

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0026

Issued To: Sandra Hannah Morris
Site Address: 1994 Ethel St
Legal Description: Lot A District Lot 138 ODYD Plan EPP72690
Zoning Classification: RU6 – Two Dwelling Housing

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0026 for Lot A District Lot 138 ODYD Plan EPP72690, located at 1994 Ethel St, Kelowna BC to allow the construction of an attached garage;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.6.6.(h) RU6 – Two Dwelling Housing Development Regulations

To vary the minimum site rear yard from 7.5m required to 1.5m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

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.
- b) 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.

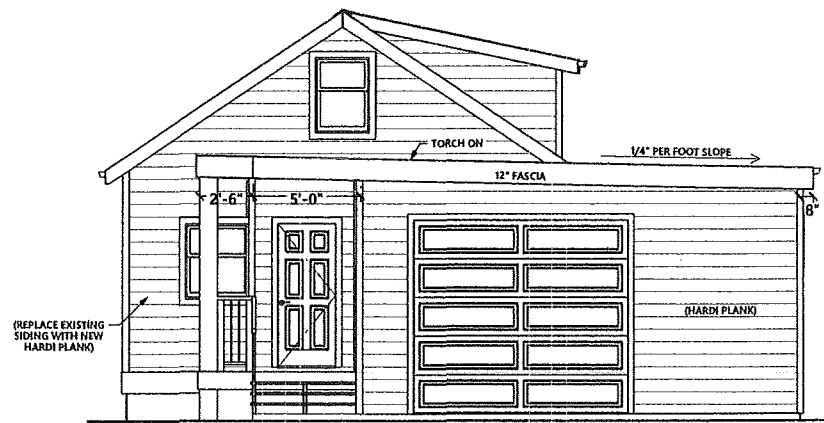
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

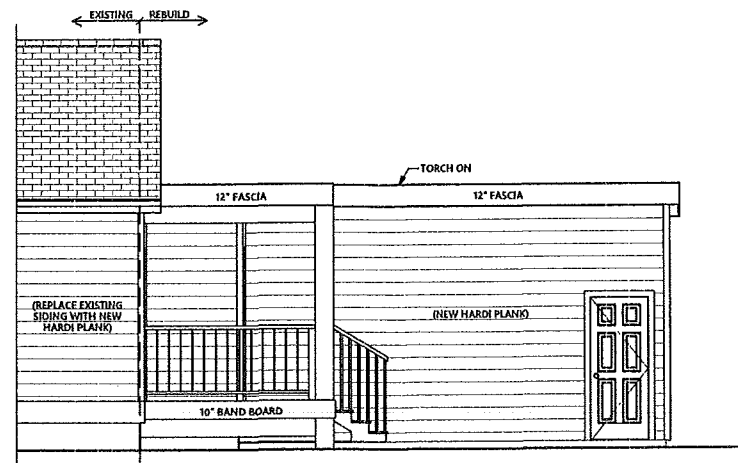
 Ryan Smith, Community Planning Department Manager
 Community Planning & Real Estate

 Date

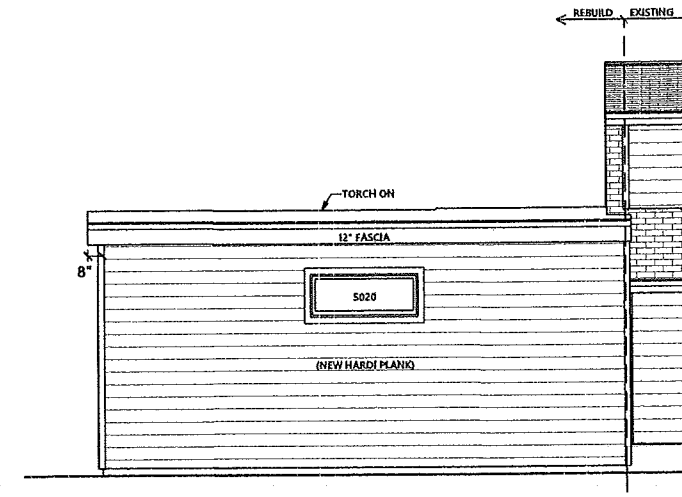
The PERMIT HOLDER is the CURRENT LAND OWNER.



