

LETTER OF RATIONELLE
1985 KNOX CR

As some of you might know this application comes right after approval of a previous plan. As we began to get the Truss plans for the approved plan it became painfully obvious to us that due to some complicated engineering the plan became undesirable to build. The reason being is that we would have to open up the basement floor to put in new footings in 3 places to carry the load of the 2nd floor. We are in the area where lake water could seep up through the new openings and cause a myriad of concerns that we are not prepared to deal with, as they could be a financial burden that would put the whole project in jeopardy. So our only option is to go back to the drawing board and submit a new design.

The present house has been a nice little home on the block for over 65 years but the time has come for it to be upgraded and given new life. Its effective age in its present stage is limited. Since times and lifestyles have changed so much in 65 years the size and configuration of the house is now functionally obsolete. An upgrade in size and materials will allow it to look better on the lot and more fitting with the immediate neighbors which have also been modernized.

The plan is to give it an Original Style and feel with a 3/4 length porch reminiscent of the early days of this area where sipping tea on the front veranda was a regular occurrence. Where neighbors shared the value of a pleasant neighborhood.

The proposed addition will not look like an add on, but rather an originally built Character home maintaining the charm of yesteryear. This is why updating the rooflines is so essential. The proposed plan maintains much of the of original plan by repurposing some of the existing rooms and adding an extension of the original blueprint seamlessly with out having to take much of the old house to the landfill. Even the old roof trusses, ship lap, original doors, existing wood frame windows, plumbing, electrical, original garage "barn doors" and some lighting will be maintained for character and to be environmentally friendly.

The proposed lot plan includes retaining 90% of the existing flora including a large 65 year old Maple Tree, and a fully mature Cherry Tree. The plans have worked around these instead of looking at them as obstacles. For the area this is one of the larger lots and will absorb these changes with out feeling cramped. The amount of space between the 2 buildings is pleasantly large for a 2 dwelling lot.

The addition of a 3 car Garage with a 2 bedroom suite above, will provide new off street parking. Much needed quality rental space for hospital workers or downtown employee's will also be created. Both are within walking distance. The proposed Carriage house will share much of the character of the main house in its styling but will definitely share the same color pallet and materials. As there is a Carriage house

to the south and a new Garage to the north the proposed carriage house will fit right in. This will aid in helping out with Kelowna's housing crunch with minimal impact on its infrastructure.

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 CAN BE SUBJECT TO CHANGE AT ANY TIME. PROFESSIONAL PLANNING & DESIGN ITS EMPLOYEES OR PRINCIPALS WILL NOT BE HELD LIABLE FOR ANY CHANGES DUE TO UNFORESEEN CIRCUMSTANCES IN CONSTRUCTION BUILDING CODES OR ENGINEERING THAT MAY AFFECT THE ORIGINAL DESIGN OR ANY OTHER CONDITION THAT MAY AFFECT THE OVERALL BUILDING OF THIS OR ANY OTHER RELATED STRUCTURES ON THESE DRAWINGS.

R1-H LARGE LOT HOUSING

LEGAL DESCRIPTION

LOT 2
 PLAN 2767
 1985 KNOX CRESCENT
 KELOWNA BRITISH COLUMBIA

SITE COVERAGE

PRINCIPAL DWELLING (FOOTPRINT) 17883 m² (1925sf)
 VERANDA (@ DWELLING) 1524 m² (166sf)
 NEW GARAGE (FOOTPRINT) 8992 m² (968sf)
 NEW DECK (@ GARAGE) 30 m² (324sf)

TOTAL 31400 m² (3383sf)

LOT AREA = 789 m² (8494sf)

31400 m² / 789 m² = 40%
 ALLOWABLE COVERAGE = 40%

CARRIAGE HOUSE ALLOWANCES:

CARRIAGE HOUSE NET AREA: 6856 m² (738sf)
 PRINCIPAL DWELLING NET AREA: 35766 m² (3850sf)
 (LOWER MAN)

