SCHEDULE A
This forms part of application
Z16-0061
City of Kelowna
COMMUNITY PLANNING
Planner Initials TB

CITY OF KELOWNA

MEMORANDUM

Date: October 4, 2016
File No.: Z16-0061

To: Community Planning (TB)

From: Development Engineering Technologist(SS)

Subject: 1985 Knox Cres RU1C

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1C.

1. Domestic Water and Fire Protection

   The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. **The disconnection of the existing small diameter water service and the tie-in of a larger new service can be provided by City forces at the developer's expense.** One metered water service will supply both the main residence and the carriage house. **The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. Sanitary Sewer

   Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

   Direct the roof drains into on-site rock pits.
   Driveway access is permitted from the lane.

4. Electric Power and Telecommunication Services

   It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Sergio Sartori
Development Engineering Technologist

Development Engineering Manager
(initials)

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City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: October 4, 2016

File No.: HAP16-0012

To: Community Planning (TB)

From: Development Engineering Technologist(SS)

Subject: 1985 Knox Cres

The Development Engineering comments and requirements regarding this HAP application are as follows:

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0061.

Sergio Sartori
Development Engineering Technologist

Development Engineering Manager
(initials)

ATTACHMENT A
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Z16-0061
City of Kelowna
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GENERAL NOTES
ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICES.
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ALL MAJOR STRUCTURAL COMPONENTS & RELATED SUPPORTS AND CONNECTIONS TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSIONS OF BOTH THE NATIONAL AND B.C. BUILDING CODES & AMENDMENTS THERTO.

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

RLH LARGE LOT HOUSING

LEGAL DESCRIPTION

LOT 2
PLAN 2767

1985 KNOX CRESCENT
KELOWNA, BRITISH COLUMBIA

SITE COVERAGE

PRINCIPAL DWELLING (FOOTPRINT)	136.1 M²	(1460 SF)
VERANDA (@ DWELLING)	36.7 M²	(395 SF)
NEW GARAGE (FOOTPRINT)	89.92M²	(968 SF)
NEW DECK (@ GARAGE)	30M²	(324 SF)
TOTAL:	292.82M²	(3147) SF

LOT AREA = 789M² (8494 SF)

292.82M² / 789.0M² = 37%
ALLOWABLE COVERAGE = 40%

CARRIAGE HOUSE ALLOWANCES:

CARRIAGE HOUSE NET AREA:	68.56M²	(738 SF)
PRINCIPAL DWELLING NET AREA: (LOWER MAIN UPPER)	321.34M²	(3459 SF)

