
CITY OF KELOWNA
MEMORANDUM

Date: April 6, 2017
File No.: DP17-0041
To: Urban Planning Management (AC)
From: Development Engineering Manager (SM)
Subject: 205 Hwy 33 E

ATTACHMENT A

This forms part of application
DP17-0041

Planner
Initials

AC



Development Engineering has the following comments and requirements associated with this application to allow for the addition of a third story to an existing apartment building on the subject property.

The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

The property is located within the Rutland Waterworks District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services.

2. Sanitary Sewer

Our records indicate the proposed development lot is connected with 150mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development property and must tie into a manhole. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

3. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- b) On site storm drainage systems and overflow service (if necessary) for the site will be reviewed and approved by Engineering when a site servicing design is submitted.

4. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing utilities, where necessary.

5. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics, including water sources on the site.
- b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- e) Additional geotechnical survey may be necessary for building foundations, etc.

6. Development Permit and Site Related Issues

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required.
- b) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.



Steve Muenz, P. Eng.
Development Engineering Manager
jo

ATTACHMENT		A
This forms part of application		
# DP17-0041		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING



To: Planning Department

City of Kelowna

February 8, 2017

Re: Design Rationale for Proposed Development of The Garden House, 205, Hwy 33E, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

We are submitting the development of The Garden House at 205, Hwy 33 E in Kelowna noting the following Design Rationale for the project:

Recognizing the need for affordable rental housing in Kelowna, the Owners of The Garden House are proposing a third storey addition to the existing 2 storey apartment building at the site noting:

- i. The existing footprint is to remain. This approach allows for the retention of the existing needed apartments, reduces resources required to provide a finished project and reduced the construction time to achieve the completed project and put the rental units on the market.
- ii. The existing building was previously design without an Architect requiring a firewall assembly to divide the building into two. The renovation will include abandoning the firewall and removing associated hallway doors making the finished project more attractive from a livability perspective.
- iii. The proposal addition does not require any variances under the current zone meaning the resulting finished building will meet the intention of the zone for height, density and parking.
- iv. The renovation project will enhance the overall aesthetic of the building as it illustrated on the last page of before/after images.
- v. The retention of existing landscaping means reduced requirement of organic material and taking advantage of the existing services to maintain the landscaping.
- vi. The new addition will provide 9' ceiling units on top of 2 storeys of 8' ceiling units thereby providing attractive rental homes in the area. Additionally, the new addition will include generous decks to the new apartments that meet the minimum private exterior space for the building with the share green space contributing to the additional private green space to be share by the remainder of the building.

This proposed development recognizes the City of Kelowna's strategic approach to urban growth including better use of existing land through increased density of The Site as compared to the existing. Additionally the project results in the addition of much needed rental housing as part of the proposal.

We look forward to your supportive comments in response to this Development Permit.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely,



Matt Johnston Architect AIBC, AAA, LEED AP
Architecturally Distinct Solutions Inc.

SCHEDULE A, B, & C

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DP17-0041

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City of Kelowna
COMMUNITY PLANNING



Existing Building Photos



Proposed Building Renderings:

Renderings updated (shown in Schedule B)



SCHEDULE A, B, & C

This forms part of application
 # DP17-0041

Planner
 Initials **AC**



City of
Kelowna
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SCHEDULE A

This forms part of application
DP17-0041

Planner Initials **AC**



City of Kelowna
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www.distinctsolutions.ca
501-1630 Pandey St.
Kelowna, BC V1Y 1P7

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THE GARDEN HOUSE - THIRD FLOOR ADDITION

205 HWY 33 East, Kelowna, BC

GENERAL NOTES - ARCHITECTURAL:

ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2010 (all applicable sections), THE B.C. BUILDING CODE (BCBC) 2012 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS.