6856 m² / 35766 = 19%
 ALLOWABLE: 75% NET FLOOR AREA OF PRINCIPAL DWELLING

ACCESSORY DEVELOPMENT ALLOWANCES:

LOT AREA = 789 m²
 ACCESSORY BLDG AREA = 8992 m² (968sf)

8992 m² / 789 m² = 11%
 ALLOWABLE COVERAGE (OF ALL ACCESSORY BLDGS) = LESSER OF 14% OR 90 m² (968sf)

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 BC BUILDING CODES & AMENDMENTS THERE TO.

ALL DWELLINGS 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 CONDUCTED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.

95s Carriage House Regulations

1 (b) A Carriage House Shall Not Be Higher Than The Existing Principal Dwelling Unit on The Same Property as Measured To The Mount of Each Roof. Additionally, The Highest Point of a Carriage House Shall Not Be Higher Than The Highest Point of The Existing Dwelling Unit.

Height of Proposed Carriage House Roof Mount = 4.54m
 Height of Proposed Existing Dwelling Unit Renovation Roof Mount = 5.15m

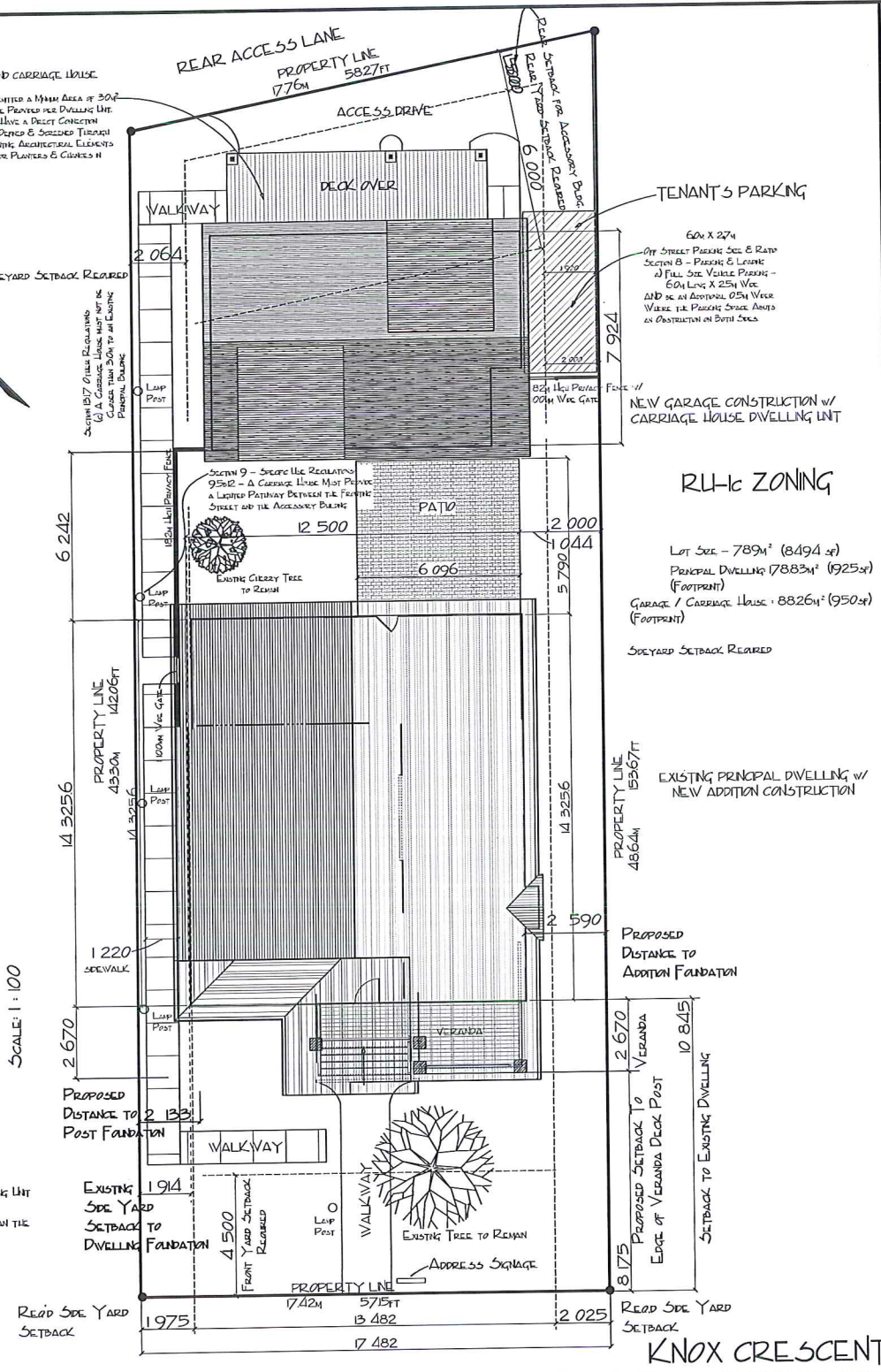
Highest Point of Proposed Carriage House Roof = 6.45m
 Highest Point of Proposed Main Dwelling Renovation = 6.80m