75.25M² / 321.34 = 23%
ALLOWABLE : 75% NET FLOOR AREA OF PRINCIPAL DWELLING

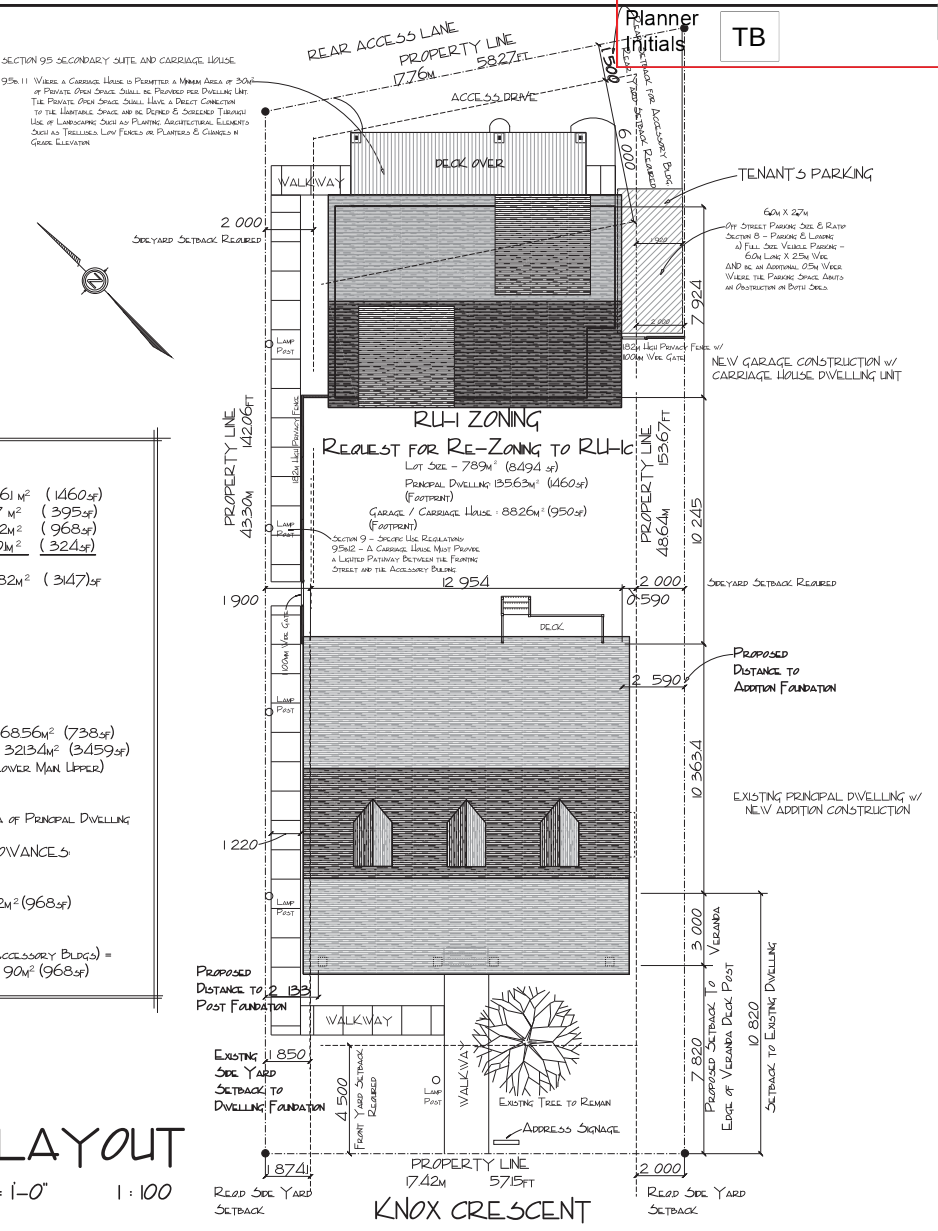
ACCESSORY DEVELOPMENT ALLOWANCES:

LOT AREA = 789M²
ACCESSORY BLDG AREA = 89.92M² (968 SF)

89.82M² / 789M² = 11%
ALLOWABLE COVERAGE (OF ALL ACCESSORY BLDGS) =
LESSER OF 14% OR 90M² (968 SF)

SECTION 9.5 SECONDARY SUITE AND CARRIAGE HOUSE

9.5.11 WHERE A CARRIAGE HOUSE IS PERMITTED A MINIMUM AREA OF 30M² OF PRIVATE OPEN SPACE SHALL BE PROVIDED PER DWELLING UNIT. THE PRIVATE OPEN SPACE SHALL HAVE A DIRECT CONNECTION TO THE HABITABLE SPACE AND BE DEFINED & SCREENED THROUGH USE OF LANDSCAPING SUCH AS PLANTING ARCHITECTURAL ELEMENTS SUCH AS TRELLISES, LOW FENCES OR PLANTERS & CHANGES IN GRADE ELEVATION



SITE LAYOUT

SCALE: 1/8" = 1'-0" 1 : 100

SITE PLAN
Scale: AS SHOWN
Approved By:
Drawn By: CLC
Checked By: SEAN LP
Date: 24 OCT 2016
Drawing Number: PT1614-01
1985 KNOX CRESCENT

PROTOCOL Home Planning & Design
BRITCHAVA, B.C.
www.protocolhomedesign.com protocolplanning@shaw.ca
PHONE: (250) 870-7318