- DO NOT SCALE DRAWINGS. DIMENSIONS ALWAYS TAKE PRECEDENCE.
- ALL TRACES SHALL VERIFY ALL DATUMS, DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.
- ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO ARCHITECTURALLY DISTINCT SOLUTIONS.
- VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURALLY DISTINCT SOLUTIONS.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURALLY DISTINCT SOLUTIONS AND CANNOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTURALLY DISTINCT SOLUTIONS.
- ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS BY WORKMEN EMPLOYED IN THEIR TRADES.
- ALL MATERIALS TO BE OF GOOD QUALITY, PROPERLY TRANSPORTED, STORED AND PROTECTED.
- ALL INTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF WOOD STUDS AND EXTERIOR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS TAKEN FROM CENTER LINE OF STUDS UNLESS NOTED OTHERWISE.
- ALL LOAD BEARING LUMBER TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
- ALL LOAD BEARING WOOD BEAMS TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2 X 6 @ 24" O.C., UNLESS NOTED OTHERWISE.
- INTERIOR WALLS TO BE 2 X 4 @ 24" O.C., UNLESS NOTED OTHERWISE. INTERIOR LOAD BEARING WALLS TO BE 2X6 @ 16" O.C., UNLESS NOTED OTHERWISE (SHOWN SHADEN ON PLAN DRAWINGS).
- USE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE (UNLESS NOTED OTHERWISE).
- ALL LOAD BEARING COLUMNS TO BE AT LEAST EQUAL TO WIDTH OF BEAMS AND OF EQUAL LUMBER OR LAMINATED STUDS.
- INTILLS UP TO 4" WIDE TO BE 2X4 @ 10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
- INTILLS OVER 4" WIDE TO BE 2X4 @ 12 SPF #1 OR BETTER OR ENGINEERED UNLESS NOTED OTHERWISE (UNLESS NOTED OTHERWISE).
- FRAMING TRAILS TO PROVIDE MIN. 2" X 2" CROSS-BLOCKING OR SOLID BLOCKING BETWEEN JOISTS AND BATTENS @ 7" O.C. MINIMUM. MINIMUM ONE ROW UNLESS NOTED OTHERWISE BY FLOORING ENGINEER.
- ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL, APPROVED ENGINEERED FILL OR BEDROCK AND EXTEND A MINIMUM DEPTH 300mm BELOW FROST LINE FROM FINISHED GRADE.
- MINIMUM CONCRETE STRENGTH AT 28 DAYS: FOOTINGS, SLABS, FOUNDATION WALLS: 3000PSI. LIGHTWEIGHT CONCRETE TOPPING: 4000PSI.
- MINIMUM PAD FOOTING SIZES AS PER STRUCTURAL NOTES BELOW AND/OR AS NOTED ON PLAN DRAWINGS. LARGEST PAD AND REINFORCING STEEL TO TAKE PRECEDENCE WHERE CONTRADICTION EXISTS.
- SECURE ALL PILES TO FOUNDATION WALLS WITH 1/2" DIA X 10" ANCHOR BOLTS @ 45" O.C. FOR EXTERIOR WALLS AND 40" FOR INTERIOR WALLS.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE TO BE PROTECTED WITH GEL PLATE GASKET.
- PROVIDE DAMPROOFING TO ALL EXTERIOR FOUNDATION WALLS INCLUDING RE-AMORPHING IN ACCORDANCE WITH BCBC 2012.
- PROVIDE A MINIMUM OF 8" CLEARANCE BETWEEN SOIL AND ANY WOOD MEMBERS.
- ALLOWABLE SOIL BEARING CAPACITY 2000PSF ASSUMED FOR DESIGN AND TO BE CONFIRMED AT EXCAVATION BY A QUALIFIED ENGINEER.
- PROVIDE ALUMINUM FLASHINGS OVER ALL EXTERIOR OPENINGS.
- CALK AND SEAL ALL EXTERIOR OPENINGS IN ACCORDANCE WITH BCBC 2012.
- VENTILATION REQUIREMENTS TO CONFORM TO BCBC 9.22.3 AND TABLE 9.22.3.A.
- UNIFORMLY DISTRIBUTE VENTILATION TO ROOMS AS PER BCBC 9.19.1.2.
- PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF ROOF INSULATION AND UNDERSIDE OF ROOF SHEATHING AS PER BCBC 9.19.1.3.
- DWELLING GLAZING SECURITY REQUIREMENTS TO CONFORM TO BCBC 9.7.8 AND APPENDIX (A) 9.7.6.1.(1).
- ALL EXTERIOR AND REQUIRED GUARDS TO BE 36" (1070mm) HIGH WITH MAX. 3" (76mm) CLEAR OPENINGS.
- ALL HANDRAILS SHALL BE A MINIMUM 24" HIGH ABOVE THE TROUSERS.
- PROVIDE A MINIMUM 1" RADIUS TO ALL STAIR RAILS LESS THAN 17'.
- ALARMS AND DETECTION SYSTEMS TO BE AS PER 2.2.4.1 OF THE BCBC.

DRAWINGS:

- A-001 SITE PLAN AND PROJECT INFORMATION
- A-101 EXISTING PLANS
- A-102 THIRD FLOOR PLAN
- A-104 PLAN DETAILS
- A-201 ELEVATIONS
- A-202 COLOUR AND MATERIALS

BC BUILDING CODE REVIEW:

BUILDING DESCRIPTION

The building contains a number of single storey residential suites. The occupancy is Group C, Residential. The existing structure is two storeys in building height. The smaller south building is 2500 sqm (2700 sq ft) in building area. The larger north building is approximately 5500 sqm (5900 sq ft) in building area.

