

# Development Variance Permit

## DVP21-0177



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

**1400 Braemar Street**

and legally known as

**Lot 13 Section 20 Township 26 ODYD Plan 14090**

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

### **RU6 – Two Dwelling Housing**

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

Date of Council Decision September 21<sup>st</sup>, 2021

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single/Two Unit Residential

### **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Damien Ignace Prud'homme & Stephanie Anne Edwards

Applicant: Damien Prud'homme

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # DVP21-0177		
Planner Initials	TC	The logo for the City of Kelowna Development Planning, featuring a stylized circular emblem with a geometric pattern of triangles and squares, followed by the text "City of Kelowna" and "DEVELOPMENT PLANNING" below it.

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

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

**Section 13.6.6h: RU6 – Two Dwelling Housing – Development Regulations**

To vary rear yard setback of a dwelling from 7.5m required to 2.3m requested.

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

## 3. 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.**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP21-0177		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

# 1400 Braemar Street - Laneway House

## Design Rationale Statement

Our purpose is to build a second single-detached dwelling on our property (1400 Braemar Street). We will remove the single garage that's currently on the property and build the second dwelling over a double car garage. The second dwelling will be connected to city sewage, water and electricity.

## Supporting the demand for rental housing in Kelowna

We plan to rent our main home as an additional source of income and contribute to the City's need for suitable rental homes. Our property is close to bus stops, schools and active transportation corridors.

## Exterior design elements

- Modern craftsman design
- Siding: Lower "Deep Ocean" Hardiepanel w/ metal channel and upper "Gray Slate" Hardiepanel board & batten
- Guardrail 42" above roof top - cedar plank with 4x4 posts
- Only one window facing neighbouring property
- Double garage (1 single, 1 tandem)
- Propose private greenspace south of the house to allow both residence ample room
- Patio off the living room and roof-top patio to maximize outdoor space
- Motion-activated recessed lighting will be installed on the front and side of the proposed second dwelling for safety
- Landscaping: existing landscaping surrounding property will provide screening

## Interior design elements

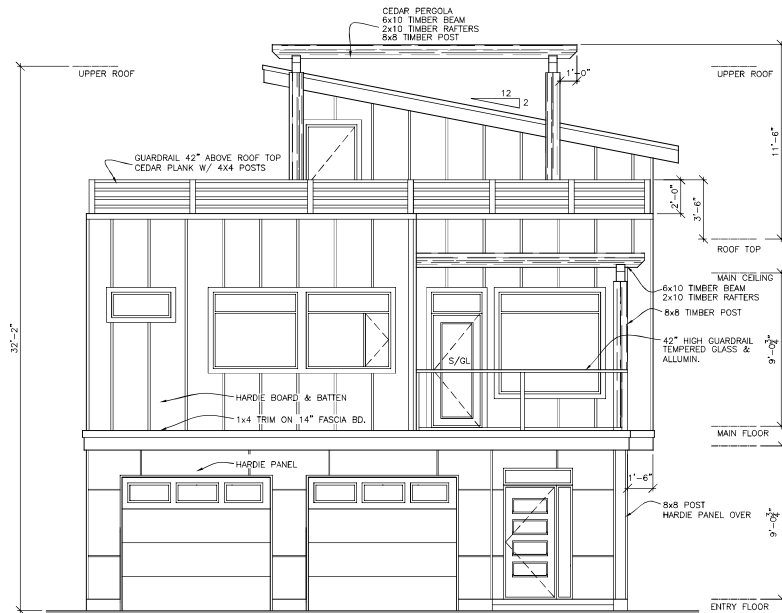
- Two bedrooms
- Full bathroom
- Open concept kitchen and living room

Our proposed design includes one bylaw variance that needs to be taken into consideration. This is the distance from the second dwelling and the setback from the alley. As we live centrally and have access to public transportation, the active transportation corridors and have more than sufficient parking for ourselves and guests with the double car garage, this would not negatively affect our neighbourhood.