NOTE:
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ATTACHMENT A

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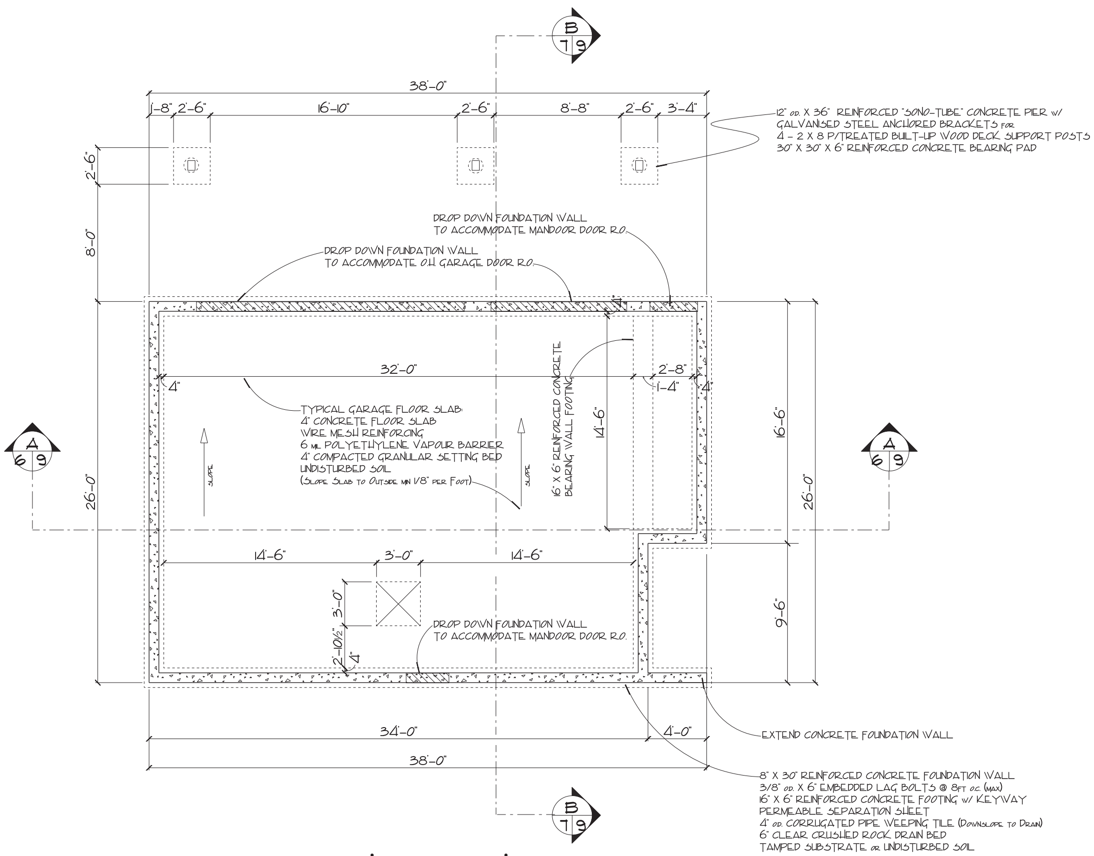
City of Kelowna

COMMUNITY PLANNING



GARAGE FOUNDATION – 968 SF – (FOOTPRINT)

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

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GARAGE FOUNDATION PLAN

Scale: AS SHOWN

Date: 24 OCT 2016

Drawn By: CLC

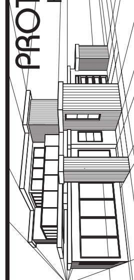
Approved By:

Checked By:

Drawing Number: PT167-06

1985 KNOX CRESCENT

PROTOCOL
Home Planning & Design
KELOWNA, B.C.
website: protocolhomedesign.com
email: protocolplanning@shaw.ca
Phone: 250-878-7318