SECTION 95 SECONDARY SITE AND CARRIAGE HOUSE

95s II Where a Carriage House is Permitted a Minimum Area of 30% of Private Open Space Shall be Provided for the Dwelling Unit. The Private Open Space Shall Have a Direct Connection to the Habitable Space and be Defined & Served Through Use of Landscaping Such as Planting Architectural Elements Such as Trellises Low Fences or Planters & Clusters of Grass Elements.

SITE PLAN

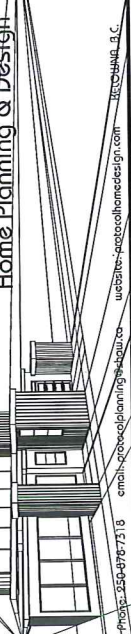
SCALE: 1:100



SITE PLAN

Drawn By: CLC
 Checked By: SEAN UPSHAW
 Drawing Number: PT164-01 of 11

PROTOCOL
 Home Planning & Design



NOTE:
 GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING REQUIREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO INTERNATIONAL BUILDING CODES. ALL LOADS FOR THE PROPOSED LOCATION OF THE BUILDING, SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REQUIREMENTS. SUBSTRATE STABILITY AND PROSPECT PERFORMANCE TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.

R1-H ZONING

Lot Size - 789 m² (8494 sf)
 Principal Dwelling: 17883 m² (1925 sf) (Footprint)
 Garage / Carriage House: 8826 m² (950 sf) (Footprint)
 Sideyard Setback Required