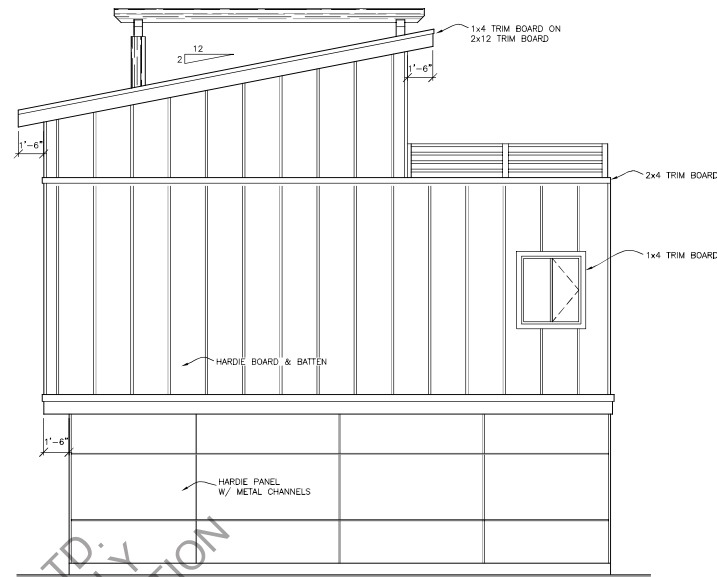
Thank you for your consideration of our project,

Stephanie and Damien

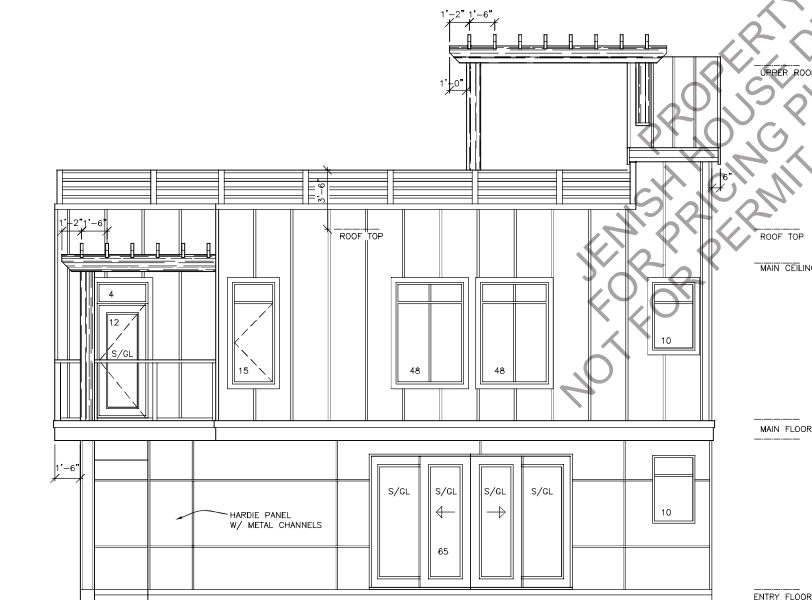
<b>ATTACHMENT</b>		<b>B</b>
This forms part of application # DVP21-0177		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



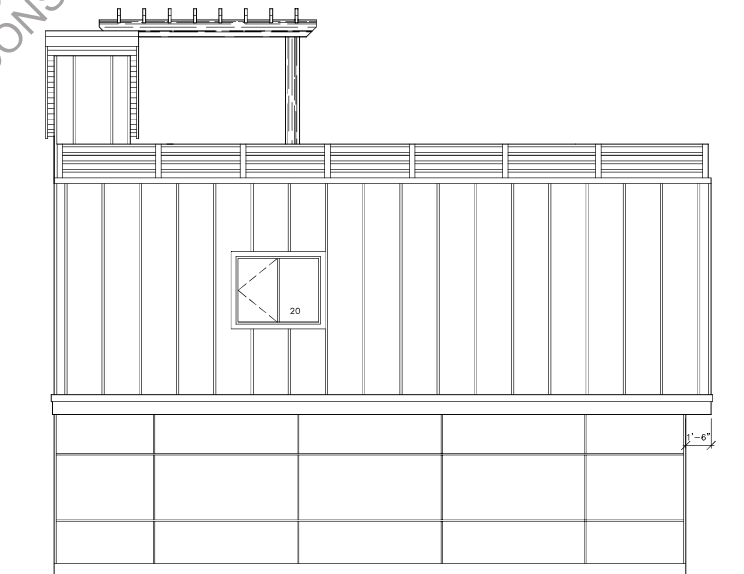
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

WALL AREA = 850 SQ.FT. (79.0 SQ.M.)  
GLASS AREA = 164 SQ.FT. (15.2 SQ.M.)  
LIMITING DIST. = 7.3 M.  
UPO ALLOWABLE = 63% (19.3% PROVIDED)