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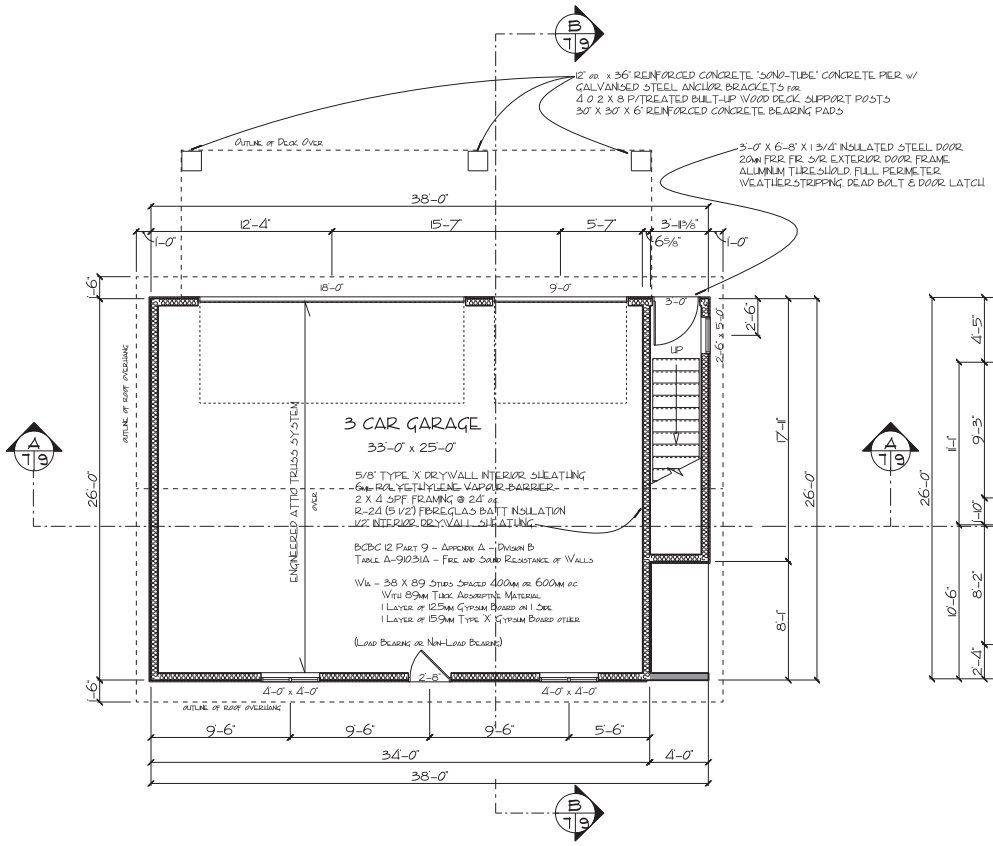
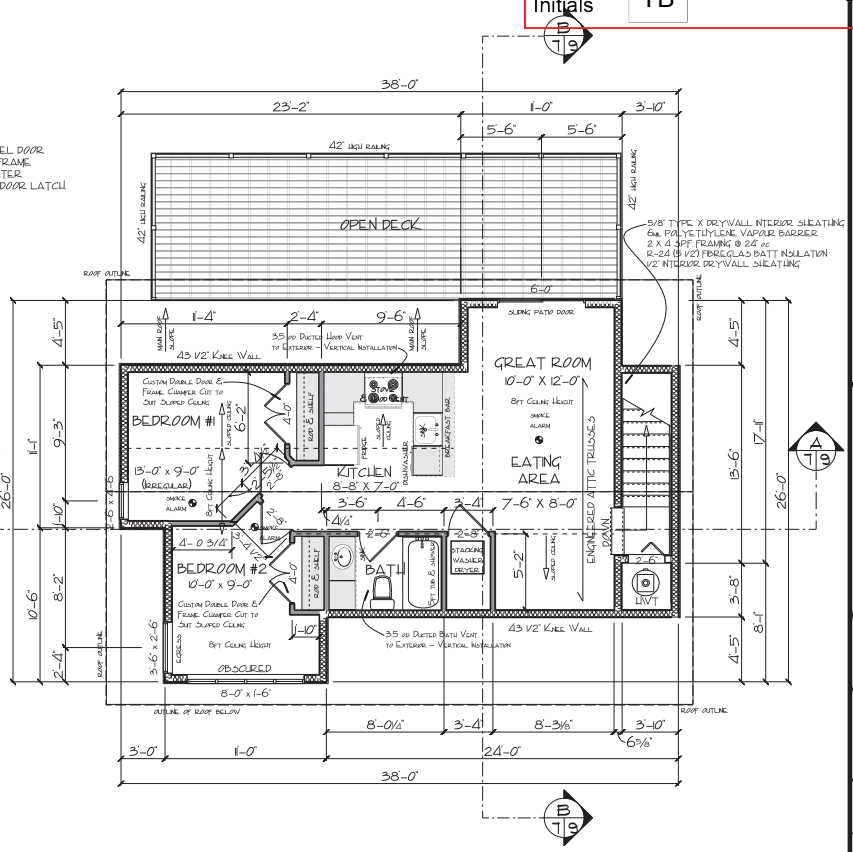
Planner Initials TB