BUILDING CONSTRUCTION

Currently the structure is divided into two buildings with a fire wall and built under Part 9 of the Building Code. The proposed addition will increase the fire wall and be considered as a two storey unattached structure under Part 3 of the Building Code. Accordingly, the building does comply with 3.2.2.2 (Group C) max area 1125 sqm. Small Part 7 fire wall is to be added to building up to 400 sqm in building area. The building area would be approximately 720 sqm and be classified under Part 3 of the Building Code. The building would have two stories. Floor assemblies are required to have fire separations with at least a 45 min fire resistance rating. The roof is not required to be rated. Increasing the building height to three storeys the construction requirements of 3.2.2.2.2 (Group C) max area 750 sqm. These are all the same requirements as applied in Part 9. However fire department access appears to have been provided to the existing building in compliance with Part 3. As the structure is in the City of Kelowna it has been assumed that an adequate water supply for fire fighting is available. Under Part 3 of the Building Code, requirements for professional involvement includes structural, mechanical and electrical engineering in addition to the requirement of an Architect under The Architect Act.

FIRE SEPARATIONS

Floor assemblies for either a two storey or three storey structure with either two buildings or one building are required to form fire separations with at least a 45 minute fire resistance rating. Suit separation requirements do not change when adding third floor. Suites must be separated from each other with a fire separation with at least a 45 minute fire resistance rating.

Exit stair shafts are required to be separated from the adjacent floors with a fire separation with at least a 45 minute fire resistance rating. The common laundry room in an unattached building is required to be separated from the remainder of the floor assembly with a fire separation with at least a 45 minute fire resistance rating (Different requirements in Part 3 and Part 9 on same level). Central convenience stairs cannot be interconnected and must be isolated at the top of the stairs or the bottom of the stairs. In no case could the stair corridor open to the proposed third level.

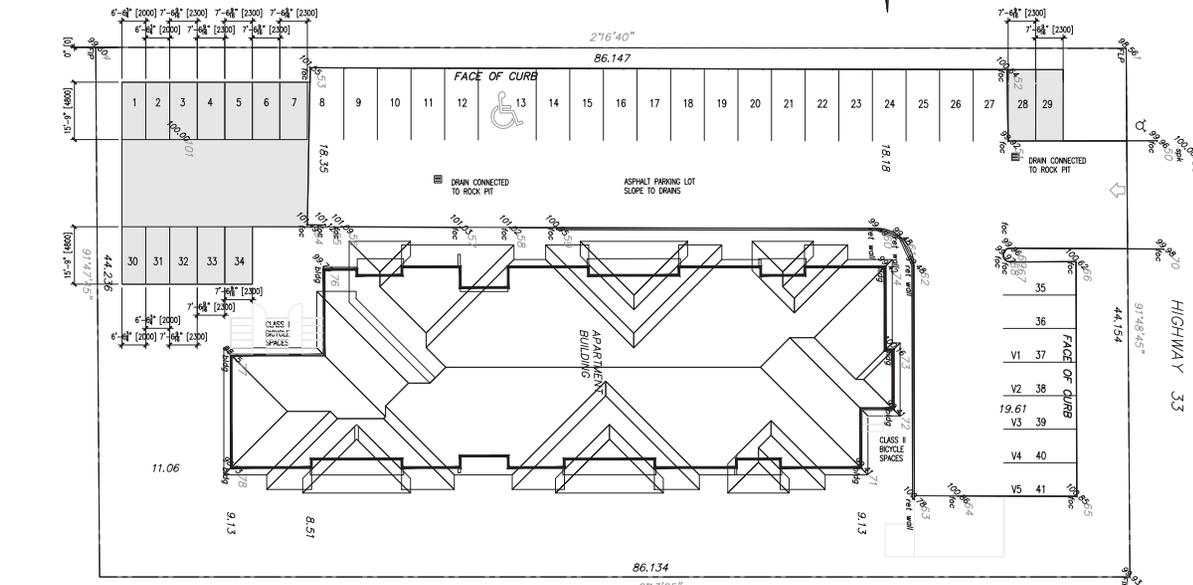
EXITS

Exits have been provided at each end of the building and the existing as a horizontal exit for each building. Suites all open onto a public corridor leading to an exit at each end. Travel distance in the existing building can be measured from each suite door to an exit. There is a 60m travel distance with a residential suite. The maximum travel distance when converting a single building on the second and third floors would be 18m. This is still within the permitted 30m travel distance therefore the structure could be considered one building without penalty.

Exit doors are at least 1100mm wide. The added occupant loading will not affect required stair width.

PERSONS WITH DISABILITIES

Access is required from parking and street to the main door only. Access is not required to all suites.