## ATTACHMENT C

This forms part of application

# DVP21-0177

Planner Initials TC



WALL AREA = 860 SQ.FT. (80.0 SQ.M.)  
GLASS AREA = 25 SQ.FT. (2.3 SQ.M.)  
LIMITING DIST. = 2.1 M.  
UPO ALLOWABLE = 10% (2.9% PROVIDED)

JENISH PDF AGREEMENT #87205

FOR THE CONSTRUCTION OF 1 DWELLING  
1400 BRAEMAR STREET  
KELOWNA, BC.  
REMOVAL OF JHDL LOGO OR TITLE BLOCK IS AGAINST COPYRIGHT LAWS

HEAD OFFICE:  
2001-1688 COMMERCE AVE  
KELOWNA, BC V1Y 1X8  
TEL: 250-860-1688  
TOLL FREE: 1-888-488-9235

JENISH HOUSE DESIGN LIMITED



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REFERENCE:  
STOCK

DRAWN:  
WN

CHECKED:  
TB

DATE:  
AUG '16

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

SHEET:  
3 OF 4

PLAN NUMBER:  
14-2-276

# ATTACHMENT C CROSS SECTION

This forms part of application  
# DVP21-0177

Planner  
Initials TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



ROOF TOP PATIO

CLASS 'A' WATERPROOFING  
SLOPE TO SCUPPER DRAINS

BEDROOM#1

KITCHEN

HALL

DOUBLE GARAGE

MUD RM

STORAGE

CROSS SECTION (B 2)

JENISH PDF AGREEMENT #87205

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## SPECIFICATIONS

### ROOF:

METAL ROOFING  
BUILDING PAPER(BREATHABLE TYPE)  
1/2" PLYWOOD SHEATHING W/ CLIPS  
2x4 STRAPPING @ 16" O.C.  
ENCLD ROOF TRUSSES 16" O.C.  
R-40 BATT INSULATION

### ROOF:

COMPOSITE DECKING ON  
TORCH ON ROOFING  
3/4" PLY SHEATHING  
ENCLD FLAT TRUSSES (W/ SLOPE TO DRAINS)

### CEILING:

R 50 BATT INSULATION  
6 MIL POLY  
5/8" GYPSUM BD.

### FASCIA/SOFT:

4" x 5" ALUMINUM GUTTER  
2 x 8 FASCIA BOARD  
VENTED ALUMINUM SOFFIT

### EXTERIOR WALL:

HARDBOARD AND BATTEN, HARDBOARD  
BUILDING PAPER  
7/16" PLY SHEATHING  
2 x 6 STUDS @ 24" o/c  
R 24 BATT INSULATION  
6 MIL POLY V.B.  
1/2" GYPSUM BOARD

### INTERIOR PARTITION:

1/2" GYPSUM BOARD - EACH SIDE  
2 x 4 STUDS @ 16" o/c

### MAIN FLOOR:

FINISH FLOORING  
3/4" T & G PLYWOOD SUBFLOOR  
GLUED AND NAILER  
ENGINEERED FLOOR JOISTS  
SERIES, SIZE, SPACING & BRACING BY JHE

### LOWER FLOOR:

FINISH FLOORING  
1" CONCRETE SLAB  
5 MIL POLY  
2" 1/2" EXTRUDED POLYSTYRENE  
COMPLETED GROUNDWELL

### EXTERIOR FOUNDATION:

2 COATS ASPHALT EMULSION  
8" CONCRETE FOUNDATION WALL  
2 1/2" EXTRUDED POLYSTYRENE  
16" x 6" CONCRETE FOOTING

### PLATE TO FOUNDATION:

1/2" DIA. ANCHOR BOLTS  
@ 5'-6" o/c  
2x6 PLATE  
APPROVED DAMPPROOFING

### DRAINAGE:

6" MIN. DRAIN ROCK COVER  
4" DIA. DRAIN TILE

### LOWER STAIR:

16 EQUAL RISERS  
RUNS @ 10" (1" NOSING)  
2 x 10 STRINGERS  
34" HIGH HANDRAIL  
6'-6" 3/4" MIN HEADROOM

### ROOF TOP PATIO:

18 EQUAL RISERS  
RUNS @ 10" (1" NOSING)  
2 x 10 STRINGERS  
34" HIGH HANDRAIL  
6'-6" 3/4" MIN HEADROOM

NOTE:  
SOME BEAMS & LINTELS MAY BE  
REQUIRED TO BE ENGINEERED  
DUE TO ROOF LOADS NOT COVERED  
IN THE BUILDING CODE & IS THE  
RESPONSIBILITY OF THE HOME OWNER  
OR BUILDER TO SECURE.