GARAGE LAYOUT - 968 sf - (Footprint)

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



CARRIAGE HOUSE FLOOR LAYOUT - 725 sf

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

ENGINEER / DESIGNER RESPONSIBLE FOR ROOF / FLOOR TRUSS OR JOIST ENGINEERING DESIGN & CERTIFICATE TO CLARIFY POSSIBLE DESCREPECIES, ERRORS OR OMISSIONS ON ROOF PLAN OR JOIST LAYOUT WITH PROTOCOL HOME PLANNING & DESIGN PRIOR TO ISSUING CERTIFICATE FOR APPROVAL

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CARRIAGE HOUSE LAYOUT - 67.35m (725sf)
GARAGE LAYOUT (Footprint) - 89.92m (968sf)

67.35m / 89.92m = 75%
MAXIMUM ALLOWABLE = 75%

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GARAGE & CARRIAGE HOUSE
Drawn By: CLC
Checked By: LI & S LIPSHUT
Approved By:
Scale: AS SHOWN
Date: 24 OCT 2016
Drawing Number: PT1617-07
1985 KNOX CRESCENT

PROTOCOL Home Planning & Design
email: protocolplanning@shaw.ca website: protocolhomedesign.com KELOWNA, B.C.
phone: 250.470.7318

ATTACHMENT B

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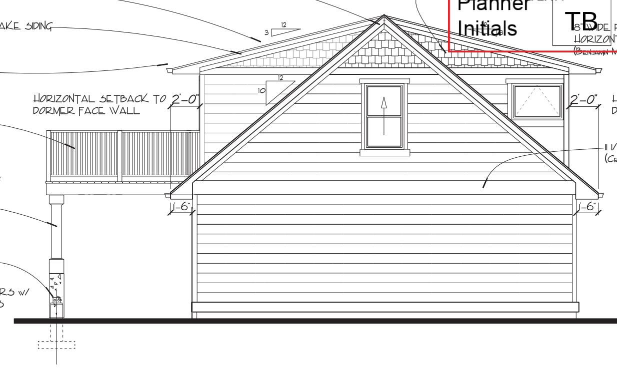
\# Z16-0061

Planner Initials TB

City of Kelowna COMMUNITY PLANNING

CARRIAGE HOUSE FRONT ELEVATION

SCALE: 1/4" = 1-0"

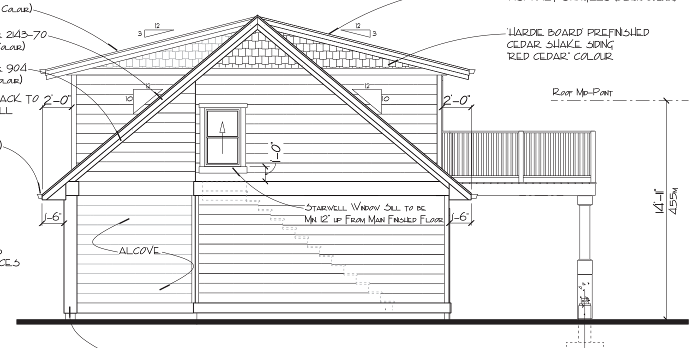


CARRIAGE HOUSE RIGHT ELEVATION

SCALE: 1/4" = 1-0"

CARRIAGE HOUSE REAR ELEVATION

SCALE: 1/4" = 1-0"



CARRIAGE HOUSE LEFT ELEVATION

SCALE: 1/4" = 1-0"

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CARRIAGE HOUSE ELEVATIONS

Drawn By: C.C.

Checked By: J.E. SHAW

Drawing Number: PT16-0778-011

Approved By:

Scale: AS SHOWN

Date: 24 OCT 2016

1985 KNOX CRESCENT

PROTOCOL
Home Planning & Design
Phone: 250-878-7318 email: protocolhomeplanning@shaw.ca website: protocolhomedesign.com KELOWNA, B.C.

