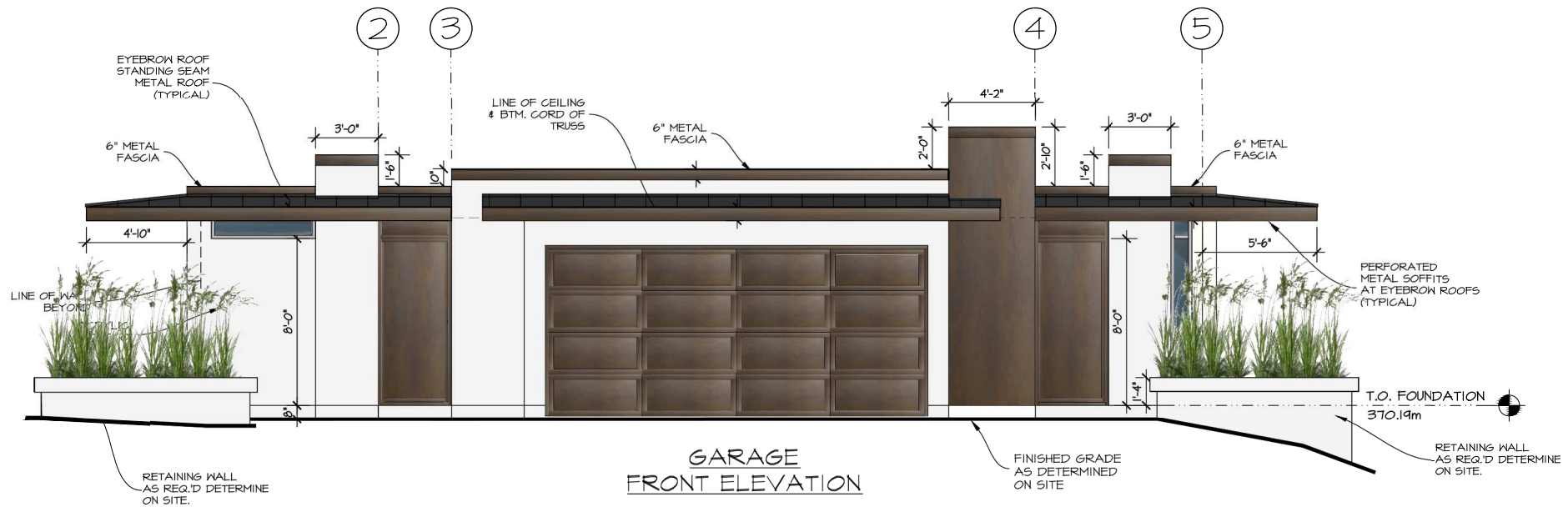
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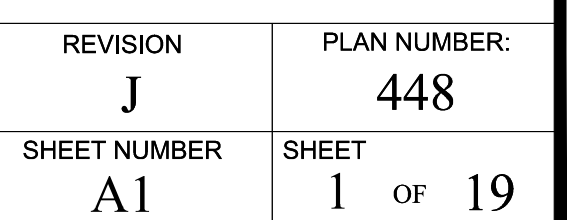
CARL SCHOLL DESIGN INC.
293-347 LEON AVENUE
KELOWNA, B.C. V1Y 8C7
TEL: (250) 763-7800
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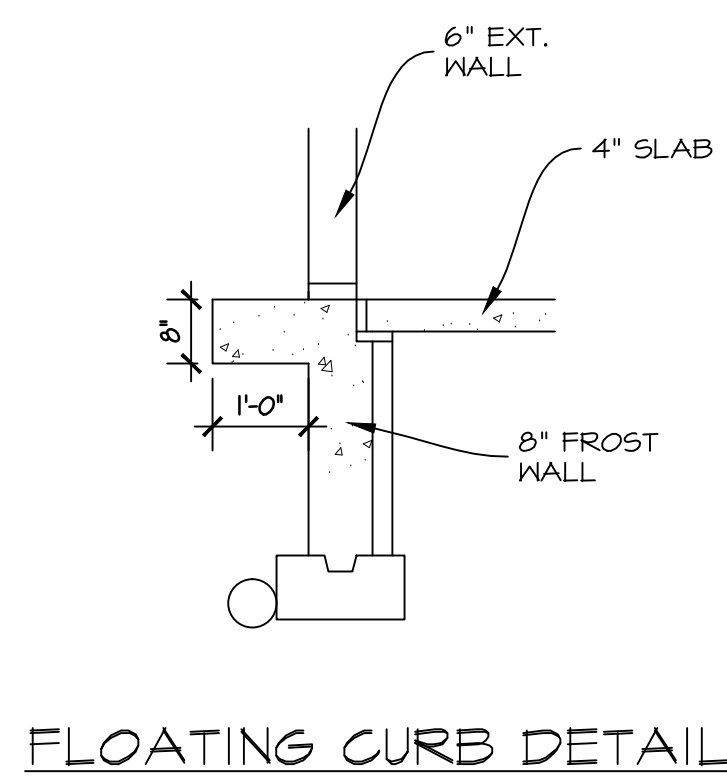
EVAN GILBERT
drafting & design
778.478.7722

PROJECT TITLE
5080 LAKESHORE ROAD
SHARKO RESIDENCE
DATE: 28/09/15
DRAWING SCALE: 1/4" = 1'-0"
DRAWN BY: EKG
CHECKED BY: CS
APPROVED BY:
SHEET NAME
SECTION 'E'-E' & DETACHED GARAGE SECTION 'A'-A' & 'B'-B' (ACCESSORY BLDG.)

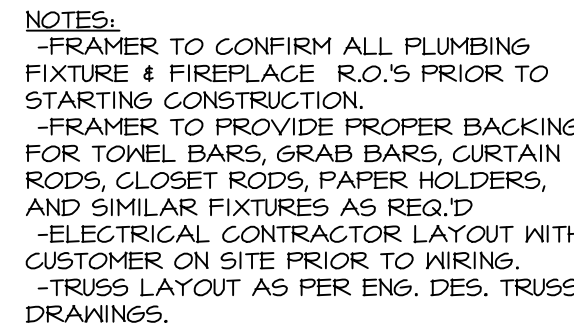
FOR TENDER	
REVISION	PLAN NUMBER
1	448
SHEET NUMBER	SHEET
A15	15 OF 19







NOTE:
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-CONFIRM ALL WALL THICKNESS, ECT. WITH STRUCTURAL DRAWINGS BEFORE PROCEEDING WITH FORMING.



LOUNGE = 256 SQ. FT.
ENTRY = 88 SQ. FT.
EATING = 256 SQ. FT.
POWDER = 42 SQ. FT.
STORAGE = 93 SQ. FT.

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**EVAN
GILBERT**
drafting & design
www.egdrafting.co
egdrafting@outlook.com 778.478.7722

PROJECT TITLE

5080
LAKESHORE ROAD

SHARKO RESIDENCE

DATE: 28/09/15

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

DRAWN BY: EKC

CHECKED BY: CS

APPROVED BY: _____

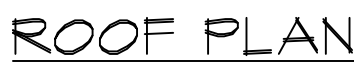
SHEET NAME

BEACH
PAVILION PLAN

PROGRESS FOR TENDER

REVISION J	PLAN NUMBER: 448
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SHEET NUMBER A16	SHEET 16 OF 19
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CONTRACTOR TO CONFIRM ALL
FLAT ROOF INCLUDING ALL
FLASHINGS, CANT STRIPS, SCUPPERS,
CRICKETS & DRAINS.

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www.egdrofting.co
egdrofting@outlook.com 778.478.7722

PROJECT TITLE

5080
LAKESHORE ROAD

SHARKO RESIDENCE

DATE: 28/09/15

DRAWING SCALE: 1/4" = 1'

DRAWN BY: EK

CHECKED BY: C

APPROVED BY:

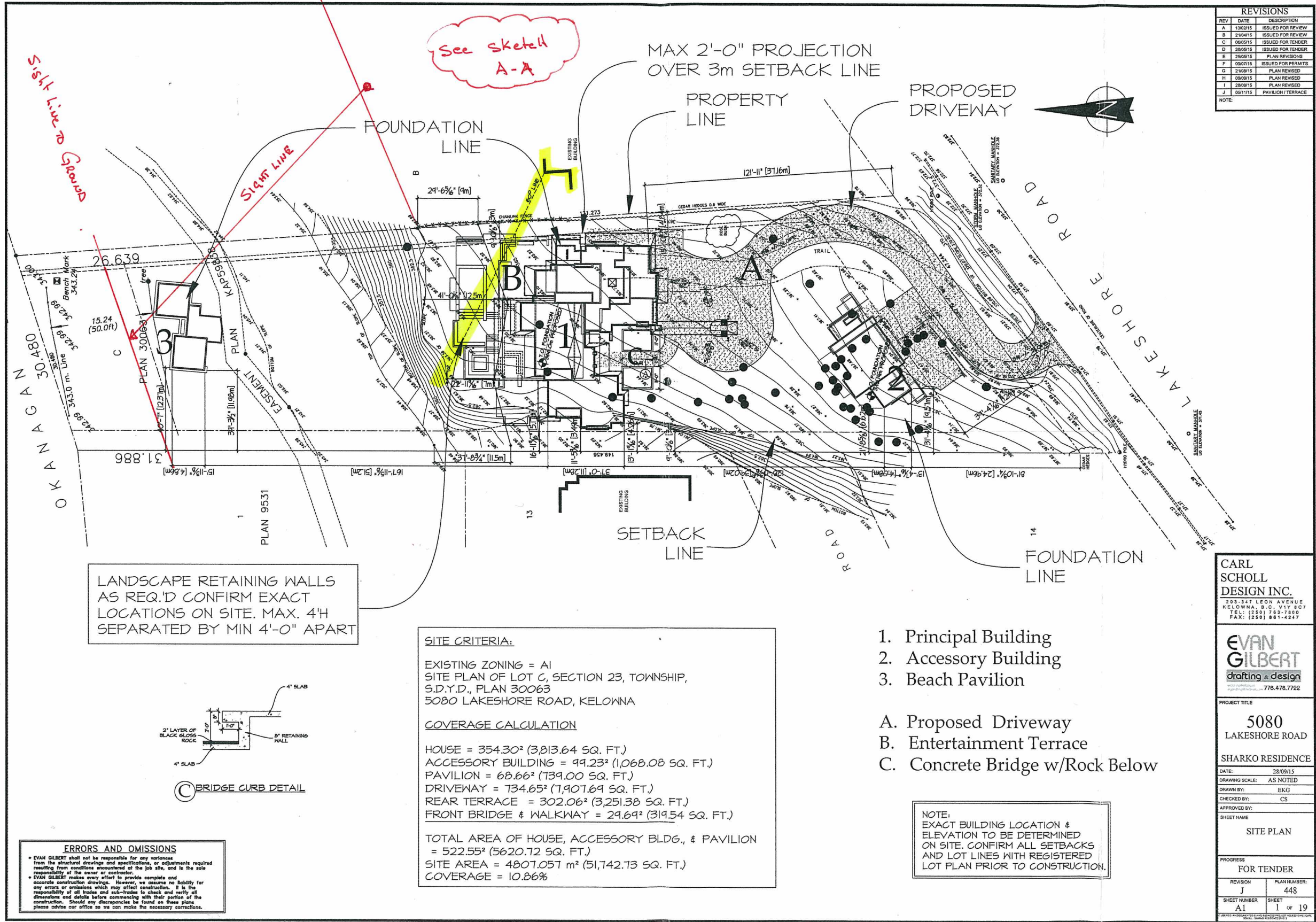
SHEET NAME

BEACH PAVILION ROOF PLAN & SECTION

PROGRESS FOR TENDER

REVISION J	PLAN NO. 44
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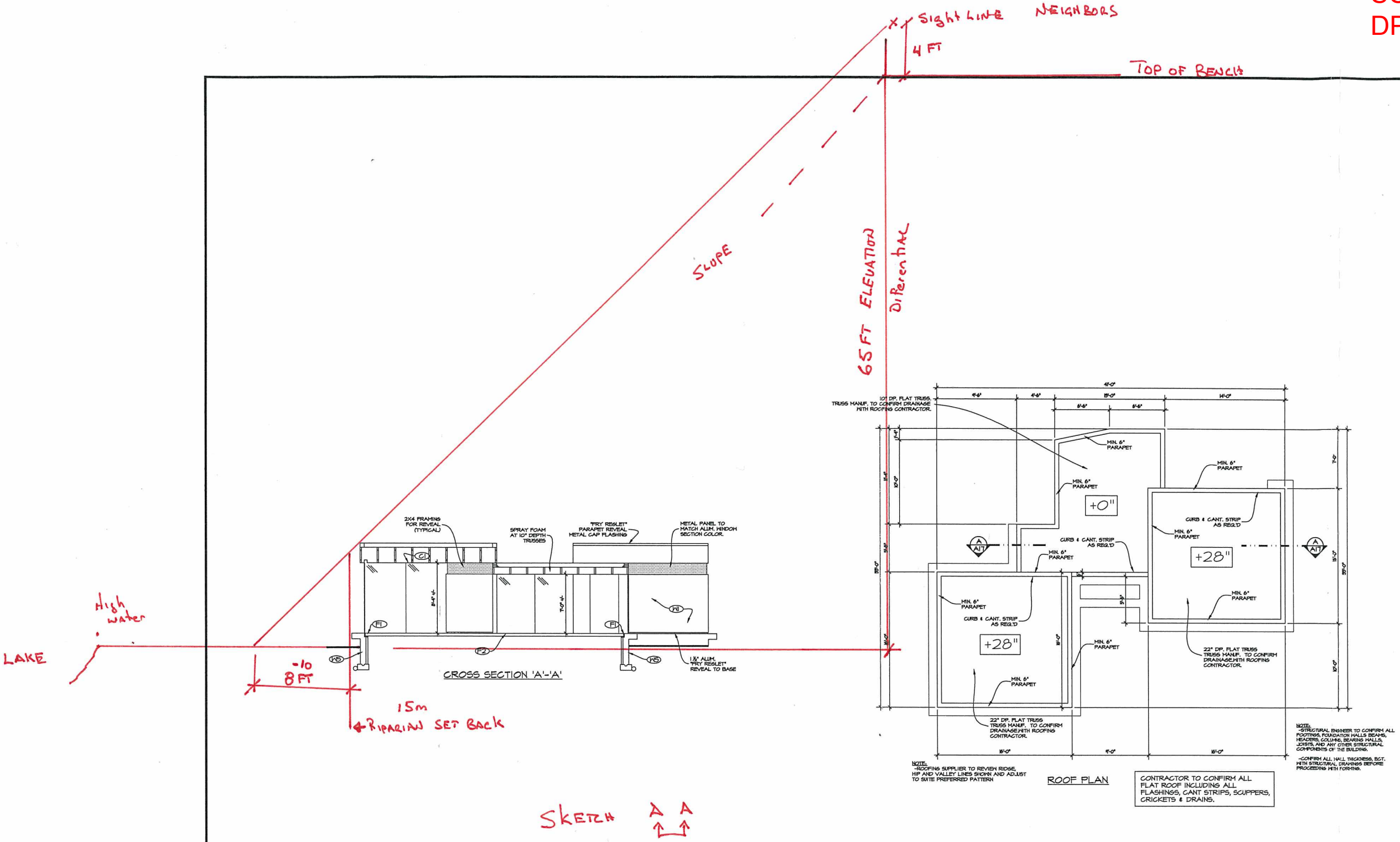
SHEET NUMBER A17	SHEET 17 OF 19
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SCHEDULE "B" (Beach Pavilion)
DP16-0046

REVISIONS		
REV	DATE	DESCRIPTION
A	13/02/15	ISSUED FOR REVIEW
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G	21/08/15	PLAN REVISED
H	09/09/15	PLAN REVISED
I	28/09/15	PLAN REVISED
J	09/11/15	PAVILION / TERRACE

NOTE:



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LAKESHORE ROAD
SHARKO RESIDENCE

DATE: 28/09/15
DRAWING SCALE: 1/4" = 1'0"
DRAWN BY: EKG
CHECKED BY: CS

APPROVED BY:
SHEET NAME
BEACH PAVILION
ROOF PLAN & SECTION

PROGRESS
FOR TENDER
REVISION J PLAN NUMBER: 448
SHEET NUMBER A17 SHEET 17 OF 19