NOTE:  
ENGINEER'S ADDENDUMS, STRUCTURAL DETAILS, AND NOTES  
SUPERCEDE THOSE NOTED ON THIS GENERAL NOTE SHEET  
DEPENDING ON LOCAL CONDITIONS.

## GENERAL NOTES

### STANDARD NOTES

- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR BUILDER ACCEPTS THESE PLANS AS SHOWN AND READS AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS.
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- JENISH HOUSE DESIGN LIMITED SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
- END OF CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AND BUILDING(S) OF ANY REFUSE AND MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARLY MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES.
- TOPSOIL AND EXCAVATED MATERIAL TO BE STOCKPILED SEPARATELY ON SITE.

### ERRORS AND OMISSIONS

- JENISH HOUSE DESIGN LIMITED MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IF NECESSARY. IN THIS WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM RECURRING.

### STRUCTURAL DESIGN AND ENGINEERING

- TO PROVIDE OUR CLIENTS WITH DISTINCTIVE AND ATTRACTIVE DESIGN IT IS NECESSARY TO USE SOME INSTANCES TO USE BEAM SIZES AND FRAMING DETAILS NOT SPECIFIED IN PART NINE OF THE BUILDING CODE. THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CORROBORATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF OWNER OR BUILDER TO PROVIDE.

### STRUCTURAL DESIGN CRITERIA

- ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) - 50 POUNDS PER SQUARE FOOT (2.5 KN/M<sup>2</sup>).
- ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F. (119.7 KN/M<sup>2</sup>).
- CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS.
- FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED.
- BEAMS TO BE #2 S.P.F. AND BETTER.

- IF SOIL CONDITIONS ARE LESS, OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR, YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

### SITE PLAN NOTES

- IF A SITE PLAN IS NOT PROVIDED BY JENISH HOUSE DESIGN LIMITED, THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. JENISH HOUSE DESIGN LIMITED ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.
- OWNER SHALL SUPPLY ANY MISSING INFORMATION ON SITE PLAN, I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EXISTENTS AND FRONT OF LOTS. ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

### ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH THE BC ELECTRICAL CODE AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.
- ELECTRICAL OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S REQUIREMENTS.

### ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SURFACE MOUNTED LIGHT FIXTURE (PLAID/CLIP ON WALL SWITCH)		DUPLEX RECEPTACLE (W/ 20 AMP OVERCURRENT PROTECTION)		GARAGE DOOR OPERATOR
	SITE PLAN NOTE		SINGLE RECEPTACLE		DOOR CHIME
	CEILING FAN		DUPLEX RECEPTACLE WITH SWITCH		PUSH BUTTON
	RECESSED LIGHT FIXTURE		DUPLEX RECEPTACLE - SPLIT		INTERCOM CENTER
	RECESSED WALL WASHER		DUPLEX RECEPTACLE - GFI		REMOTE INTERCOM
	VAPOUR PROOF LIGHT FIXTURE		DUPLEX RECEPTACLE - GFI & AFCI		TELEVISION CABLE OUTLET
	FLOOD LIGHT		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP		TELEPHONE OUTLET
	CLOCK OUTLET		DUPLEX APPLIANCE OUTLET		SMOKE DETECTOR AND ALARM
	VENT FAN		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V		
	RECESSED HEAT LAMP		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V/240V		
	TRACK LIGHT		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V/240V & 120V/240V		
	SINGLE FLUORESCENT FIXTURE		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V/240V & 120V/240V & 120V/240V		
	FLUORESCENT LIGHT FIXTURE SURFACE MOUNTED		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V/240V & 120V/240V & 120V/240V & 120V/240V		
	FLUORESCENT LIGHT FIXTURE RECESSED		DUPLEX RECEPTACLE - GFI & AFCI & 20 AMP & 120V/240V & 120V/240V & 120V/240V & 120V/240V & 120V/240V		

### FOUNDATIONS

- FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
- FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL APPROVED HAS REACHED ITS SPECIFIED 28-DAY STRENGTH AND THE FLOOR SYSTEM INCLUDING SHEATHING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED.
- FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1/2" DIA) REINFORCING BARS CENTERED 2" FROM TOP CORNER REINFORCING TO BE LAPPED MINIMUM 24".