EXISTING PRINCIPAL DWELLING w/
 NEW ADDITION CONSTRUCTION

PROPOSED DISTANCE TO ADDITION FOUNDATION

PROPOSED SETBACK TO VERANDA EDGE OF VERANDA DECK POST

SETBACK TO EXISTING DWELLING

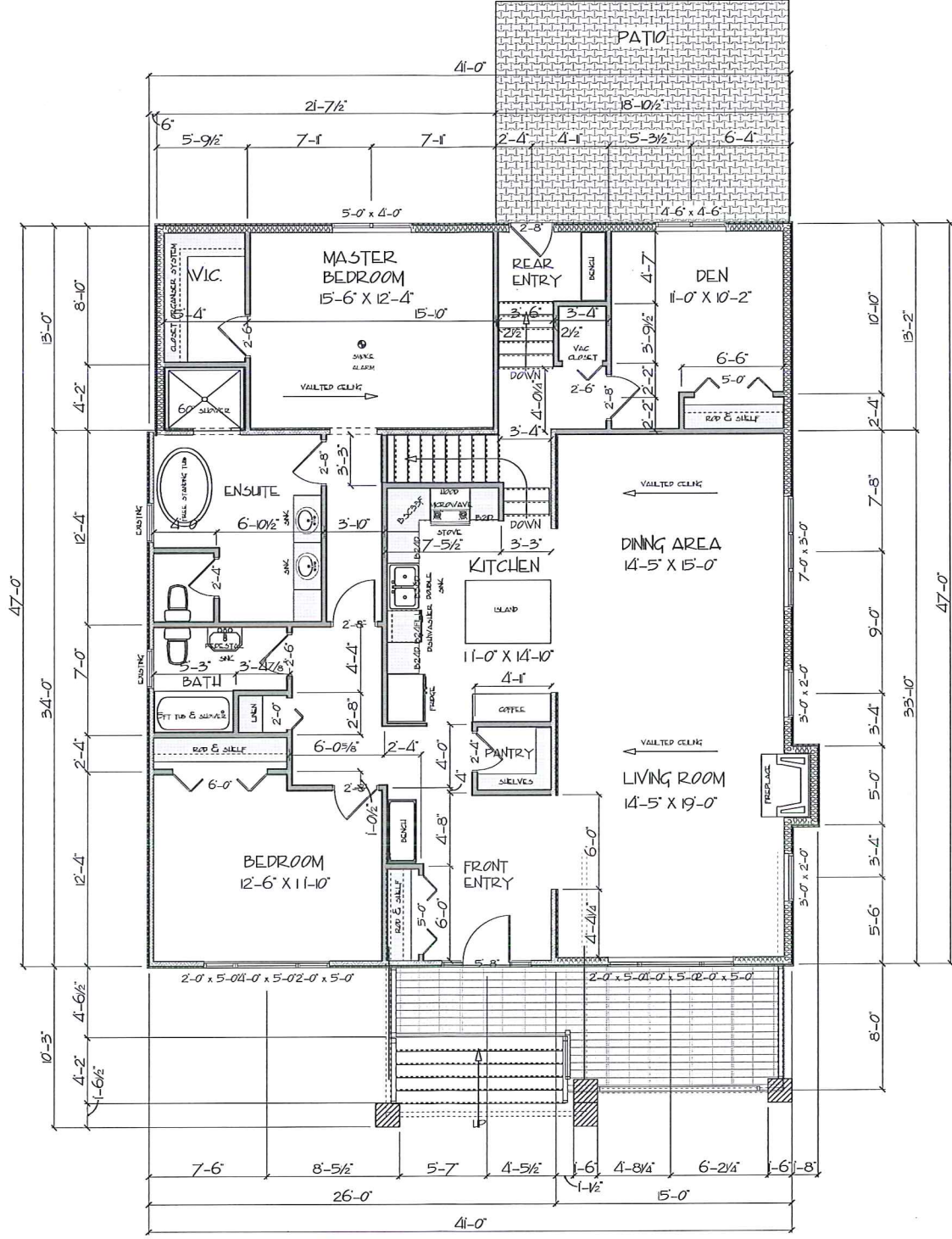
KNOX CRESCENT

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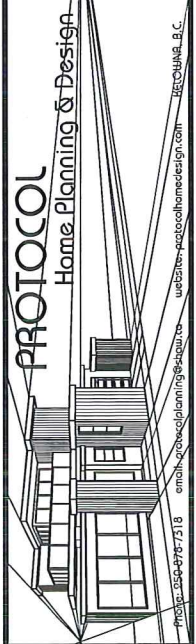
MAIN FLOOR PLAN - 1925 SF (178.83M²)
 (VERANDA - 166 SF (15.42M²))
 SCALE: 1/4" = 1'-0"

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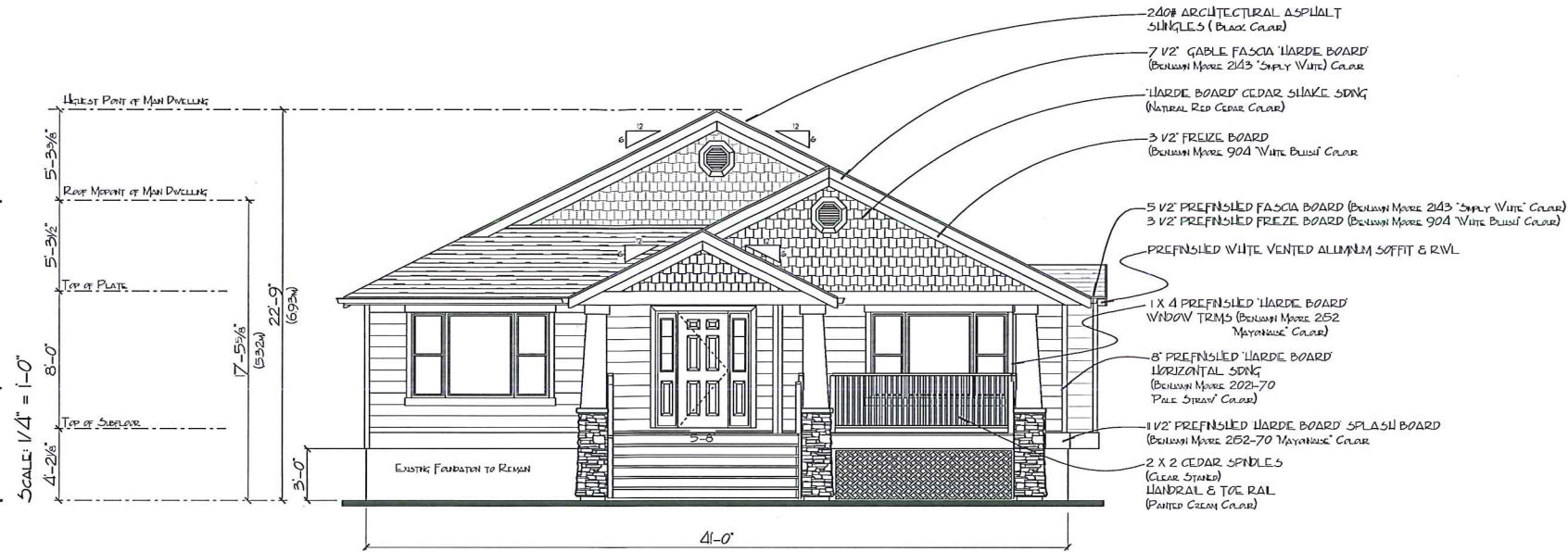
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MAIN FLOOR LAYOUT	
Approved By:	CLC.
Drawn By:	CLC.
Checked By:	JJ & S LP SJLAW
Date:	15 MAR. 2017
Drawing Number: PT12- of 11	
1985 KNOX CRESCENT	

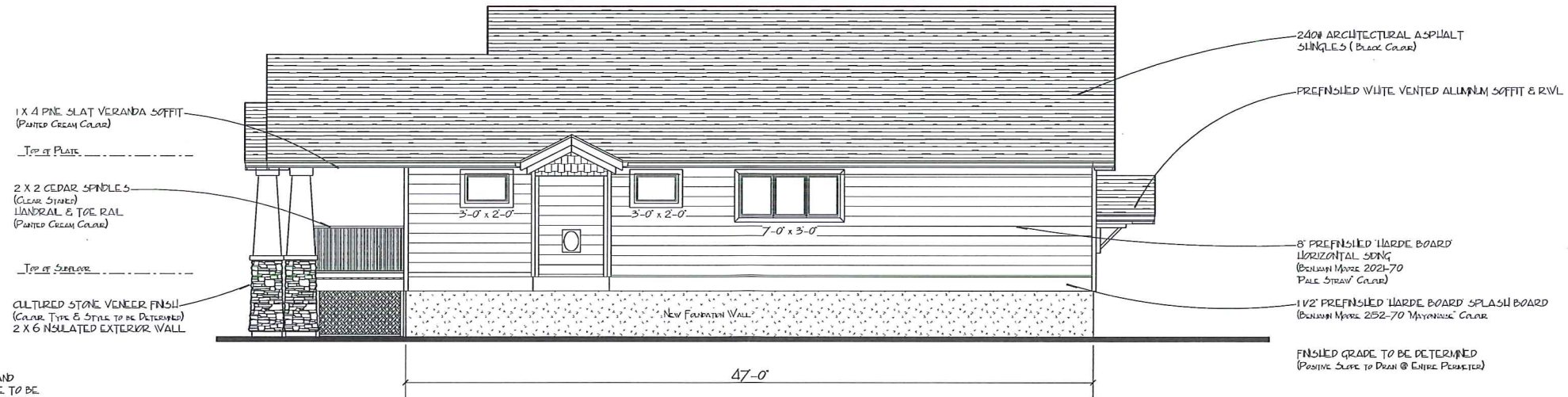
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FRONT ELEVATION