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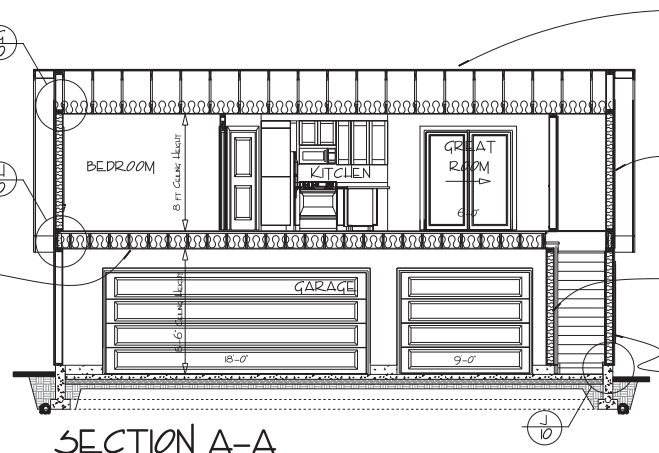


5/8" PLYWOOD SUB-FLOOR
2 X 4 STRAPPING @ 24" oc
ENGINEERED TRUSS BOTTOM CHORD
8" FIBREGLAS BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL CEILING
(TAPED & SANDED FINISHED TO OWNER'S SPECIFICATION)

BCBC 12: PART 9 – APPENDIX A – DIVISION B
FLOORING SYSTEM F9 – 1 HOUR FRR

2A0# ARCHITECTURAL ASPHALT SHINGLES
15# FELT UNDERLAY
5/8" PLYWOOD DECKING c/w H-CLIPS
ENGINEERED ATTIC TRUSSES / ROOF RAFTERS
(DESIGN CRITERIA AS PER B.C. BUILDING CODE FOR LOCAL WIND & SNOW LOAD CONDITIONS)
R-28 FIBREGLAS BLOWN INSULATION
6 mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL CEILING (TAPED & SANDED FINISH TO BE SPECIFIED)

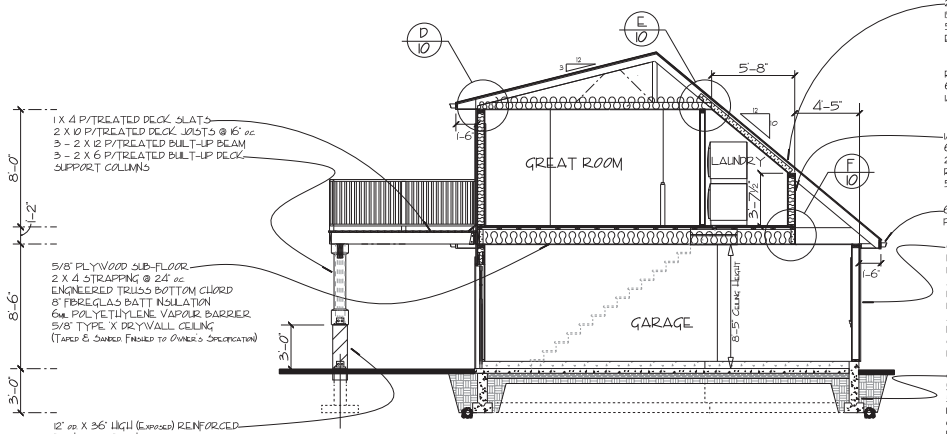
RECLAIMED 8" HORIZONTAL WOOD SIDING
15# FELT BUILDING PAPER oc WRAP
1/2" PLYWOOD SHEATING
1 X 3 VERTICAL STRAPPING @ 24" oc
2 X 6 SPF. STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED. INTERIOR FINISH TO BE SPECIFIED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

5/8" TYPE 'X' DRYWALL INTERIOR SHEATING
6mil POLYETHYLENE VAPOUR BARRIER
2 X 4 SPF FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
1/2" INTERIOR DRYWALL SHEATING
1 HOUR FRR

8" PREFINISHED HARDIE-PLANK BOARD & BATTEN SIDING w/
1 X 3 VERTICAL STRAPPING @ 24" oc
26ga PREFINISHED BASE COUNTERFLASHING
15# BUILDING PAPER / BUILDING WRAP
1/2" PLYWOOD SHEATING
2 X 6 SPF. STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATHING (TAPED & SANDED INTERIOR FINISH AS SPECIFIED BY OWNER)

BCBC 12: PART 9 – DIVISION B SECTION 910916 – SEPARATION OF STORAGE GARAGES
2) EXCEPT AS PERMITTED IN SENTENCE (3), STORAGE GARAGES CONTAINING 5 MOTOR VEHICLES OR FEWER SHALL BE SEPARATED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION OF NOT LESS THAN 1 HOUR.