### WOOD FRAMING

- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUD TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH.
- JOISTS SHALL BE DOUBLED UNDER PARALLEL PARTITIONS OVER 6'-0" LONG. JOISTS TO BE PLACED TO ACCOMMODATE HEATING, PLUMBING, ETC.
- ALL LINTELS SHALL BE 2" x 10'S UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS. FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS AT MAXIMUM 6'-0" O/C OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLATES TO BE LEVEL AND UNDERSIDE SEALED.
- FLOOR JOISTS AND ROOF JOISTS WITH SPANS MORE THAN 7'-0" SHALL BE CROSSBRACED AT 8' ON SPAN OR AT 7'-0" O/C MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD. BRACING SHALL BE 2" x 2" DIAGONAL TYPE WHEREVER POSSIBLE.
- ROOF TRUSSES REQUIRE ENGINEER'S CERTIFICATE FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM MANUFACTURER.

### INSULATION AND VENTILATION

- MINIMUM INSULATION REQUIREMENTS:  
ROOF (ATIC) R-50 (R.S.I. - 8.45)  
ROOF/CEILING R-28 (R.S.I. - 4.93)  
WALLS R-24 (R.S.I. - 3.87)  
INSULATION REQUIREMENTS 450 DEGREE DAYS OR GREATER R-40 (R.S.I. - 10.66)  
R-24 (R.S.I. - 4.23)
- 6 MIL ULTRAVIOLET RESISTANT POLY AR BARBER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ATIC SPACE AND OVERHANG SOFFIT.
- PROVIDE BATTLES FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 1/2000 OF AREA. UNVENTED CRAWLSPACES TO BE VENTED MINIMUM 1/500 OF AREA WITH CLOSABLE VENTS.

### FINISHING

- OWNER SHALL SPECIFY ALL INTERIOR AND EXTERIOR FINISHING. OWNER SHALL CONFIRM ANY FINISHING SHOWN ON PLANS.
- EXTERIOR DOORS SHALL BE SOLID CORE/INSULATED AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
- FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED EXTERIORS.
- WINDOW SIZES ARE SHOWN IN FEET AND INCHES. I.E. 4'-0" x 4'-0" WIDE BY 1'-0" HIGH. DOOR SIZES ARE WIDTH SHOWN BY 6'-8" HIGH. I.E. 6'-8" x 2'-8" WIDE BY 6'-8" HIGH.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7'-0" HIGH UNLESS OTHERWISE NOTED.
- COAT AND CLOTHES CLOSETS SHALL HAVE ONE SHOE AND SHELF. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES WHERE POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER.

### HEATING

- INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM WITH LOCAL CODES AND REGULATIONS IN ALL RESPECTS.
- GAS CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.

### FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE PROVIDED WITH CORROSION RESISTANT SUPPLY FROM EXTERIOR.

### COPYRIGHT

- THIS PLAN AND DESIGN IS THE COPYRIGHT PROPERTY OF JENISH HOUSE DESIGN LIMITED, AND MAY NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM SAME.
- JENISH HOUSE DESIGN LIMITED PERMITS THE PURCHASER TO CONSTRUCT ONLY ONE (1) DWELLING FROM THESE DRAWINGS.

HEAD OFFICE: JENISH HOUSE DESIGN LIMITED  
1400 BRAEMAR STREET, SUITE 100  
KELOWNA, B.C. V1Y 1A9  
TEL: 250-860-1588  
FAX: 250-860-1589  
CELL: 250-860-1590

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REFERENCE:  
STOCK

DRAWN:  
WN

CHECKED:  
TB

DATE:  
AUG. '16

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

SHEET:  
4 OF 4

PLAN NUMBER:  
14-2-276



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DRAWN:  
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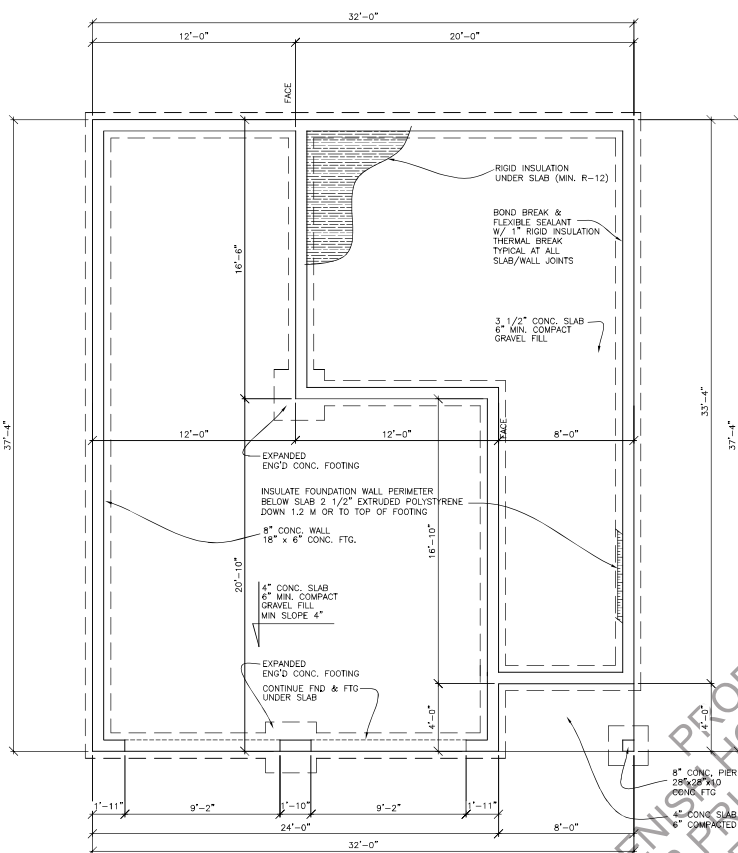
CHECKED:  
TWB

DATE:  
JUNE '21

SCALE:  
AS NOTED

SHEET:  
1 OF 4

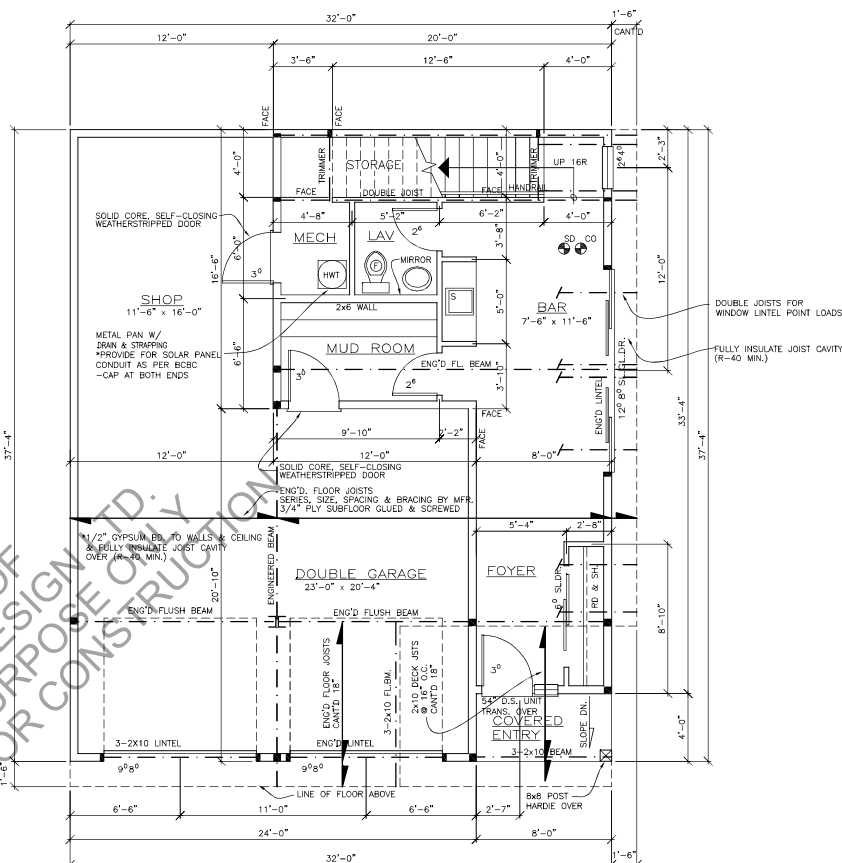
PLAN NUMBER:  
M14-2-344



FOUNDATION PLAN

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

PROVIDE ROUGHIN SUBFLOOR DEPRESSURIZATION SYSTEM.  
4" GRANULAR FILL BELOW SLAB AND PROVIDE 4" PIPE WITH CONNECTION FOR FUTURE DEPRESSURIZATION EQUIPMENT AND AIRTIGHT CAP TO BE PASSIVELY VENTED TO EXTERIOR, TO BE TERMINATED OUTSIDE