RIGHT SIDE ELEVATION

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



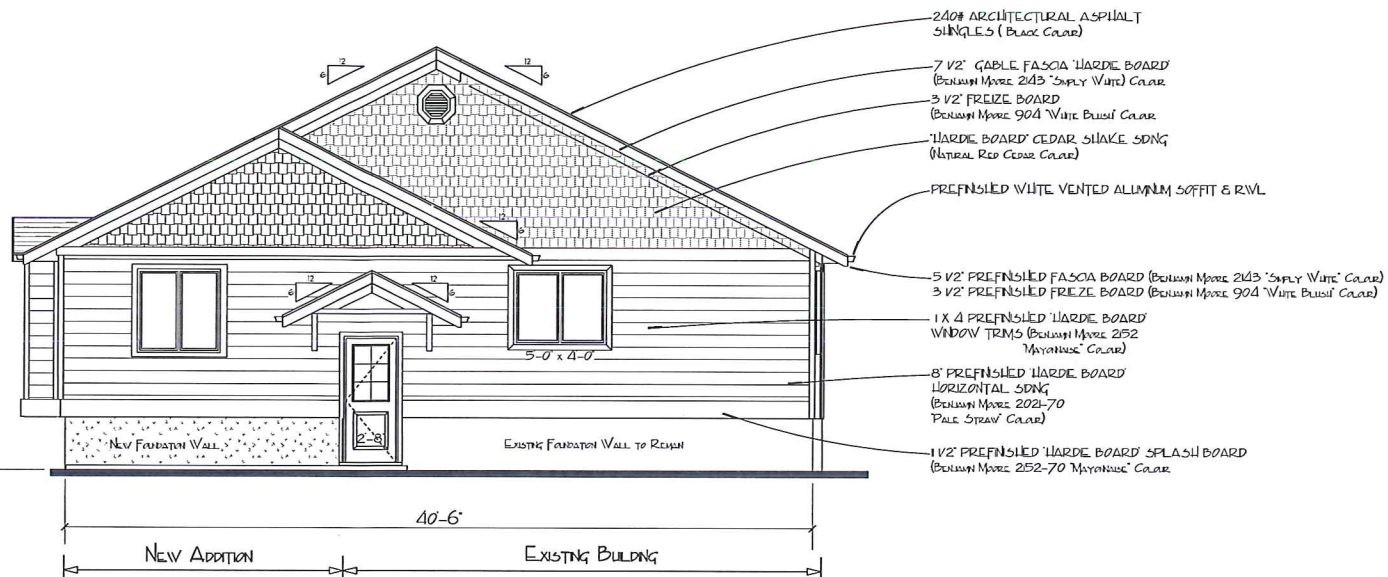
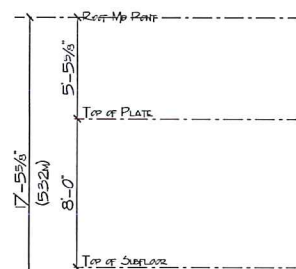
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ELEVATIONS	Drawn By: CLC.
	Checked By: JI & S LP/SLAW
Approved By:	Drawing Number: PT12- of 11
Scale: AS SHOWN	
Date: 15 MAR. 2017	
PROTOCOL Home Planning & Design	
<small> PROTOCOL HOME PLANNING & DESIGN, LLC 2504-PT-1218 emch_architectural@proctordesign.com www.proctordesign.com </small>	
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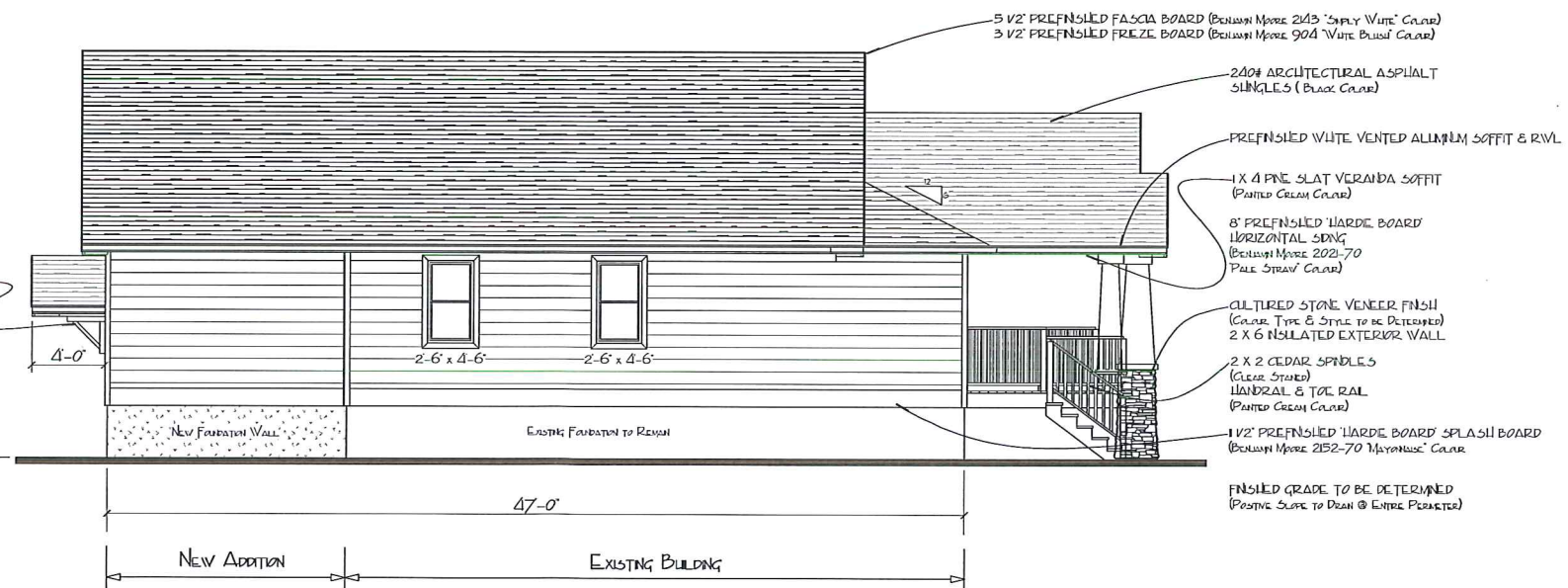
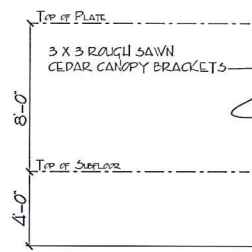
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REAR ELEVATION
 SCALE: 1/4" = 1'-0"



- 2404 ARCHITECTURAL ASPHALT SINGLES (BLACK GRADE)
- 7 1/2" GABLE FASCIA HARDIE BOARD (BENJAMIN MOORE 243 'SIMPLY WHITE' COLOR)
- 3 1/2" FREEZE BOARD (BENJAMIN MOORE 904 'WHITE BUSH' COLOR)
- HARDIE BOARD CEDAR SHAKE SNG (NATURAL RED CEDAR COLOR)
- PREFINISHED WHITE VENTED ALUMINUM SOFFIT & RVL
- 5 1/2" PREFINISHED FASCIA BOARD (BENJAMIN MOORE 243 'SIMPLY WHITE' COLOR)
- 3 1/2" PREFINISHED FREEZE BOARD (BENJAMIN MOORE 904 'WHITE BUSH' COLOR)
- 1 X 4 PREFINISHED HARDIE BOARD WINDOW TRIMS (BENJAMIN MOORE 252 'MAYONNAISE' COLOR)
- 8" PREFINISHED HARDIE BOARD HORIZONTAL SNG (BENJAMIN MOORE 202-70 'PALE STRAW' COLOR)
- 1 1/2" PREFINISHED HARDIE BOARD SPLASH BOARD (BENJAMIN MOORE 252-70 'MAYONNAISE' COLOR)

LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

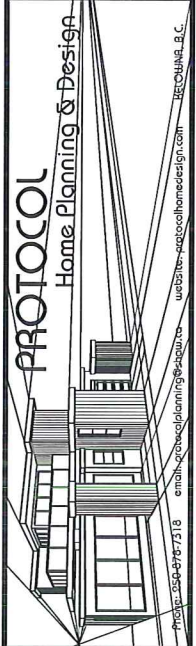


- 5 1/2" PREFINISHED FASCIA BOARD (BENJAMIN MOORE 243 'SIMPLY WHITE' COLOR)
- 3 1/2" PREFINISHED FREEZE BOARD (BENJAMIN MOORE 904 'WHITE BUSH' COLOR)
- 2404 ARCHITECTURAL ASPHALT SINGLES (BLACK GRADE)
- PREFINISHED WHITE VENTED ALUMINUM SOFFIT & RVL
- 1 X 4 FINE SLAT VERANDA SOFFIT (PAINTED CREAM COLOR)
- 8" PREFINISHED HARDIE BOARD HORIZONTAL SNG (BENJAMIN MOORE 202-70 'PALE STRAW' COLOR)
- CULTURED STONE VENEER FINSH (COLOR TYPE & STYLE TO BE DETERMINED)
- 2 X 6 INSULATED EXTERIOR WALL
- 2 X 2 CEDAR SPINDLES (CLEAR STAINED)
- HANDRAIL & TIG RAIL (PAINTED CREAM COLOR)
- 1 1/2" PREFINISHED HARDIE BOARD SPLASH BOARD (BENJAMIN MOORE 252-70 'MAYONNAISE' COLOR)

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ELEVATIONS	
Drawn By: CLC	Approved By:
Checked By: J & S LP 5/14/11	Scale: A-S SLOWN
Drawing Number: PT172- of 11	Date: 15 MAR 2017
	1985 KNOX CRESCENT



NOTE:
 OWNER, CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO LOCAL BUILDING REGULATIONS. ALL STRUCTURAL COMPONENTS TO BE ENGINEER DESIGNED OR VERIFIED FOR COMPLIANCE TO NATIONAL AND LOCAL BUILDING CODES REGARDING FOUNDATION, STRUCTURE, ROOFING, MECHANICAL, ELECTRICAL AND PLUMBING. LOCATION OF THE BUILDING, SITE CONDITIONS TO BE DETERMINED AND RECORDED ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND PROST PENETRATION FOR THE PROPOSED BUILDING. FINISH MATERIALS TO BE DETERMINED BY THE CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GRADING WITHIN THE PERMITS.