SECTION A–A
SCALE: 1/4" = 1'-0"



1 X 4 P/TREATED DECK SLATS
2 X 10 P/TREATED DECK JOISTS @ 16" oc
3 – 2 X 12 P/TREATED BUILT-UP BEAM
3 – 2 X 6 P/TREATED BUILT-UP DECK SUPPORT COLUMNS

5/8" PLYWOOD SUB-FLOOR
2 X 4 STRAPPING @ 24" oc
ENGINEERED TRUSS BOTTOM CHORD
8" FIBREGLAS BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL CEILING
(TAPED & SANDED FINISHED TO OWNER'S SPECIFICATION)

12" oc X 36" HIGH (EXPOSED) REINFORCED "SONO-TUBE" CONCRETE PIER
30" X 30" X 6" REINFORCED CONCRETE BEARING PADS
TAMPED SUBSTRATE or UNDISTURBED SOIL

2A0# ARCHITECTURAL ASPHALT SHINGLES
15# FELT UNDERLAY
5/8" PLYWOOD DECKING c/w H-CLIPS
ENGINEERED ATTIC TRUSSES / ROOF RAFTERS
(DESIGN CRITERIA AS PER B.C. BUILDING CODE FOR LOCAL WIND & SNOW LOAD CONDITIONS)
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6 mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL CEILING (TAPED & SANDED FINISH TO BE SPECIFIED)

1/2" DRYWALL INTERIOR SHEATING
6mil POLYETHYLENE VAPOUR BARRIER
2 X 6 SPF FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
5/8" TYPE 'X' DRYWALL EXTERIOR SHEATING

6" PREFINISHED ALUMINUM FASCIA GUTTER
PREFINISHED ALUMINUM VENTED SOFFIT & RWL

6" 'HARDIE-PLANK' PREFINISHED BOARD & BATTEN STYLE SIDING w/
1 X 3 VERTICAL STRAPPING &
26 ga PREFINISHED BASE COUNTERFLASHING
15# BUILDING PAPER / BUILDING WRAP
1/2" PLYWOOD SHEATING
2 X 6 SPF. STUD FRAMING @ 24" oc
R-24 (5 1/2") FIBREGLAS BATT INSULATION
6 mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL SHEATING (FINISH AS SPECIFIED)

8" REINFORCED CONCRETE FOUNDATION WALL
5/8" oc 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" oc CORRUGATED PIPE WEEPING TILE (DOWNSLOPE TO DRAIN)
6" CLEAR CRUSHED ROCK DRAIN BED
PERMEABLE SEPARATION SHEET
TAMPED SUBSTRATE or UNDISTURBED SOIL

SECTION B–B
SCALE: 1/4" = 1'-0"

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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 UNFORESEEN 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. FOUNDATION TO BE CONSTRUCTED ON UNDISTURBED SOIL OR ENGINEERED FILL. LIVE LOADS: ROOF LOADS, LIVING LOADS, OR SNOW LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER IF REQUIRED BY THE BUILDING AUTHORITY. STRUCTURAL AND FROST PENETRATION DETAILS FOR THE PROPOSED BUILDING WILL CONFORM TO LOCAL REQUIREMENTS. GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND ON-SOIL WATER DRAINAGE.

CARRIAGE HOUSE SECTIONS
Scale: AS SHOWN
Approved By:
Date: 24 OCT 2006
Drawn By: CLC
Checked By: LI & S LEPSHINA
Drawing Number: PT1617-09
1985 KNOX CRESCENT

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ATTACHMENT C

This forms part of application

Z16-0061

Planner Initials TB

City of Kelowna COMMUNITY PLANNING

ATTACHMENT C

This forms part of application

Z16-0061

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING