

DRAFT Heritage Alteration Permit HAP21-0001



This permit relates to land in the City of Kelowna municipally known as 1815 Abbott Street

and legally known as for Lot 10, Block B, District Lot 14, ODYD, Plan 2220

and permits the land to be used for the following development: a single family dwelling with secondary suite consistent with the RU1 – Large Lot Housing zone

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

<u>Date of Decision</u>	September 21 st , 2021
<u>Decision By:</u>	Council
<u>Issued By:</u>	TBD
<u>Development Permit Area:</u>	Abbott Street and Marshall Street heritage Conservation Area
Existing Zone:	RU1 – Large lot Housing
Future Land Use Designation:	S2RES – Single / Two Unit Residential

This is NOT a Building Permit.

In addition to your Heritage Alteration 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: Diane Duckett

Applicant: Diane Duckett

Terry Barton
Development Planning Development Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Heritage Alteration 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 Heritage Alteration 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 Heritage Alteration 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 in accordance with Schedule "B";
- c) THAT a certified arborist be retained during construction to ensure a rootzone barrier is established and maintained during construction as well as to follow the other Arborist's recommendations attached to this report in order to protect the silver maple tree located on the north side of the property.

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.1.6(e): RU1 - Large Lot Housing, Development Regulations

To vary the minimum rear yard setback from 7.5 m required to 5.5 m proposed.

This Heritage Alteration Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

n/a

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.**

ATTACHMENT		A
This forms part of application # HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING



To: City of Kelowna Planning Department

RATIONALE FOR NEW ADDITION TO REAR OF

**1815 Abbott Street, Kelowna, BC V1Y 1B6
PID 004-552-059, Lot 10, Block B, Plan 2220**

The proposed addition will blend pleasantly on to the rear of 1815 Abbott Street, while retaining the original property and its charm. The owner wishes to add a double garage, 2 new bedrooms and a bonus/transition area that will flow five steps down into the kitchen (existing). The original house has 2.5 storeys with a basement. The new addition will have 2 storeys, observing the Flood Construction Level rules. The main floor of the old part of the house contains living/dining areas, the kitchen, a bathroom and one bedroom that will become an office and transition to the second floor. The owner's goal is to create one larger home, relocating the secondary suite to grade level and making it partially handicap accessible, where she can house and care for her mother (96) and age in place herself. The improved home will comfortably accommodate family and guests, and, ultimately, a live-in caregiver and/or housekeeper if necessary. The existing upper floor suite will simply merge with the rest of the house and its small kitchen will be turned into a laundry/storage room.

The Heritage Consultant's report concludes that this proposal meets and exceeds guidelines. The development under construction at 1781 Riverside Avenue includes the repurposing of the old heritage home as a commercial office and the construction of a modern duplex that will be directly opposite this new addition.


Below: Front of house on Abbott Street (West) and Rear (East) with back alley



Below: Development under construction on opposite corner (1781 Riverside Avenue) by Davara



Diane Duckett Homeowner
403 890 1314 diane.duckett@shaw.ca

ATTACHMENT		A
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# HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

FOUNDATION PLAN

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

PATIO DECK SLAB:
4" CONCRETE DECK SLAB
WIRE MESH REINFORCING
4" COMPACTED GRANULAR SETTING BED
UNDISTURBED SOIL OR TAMPED SUBSTRATE
(SLOPE SLAB TO OUTSIDE MIN 1/8" PER FOOT)

8" REINFORCED CONCRETE FOUNDATION WALL
5/8" ØØ X 8" EMBEDDED LAG BOLTS @ 8 FT OC
3" RIGID POLYSTYRENE INSULATION
16" X 8" REINFORCED CONCRETE FOOTING w/
CENTRE KEYWAY
EXTERIOR DAMPROOFING COAT
4" ØØ CORRUGATED PIPE WEEPING TILE
(DOWNSLOPE TO DRAIN)
6" CLEAR CRUSHED ROCK DRAIN BED
PERMEABLE SEPARATION SHEET
TAMPED SUBSTRATE OR UNDISTURBED SOIL

EXISTING BUILDING
(TO REMAIN)

EXISTING FOUNDATION
TO REMAIN

4" REINFORCED CONCRETE FLOOR SLAB
6 ML POLYETHYLENE VAPOUR BARRIER
3" EXTRUDED POLYSTYRENE INSULATION
4" CLEAR COMPACTED GRANULAR FILL
RADON MITIGATION SYSTEM
MECHANICALLY VENTED TO EXTERIOR

3" RIGID EXTRUDED POLYSTYRENE
INSULATION @ ALL EXTERIOR
FOUNDATION WALL PERIMETERS
TO EXTEND MINIMUM 4'-0" TO INTERIOR

4" REINFORCED CONCRETE FLOOR SLAB
6 ML POLYETHYLENE VAPOUR BARRIER
3" EXTRUDED POLYSTYRENE INSULATION
4" CLEAR COMPACTED GRANULAR FILL
RADON MITIGATION SYSTEM
MECHANICALLY VENTED TO EXTERIOR

3'-6" TYPICAL FOUNDATION WALL HEIGHT
FROM TOP OF FOUNDATION TO W/S FOOTING

8" REINFORCED CONCRETE FOUNDATION WALL
5/8" ØØ X 8" EMBEDDED LAG BOLTS @ 8 FT OC (MAX)
CLOSED CELL FOAM SILL PLATE GASKET
EXTERIOR DAMPROOFING COAT
3" RSI 264 (R-15) EXTRUDED POLYSTYRENE
INSULATION (ADHERED TO INTERIOR SIDE)
16" X 8" REINFORCED CONCRETE KEYED FOOTING
4" ØØ CORRUGATED PIPE WEEPING TILE
(DOWNSLOPE TO DRAIN)
PERMEABLE SEPARATION SHEET
4" CLEAR CRUSHED ROCK DRAIN BED
UNDISTURBED SOIL OR TAMPED SUBSTRATE

SLOPE GARAGE FLOOR SLAB MIN 1/8" / FT

TYPICAL GARAGE FLOOR SLAB:
4" CONCRETE FLOOR SLAB
WIRE MESH REINFORCING
6 ML POLYETHYLENE VAPOUR BARRIER
4" COMPACTED GRANULAR SETTING BED
UNDISTURBED SOIL
(SLOPE SLAB TO OUTSIDE MIN 1/8" PER FOOT)

8" X 36" REINFORCED CONCRETE FOUNDATION WALL
3/8" ØØ X 6" EMBEDDED LAG BOLTS @ 8 FT OC (MAX)
16" X 6" REINFORCED CONCRETE KEYED FOOTING
EXTERIOR DAMPROOFING COAT
PERMEABLE SEPARATION SHEET
4" ØØ CORRUGATED PIPE WEEPING TILE (DRAIN TO DOWNSLOPE)
6" CLEAR CRUSHED ROCK DRAIN BED
UNDISTURBED SOIL OR TAMPED SUBSTRATE

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED
ON SITE BY THE BUILDING CONTRACTOR.
LOCATIONS OF POST BEARING PADS AND
BEARING WALL FOOTINGS ARE TO BE
CONFIRMED AND THESE LOCATIONS DETERMINED
TO BE ADEQUATE WITH PROPER BEARING OF
SUBSTRATE AND POTENTIAL LATERAL SHIFT
DUE TO VIBRATION AND / OR EARTH MOVEMENT.
A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED
TO VERIFY SITE CONDITIONS AS REQUIRED.

ALL MAJOR STRUCTURAL COMPONENTS AND
RELATED SUPPORTS & CONNECTIONS ARE TO BE
ENGINEER REVIEWED & CERTIFIED AS REQUIRED
BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION
AND THE LATEST VERSION OF THE NATIONAL & LOCAL
BUILDING CODES AND AMENDMENTS THERETO.

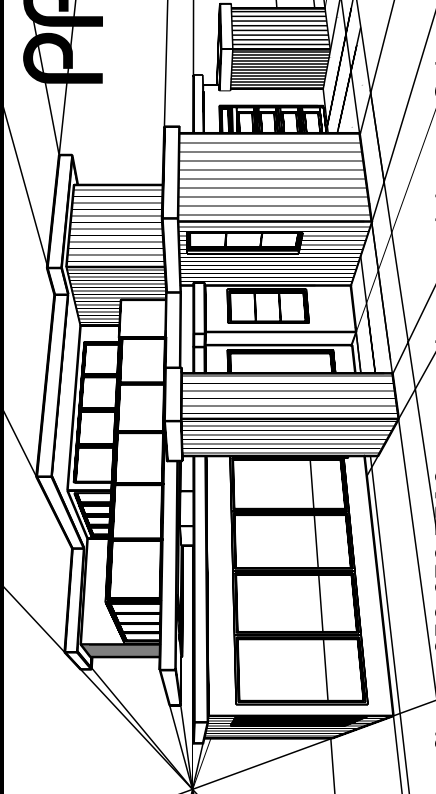
GENERAL NOTES:
ALL WORK SHALL BE EQUAL IN ALL RESPECTS
TO GOOD BUILDING PRACTICES.
WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DRAWINGS.
THESE PLANS ARE FOR THE SOLE PURPOSE OF
CONSTRUCTION ONLY. THEY MAY NOT BE USED
FOR REPEAT CONSTRUCTION OR SOLD TO
OTHERS FOR SUCH PURPOSES. THE DESIGN
CONTAINED HEREIN IS TO BE A GUIDE ONLY AND
IS SUBJECT TO CHANGE AT ANY TIME. PROTOCOL
HOME PLANNING & DESIGN ITS EMPLOYEES OR
PRINCIPALS WILL NOT BE HELD RESPONSIBLE FOR
ANY CHANGES DUE TO UNFORE-SEEN CIRCUMSTANCES
IN CONSTRUCTION. BUILDING CODES, ENGINEERING,
ORIGINAL DESIGN OR ANY OTHER CONDITION
THAT MAY AFFECT THE OVERALL BUILDING OF
THIS OR RELATED STRUCTURES.

NOTE:

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING
MEASUREMENTS AND COMPLIANCE TO LOCAL BUILDING CODE REQUIREMENTS.
ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED
FOR COMPLIANCE TO NATIONAL AND LOCAL BUILDING CODES REGARDING
LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED
BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITY.
STABILITY AND PROST PENETRATION FOR THE PROPOSED BUILDING. FINAL
GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO
PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

PROTOCOL

Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com

KELOWNA, B.C.

FOUNDATION PLAN

Approved By:

Scale: AS SHOWN

Date: 12 JULY 2021

Drawn By: LES C50LLE

Checked By: DIANE DUCKETT

Drawing Number: PT2019 - 02 of 11

1815 ABBOTT STREET

SCHEDULEA & B

This forms part of application
HAP21-0001

Planner
InitialsAC

City of
Kelowna
DEVELOPMENT PLANNING

MAN FLOOR PLAN - 962 sf.

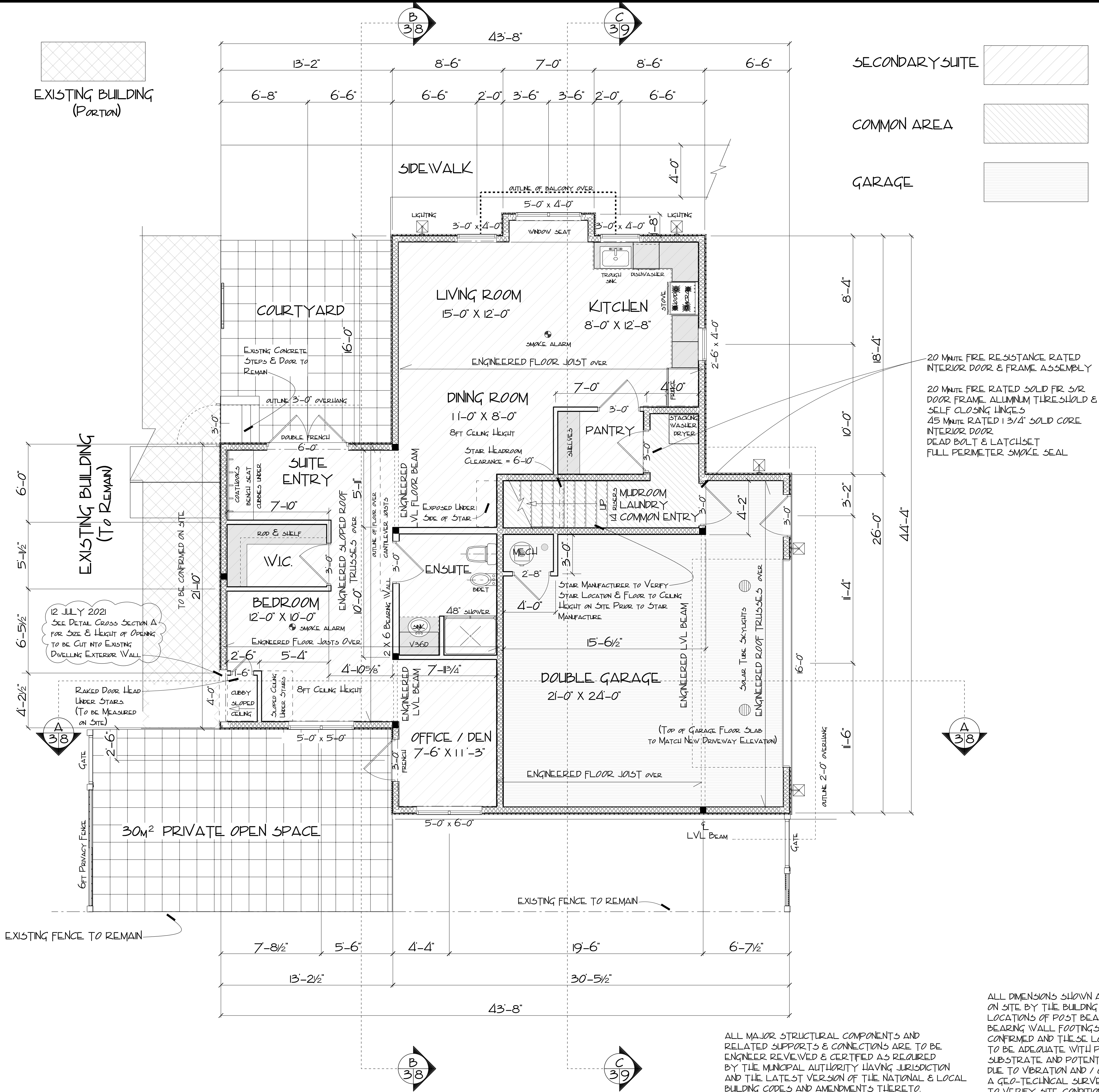
Scale: 1/4" = 1'-0"

GARAGE - 505 sf.

COMMON AREA - 87 sf.

1554 sf (Total)

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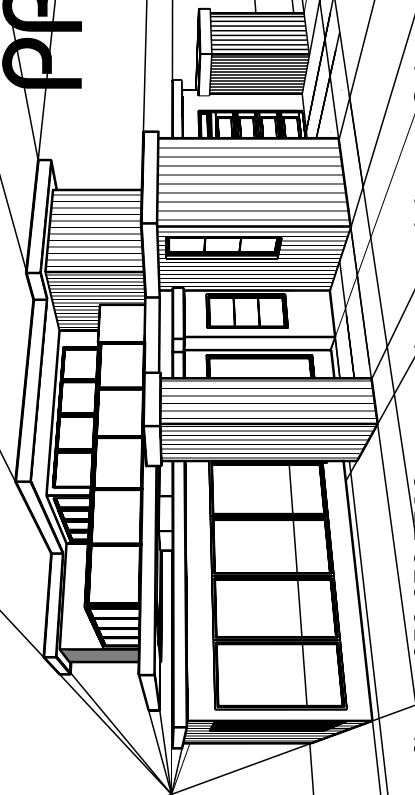
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NOTE:

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO LOCAL BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO NATIONAL AND LOCAL BUILDING CODES REGARDING LIVE LOADS, DEAD LOADS, WIND LOADS, OR SNOW LOADS FOR THE PROPOSED BUILDING. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVED PERMITS AND FOLLOW ALL LOCAL BUILDING AUTHORITY REGULATIONS. FINAL STABILITY AND PROST PENETRATION FOR THE PROPOSED BUILDING. FINAL GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

PROTOCOL
Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com KELLOWNA, B.C.

MAIN FLOOR PLAN

Scale:	AS 3/4"=1'-0"	Approved By:	LE-5 C50LLE
Date:	12 JULY 2021	Checked By:	DIANE DUCKETT
		Drawing Number:	PT2019 - 03 of 11

SCHEDULE

A & B

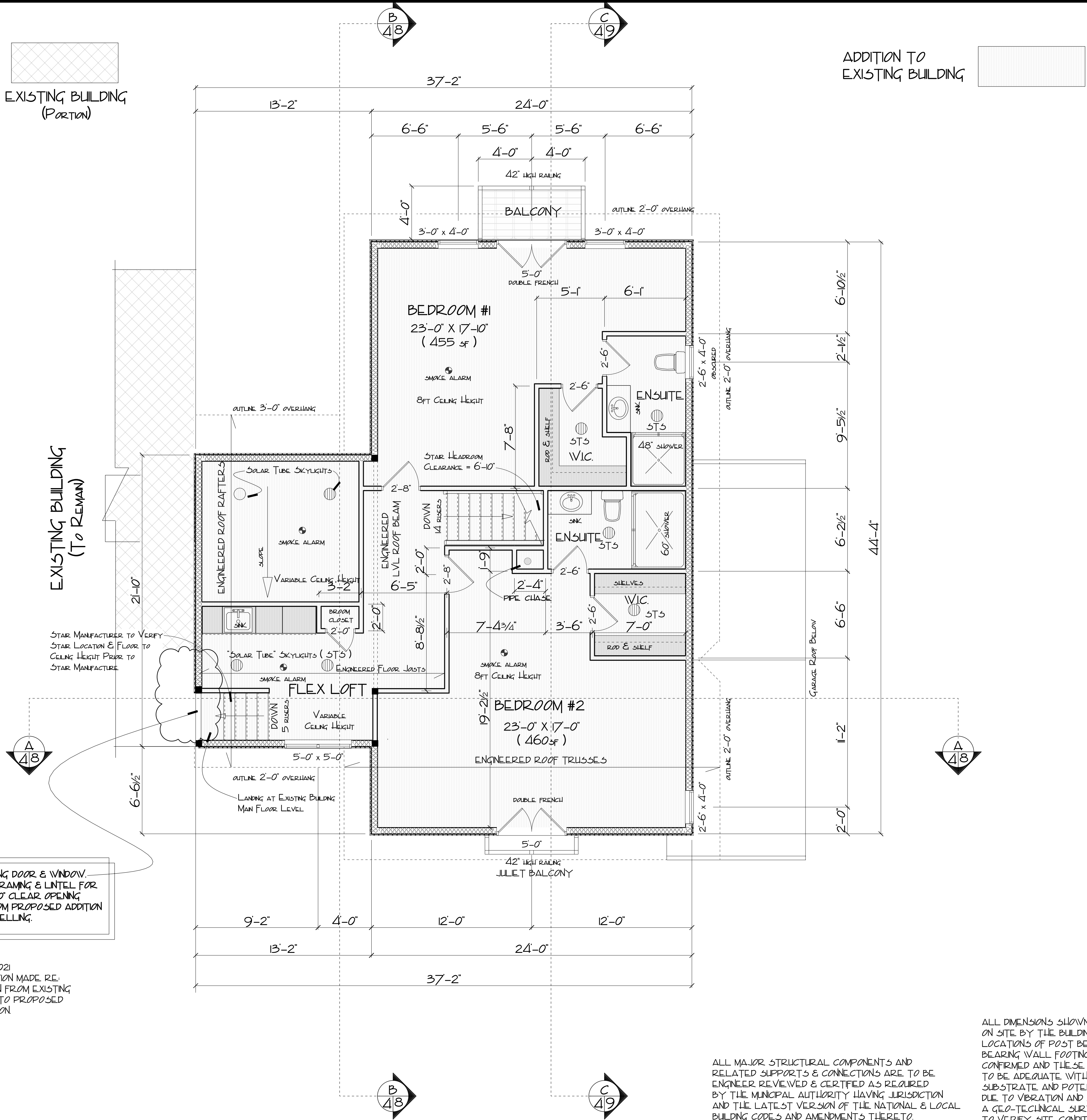
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HAP21-0001

Planner Initials
AC

City of Kelowna
DEVELOPMENT PLANNING

SECOND FLOOR PLAN - 1195 sf

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



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1 08 JULY 2021
CLARIFICATION MADE RE:
CONNECTION FROM EXISTING
DWELLING TO PROPOSED
NEW ADDITION

REMOVE EXISTING DOOR & WINDOW.
PROVIDE NEW FRAMING & LINTEL FOR
NEW 4'-2" X 6'-0" CLEAR OPENING
CONNECTION FROM PROPOSED ADDITION
TO EXISTING DWELLING.

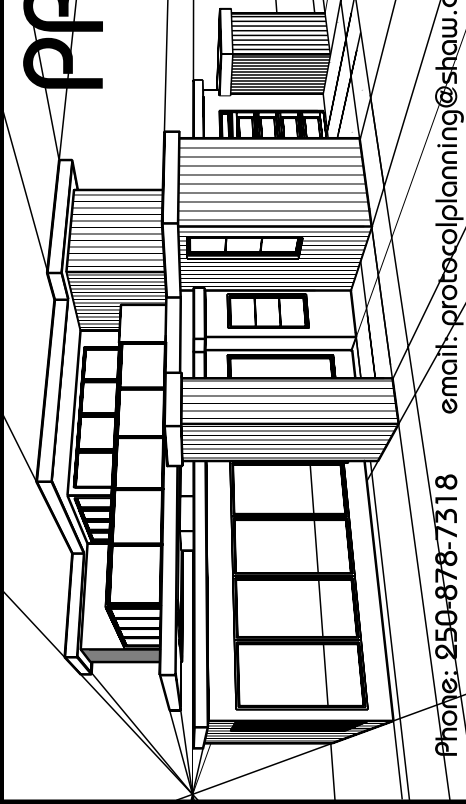
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Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com

KELOWNA, B.C.

SECOND FLOOR PLAN

Scale:	AS SHOWN	Approved By:	Drawn By:
Date:	12 JULY 2021		LE-5 C50LLE
			Checked By:
			DIANE DUCKETT
			Drawing Number:
			PT2019 - 04 of 11

1815 ABBOTT STREET

EXISTING BUILDING TO REMAIN

PROPOSED NEW ADDITION

6' PREFINISHED FASCIA GUTTER
6' FASCIA BOARD BACKING
PREFINISHED VENTED SOFFIT & R/VL
(COLORS TO MATCH)

TEAR BACK EXISTING ROOFING &
FRAMED OVERHANG AT NEW ROOF /
OLD ROOF JUNCTURE
RE-FRAME & MAKE GOOD EXISTING
ROOF AND BASE OF EXISTING
DORMER

"SOLAR TUBE" SKYLIGHTS

8 / 12 SLOPE

8 / 12 SLOPE

2 / 12 SLOPE

8 / 12 SLOPE

8 / 12 SLOPE

DESIGN LOCATION FOR FUTURE
SOLAR PANEL INSTALLATION

BALCONY

BALCONY

WEATHER PROOF DECK SURFACE MEMBRANE
5/8" PLYWOOD SUBFLOOR (GLUED & SCREWED)
1 1/2" P/TREATED DECK JOISTS @ 16' oc
(ENGINEER SPEC & LOCATED DRILLED VENTILATION HOLES
CROSSBRACING & END BRACING AS REQ'D)
R-28 FIBREGLAS BATT INSULATION
5-15 3" RIGID POLYSTYRENE INSULATION @ ALL
PERIMETER JOIST ENDS
1/2" DRYWALL SHEATHING
(CEILING FINISH & TEXTURE TO BE SPECIFIED)

240# ASPHALT SHINGLE ROOFING
15# FELT BUILDING PAPER UNDERLAY
5/8" PLYWOOD DECKING w/ 14-CLIPS
ENGINEERED ROOF TRUSSES @ 24' oc
R-50 FIBREGLAS BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(TEXTURE & FINISH TO BE SPECIFIED)

6' PREFINISHED FASCIA GUTTER
6' FASCIA BOARD BACKING
PREFINISHED VENTED SOFFIT & R/VL
(COLORS TO MATCH)

NOTE:
VENTILATE ROOF TO V300TH OF INSULATED CEILING

240# ASPHALT SHINGLE ROOFING
15# FELT UNDERLAY
5/8" PLYWOOD DECKING w/ 14-CLIPS
ENGINEERED ROOF TRUSSES @ 24' oc


VAULTED CATHEDRAL CEILING
240# ASPHALT SHINGLE ROOFING
15# FELT / BUILDING WRAP UNDERLAY
5/8" PLYWOOD DECKING
14" ENGINEERED O/W/V RAFTER SYSTEM
R-40 (10") BLOWN FIBREGLAS INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL CEILING
(FINISH & TEXTURE TO BE SPECIFIED)

26ga PREFINISHED ALUMINUM GRAVEL STOP FLASHING
3' PREFINISHED COMPOSITE WOOD SHADOW BOARD
2' SCREENED VENTING STRIP
7 1/2" PREFINISHED COMPOSITE WOOD FASCIA
1 1/2" PREFINISHED COMPOSITE WOOD SUB-FASCIA
PREFINISHED ALUMINUM VENTING SOFFIT

ENGINEER / DESIGNER RESPONSIBLE FOR ROOF / FLOOR TRUSS
ENGINEERING DESIGN & CALCULATIONS TO CLARIFY POSSIBLE DESIGN
ERRORS OR OMISSIONS OR JOIST LAYOUT WITH STRUCTURAL ENGINEER

26GA PREFINISHED ALUMINUM GRAVEL STOP FLASHING
3" PREFINISHED COMPOSITE WOOD SHADOW BOARD
2" SCREENED VENTING STRIP
7 1/2" PREFINISHED COMPOSITE WOOD FASCIA
11 1/2" PREFINISHED COMPOSITE WOOD SUB-FASCIA
PREFINISHED ALUMINUM VENTING SOFFIT

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SCHEDULE		A & B
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Home Planning & Design

Scale:	A5 5440VN	Approved By:	Drawn By:
Date:	12 JUL Y 2021		LE-S C30LLE
1815 ABBOTT STREET		Checked By:	
			DIANE DUCKETT
		Drawing Number:	
		PT2019 - 05 of 11	

SCHEDULE

A & B

This forms part of application

HAP21-0001

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

GENERAL NOTES
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240# ASPHALT SHINGLE ROOF
ENGINEERED ROOF TRUSSES @ 24" oc

8" VERTICAL "HARDIE PLANK" SIDING
4" PREFINISHED CORNER BOARDS
4" WIDE PREFINISHED WINDOW & DOOR TRIMS w/ PREFINISHED COUNTER FLASHING

6" PREFINISHED FASCIA GUTTER
6" FASCIA BOARD BACKING
PREFINISHED VENTED SOFFIT & R/V/L
(Colours to Match)

1 1/2" WIDE PREFINISHED "HARDIE-BOARD" BELT TRIMS c/w PREFINISHED 26 ga CAP & DRIP FLASHING
(FLASHING COLOUR TO MATCH STUCCO)

8" HORIZONTAL CEMENT FIBREBOARD SIDING
15# FELT BUILDING PAPER or WRAP
1/2" PLYWOOD SHEATHING
1 X 3 VERTICAL STRAPPING @ 24" oc
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
INTERIOR FINISH TO BE SPECIFIED BY OWNER

UPVC WINDOWS w/ DOUBLE GLAZED SEALED UNITS
ALL OPERATING SASHES TO BE w/ LOCKING DEVICES
INSECT SCREENS & PAINT GRADE JAMBLINERS

FINISHED GRADE TO BE DETERMINED
(POSITIVE SLOPE TO DRAIN @ ENTIRE PERIMETER)

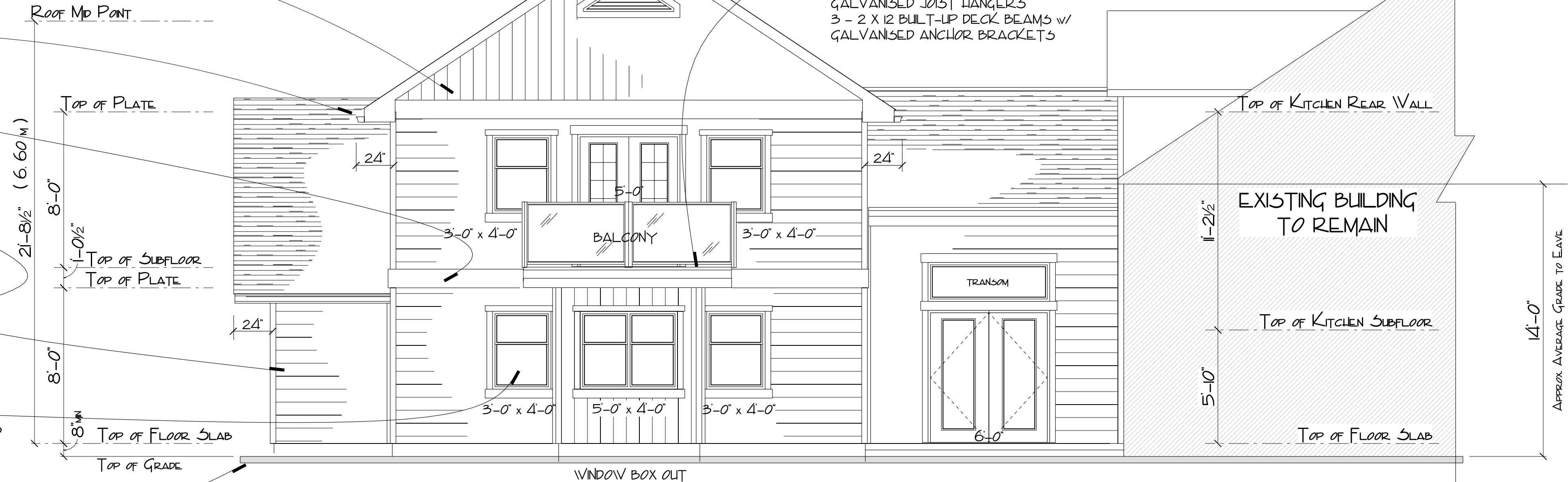
PROPOSED NEW ADDITION

EXISTING BUILDING TO REMAIN

(SEE PAGE 2133-05 FOR DETAILS ON EXISTING ELEVATIONS)

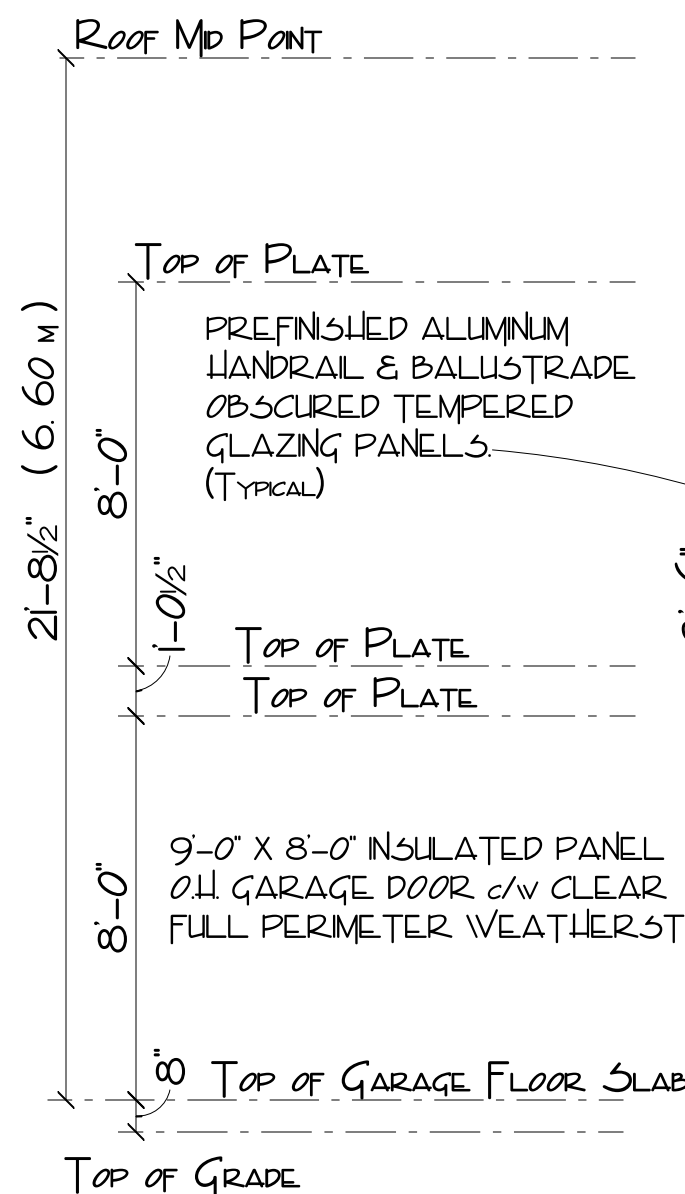
APPROVED ROOFING MEMBRANE
(COLOUR & PATTERN AS PER OWNER)
3/4" T & G PLYWOOD DECKING on
2 X 10 / 12 DECK JOISTS @ 16" oc w/
GALVANISED JOIST HANGERS
3 - 2 X 12 BUILT-UP DECK BEAMS w/
GALVANISED ANCHOR BRACKETS

EXISTING ROOF PITCH
TO BE CONFIRMED ON SITE



NORTH ELEVATION (FACING RIVERSIDE AVENUE)

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



EAST ELEVATION (FACING ALLEY)

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

240# ASPHALT SHINGLE ROOF
ENGINEERED ROOF TRUSSES @ 24" oc

6" PREFINISHED FASCIA GUTTER
6" FASCIA BOARD BACKING
PREFINISHED VENTED SOFFIT & R/V/L
(Colours to Match)

8" HORIZONTAL CEMENT FIBREBOARD SIDING
15# FELT BUILDING PAPER or WRAP
1/2" PLYWOOD SHEATHING
1 X 3 VERTICAL STRAPPING @ 24" oc
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
INTERIOR FINISH TO BE SPECIFIED BY OWNER

APPROVED ROOFING MEMBRANE
(COLOUR & PATTERN AS PER OWNER)
3/4" T & G PLYWOOD DECKING on
2 X 10 / 12 DECK JOISTS @ 16" oc w/
GALVANISED JOIST HANGERS
3 - 2 X 12 BUILT-UP DECK BEAMS w/
GALVANISED ANCHOR BRACKETS

EXTERIOR WINDOW & DOOR TRIMS
1 X 4 HEAD & JAMB TRIMS
1 X 6 APRON & 26ga PREFINISHED FLASHING
"HARDIE-PLANK" PREFINISHED
COMPOSITE WOOD BOARDS
(COLOUR & STYLE TO BE AS PER OWNER)

UPVC WINDOWS w/ DOUBLE GLAZED SEALED UNITS
ALL OPERATING SASHES TO BE w/ LOCKING DEVICES
INSECT SCREENS & PAINT GRADE JAMBLINERS

FINISHED GRADE TO BE DETERMINED
(POSITIVE SLOPE TO DRAIN @ ENTIRE PERIMETER)

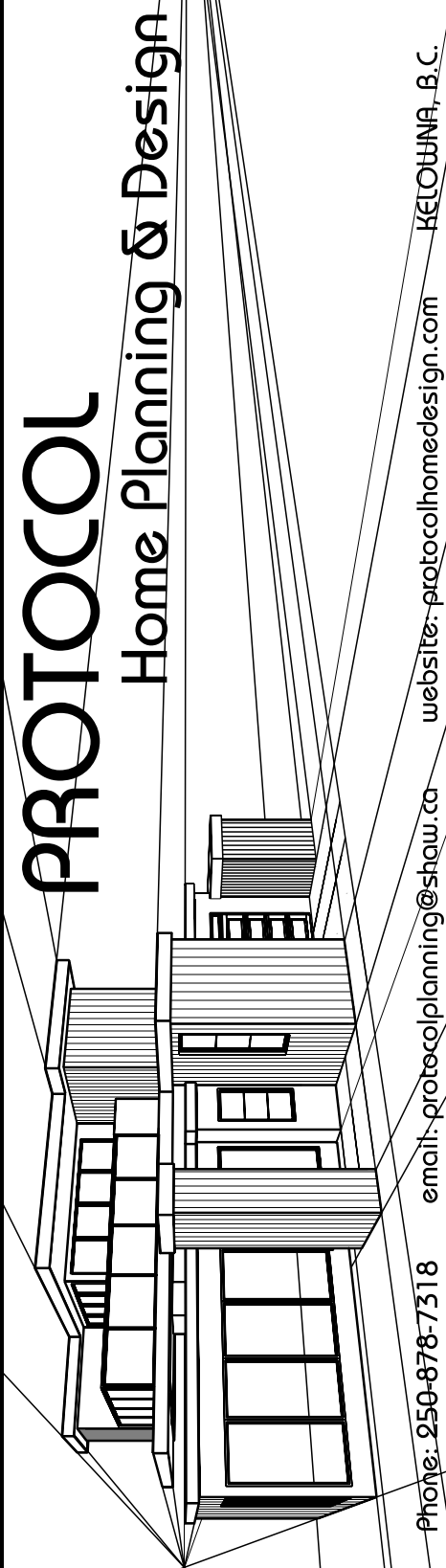
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NOTE:

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PROTOCOL
Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com KECOLUMA.B.C.

ELEVATIONS

Approved By:

Scale: AS SHOWN

Drawn By:

LE-5 C50LLE

Checked By:

DIANE DUCKETT

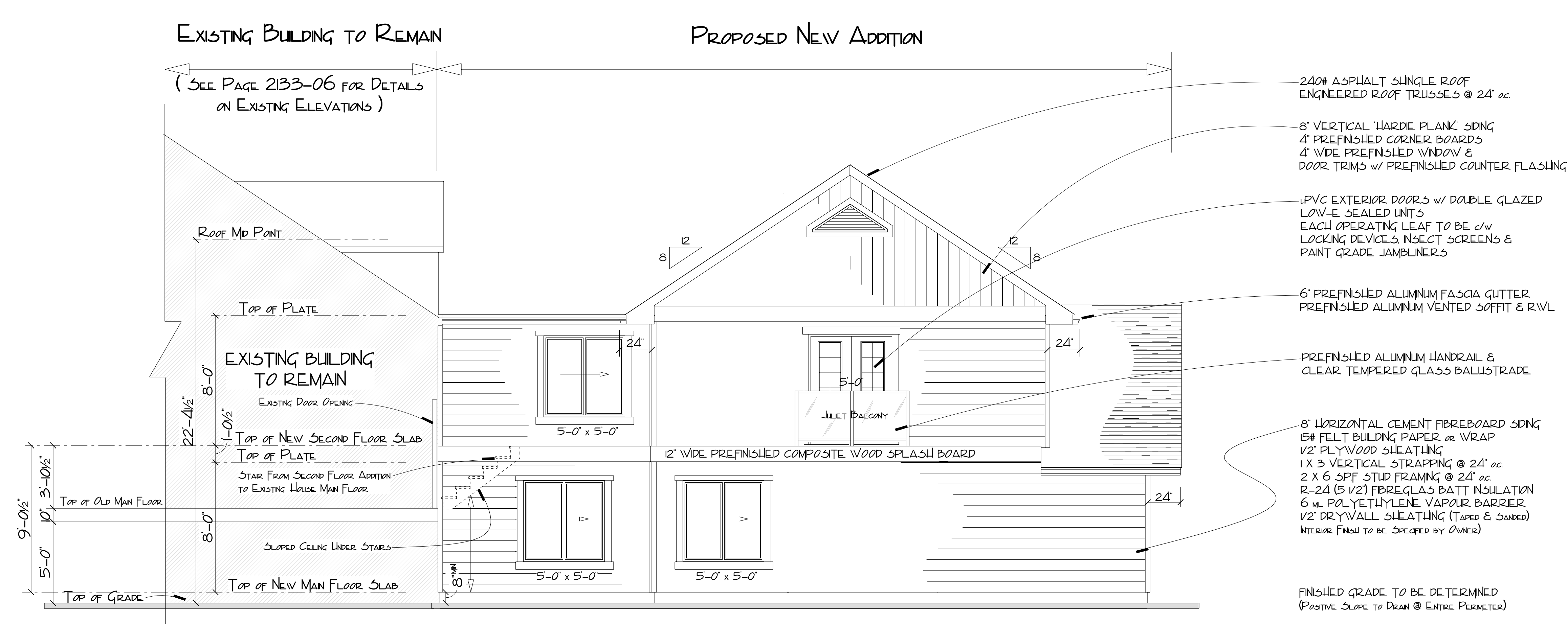
Drawing Number:

PT2019 - 06 of 11

1815 ABBOTT STREET

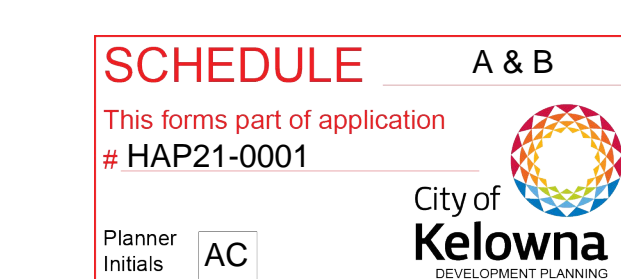
Date:

12 JULY 2021



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

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Home Planning & Design

Phone: 250-878-7318
email: protocolplanning@shaw.ca
website: protocolplanningdesign.com
KELOWNA, B.C.

ELEVATIONS		Drawn By: LESLIE COLLE
Scale: AS SHOWN	Approved By:	Checked By: DIANE DUCKETT
Date: 12 JULY 2021		Drawing Number: PT2019 - 07 of 11
1815 ABBOTT STREET		

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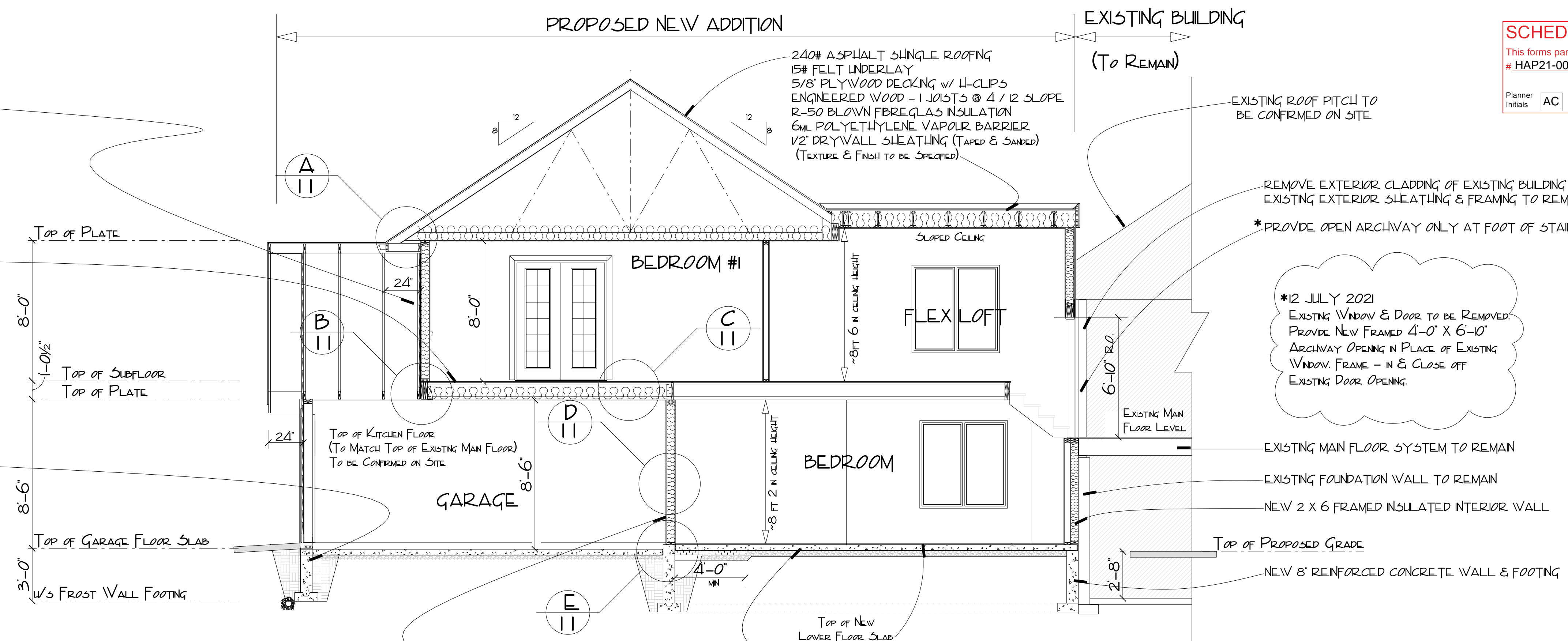
8" HORIZONTAL VINYL SIDING
1 X 3 VERTICAL STRAPPING @ 24" oc
15# FELT BUILDING PAPER / WRAP
1/2" PLYWOOD SHEATHING
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 V2) FIBREGLAS BATT INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(INTERIOR FINISH TO BE SPECIFIED)

FLOOR OVER UNHEATED GARAGE
FINISHED FLOORING MATERIAL (AS PER SPECIFICATIONS)
5/8" PLYWOOD SUB-FLOOR (GLUED & SCREWED)
6ML POLYETHYLENE VAPOUR BARRIER
ENGINEERED FLOOR JOIST SYSTEM w/
ENGINEER SIZED & LOCATED DRILLED VENTILATION HOLES
(CROSSBRIDGING & END BRACING AS REQ'D)
R-24 BLOWN IN FIBREGLAS INSULATION
R-15 3" RIGID POLYSTYRENE INSULATION @ ALL
PERIMETER JOIST ENDS
5/8" TYPE 'X' DRYWALL SHEATHING
(CEILING FINISH & TEXTURE TO BE SPECIFIED)

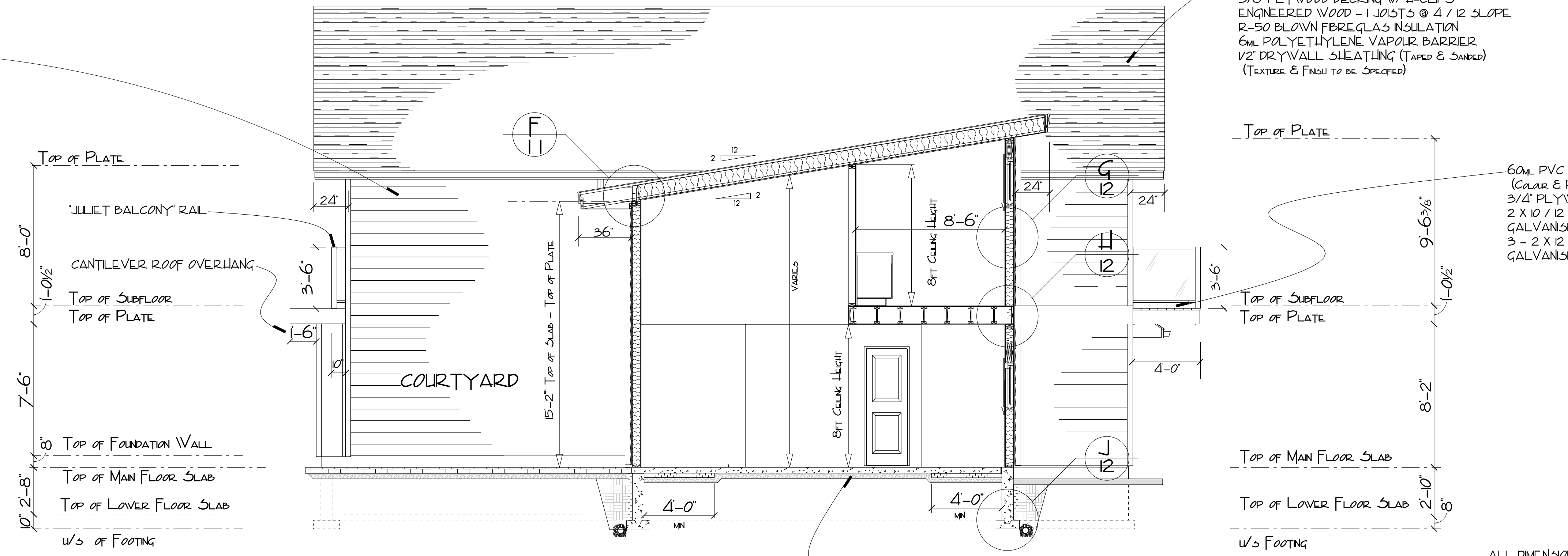
UNINSULATED FROST WALL
8" REINFORCED CONCRETE WALL
EMBEDDED 1/2" OD X 6" LAG BOLTS @ 8 FT oc (MAX)
CLOSED CELL FOAM SILL PLATE GASKET
16" X 8" REINFORCED CONCRETE KEYED FOOTING
EXTERIOR DAMPROOFING COAT
4" OD CORRUGATED PIPE WEEPING TILE
(DOWNSLOPE TO DRAIN)
PERMEABLE SEPARATION SHEET
6" CLEAR CRUSHED ROCK DRAIN BED
UNDISTURBED SOIL OR TAMPED SUBSTRATE

8" HORIZONTAL VINYL SIDING
1 X 3 VERTICAL STRAPPING @ 24" oc
15# FELT BUILDING PAPER / WRAP
1/2" PLYWOOD SHEATHING
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 V2) FIBREGLAS BATT INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(INTERIOR FINISH TO BE SPECIFIED)

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IN CONSTRUCTION BUILDING CODES, ENGINEERING,
ORIGINAL DESIGN OR ANY OTHER CONDITION
THAT MAY AFFECT THE OVERALL BUILDING OF
THIS OR RELATED STRUCTURES.



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



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

SCHEDULE A & B

This forms part of application # HAP21-0001

City of Kelowna DEVELOPMENT PLANNING

Planner Initials AC

*12 JULY 2021
EXISTING WINDOW & DOOR TO BE REMOVED
PROVIDE NEW FRAMED 4'-0" X 6'-10"
ARCHWAY OPENING IN PLACE OF EXISTING
WINDOW FRAME - IN & CLOSE OFF
EXISTING DOOR OPENING

240# ASPHALT SHINGLE ROOFING
15# FELT UNDERLAY
5/8" PLYWOOD DECKING w/ 11-CLIPS
ENGINEERED WOOD - 1 JOISTS @ 4 / 12 SLOPE
R-50 BLOWN FIBREGLAS INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(TEXTURE & FINISH TO BE SPECIFIED)

60ML PVC DECK SURFACING
(COLOR & PATTERN AS PER OWNER)
3/4" PLYWOOD DECKING on
2 X 10 / 12 DECK JOISTS @ 16" oc. w/
GALVANISED JOIST HANGERS
3 - 2 X 12 BUILT-UP DECK BEAMS w/
GALVANISED ANCHOR SADDLES

ALL MAJOR STRUCTURAL COMPONENTS AND
RELATED SUPPORTS & CONNECTIONS ARE TO BE
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BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION
AND THE LATEST VERSION OF THE NATIONAL & LOCAL
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ALL DIMENSIONS SHOWN ARE TO BE VERIFIED
ON SITE BY THE BUILDING CONTRACTOR.
LOCATIONS OF POST BEARING PADS AND
BEARING WALL FOOTINGS ARE TO BE
CONFIRMED AND THESE LOCATIONS DETERMINED
TO BE ADEQUATE WITH PROPER BEARING OF
SUBSTRATE AND POTENTIAL LATERAL SHIFT
DUE TO VIBRATION AND / OR EARTH MOVEMENT.
A GEO-TECHNICAL SURVEY IS TO BE CONDUCTED
TO VERIFY SITE CONDITIONS AS REQUIRED.

PROTOCOL Home Planning & Design

Drawn By: LE-S C50LLE

Checked By: DIANE DUCKETT

Drawing Number: PT2019 - 08 of 11

Scale: A5 3/4"=1'

Date: 12 JULY 2021

1815 ABBOTT STREET

Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com

KELOWNA, B.C.

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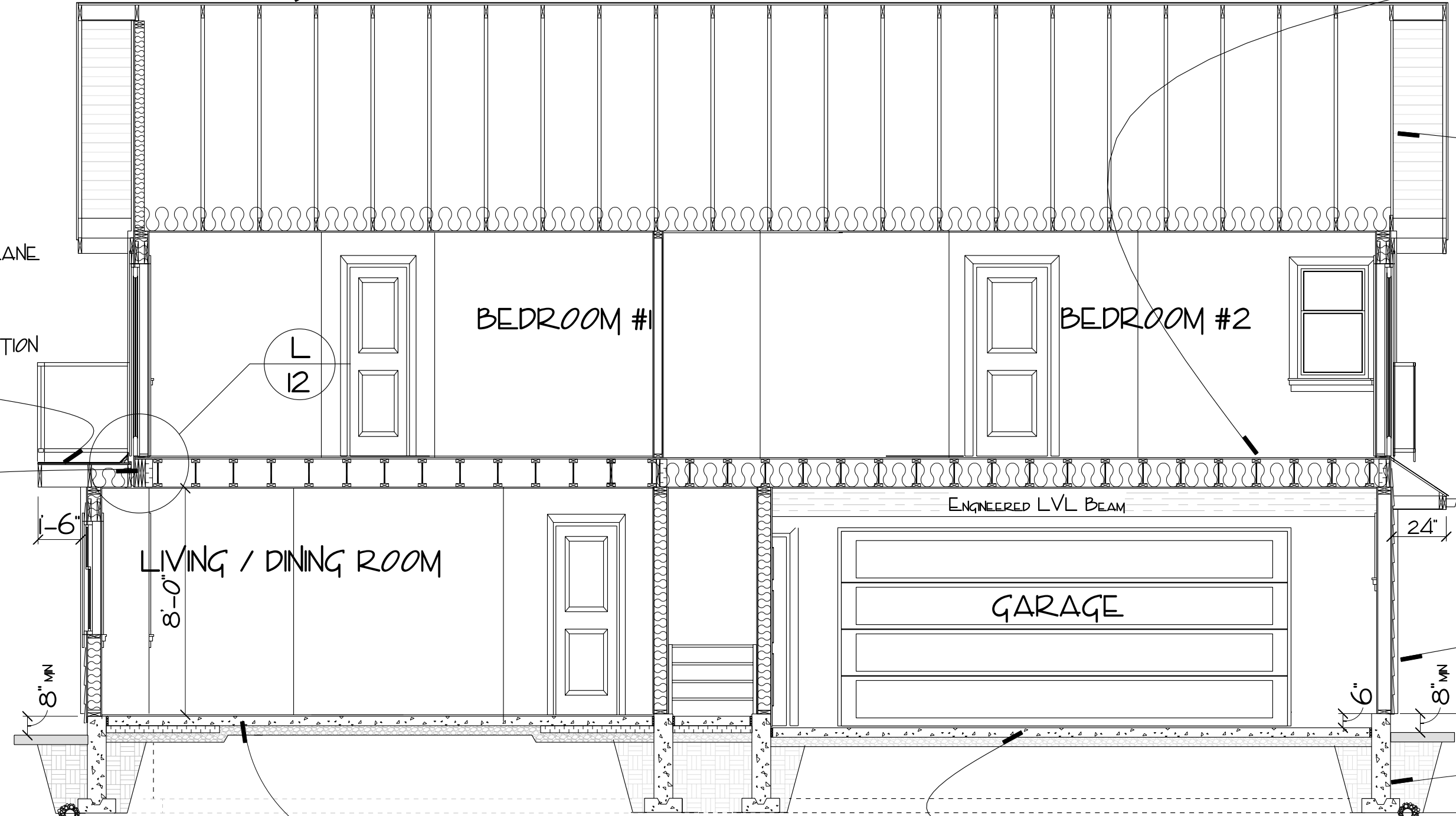
240# ASPHALT SHINGLE ROOFING
15# FELT BUILDING PAPER UNDERLAY
5/8" PLYWOOD DECKING w/ 11-CLIPS
ENGINEERED ROOF TRUSSES @ 24" oc
R-50 FIBREGLAS BLOWN INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(TEXTURE & FINISH TO BE SPECIFIED)

PREFINISHED ALUMINUM HANDRAIL & BALUSTRADE (COLOR, TYPE & STYLE TO BE DETERMINED)
OBSOURED TEMPERED GLAZING PANELS

TOP OF PLATE
GRANULAR SURFACED ROLL ROOFING MEMBRANE
5/8" PLYWOOD DECKING w/ 11-CLIPS
11 7/8" ENGINEERED WOOD-JOISTS @ 16" oc
ENGINEER SIZED & LOCATED DRILLED VENTILATION HOLES
R-51 44 (R-250) RIGID POLYSTYRENE INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
(TEXTURE & FINISH TO BE SPECIFIED)

TOP OF SUBFLOOR
TOP OF PLATE
MAIN FLOOR SYSTEM
FINISHED FLOOR MATERIAL (AS PER SPECIFICATIONS)
5/8" PLYWOOD SUB-FLOOR w/
ACOUSTIC SEALANT FIXED TO JOISTS SYSTEM
CROSSBRIDGING & END BLOCKING AS REQ'D
R-15 3" RIGID POLYSTYRENE INSULATION @ ALL PERIMETER JOIST ENDS
1/2" DRYWALL CEILING
(TAPED, SANDED & FINISHED TO SPECIFICATIONS)

TOP OF MAIN FLOOR SLAB
3'-6" TO TOP OF FOOTING



4" REINFORCED CONCRETE FLOOR SLAB
6 ML POLYETHYLENE VAPOUR BARRIER
R-15 3" RIGID POLYSTYRENE INSULATION
4" COMPACTED GRANULAR DRAIN BED
INCORPORATED RADON MITIGATION SYSTEM
TAMPED SUBSTRATE OR UNDISTURBED SOIL

TYPICAL GARAGE FLOOR SLAB:
4" CONCRETE FLOOR SLAB
WIRE MESH REINFORCING
6 ML POLYETHYLENE VAPOUR BARRIER
4" COMPACTED GRANULAR SETTING BED
UNDISTURBED SOIL
(SLOPE SLAB TO OUTSIDE MIN 1/8" PER FOOT)

FLOOR OVER UNHEATED GARAGE
FINISHED FLOORING MATERIAL (AS PER SPECIFICATIONS)
5/8" PLYWOOD SUB-FLOOR (GLUED & SCREWED)
6ML POLYETHYLENE VAPOUR BARRIER
ENGINEERED FLOOR JOIST SYSTEM w/
ENGINEER SIZED & LOCATED DRILLED VENTILATION HOLES
(CROSSBRIDGING & END BLOCKING AS REQ'D)
R-24 BLOWN IN FIBREGLAS INSULATION
R-15 3" RIGID POLYSTYRENE INSULATION @ ALL PERIMETER JOIST ENDS
5/8" TYPE 'X' DRYWALL SHEATHING
(CEILING FINISH & TEXTURE TO BE SPECIFIED)

6" VERTICAL CEMENT FIBREBOARD SIDING
15# FELT BUILDING PAPER OR WRAP
1/2" PLYWOOD SHEATHING
1 X 3 VERTICAL STRAPPING @ 24" oc
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
INTERIOR FINISH TO BE SPECIFIED BY OWNER

8" HORIZONTAL CEMENT FIBREBOARD SIDING
15# FELT BUILDING PAPER OR WRAP
1/2" PLYWOOD SHEATHING
1 X 3 VERTICAL STRAPPING @ 24" oc
2 X 6 SPF STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 ML POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED)
INTERIOR FINISH TO BE SPECIFIED BY OWNER

UNINSULATED FROST WALL
8" REINFORCED CONCRETE WALL
EMBEDDED 1/2" od X 6" LAG BOLTS @ 8 FT oc (max)
CLOSED CELL FOAM SILL PLATE GASKET
16" X 8" REINFORCED CONCRETE KEYED FOOTING
EXTERIOR DAMPROOFING COAT
4" od CORRUGATED PIPE WEEPING TILE
(DOWNSLOPE TO DRAIN)
PERMEABLE SEPARATION SHEET
6" CLEAR CRUSHED ROCK DRAIN BED
UNDISTURBED SOIL OR TAMPED SUBSTRATE

SECTION C - C

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



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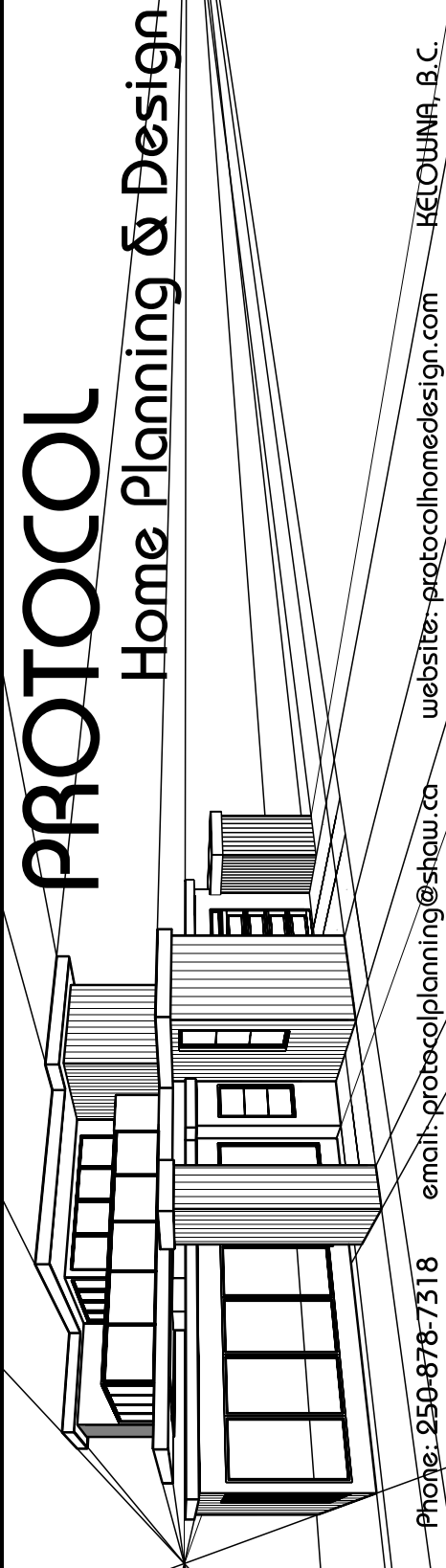
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PROTOCOL

Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolhomedesign.com

KELOWNA, B.C.

SECTION C - C

Approved By:

Scale: AS SHOWN

Date: 12 JULY 2021

Drawn By:

LE-5 C50LLE

Checked By:

DIANE DUCKETT

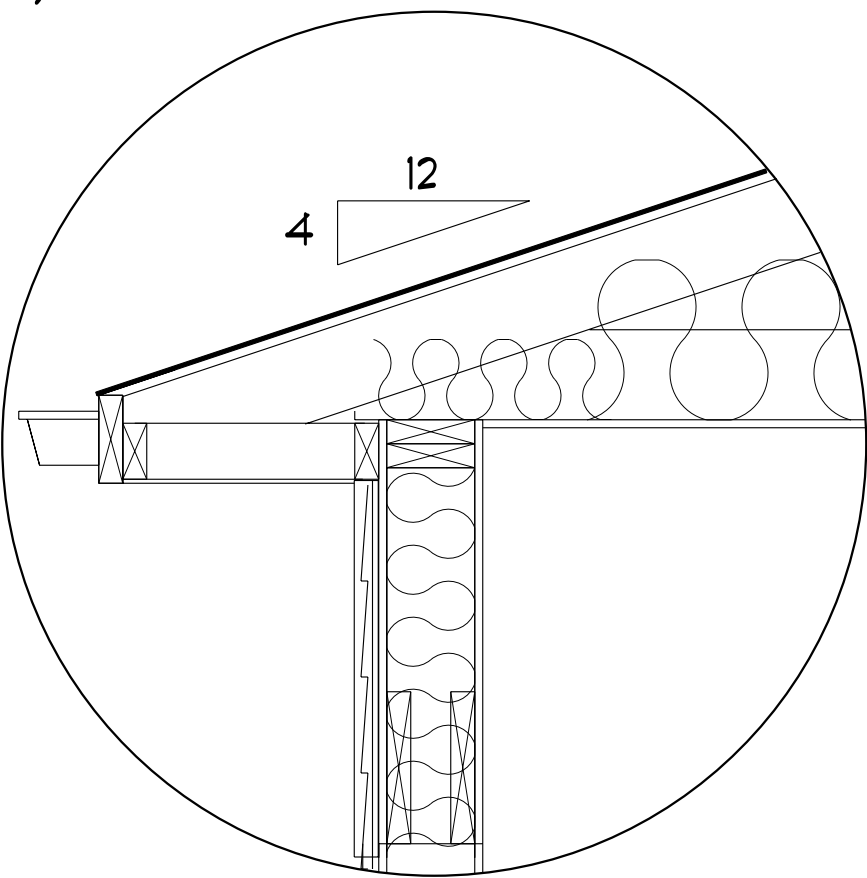
Drawing Number:

PT2019-09 of 11

1815 ABBOTT STREET

ROOF ASSEMBLY
EFFECTIVE THERMAL RESISTANCE
R_{eqd} EFFECTIVE THERMAL RESISTANCE - R_{SI} 9.67 (R-4923)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
OUTSIDE AIR FILM	0.03	0.17
ASPHALT SHINGLES	0.08	0.44
15# BUILDING PAPER UNDERLAY	0.01	0.06
16mm (5/8") PLYWOOD DECKING	0.02	0.14
420mm (16 1/2") FIBREGLAS BATT INSULATION	8.71	49.48
ENGINEERED ROOF TRUSSES @ 24" oc		
140mm (5 1/2" BOTTOM CHORD HEIGHT)		
6mm POLYETHYLENE VAPOUR BARRIER		
125 (1/2") DRYWALL SHEATHING	0.00	0.00
INTERIOR AIR FILM	0.08	0.45
	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE ROOF ASSEMBLY	9.05	51.42
TOTAL EFFECTIVE R _{SI} / R-VALUE CEILING BELOW ATTIC	(8.91)	(50.63)

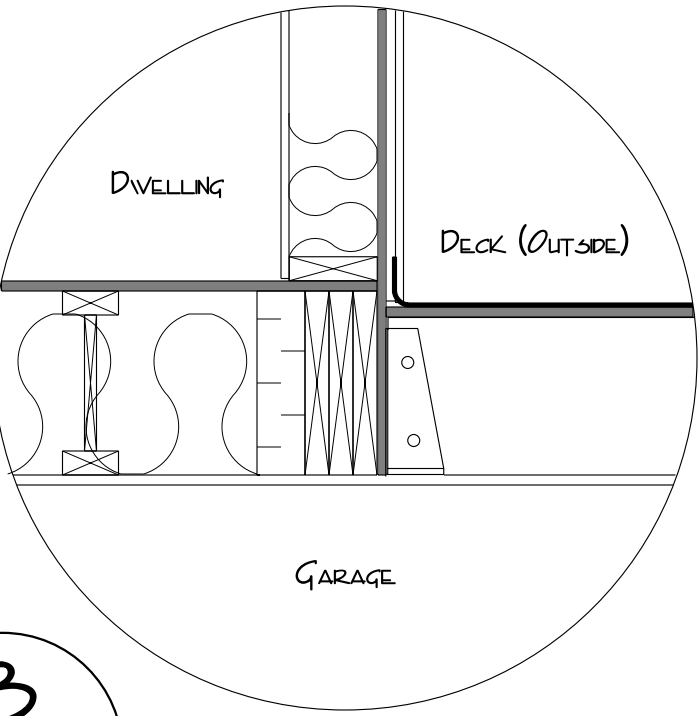


SECTION DETAIL
SCALE: 1" = 1'-0"

A
9

FLOORS OVER UNHEATED SPACES ASSEMBLY
R_{eqd} EFFECTIVE THERMAL RESISTANCE
R_{SI} 4.67 (R-VALUE 26.52) WITH AN HRV

	R _{SI}	R-VALUE
INSIDE AIR FILM	0.12	0.68
16mm (5/8") PLYWOOD SUBFLOOR	0.02	0.11
204mm (8") R-28 FIBREGLAS BATT INSUL	4.53	25.74
30mm (1 1/8") WOOD-FLOOR JOISTS @ 16" oc	0.0	0.0
6mm POLYETHYLENE VAPOUR BARRIER	0.08	0.45
158mm (5/8") TYPE 'X' DRYWALL CEILING	0.03	0.17
EXTERIOR AIR FILM		
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE FLOOR ASSEMBLY	4.78	27.15

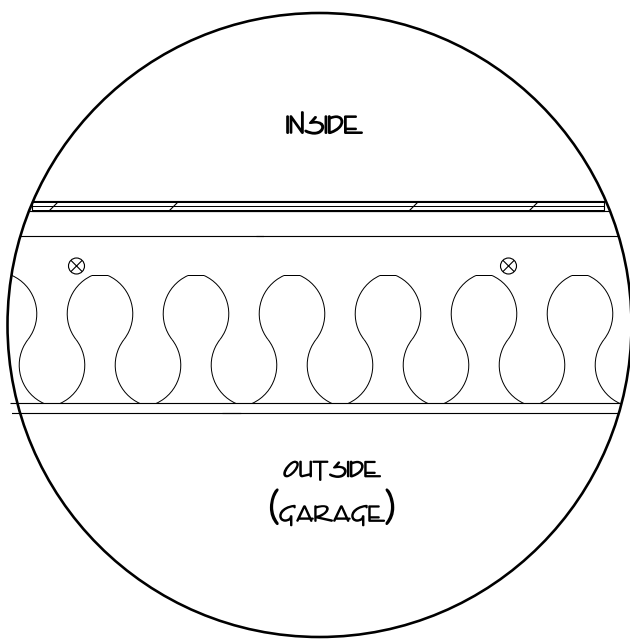


SECTION DETAIL
SCALE: 1" = 1'-0"

B
9

FLOORS OVER UNHEATED SPACES ASSEMBLY
R_{eqd} EFFECTIVE THERMAL RESISTANCE -
R_{SI} 4.67 (R-VALUE 26.52) (WITHOUT AN HRV)

	R _{SI}	R-VALUE
INSIDE AIR FILM	0.12	0.68
16mm (5/8") PLYWOOD SUBFLOOR	0.02	0.11
204mm (8") R-28 FIBREGLAS BATT INSULATION	4.53	25.74
30mm (1 1/8") WOOD-FLOOR JOISTS @ 16" oc	0.0	0.0
6mm POLYETHYLENE VAPOUR BARRIER	0.08	0.45
158mm (5/8") TYPE 'X' DRYWALL SHEATHING	0.02	0.68
INTERIOR AIR FILM		
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE FLOOR ASSEMBLY	4.87	27.66



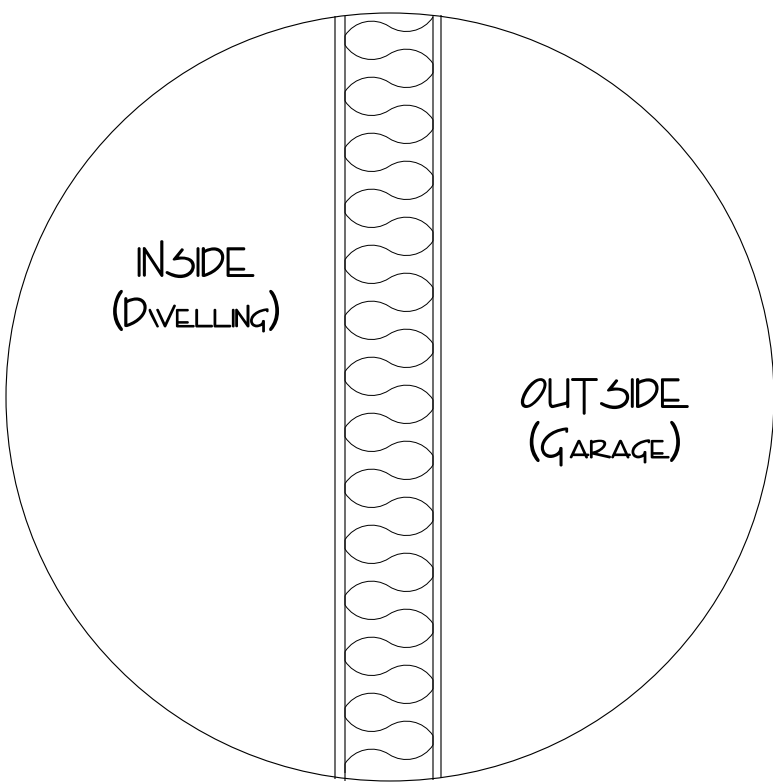
SECTION DETAIL
SCALE: 1" = 1'-0"

C
9

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INTERIOR GARAGE WALL ASSEMBLY
R_{eqd} EFFECTIVE THERMAL RESISTANCE - R_{SI} 3.08 (R-17.49)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
OUTSIDE AIR FILM	0.03	0.17
16mm (5/8") TYPE 'X' DRYWALL SHEATHING	0.10	0.57
38mm X 140mm (2X6) STUD FRAMING @ 24" oc	2.67	15.17
3.87 R-51 (R-24) FIBREGLAS BATT INSULATION		
6mm POLYETHYLENE VAPOUR BARRIER	0.0	0.0
12 5mm (1/2") DRYWALL SHEATHING	0.08	0.45
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE ASSEMBLY	3.00	17.04

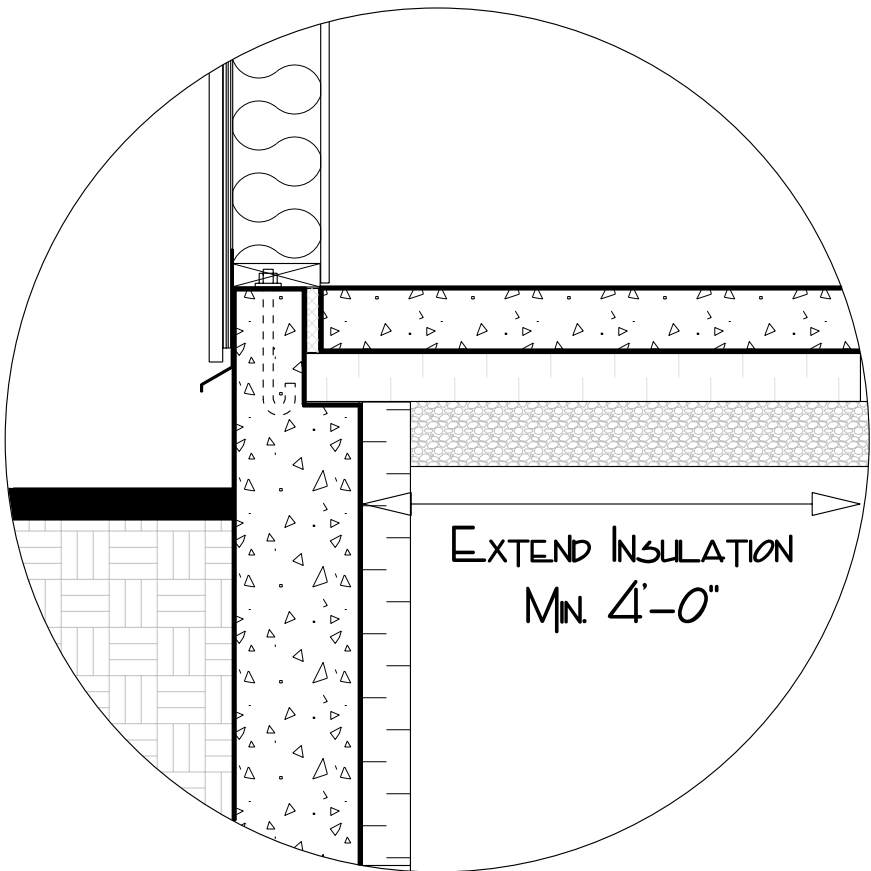


SECTION DETAIL
SCALE: 1" = 1'-0"

D
9

FOUNDATION @ FLOOR SLAB ASSEMBLY
R_{eqd} EFFECTIVE THERMAL RESISTANCE - R_{SI} 2.98 (R-16.92)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
OUTSIDE AIR FILM	0.03	0.17
DAMP-PROOF COATING	0.03	0.17
203mm (8") CONCRETE WALL w/		
19mm (3/4") NEOPRENE FROST BREAK GASKET	0.17	0.97
75mm (3") EXTRUDED POLYSTYRENE INSULATION	2.64	15.00
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE FLOOR ASSEMBLY	2.99	16.99

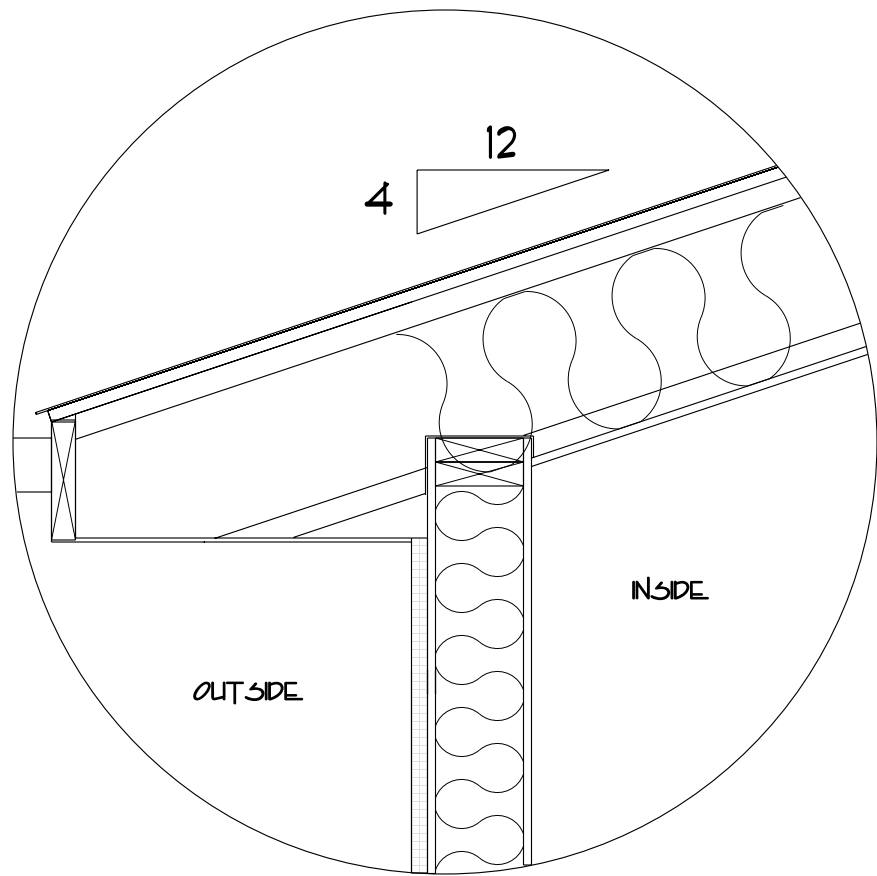


SECTION DETAIL
SCALE: 1" = 1'-0"

E
9

FLAT ROOF ASSEMBLY - ON A SLOPE
R_{eqd} EFFECTIVE THERMAL RESISTANCE - R_{SI} 4.67 (R-26.2)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
OUTSIDE AIR FILM	0.03	0.17
ASPHALT SHINGLE ROOFING	0.08	0.44
15# BUILDING PAPER UNDERLAY	0.01	0.06
16mm (5/8") PLYWOOD DECKING	0.02	0.14
25.4mm (1") BLOWN-IN FIBREGLAS INSULATION	4.53	28.00
ENGINEERED WOOD - 1 JOIST SYSTEM		
6mm POLYETHYLENE VAPOUR BARRIER	0.0	0.0
12 5mm (1/2") DRYWALL SHEATHING	0.08	0.45
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE ROOF ASSEMBLY	4.87	29.94



SECTION DETAIL
SCALE: 1" = 1'-0"

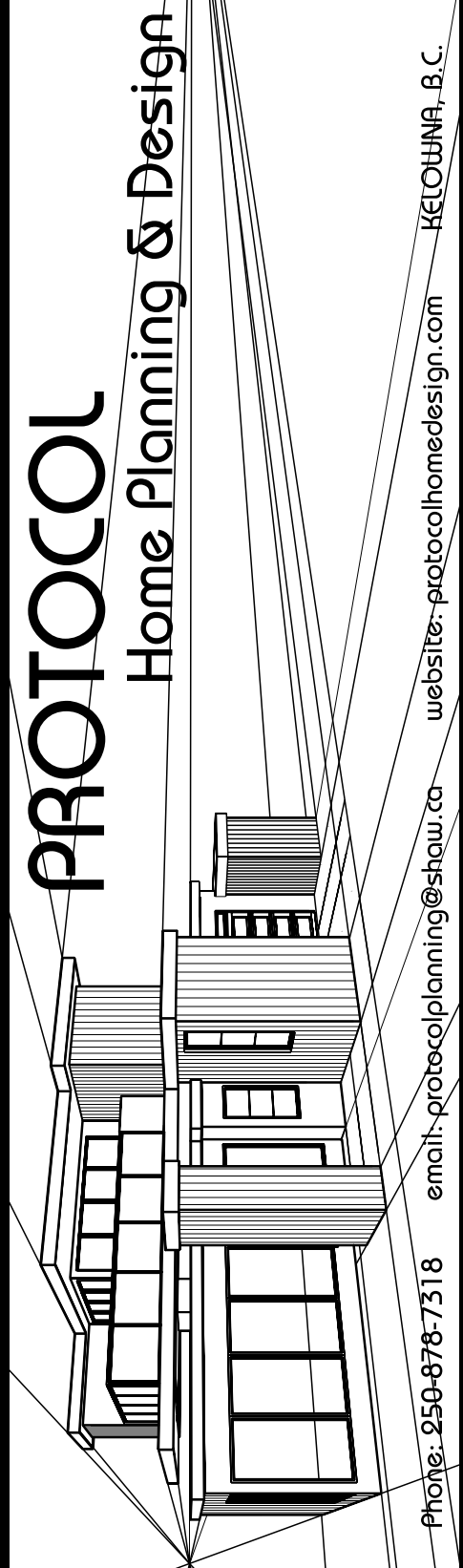
F
9

ALL MAJOR STRUCTURAL COMPONENTS AND RELATED SUPPORTS & CONNECTIONS ARE TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSION OF THE NATIONAL & LOCAL BUILDING CODES AND AMENDMENTS THERETO.

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NOTE:

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R_{SI} SECTION DETAILS

Scale:	AS 5140/VN	Approved By:	Drawn By:
Date:	12 JULY 2021		LE-5 C50LLE
		Checked By:	DIANE DUCKETT
		Drawing Number:	PT2019 - 10 of 11
			1815 ABBOTT STREET

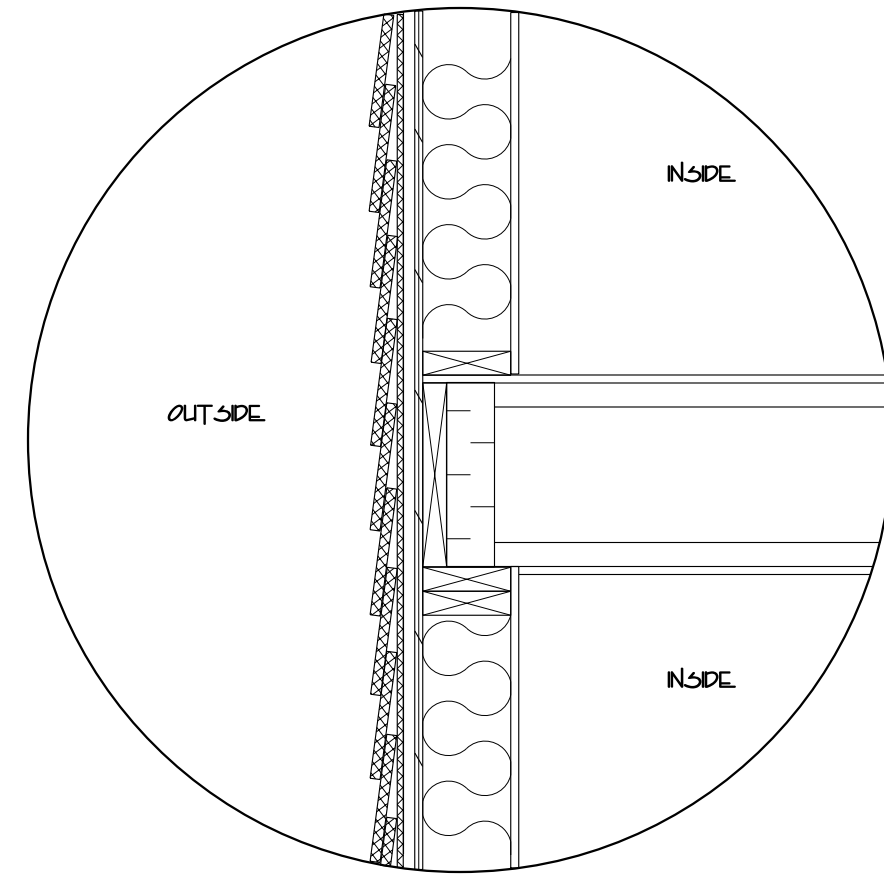
EXTERIOR FRAME WALL ASSEMBLY - (Siding Finish)
EFFECTIVE THERMAL RESISTANCE
R_{EQD} EFFECTIVE THERMAL RESISTANCE - R_{SI} 3.08 (R-17.49)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
EXTERIOR AIR FILM	0.03	0.17
79mm (5 / 16) FIBRE CEMENT BOARD	0.03	0.17
19mm (3/4) AIR SPACE (STRAPPING THICKNESS) (WINTER / SUMMER AVERAGE)	0.16	0.91
15# PERMEABLE FELT BUILDING PAPER	0.01	0.06
125mm (1/2) PLYWOOD SHEATHING	0.11	0.63
38mm X 140mm (2 X 6) SPF FRAMING @ 24" o.c. w/ 140mm (5 1/2") FIBREGLAS BATT INSULATION	2.80	15.91
6mm POLYETHYLENE VAPOUR BARRIER	0.0	0.0
125mm (1/2) DRYWALL SHEATHING	0.08	0.45
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE ASSEMBLY	3.34	18.98

SECTION DETAIL

SCALE: 1" = 1'-0"

9



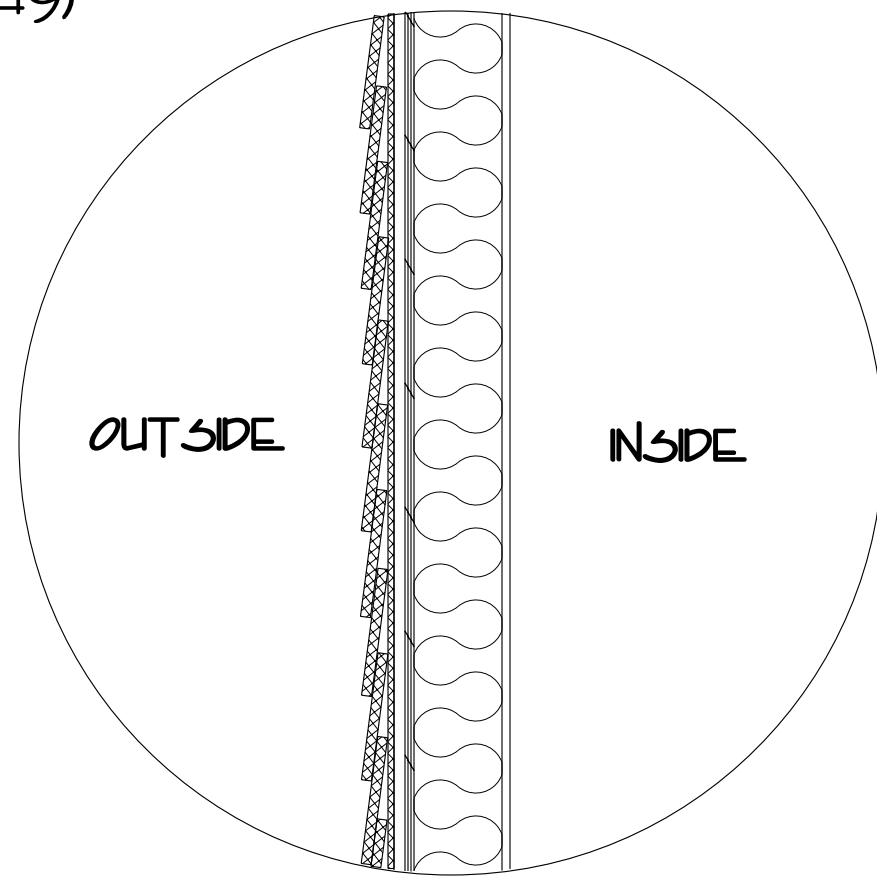
EXTERIOR FRAME WALL ASSEMBLY - (Siding Finish)
EFFECTIVE THERMAL RESISTANCE
R_{EQD} EFFECTIVE THERMAL RESISTANCE - R_{SI} 3.08 (R-17.49)
(WITHOUT AN HRV)

	R _{SI}	R-VALUE
EXTERIOR AIR FILM	0.03	0.17
79mm (5/16) FIBRE CEMENT BOARD	0.03	0.17
19mm (3/4) AIR SPACE (STRAPPING THICKNESS) (WINTER / SUMMER AVERAGE)	0.16	0.91
15# PERMEABLE FELT BUILDING PAPER	0.01	0.06
125mm (1/2) PLYWOOD SHEATHING	0.11	0.63
38mm X 140mm (2 X 6) SPF FRAMING @ 24" o.c. w/ 140mm (5 1/2") FIBREGLAS BATT INSULATION	2.80	15.91
6mm POLYETHYLENE VAPOUR BARRIER	0.0	0.0
125mm (1/2) DRYWALL SHEATHING	0.08	0.45
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE ASSEMBLY	3.34	18.98

SECTION DETAIL

SCALE: 1" = 1'-0"

11



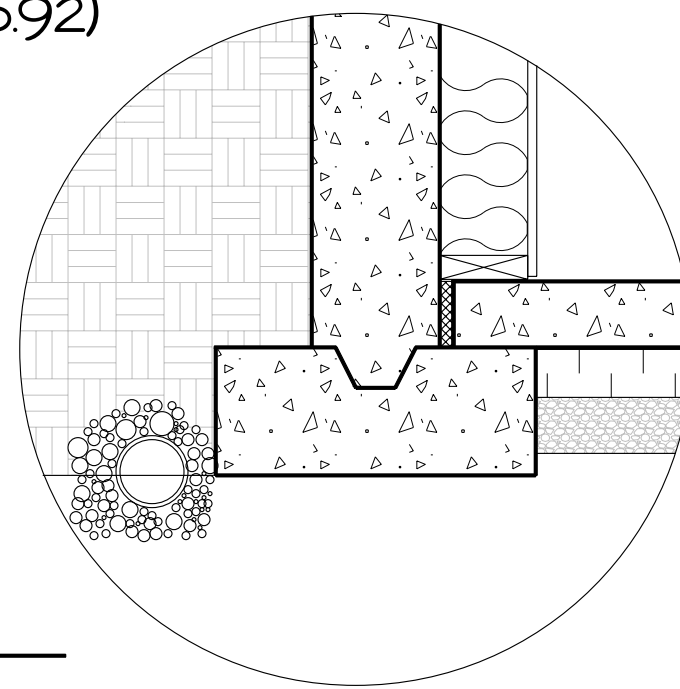
FOUNDATION @ FLOOR SLAB ASSEMBLY
R_{EQD} EFFECTIVE THERMAL RESISTANCE - R_{SI} 2.98 (R-16.92)
(WITHOUT HRV)

	R _{SI}	R-VALUE
OUTSIDE AIR FILM	0.03	0.17
DAMP-PROOFING COAT	0.03	0.17
203mm (8") CONCRETE WALL w/ FROST BREAK	0.17	0.97
75mm (3") EXTRUDED POLYSTYRENE INSULATION	2.64	15.00
INTERIOR AIR FILM	0.12	0.68
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE WALL ASSEMBLY	2.99	16.99

SECTION DETAIL

SCALE: 1" = 1'-0"

12



GENERAL NOTES:
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TO GOOD BUILDING PRACTICES.
WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DRAWINGS.
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HOME PLANNING & DESIGN ITS EMPLOYEES OR
PRINCIPALS WILL NOT BE HELD RESPONSIBLE FOR
ANY CHANGES DUE TO UNFORESEEN CIRCUMSTANCES
IN CONSTRUCTION. BUILDING CODES, ENGINEERING,
ORIGINAL DESIGN OR ANY OTHER CONDITION
THAT MAY AFFECT THE OVERALL BUILDING OF
THIS OR RELATED STRUCTURES.

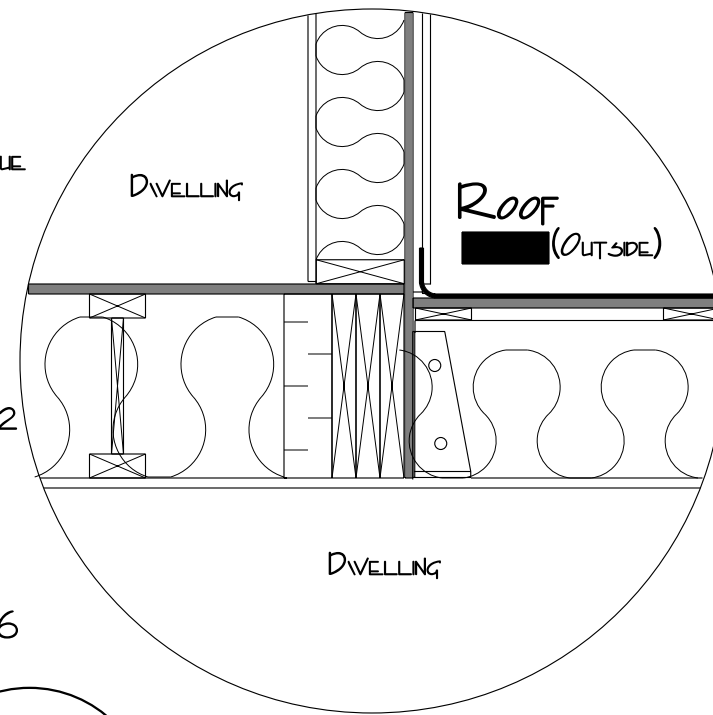
CATHEDRAL CEILING & FLAT ROOF ASSEMBLY
R_{EQD} EFFECTIVE THERMAL RESISTANCE
R_{SI} 4.67 (R-VALUE 26.52) WITH AN HRV

	R _{SI}	R-VALUE
EXTERIOR AIR FILM	0.03	0.17
6mm VINYL DECK SURFACE / ROOF MEMBRANE	0.09	0.51
15mm (5/8) PLYWOOD DECKING	0.11	0.62
19mm (3/4) STRAPPING	0.16	0.91
38mm X 290mm (2 X 12) DECK JOISTS @ 16" o.c.	4.14	23.52
204mm (8") R _{SI} 4.22 (R-24) FIBREGLAS BATT INSUL	0.0	0.0
6mm POLYETHYLENE VAPOUR BARRIER	0.08	0.45
125mm (1/2) TYPE X DRYWALL CEILING	0.12	0.68
INTERIOR AIR FILM		
TOTAL EFFECTIVE R _{SI} / R-VALUE ENTIRE FLOOR ASSEMBLY	4.73	26.86

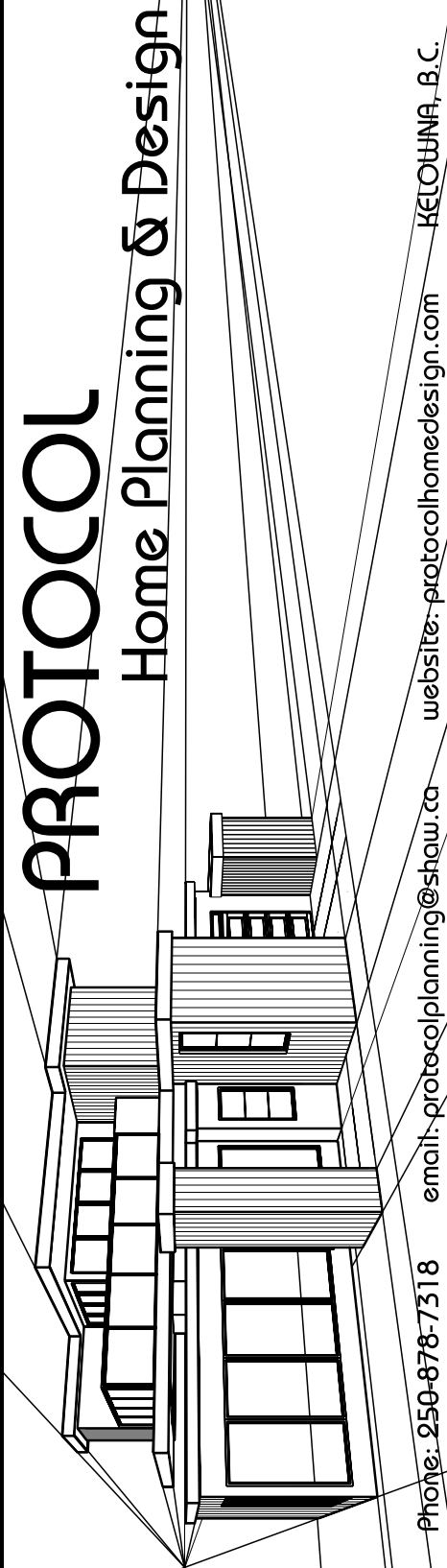
SECTION DETAIL

SCALE: 1" = 1'-0"

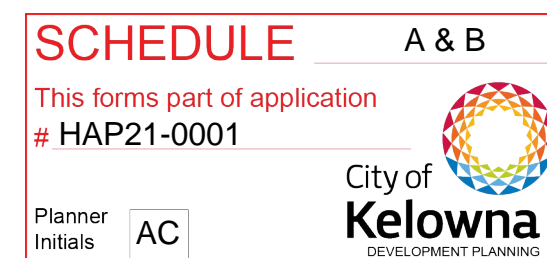
L



PROTOCOL
Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolplanning.com KECOLUMA.B.C.



ALL MAJOR STRUCTURAL COMPONENTS AND
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AND THE LATEST VERSION OF THE NATIONAL & LOCAL
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STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDING. FINAL
GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO
PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

SCHEDULE

A & B

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HAP21-0001

Planner
Initials
AC

City of
Kelowna
DEVELOPMENT PLANNING

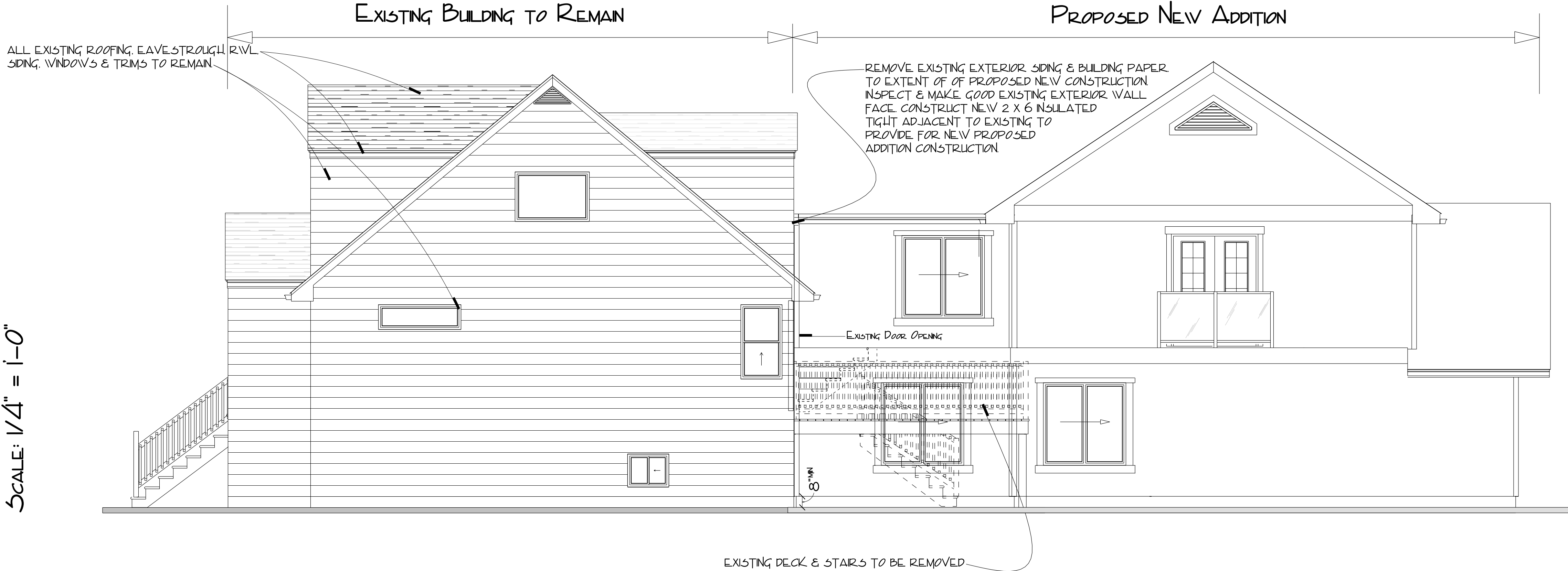
ABBOTT STREET
ELEVATION

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



SOUTH ELEVATION

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



GENERAL NOTES
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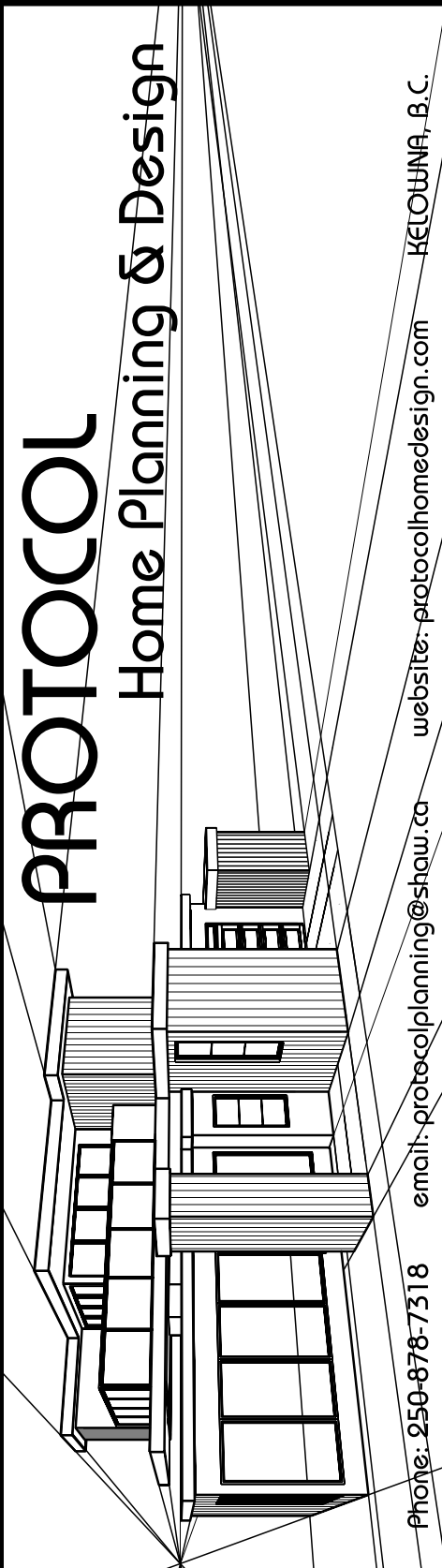
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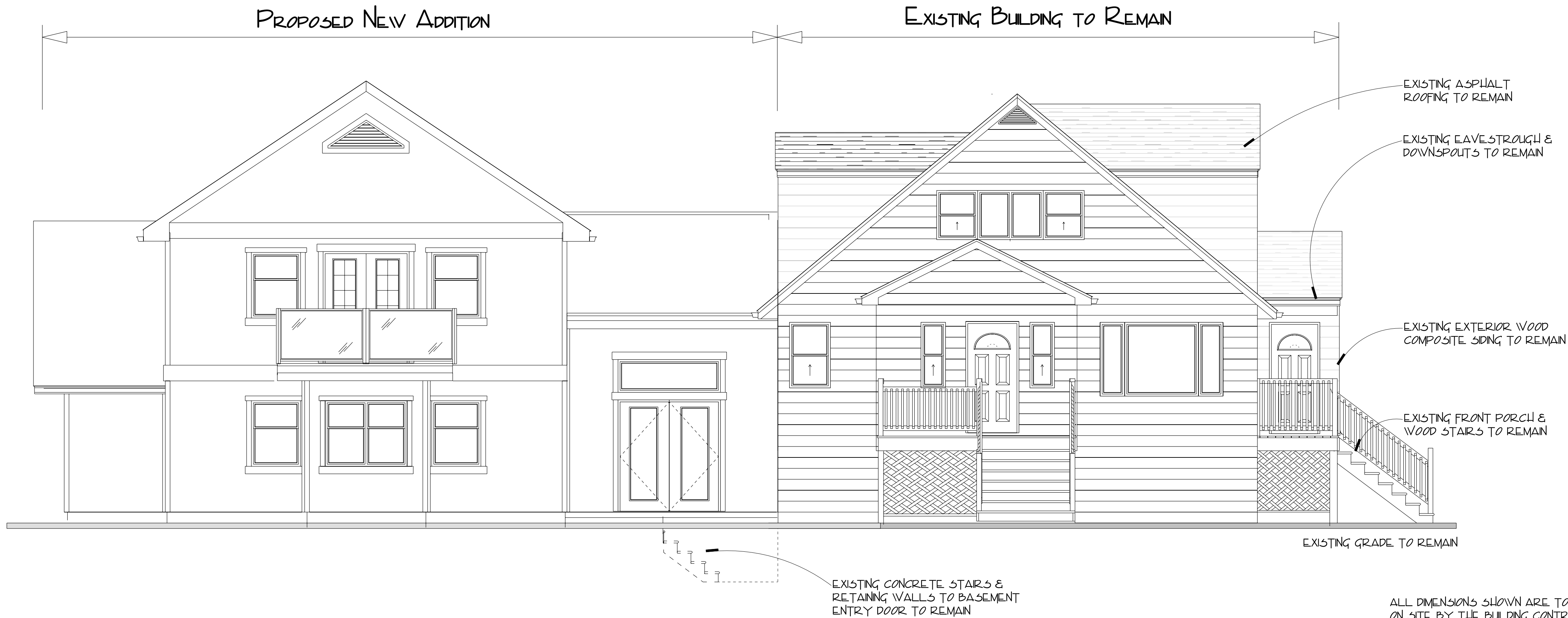


ELEVATIONS (EXISTING ONLY)

Scale: A5 340VN	Approved By:	Drawn By: LES C50LLE
Date: 12 JULY 2021		Checked By: DIANE DUCKETT
1815 ABBOTT STREET		Drawing Number: PT2133 - 07 of 08

GENERAL NOTES
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RIVERSIDE
ELEVATION
SCALE: 1/4" = 1'-0"



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EAST ELEVATION
(FACING ALLEYWAY)

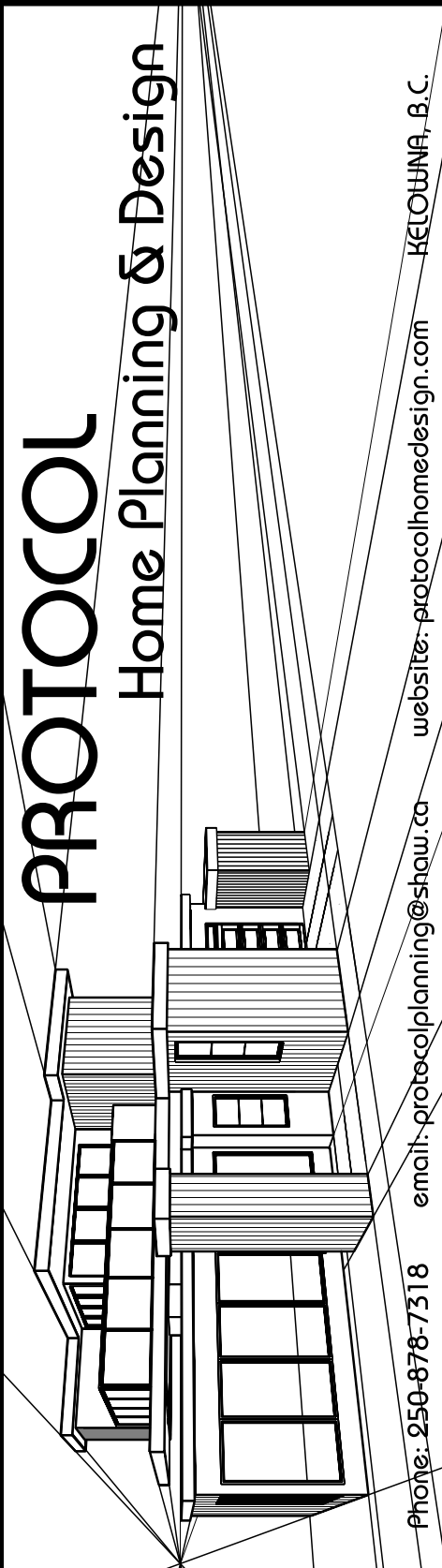
SCALE: 1/4" = 1'-0"



NOTE:

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PROTOCOL
Home Planning & Design



Phone: 250-878-7318 email: protocolplanning@shaw.ca website: protocolhomedesign.com KELLOWNA, B.C.


PROPOSED ELEVATIONS

Scale: A5 3/4"=1'-0"	Approved By:	Drawn By: LE-S C50LLE
Date: 12 JULY 2021		Checked By: DIANE DUCKETT
1815 ABBOTT STREET		Drawing Number: PT2133 - 08 of 08

SCHEDULE

A & B

This forms part of application
HAP21-0001


City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC



Heritage Report
1815 Abbott Street, Kelowna, BC
Updated May 2021

Introduction

The property, located at 1815 Abbott Street in Kelowna, British Columbia, is within the Abbott Street Heritage Conservation Area. The house is not identified by the City of Kelowna as having heritage value and is not listed on the Heritage Register. The proposal is to build an addition to the rear of the existing house in order to add a garage, bedrooms and an easily accessible main floor suite where the owner can relocate and care for her elderly mother. The application process for properties within the Heritage Conservation Area includes the submission of a heritage report that must contain the following information:

- a) An understanding of the past historic value of the subject property
- b) An evaluation of the heritage values and significance of the subject property
- c) Identification of character-defining elements of the neighbouring properties
- d) Development of recommendations and strategies that can inform the design of the new building.

This report is presented in four sections, followed by the Appendices:

- 1) Context
- 2) Heritage Evaluation
- 3) Patterns/Materials Study of Neighbouring Houses
- 4) Design Assessment

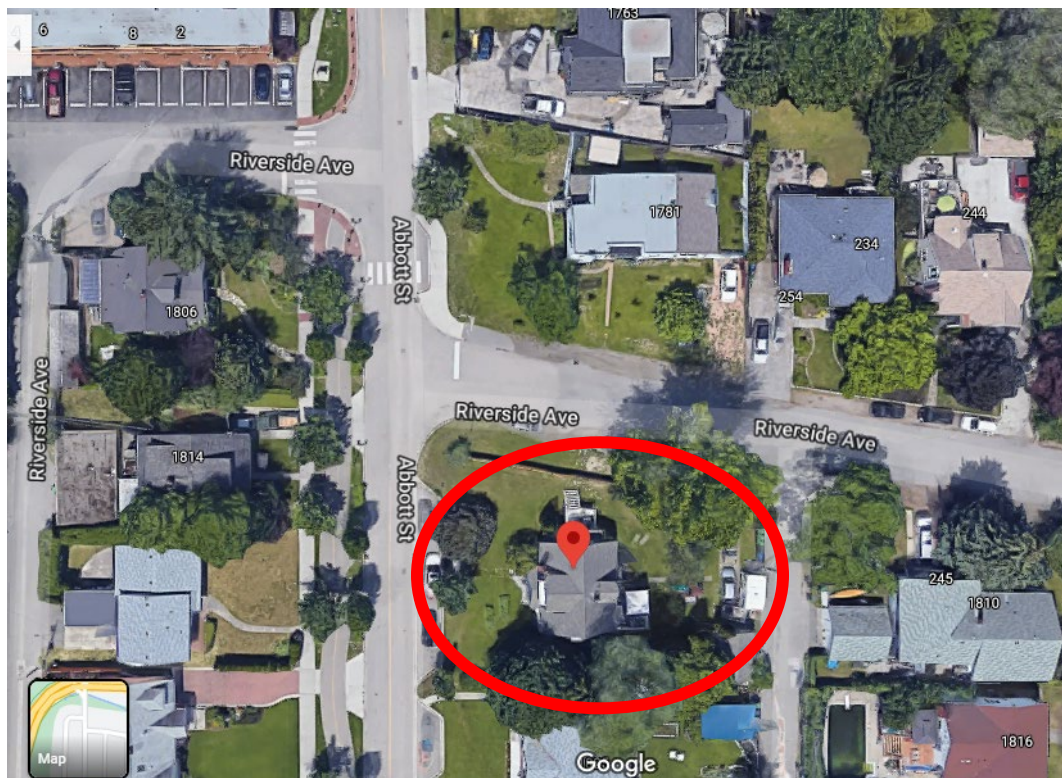
Historic research into the subject property and the neighbouring properties has been limited due to the COVID-19 pandemic. On-line research has been carried out with limited success.

Photographs of the subject and neighbouring properties has been provided by Shoot the Breeze (Marrisa Baecker). Google Street View and Maps has also been used. All architectural drawings and renderings are courtesy of Protocol Home Planning & Design.

ATTACHMENT		B
This forms part of application		
# HAP21-0001		
Planner Initials	<div style="border: 1px solid black; padding: 2px 10px;">AC</div>	<div style="text-align: right;"> City of Kelowna <small>DEVELOPMENT PLANNING</small></div>

1 - Context

The subject property, outlined in red below, is located at 1815 Abbott Street. The property is a corner lot at Abbott Street and Riverside Avenue, on the southeast corner of the intersection. To the rear of and across the street from the subject properties are single-family homes on relatively similar sized and shaped properties. Across from the subject property, to the north at 1781 Abbott Street, is a Heritage Revitalization Agreement re-development project (that will see the existing house retained, relocated to the front of the property, given a change-of-use from single-family residential to commercial, and a new duplex constructed at the rear of the lot).



The subject property is zoned RU1C – Large Lot Housing with Carriage House, the purpose of which is “to provide a zone for single detached housing, and compatible secondary uses, on larger services urban lots”¹.

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# HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

¹Section 13 of the City of Kelowna Consolidated Zoning Bylaw No. 8000. www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

In the Official Community Plan, the property is designated as “Single / Two Unit Residential (S2RES)” with the following definition: *“Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bare land strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low-density neighbourhood would not be considered suitable.”*²

The subject property (identified with a blue star on the map at right) is within the Abbott Street Heritage Conservation Area and therefore located within an area of heritage protection. Any work proposed for the site must follow the heritage guidelines that form Chapter 16 in the City of Kelowna Official Community Plan³.



According to the Development Guidelines for the Conservation Area, the neighbourhood was established in about 1904 when it was formally subdivided, and by the 1920/30s it was considered to be a prestigious area to live. This is evident today from the age and architectural designs of the majority of the 325 noted houses, the mature gardens and trees, and the overall pattern of the neighbourhood. The boundaries of the Conservation Area are Mill Creek (north), Royal Avenue (South), Pandosy Street (east) and Okanagan Lake (west).

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² www.kelowna.ca/city-hall/city-government/bylaws-policies/kelowna-2030-official-community-plan

³ Chapter 16 of the City of Kelowna 2030 Official Community Plan. www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

2 - Heritage Evaluation


The heritage value of a place is determined by assessing it for aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations. *Please see Appendix A for definitions.* This method of assessing heritage value is taken from “The Standards and Guidelines for the Conservation of Historic Places in Canada”⁴ (Standards & Guidelines), a pan-Canadian document created to guide heritage conservation work in Canada. If present, the heritage values of a place would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. The level of value can range from high (using such terms as ‘significant’ or ‘very’) to low (using such terms as ‘some’ or ‘minor’), and for some value categories, there may be no heritage value at all.

The heritage evaluation has been written using the format of a Statement of Significance, which is a methodology developed for this purpose in Canada. The resulting document summarizes the heritage values and character-defining elements, using a particular format for the presentation of this material:

- a brief description of the historic place
- an identification of the key heritage values assigned to the historic place
- a list of its principal character-defining elements

The architectural design category of the houses being analysed has been taken from the Style Inventory that forms part of the “Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines”⁵, which were developed in August 1997 and on which the current Official Community Plan’s Chapter 16 is based. It divides the houses in the Conservation Area into one of four civic phases. The years in the Style Inventory for the different phases are approximate, and the author has taken the liberty of naming the phases.

- 1904 – 1918 Revival Period
Style: Victorian, Dutch, Mediterranean, Tudor, and Colonial Revival; Early Arts & Crafts
- 1918 - 1932 Traditional Period
Style: Late Arts & Crafts and Early Vernacular Cottage
- 1933 - 1945 Transition Period
Style: Late Vernacular Cottage and Moderne
- 1946 - 1960 Post-World War Two Period
Style: Early Suburban

ATTACHMENT		B
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# HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

⁴ “The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.

www.historicplaces.ca/en/pages/standards-normes.aspx

⁵ “The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

Generalized Statement of Significance for 1815 Abbott Street

The following is a generalized Statement of Significance for the subject house.

Description

Constructed circa 1945⁶, the house at 1815 Abbott Street is a 2 1/2 storey, wood frame house designed in the Late Arts & Crafts style⁷ of architecture. It is clad in wide horizontal aluminum siding, has a prominent brick chimney, and a medium-pitched side gable roof and a large dormer centred on the front elevation. The partially enclosed front porch has a front facing gable roof and is accessed by a set of wooden steps.



Heritage Value

Aesthetic: The house has aesthetic value for its architectural style, roof form and horizontal cladding style.

Cultural and Historic: The house has cultural and historic value for its age (likely constructed in 1945), for retaining much of its original design, and for its association with the Heritage Conservation Area and the importance that this Area has for residents of Kelowna.

Scientific Value: There is some scientific value associated with the house as it provides information that helps people understand and appreciate the era in which the house was built.

Social Value: There is some social value for its connection to the community today and the way it contributes to the community's sense of identity by providing architectural variety and interest and by being a well-maintained historic house on an historic streetscape.

Spiritual Value: There is no apparent spiritual value as this streetscape has not been identified as a sacred or spiritual place.⁸

Character-defining Elements


The character-defining elements of the house include:

- Location on a corner lot at Abbott Street and Riverside Avenue.
- The form, scale and massing as expressed by its:

⁶ Information provided by the homeowner.

⁷ Based on information in the "The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" August 1997.

⁸ To determine if there is spiritual value as it relates to local Indigenous culture, consultation with the local First Nations people would be required.

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- 2 ½ storey height
- Square massing
- Medium-pitched gable roof with front-facing dormer
- The overall representation of the Late Arts & Crafts architectural style, through such elements as the:
 - Stick-built feel to the building
 - Gable roof form
 - Wide horizontal siding
 - Multi-sash window assemblies
 - Asymmetrical front elevation



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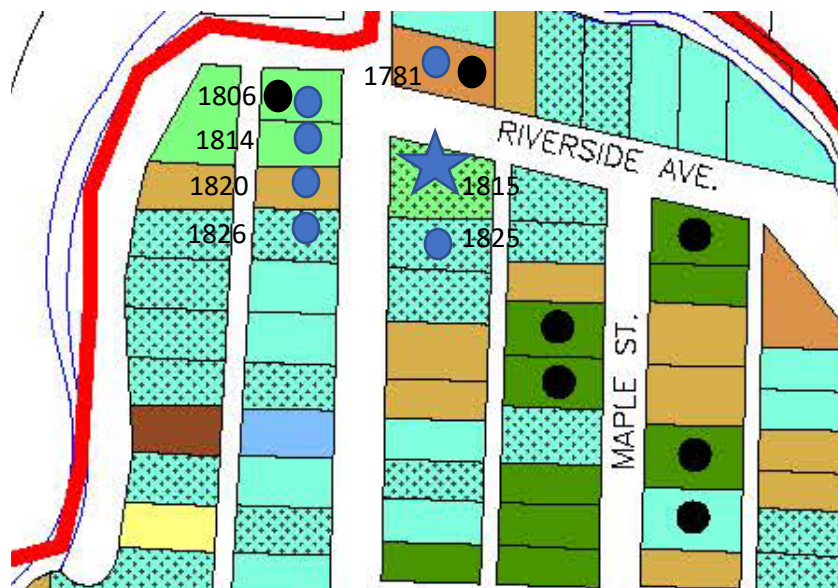
3 - Patterns/Materials Study of Neighbouring Houses

Six properties adjacent to and across the street from the subject property and the subject property have been analysed. They are (on the west side) 1806, 1814, 1820 and 1826 Abbott Street, and (on the east side) 1781, 1815 and 1825 Abbott Street.

The style identified for each house and the design characteristics are taken from the City of Kelowna "Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines" (August 1997)⁹.

The properties that have been analysed are identified with blue circles on this map excerpt from the Abbott Street & Marshall Street Heritage Conservation Areas Building Styles Map. The subject property is identified with a blue star. (Black dots indicate that those properties are listed on the Heritage Register.)

For the full map and a legend of the colours, please see Appendix B.



According to the map above, the study houses falling into the following categories:

Mediterranean Revival:	1781 Abbott Street
Early Arts & Crafts:	1806 and 1814 Abbott Street
Late Arts & Crafts:	1815 Abbott Street (the subject house)
Late Vernacular Cottage:	1825 and 1826 Abbott Street
Early Suburban:	1820 Abbott Street

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The style characteristics of the categories used in the following analysis is taken from the Guidelines. If present, the particular elements of that design style for each house will be listed.

⁹ <https://www.kelowna.ca/homes-building/property-development/heritage-development>

Mediterranean Revival Characteristics

- Masonry feel to the architecture
- Stepped parapet about a flat roof
- Shed & high-gable roof sub-forms
- Flush eaves & stucco detail at roof edges
- Cascading building mass
- 1 or 2 storeys massing
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Multiple pane windows (munton bars)
- Asymmetrical front facade
- Clay tile roofing
- Side or rear yard parking

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 facade
- Side or rear yard parking

Late Arts & Crafts Style Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front facade
- Wood shingle roofing

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- Side or rear yard parking

Early Vernacular Cottage Characteristics

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking

Early Suburban Bungalow Characteristics

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access

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On the West Side of Abbott Street:

Address: 1806 Abbott Street



Style: Early Arts & Crafts – horizontal massing, medium cross gable roof form, flush gable verges with a gabled dormer centered on the main side gable roof, full-width open front verandah, vertical window sashes, single and multi-sash window assemblies, wide window and door frames.

Contrary to the listed characteristics, this house is 2-storeys, has wood shingle siding, a symmetrical façade design, and the parking is at the rear corner of the lot and accessed from Riverside Avenue.

Materials: Body – wood shingle siding, medium brown; Trim – wood, white; Roof - asphalt shingle, dark

Fenestration: The windows on the front elevation appear to be original. To the left of the front door is a 3-bay window with a 5 over 1 sash window in each bay. There is a single 5 over 1 casement window to the right of the door. On the dormer on the front elevation is a side by side single 3 over 1 casement window. All the windows have narrow wood casings in dark blue and have wide wood frames in white.

Landscape: The front yard is flat with grass and beds of mature perennials and shrubs. There is a curving stone path leading from the sidewalk to the steps of the front porch. There are also some mature trees on the property.

Listed: The house is listed on the Heritage Register and on the Heritage Inventory.

Address: 1814 Abbott Street



Style: Early Arts & Crafts - 1 ½ storey square massing, side gable roof with shallow front dormer, upper story belting, wood brackets, full width open front verandah, asymmetrical façade, side yard parking.

Contrary to the listed characteristics, this house is clad in stucco and has two front doors (indicating that the house has been split into two units). The roof over the porch is a continuation of the primary roof.

Materials: Body – stucco, white; Trim – dark and narrow; Roof – dark asphalt shingles

Fenestration: The large, 3-part picture window on the right side of the front elevation is a newer insert. It is difficult to tell, but likely it is a larger opening than what was originally there. The small window in

the front dormer looks to be original as it still has its original-looking wood frame and wide casing. This window is a paired, 3 over 1 unit that appears to be in the casement style.

Landscape: Large and open grassy area, with some shrubs along one side of the house.

Listed: The house is not listed on the Heritage Register nor on the Heritage Inventory.

Address: 1820 Abbott Street



Style: Early Suburban – 1 ½ storey horizontal massing, low side gable roof (in two sections with one being at a higher level and slightly overhanging the other), balanced asymmetrical façade, asphalt shingle roofing.

Contrary to the listed characteristics, the front door is centred on the façade (although the façade itself reads more asymmetrical), there is a 3-sided bay window to the right of the front door (which could be labelled as a ‘feature window’), and there is a large exterior brick chimney on the end wall.

Materials: Body – combination of wide horizontal and narrow vertical siding (possibly vinyl) and brick veneer on the front elevation, with rough stucco and wide horizontal siding on the side elevations; Trim – white, likely vinyl with some wood; Roof – medium grey asphalt shingles

Fenestration: The windows on the left side of the front façade have a horizontal orientation and are paired, with one or both being operable. There is a 3-sided bay window on the right side that is multi-paned. All have narrow white casings and frames.

Landscape: Large and open grassy area, with some mature shrubs and perennials in front of the house.

Listed: The house is not listed on the Heritage Register nor on the Heritage Inventory.

Address: 1826 Abbott Street



Style: Late Vernacular Cottage - Flush gable verges, stucco siding, 2-storey horizontal massing, clustered vertical window sashes, asymmetrical façade design, flush front entrance, twin-gable roof form, interlocking asphalt shingled roofing. There is an attached garage which is accessed from the front of the property, along one side.

Materials: Body – Stucco - pink; Trim – white wood; Roof – medium grey asphalt shingles

Fenestration: There are a variety of window shapes, styles and sizes. The main ones are on the front elevation and are 4/1 vertical lites (typical between 1916 and 1945 in North America¹⁰), single-hung, one set double and one single.

Landscape: Large grassy area, edged with mature perennials, shrubs and trees.

Listed: The house is not listed on the Heritage Register nor on the Heritage Inventory.

On the East Side of Abbott Street:

Address: 1781 Abbott Street



Style: Mediterranean Revival

This house has had a Statement of Significance written for it and identified the following characteristics:


- Yard has mature trees and shrubs
- Good example of Moderne architectural style
- Semi-circular door opening at the entrance off the raised landing
- Simple design with two projecting bands of trim below the roof parapet
- Large textured stucco finish throughout unifies the design
- Straight stepped chimney
- Central symmetrical window faces Abbott Street with a central fixed four component unit and double hung windows on both sides
- Original features appear unaltered
- A decorative, repeated motif runs between the two projecting bands¹¹

Materials: Body – stucco, white; Trim – wood, dark; Roof – flat (colour not visible)

Fenestration: As per the Statement of Significance – “Central symmetrical window faces Abbott Street with a central fixed four component unit and double hung windows on both sides”.

Landscape: The front yard is large and flat with grass and mature shrubs and trees.

Listed: The house is listed on the Heritage Register and on the Heritage Inventory. It is or will soon be protected legally through heritage bylaws.

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¹⁰ Herbert Gottfried and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009, p. 360.

¹¹ <https://www.kelowna.ca/our-community/arts-culture-heritage/heritage/heritage-register/murchison-house>

Address: 1815 Abbott Street (the subject property)



Style: Late Arts & Crafts - 2 1/2 storeys, square massing, stick-built feel to the architecture, partly enclosed front porch, medium-pitch side gable roof, horizontal siding, multi-sash window assembly, asymmetrical front facade, rear yard parking.

Contrary to the listed characteristics, this house has a large dormer on the front façade, a prominent brick chimney, a front-facing gable over the partly enclosed front porch, and the horizontal siding is used on the entire height of the elevations, although the dormer and the gable end of the porch roof are

painted a darker colour.

Materials: Body – horizontal aluminum siding, medium colour; Trim – white wood; Roof – medium dark asphalt shingles

Fenestration: There are a variety of window styles and sizes on the house that range from single sash casement to triple sashes. There is a tall narrow window on the front of the enclosed portion of the porch. All of the casements and frames are narrow and painted white.

Landscape: The front yard is large and flat with grass and mature shrubs and trees.

Listed: The house is not listed on the Heritage Register nor on the Heritage Inventory.

Address: 1825 Abbott Street



Style: Late Vernacular Cottage - Stucco and horizontal siding, 2-storey square massing, asymmetrical façade design, centre-gable roof form, interlocking asphalt shingles, narrow eave verges, porch at front entrance, side yard parking. Note this house appears to have more Early Suburban design characteristics.

Materials: Body – white stucco and yellow horizontal siding; Trim – white (minimal amount, possibly vinyl); Roof – medium dark asphalt shingles

Fenestration: 2 large picture windows at centre and left of front elevation, 1 large double window on right. All have minimal frames. The picture windows appear to be fixed; the double window appears to be a slider.

Landscape: large grassy area lined with mature perennial beds, shrubs and trees.

Listed: The house is not listed on the Heritage Register nor on the Heritage Inventory.

Common Characteristics:

The following are characteristics derived from the seven houses analysed above.

- The dominant massing form is square
- Height ranges from 1 to 2 ½ storeys with the majority being at least 2 storeys
- The dominant roof form is gable
- The dominant style of eaves is minimal to medium overhangs
- The dominant roofing material is medium to dark coloured asphalt
- All of the study houses have asymmetrical front facades
- The exterior cladding is almost split evenly between stucco and horizontal wood siding
- Window orientation ranges from vertical to horizontal, with some having a mixture – there is no dominant orientation
- Window styles range from single-hung, to sash, to multi-pane – there is no dominant style
- If there is a front porch, the dominant style is open
- Colour schemes: slightly more had medium body colours with light coloured trim, the remaining had the opposite colour scheme
- Front yard setbacks along both sides of Abbott Street are consistent with each other
- The dominant landscape is an open front yard, mostly grass, with mature trees and shrubs
- The dominant planting material is mature shrubs and trees, with minimal perennial plantings
- Access to off-street parking is typically either from the front street or from the rear lane



- | | |
|-------------------|-------------------|
| 1) 1806 Abbott St | 5) 1781 Abbott St |
| 2) 1814 Abbott St | 6) 1815 Abbott St |
| 3) 1820 Abbott St | 7) 1825 Abbott St |
| 4) 1826 Abbott St | |

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4 - Design Assessment

The following design assessment for the proposed project are based on the following:

- Abbott Street & Marshall Street Heritage Conservation Guidelines: Official Community Plan, Chapter 16
- The Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

The Official Community Plan, adopted by City Council in May 2011, acknowledges the value of heritage resources within the City of Kelowna. Chapter 16 deals with the Abbott Street & Marshall Street Heritage Conservation Areas (Conservation Areas) and provides guidelines for renovations and new construction of single-family dwellings within the Conservation Areas. It is based on the guidelines that were completed in August 1997 as part of the creation of the Conservation Areas. The purpose of the guidelines is to have buildings that are compatible with the heritage value of the neighbourhood, in particular with its existing form and character.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010), is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices that can guide development projects which incorporate historic buildings. Intended primarily for projects that retain heritage resources, there are, however, some sections that are relevant to new construction within an historic area.

A house-by-house analysis of adjacent houses has been conducted and the results have also been used to inform the following design assessment.

The Assessment

The author is not an architect, and this is not a peer review. This analysis is based solely on heritage conservation principles.

Please note that this heritage report has been based on the attached drawings (*found in Appendix C*), but it is possible that the drawings attached to the application might be different. The inclusion of this version of the drawings should not be interpreted as the final design.

The italicized sentences are taken directly from Chapter 16 of the Kelowna Official Community Plan and comments on the design strategies follow.

Guidelines from Chapter 16 of the Kelowna Official Community Plan

It is worth noting the four objectives of Chapter 16 and how the proposed design for a new addition to the existing house has responded to them.

- 1) *Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas.*
- 2) *Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context.*
- 3) *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.*
- 4) *Provide historical interest for visitors through context sensitive development.*

- The design for the proposed new addition meets all four of these general guidelines. The addition has been designed in a style that is respectful of the heritage values of the existing house and of the Conservation Area, specifically through its overall massing, gable roof and a contemporary interpretation of traditional materials. The overall proposal is compatible with the neighbourhood and is a context-sensitive project.

General Introductory Comments:

The established context of the Conservation Area should serve as the inspiration for new development.

- This general guideline has been met with the proposed design of the new addition, through the use of the gable roof form and its overall massing.

Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.

- The general patterns and key elements of the streetscape have been used to inform the proposed design of the new addition, in particular the typical massing, height, and roof form.

Site Layout & Parking:

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.


- The front yard setback for the existing house is not being altered.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.

- All off-street parking will be accessed from the rear lane.

Spacing between buildings should retain the established pattern.

- The new addition would maintain the established pattern of spacing between houses along this section of Abbott Street, given that it is directly behind the existing house.

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Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

- The addition to the house will sit within the required Side and Rear Yard Setback Allowances.

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principal residence.

- The secondary suite would be within the proposed new addition and on the ground floor.

Building Massing (Envelope):

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

- The proposed design for the addition will maintain the established massing of the streetscape. The dominant massing of the neighbouring houses is square, as is the proposed addition.

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

- The proposed addition is within the maximum height and massing for the neighbourhood and responds to the established neighbouring building massing. The use of multi-gables and the setting back of a portion of the new addition and the creation of a courtyard between the old and new portions will all work to visually reduce the overall massing.

Architectural Pattern

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.

- The proposed design for the addition will meet Zoning for its siting on the lot. The foundation height and proportion, as well as the wall-to-window ratio are all comparable to the existing and to neighbouring houses.

Roof Forms, Dormers & Chimneys:

The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

- The dominant roof pattern along the streetscape is gabled. The proposed addition is also gabled.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style.

- The proposed design for the addition meets this guideline.

Skylights which are visible from the public street or walkway are discouraged.

- Solar tube skylights are being considered for the new addition but would not be visible from the street.



High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- The new addition will be roofed with asphalt shingles, which has a similar design to traditional wood shingles, and which would match the roofing material of the existing house.

Soffit overhang, rafter shape, bracket detail and rainwater drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

- The soffit overhang and rainwater drainage will be consistent with the architectural style of the existing building. The new addition will not have any exposed rafters or brackets.

Secondary roof elements, such as dormers, cupolas and gables, are encouraged to have similar roof slope as the principal roof.

- The secondary roof elements on the addition will have slopes that match the principal roof.

Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.

- No chimneys are proposed for the addition.

Cladding Materials:

Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

- The primary cladding material proposed for the new addition is Hardie Board, which is low maintenance and appropriate to new-builds. All the cladding choices reflect traditional materials and will be of a similar width to that on the existing house.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building's architectural style are encouraged.

- The addition will have complimentary colour palette to the existing house. The existing house is currently blue and taupe with white trim and a dark roof. The addition would be a light grey with white trim and a dark roof. At some point, the existing house will be painted to match the colour scheme of the addition.

Doors & Windows:

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

- The proposed design meets this guideline.

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.

- The style and location of the main door of the house is not being changed. This guideline does not apply to this application.



Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

- The proposed design meets this guideline.

Front steps leading to the principal entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- The path and landing for the front door are not being changed. This guideline does not apply to this application.

Landscaping, Walks & Fences:

Healthy, mature trees are encouraged to be maintained and protected during and after construction.

- Some trees will need to be removed as part of this application. One tree is dead. An attempt will be made to relocate any healthy trees that will be impacted by the construction.

Front steps leading to the principal entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

- See above.

Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

- The front yard landscape is not being changed.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- No new fencing is proposed along the front property line of this project.

Streetscape Guidelines:

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

- See note above.

The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City's servicing standards for roads within the Heritage Conservation Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

- The road right-of-way will not be impacted by the project.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

- The installation of new or replacement street lighting is not required for this project.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

- The boulevard trees will not be impacted by this project.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.

- Some trees on the south side of the property may require pruning to provide a clear area for the construction process.

Privacy & Shadowing Guidelines:

The design of front yards should provide for sight lines to the front yard and residence from the front street.

- This guideline does not apply to this application as there are no changes proposed for the front yard of the existing house.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City's Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.

- The addition has a stepped back design with a gable roof form to minimize possible shadows being cast on adjacent properties.

Guidelines from the Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines provide a list of 14 standards, most all of which apply to changes proposed to an extant heritage building, however the following standard does apply to this project.

"Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted."

- The proposed new addition does not create a false sense of historical development. It is a contemporary design that will read as such through the choice of materials and the design elements.

The Standards and Guidelines also provides a series of guidelines for various heritage conservation scenarios. For this project, the most relevant section is 4.1 "Guidelines for Cultural Landscapes, Including Heritage Districts". The subsection numbers are provided in brackets for reference.

Understand and respect how the relationships of the land use, buildings, streets and topography have affected the spatial organization of the neighbourhood (4.1.4)

- The proposed new addition has been designed and positioned on the property in such a way that it will fit in well with the existing spatial organization of the street and of the neighbourhood.

Respect and maintain the visual relationships of the neighbourhood (4.1.5)

- Through a contemporary interpretation of the neighbourhood's housing styles and massing, this project will both respect and maintain the visual relationships of the neighbourhood.

Respect and maintain the existing circulation pattern of the neighbourhood (4.1.6)

– The circulation pattern of the neighbourhood will not be changed.

Use vegetation (trees, shrubs, herbaceous plants, grasses, vines, etc.) that are typical of Kelowna and that are typical in the neighbourhood (4.1.8)

- This guideline will be met, although a landscape plan is not required as part of this application process.

Design the new building so that it is compatible with the heritage value associated with the neighbourhood (4.1.11)

- The new addition is compatible with the heritage value associated with the house and the neighbourhood, through its overall massing, roof form, cladding, and colour scheme.

Conclusions:

Of great importance to the principles of heritage conservation is that the new addition must not mimic the historic house on the property, nor the other historic houses around it. It must not pretend to be old. The proposed design and positioning of the addition will successfully integrate it on the property and offer a continuity of the 'sense-of-place' in the neighbourhood. It will be a context sensitive development. In conclusion, the proposal meets and exceeds the above guidelines.



Appendix A: Definitions of Heritage Values

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” Guide¹² and have been used in the writing of the Statements of Significance of the subject properties.

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Cultural and Historical values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.



¹² Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

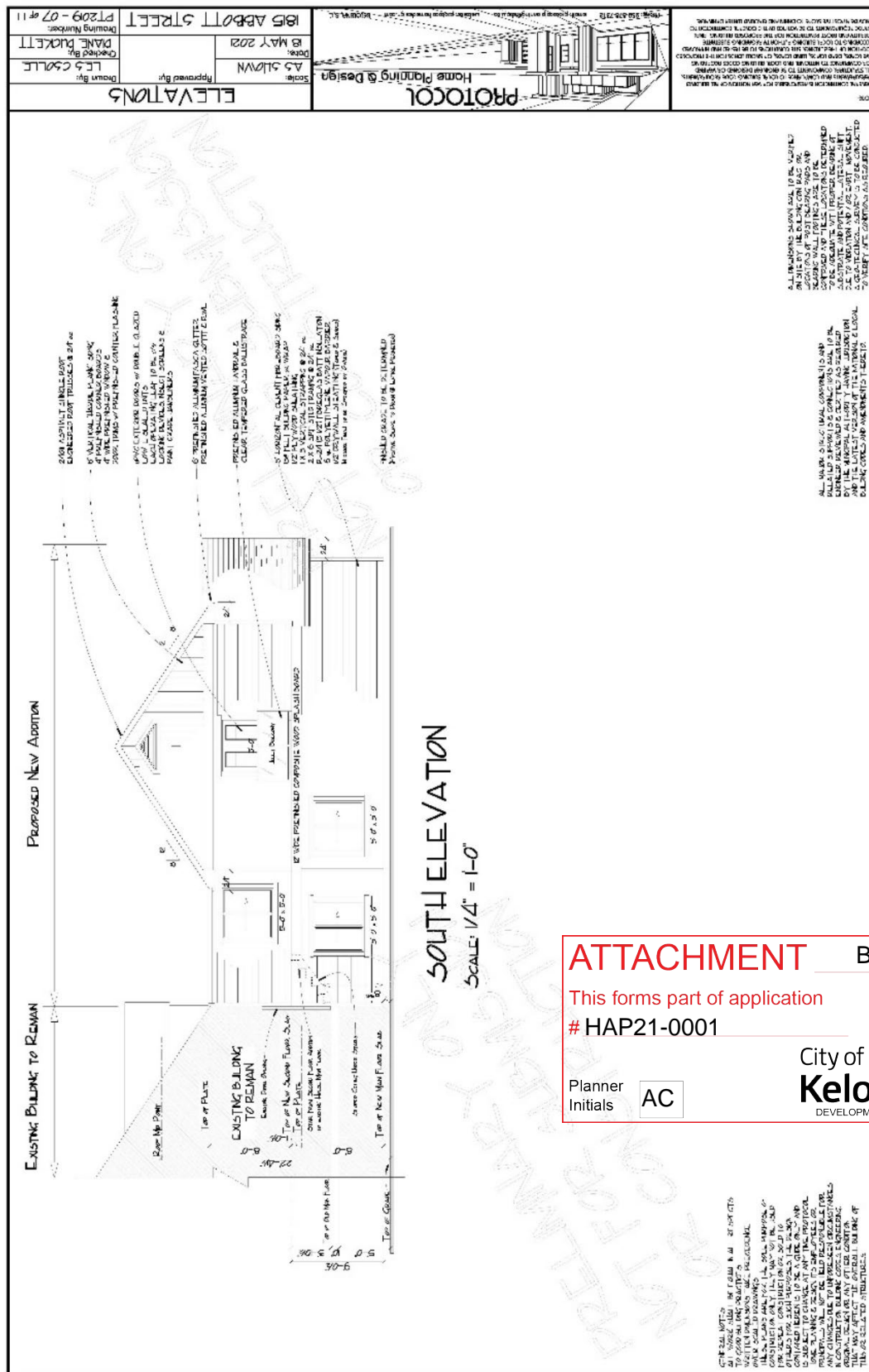
Appendix B: Building Style Map from the City of Kelowna Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (August 1997)



Schueck
HERITAGE CONSULTING



THE CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF ALL BUILDING OPERATIONS AND FOR COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES.



Appendix D: Resources:

“The Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines” August 1997.

“Canadian Register of Historic Places: Writing Statements of Significance,” Historic Places Program Branch, Parks Canada, November 2006, pp. 12-13.

City of Kelowna Consolidated Zoning Bylaw No. 8000, Section 13.
www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw

City of Kelowna 2030 Official Community Plan, Section 16.
www.kelowna.ca/our-community/planning-projects/long-range-planning/official-community-plan

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf. New York, 2018

“The Standards and Guidelines for the Conservation of Historic Places in Canada”, Second Edition, 2010.
www.historicplaces.ca/en/pages/standards-normes.aspx

ATTACHMENT		B
This forms part of application # HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING



August 16, 2021

Client:

Diane Duckett
1815 Abbott St
Kelowna, BC

Site: 1815 Abbott St., Kelowna BC

Re: Construction Impact on Silver maple (*Acer saccharinum*), DBH 124", located on the left side of the property beside the road, outside of the fence line.

The excavations for the foundation of the new addition to the house located at 1815 Abbott St., will be occurring approximately 9m in from the main stem of the tree which puts the foundation footprint at the outer canopy dripline. So long as excavations do not take place within the dripline, impact on the root zone and overall health of the tree should be minimal.

Recommend steps to ensure minimal damage include, establishing a rootzone barrier around the dripline, avoid driving heavy equipment over the rootzone area, or staging excess debris and/or building materials on the rootzone and all other items listed within Bylaw No. 8042, Section "C".

ISA Certified Arborist PN-5606A
Simon Carrol



ATTACHMENT		C
This forms part of application		
# HAP21-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

Liability Statement Disclaimer

As trees are living entities and conditions within them are subject to environmental conditions and forces, tree risk assessments are conducted for real time information purposes only. Site conditions and weather events change and alter trees and as such new assessments are required after such events. The purpose of a report is to establish a Duty of care for the owner of the trees so they can then establish a standard of care. Cody Tree Services 2005 Ltd. accepts no liability as a result of this report. No reproduction for distribution other than for the intended client is permissible, without consent from Cody Tree Service 2005 Ltd.