LOWER FLOOR PLAN

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

GARAGE AREA = 690 SQ. FT.  
FINISHED AREA = 472 SQ. FT.

9'-0 3/4" CEILING HEIGHT

## SCHEDULE

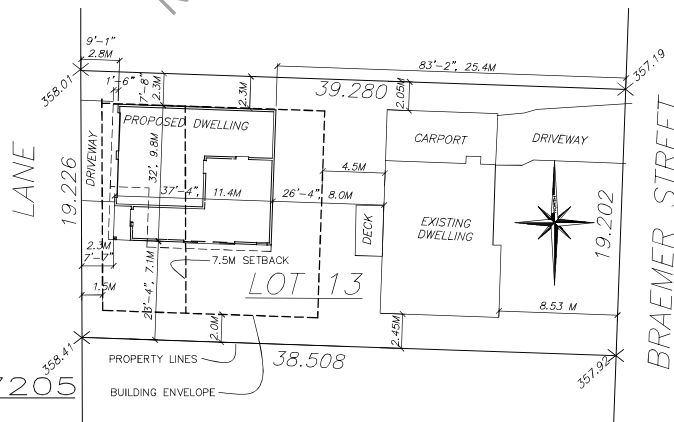
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This forms part of application

# DVP21-0177

Planner  
Initials TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



LOT AREA: 8043 SQ.FT. 747.2 SQ.M.

EXISTING DWELLING/CARPORT: 1292 SQ.FT., 120 SQ.M.  
EXISTING DRIVEWAY: 390 SQ.FT., 36 SQ.M.

PROPOSED DWELLING: 1195 SQ.FT., 111 SQ.M. 14.9%

PROPOSED DRIVEWAY: 165 SQ.FT., 15.3 SQ.M. 14.9%

TOTAL PROPOSED & EXISTING LOT COVERAGE: 3042 SQ.FT., 283 SQ.M. 37.8%

## SITE PLAN

SCALE = 1/16" = 1'-0"

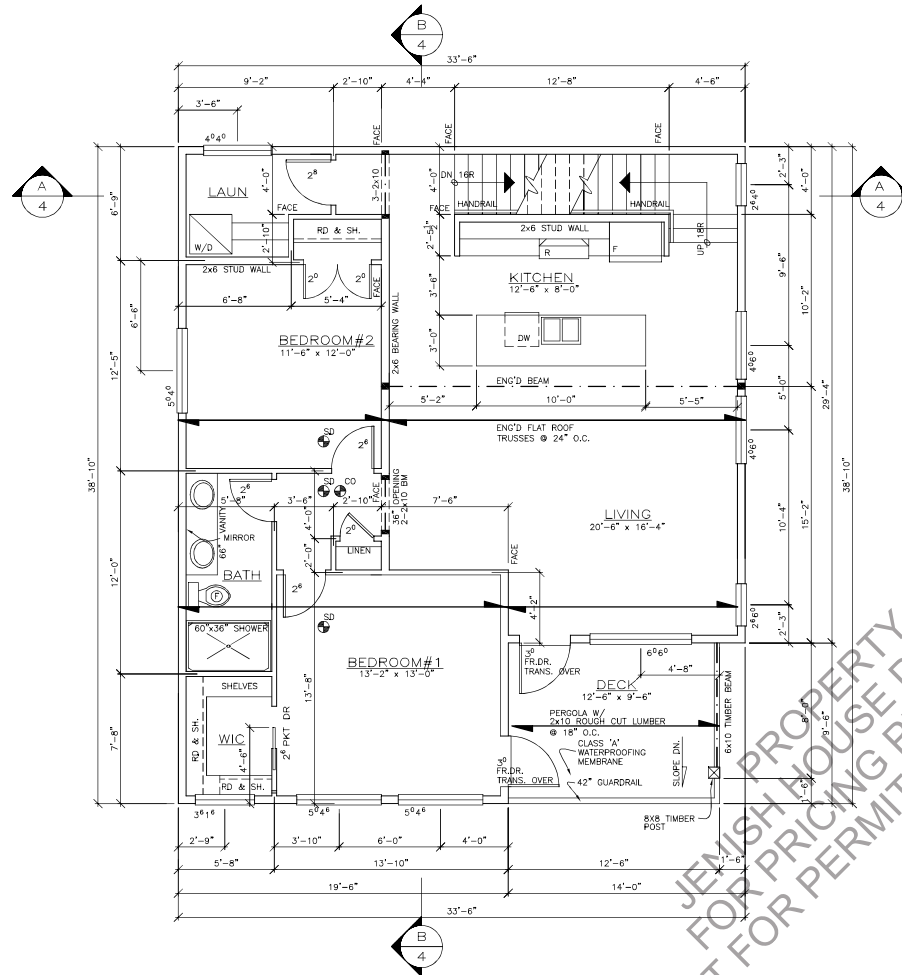
This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown, including but not limited to dimensions, elevations, geotechnical requirements and service locations.

PROPOSED DWELLING  
MAIN FLOOR ELEV: 361.5  
BSMT. FLOOR ELEV: 358.5

NOTE:  
SOME BEAMS & LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

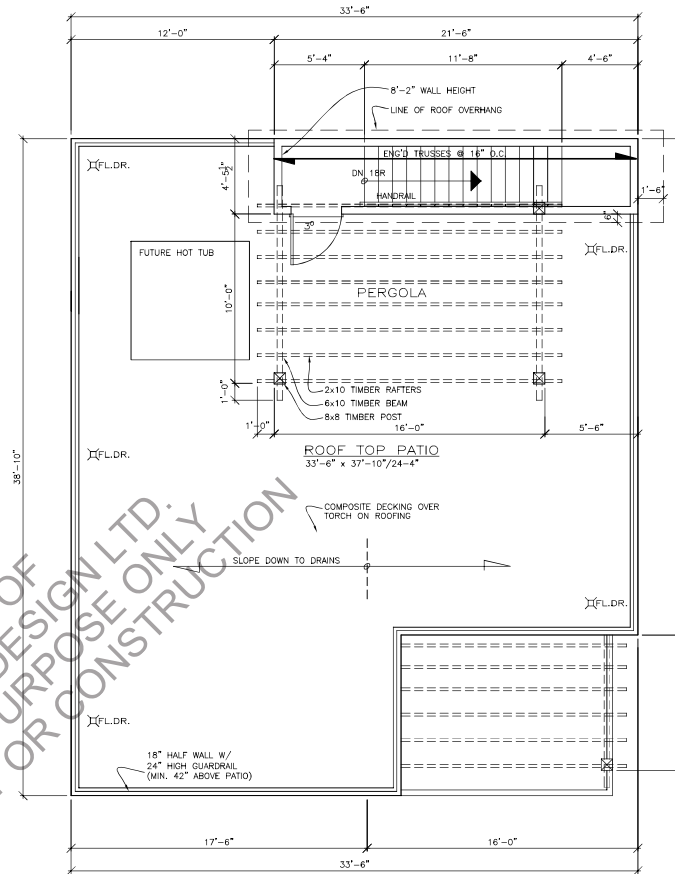
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UPPER FLOOR PLAN

FINISHED AREA = 1167 SQ. FT.  
9'-0 3/4" CEILING HEIGHT



ROOF TOP PATIO

PATIO AREA = 1168 SQ. FT.  
STAIR AREA = 96 SQ. FT.

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## SCHEDULE A

This forms part of application  
# DVP21-0177

Planner  
Initials TC



HEAD OFFICE:  
201-1888 COMMERCIAL AVE  
KELOWNA, BC V1Y 8A9  
TEL: 250-860-1888  
TOLL FREE: 1-888-468-9235

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REFERENCE:	14-2-276
DRAWN:	LW
CHECKED:	TWB
DATE:	JUNE '21
SCALE:	1/4"=1'-0"
SHEET:	2 OF 4
PLAN NUMBER:	M14-2-344

NOTE:  
SOME BEAMS & LINTELS MAY BE  
REQUIRED TO BE ENGINEERED  
DUE TO ROOF LOADS NOT COVERED  
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