LOT DESCRIPTION	
LOT -	5
PLAN -	2221
SECTION -	23
TOWNSHIP -	21
CITY OF KELOWNA ZONING: RM3	
LOT AREA -	ALLOWABLE
FAR	.75 (20,734 SF)
PROPOSED	40,875 SQ. FT.
FIN. FLOOR AREAS:	
ENTRY LEVEL	6,582 SF
SECOND FLOOR	7,170 SF
THIRD FLOOR	20,334 SF
TOTAL	34,086 SF
BUILDING SIZE (FOOTPRINT)	8,817 SQ. FT.
PARKING	15,000 SQ. FT.
LOT COVERAGE -	60%
	58.1%
BUILDING HEIGHT	3 (10m)
PRIVATE OPEN SPACE (NEW THIRD FLOOR):	3 (9.8m)
81 SF (7.5 m ²)/bedroom dwelling	81 SF/DECK
141 SF (13.0 m ²)/2 bedroom dwelling	152 SF/DECK
269 SF (25.0 m ²)/per 2 bedroom dwelling	152 SF/DECK
REMAINER PROVIDED IN SHARED GREEN SPACE/PLAY AREA	
PARKING:	
ONE BEDROOM	1.25 / UNIT X 9 UNITS = 11.25 STALLS
TWO BEDROOM	1.5 / UNIT X 17 UNITS = 25.25 STALLS
THREE BEDROOM	2.0 / UNIT X 1 UNIT = 2
WORK SUITES	1/UNIT X 2 UNITS = 2
TOTAL	41 STALLS
VISITOR PARKING (OF THE 41):	29 UNITS/7 = 41 VISITOR
CLASS 1	5/29 UNITS = 14.5
CLASS 2	1/29 UNITS = 2.9
	5 VISITOR STALLS
	15 STALLS
	3 STALLS

Revision No. Date and Description
12:05:19 for comment
01:01:17 DP draft
02:03:17 FOR DP

Plot Date Drawing No.
12:05:19 01-01
PROJECT THE GARDEN HOUSE
DRAWING TITLE
PROJECT INFORMATION

FOR DP



1 LANDSCAPE INFO
1/16" = 1'-0"

SCHEDULE A & C

This forms part of application
DP17-0041

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

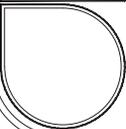
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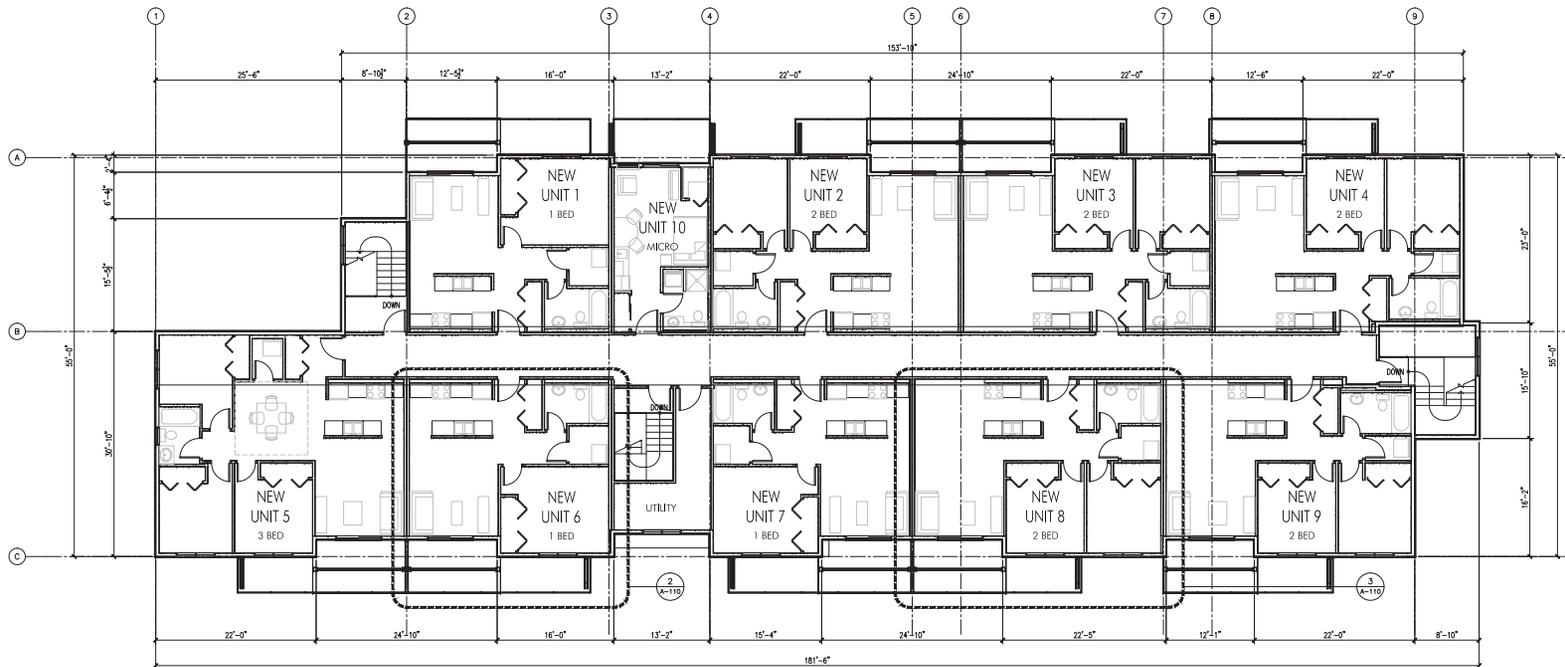
DISCLAIMER
The Client has to ensure the best compliance with the current municipal building by-laws and requirements of other local authority having jurisdiction as per the British Columbia Building Code - (most recent edition) including all provincial and local by-laws. The Client shall remain responsible for the accuracy and production of all other data shown on this drawing and shall ensure that all connections, including but not limited to water, sewer, gas, hydro and telephone,

Revision No., Date and Description	
02	03-17 P-0041 DP

Plot Date	Drawing No.
2/20/17	A-002
PROJECT	
THE GARDEN HOUSE	
DRAWING TITLE	
EXISTING LANDSCAPE INFORMATION	



FOR DP



1 THIRD FLOOR PLAN
1/8"=1'-0"

SCHEDULE A & B

This forms part of application
DP17-0041

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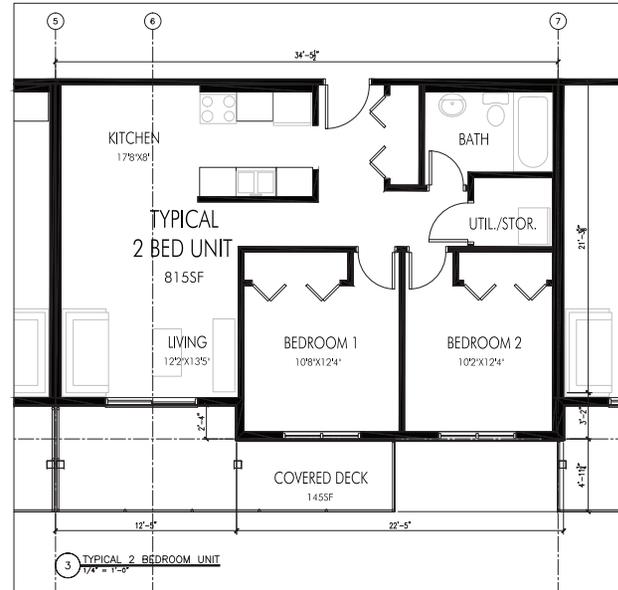
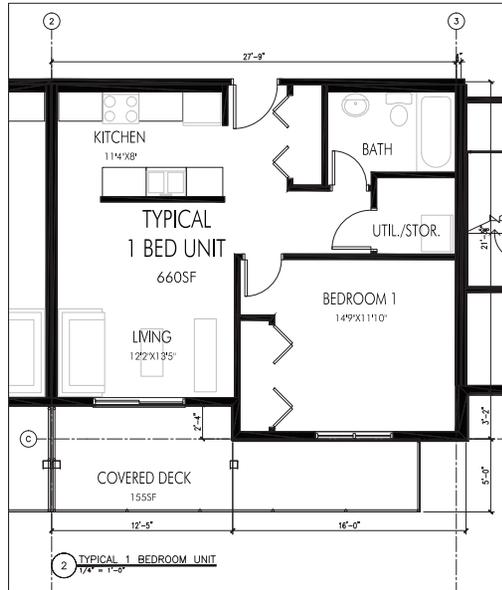
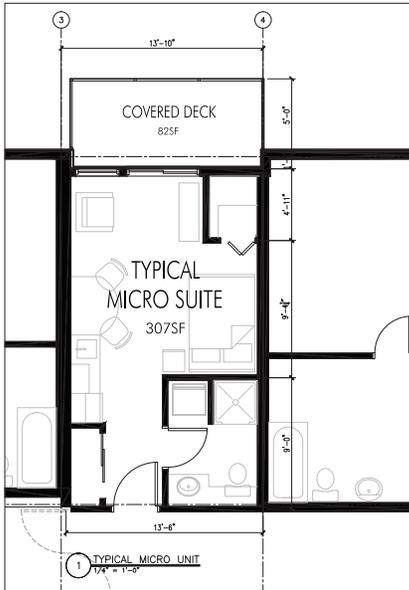
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Revision No.	Date	Description
1	02.03.17	FOR DP
2	01.01.17	DP draft
3	02.03.17	FOR DP

Plot Date	Drawing No.
3/25/17	A-110
PROJECT	
THE GARDEN HOUSE	
DRAWING TITLE	
THIRD FLOOR PLAN	

FOR DP



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Distinct Solutions Inc. warrants the work to conform with the current applicable building codes and regulations of the City of Kelowna, British Columbia, Canada. Distinct Solutions Inc. is not responsible for the accuracy, completeness, timeliness or suitability of any information provided. Distinct Solutions Inc. shall not be held liable for any errors or omissions in any drawings, plans and specifications.

Revision No., Date and Description

Revision No.	Date	Description

Plot Date: 11-13-17 Drawing No.: 174-1-3

PROJECT: THE GARDEN HOUSE
DRAWING TITLE: UNIT PLANS

SCHEDULE A & B

This forms part of application
DP17-0041

Planner Initials: AC

FOR DP

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1 WEST ELEVATION
 1/8" = 1'-0"



- ASPHALT SHINGLES (DUAL BACK)
- GUTTERS AND SOFFIT: GENTLECK RAINWARE WHITE (DOWNPOUTS: CENTER, RAINWARE WHITE)
- NEW WINDOWS - WHITE
- NEW ACROBE STUCCO, SAND FINISH, COLOUR APPROVED BY OWNER
- PRE-FINISHED, WHITE ALUMINUM HANDRAILS
- EXISTING STUCCO: REPAIR, CLEAN AND PAINT TO MATCH COLOUR APPROVED BY OWNER
- EXISTING BRICK VENER: REPAIR, CLEAN AND RESEAL AT INTERSECTION BETWEEN BRICK AND TRIMMED MATERIALS

SCHEDULE B

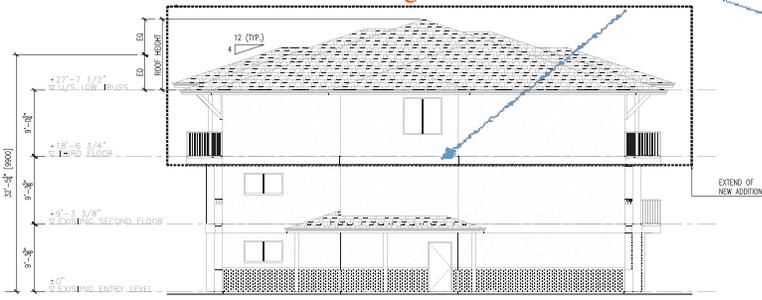
This forms part of application
 # DP17-0041

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City of Kelowna
 COMMUNITY PLANNING

Revision No., Date and Description
12.28.17 FOR OWNER AND APPROVAL
01.01.17 DP draft
02.03.17 FOR DP
04.26.17 DP REVISIONS

Existing Window to remain or be replaced



2 NORTH ELEVATION
 1/8" = 1'-0"



- ASPHALT SHINGLES (DUAL BACK)
- GUTTERS AND SOFFIT: GENTLECK RAINWARE WHITE (DOWNPOUTS: CENTER, RAINWARE WHITE)
- NEW WINDOWS - WHITE
- PRE-FINISHED, WHITE ALUMINUM HANDRAILS
- NEW ACROBE STUCCO, SAND FINISH, COLOUR APPROVED BY OWNER
- EXISTING STUCCO: REPAIR, CLEAN AND PAINT TO MATCH COLOUR APPROVED BY OWNER
- EXISTING BRICK VENER: REPAIR, CLEAN AND RESEAL AT INTERSECTION BETWEEN BRICK AND TRIMMED MATERIALS

Plot Date	Drawing No.
09/09/17	10-20

PROJECT: THE GARDEN HOUSE
 DRAWING TITLE: ELEVATIONS

FOR DP

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1 EAST ELEVATION
1/8"=1'-0"



- ASPHALT SHINGLES DUAL BLACK
- GUTTERS AND SCOFFS: GENTLECK FINISHWARE WHITE
- DOWNPOUTS: GENTLECK FINISHWARE WHITE
- VINYL WINDOWS - WHITE
- NEW FIBRE STUCCO: SAND FINISH
COLOUR APPROVED BY OWNER
- PRE-FINISHED WHITE ALUMINUM HANDRAILS
- EXISTING STUCCO: REPAIR, CLEAN AND PAINT TO MATCH
COLOUR APPROVED BY OWNER
- EXISTING BRICK VENEER: REPAIR, CLEAN AND RESAL
AT RESTRICTION BETWEEN EXISTING AND NEW MATERIALS

SCHEDULE B

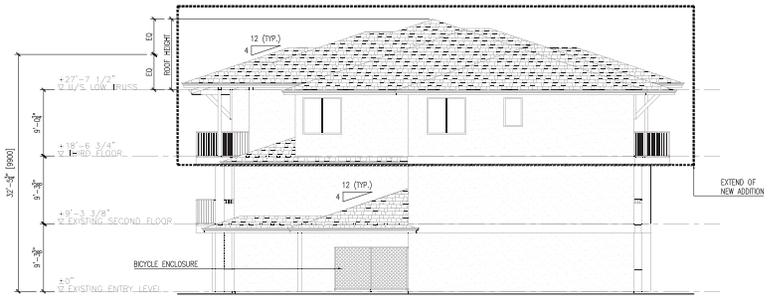
This forms part of application
DP17-0041

Planner Initials

AC



City of Kelowna
COMMUNITY PLANNING



2 SOUTH ELEVATION
1/8"=1'-0"



- ASPHALT SHINGLES DUAL BLACK
- GUTTERS AND SCOFFS: GENTLECK FINISHWARE WHITE
- DOWNPOUTS: GENTLECK FINISHWARE WHITE
- VINYL WINDOWS - WHITE
- PRE-FINISHED WHITE ALUMINUM HANDRAILS
- NEW FIBRE STUCCO: SAND FINISH
COLOUR APPROVED BY OWNER
- EXISTING STUCCO: REPAIR, CLEAN AND PAINT TO MATCH
COLOUR APPROVED BY OWNER
- CHAIN LINK BICYCLE ENCLOSURE

Revision No., Date and Description	
01	01.17 DP-0041
02	03.17 FOR DP
04	26.17 DP REVISIONS

Plot Date	Drawing No.
01/20/17	01-20

PROJECT
THE GARDEN HOUSE

DRAWING TITLE
ELEVATIONS

FOR DP

SCHEDULE A

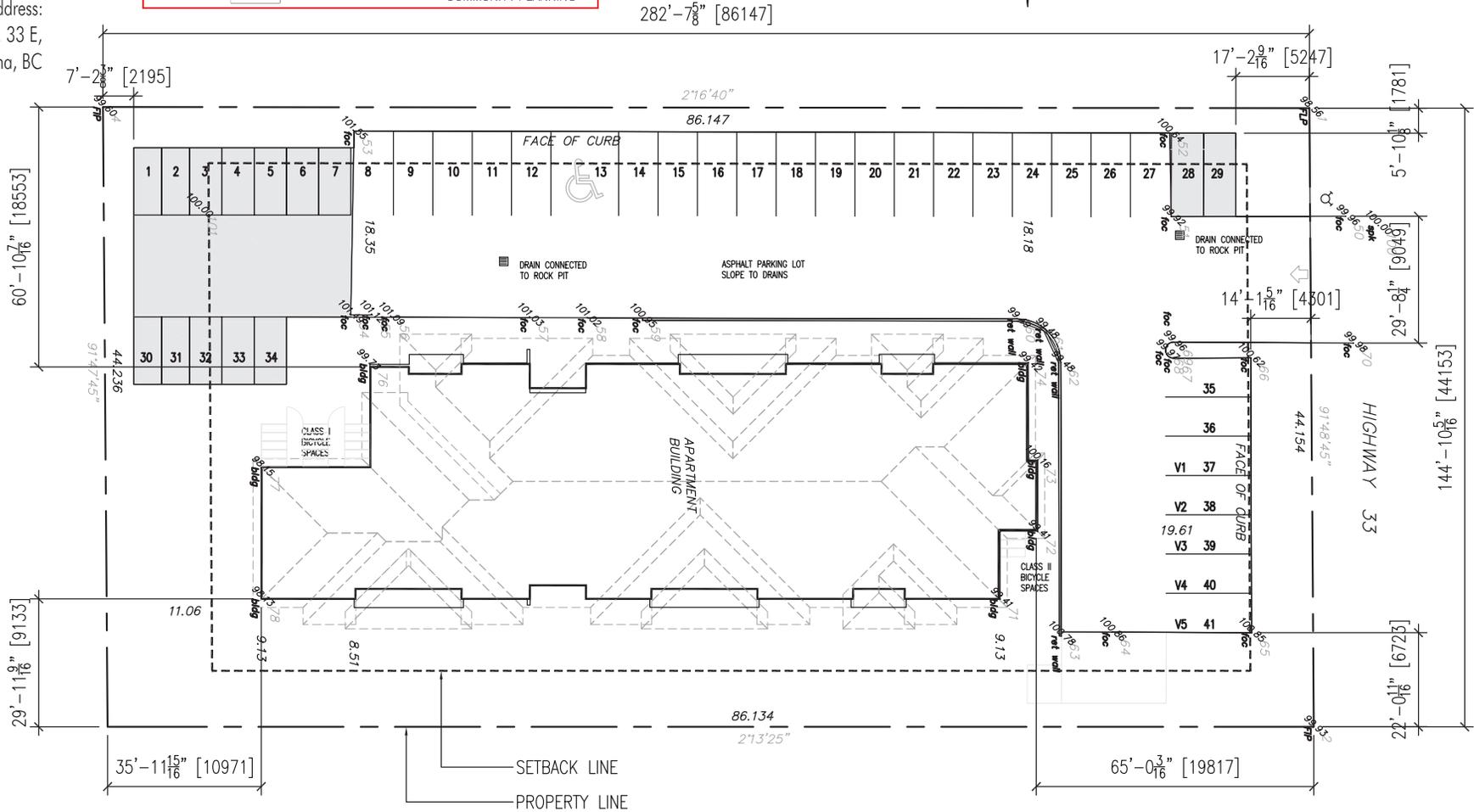
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DP17-0041



City of
Kelowna
COMMUNITY PLANNING

Planner Initials
AC

THE GARDEN HOUSE
SITE DIMENSIONS
Civic Address:
205 Hwy. 33 E,
Kelowna, BC

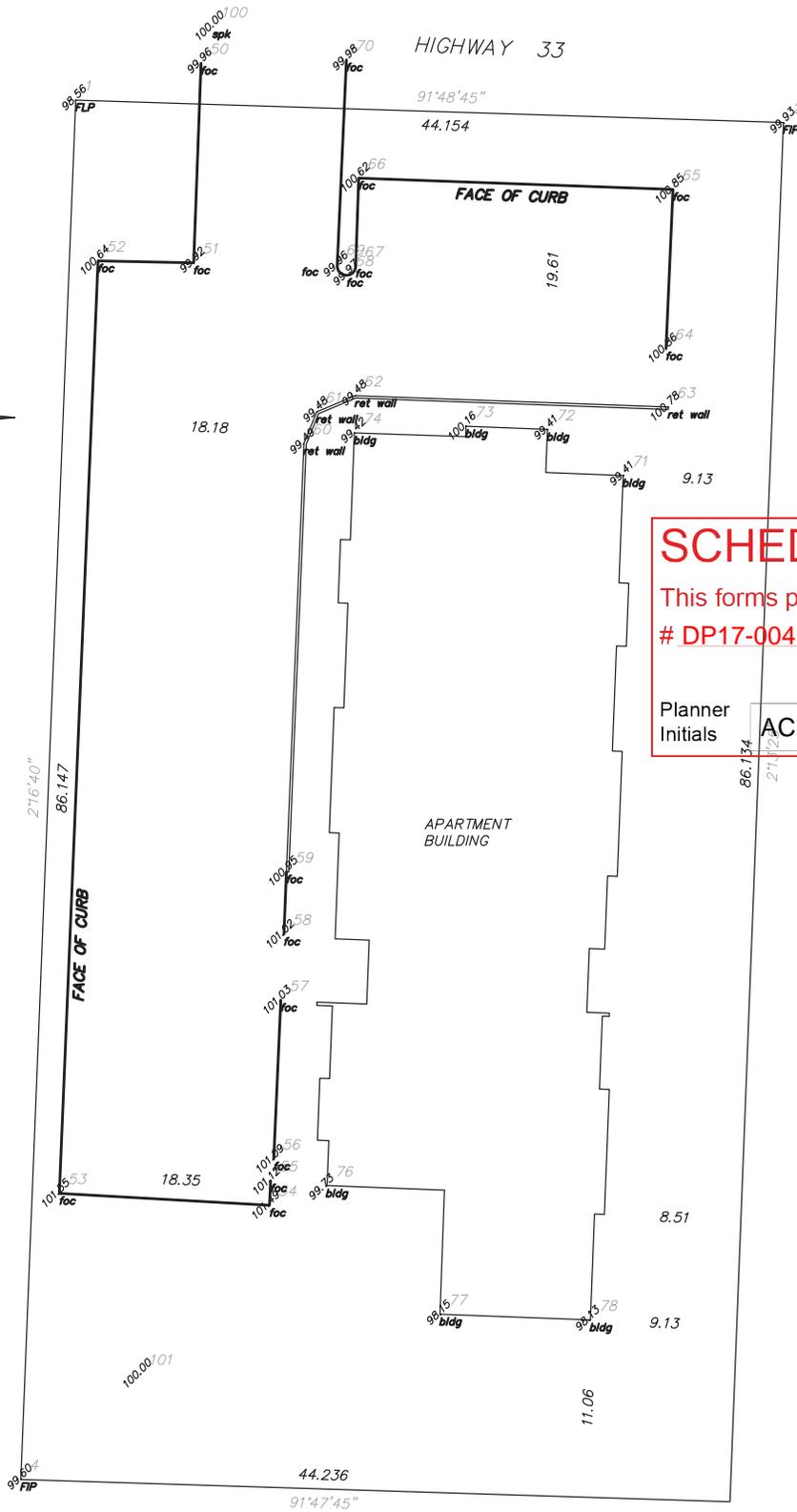


**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 1
PLAN KAP76191 SEC. 23 TP 26 O.D.Y.D.**

Civic Address:
205 Highway 33 E.
Kelowna, BC

SCALE 1:300

DISTANCES ARE IN METRES.



SCHEDULE A

This forms part of application
DP17-0041

Planner Initials **AC**



City of Kelowna
COMMUNITY PLANNING

CERTIFIED CORRECT
this th day of March, 2016.

D.A. Goddard BCLS

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CLIENT

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA PHONE 250-763-3733