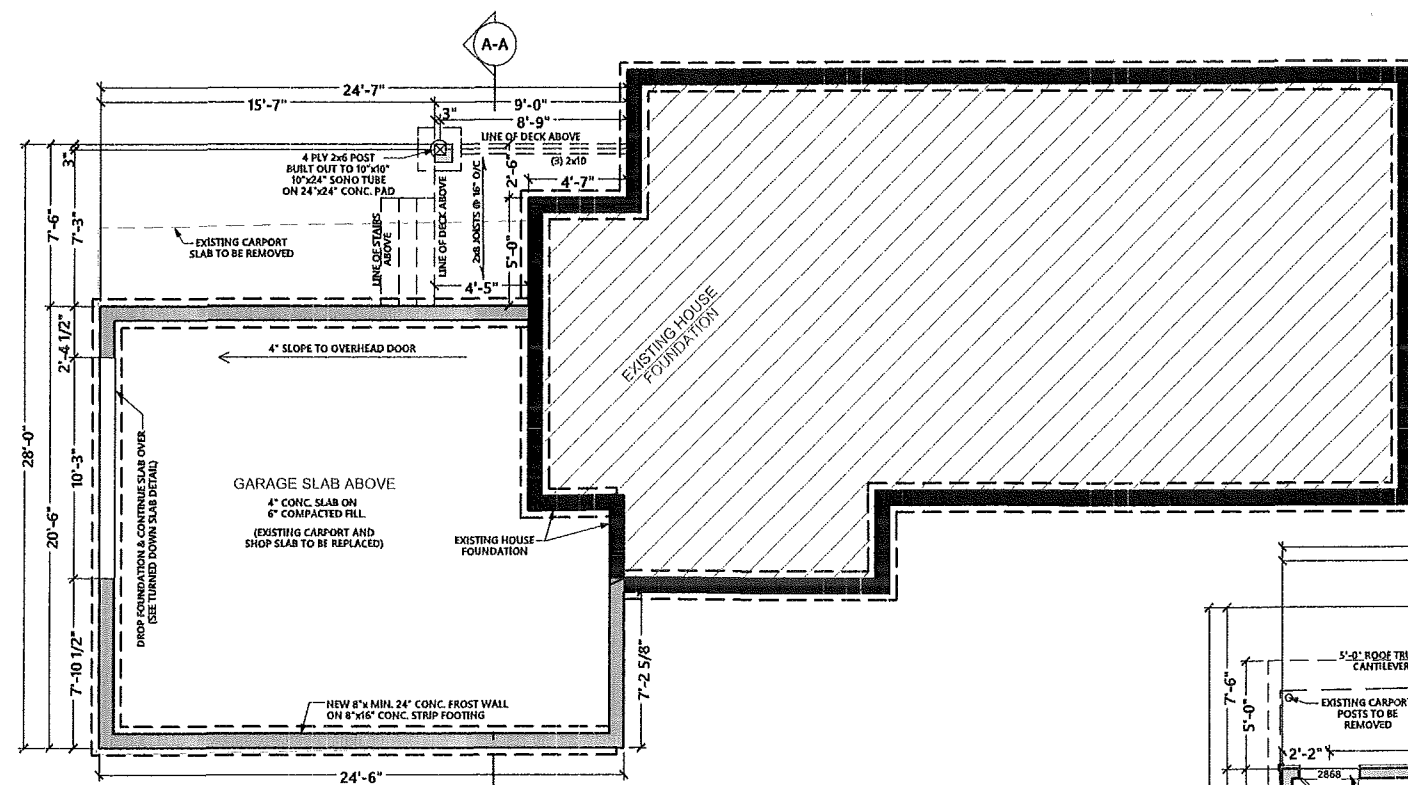
FRONT ELEVATION



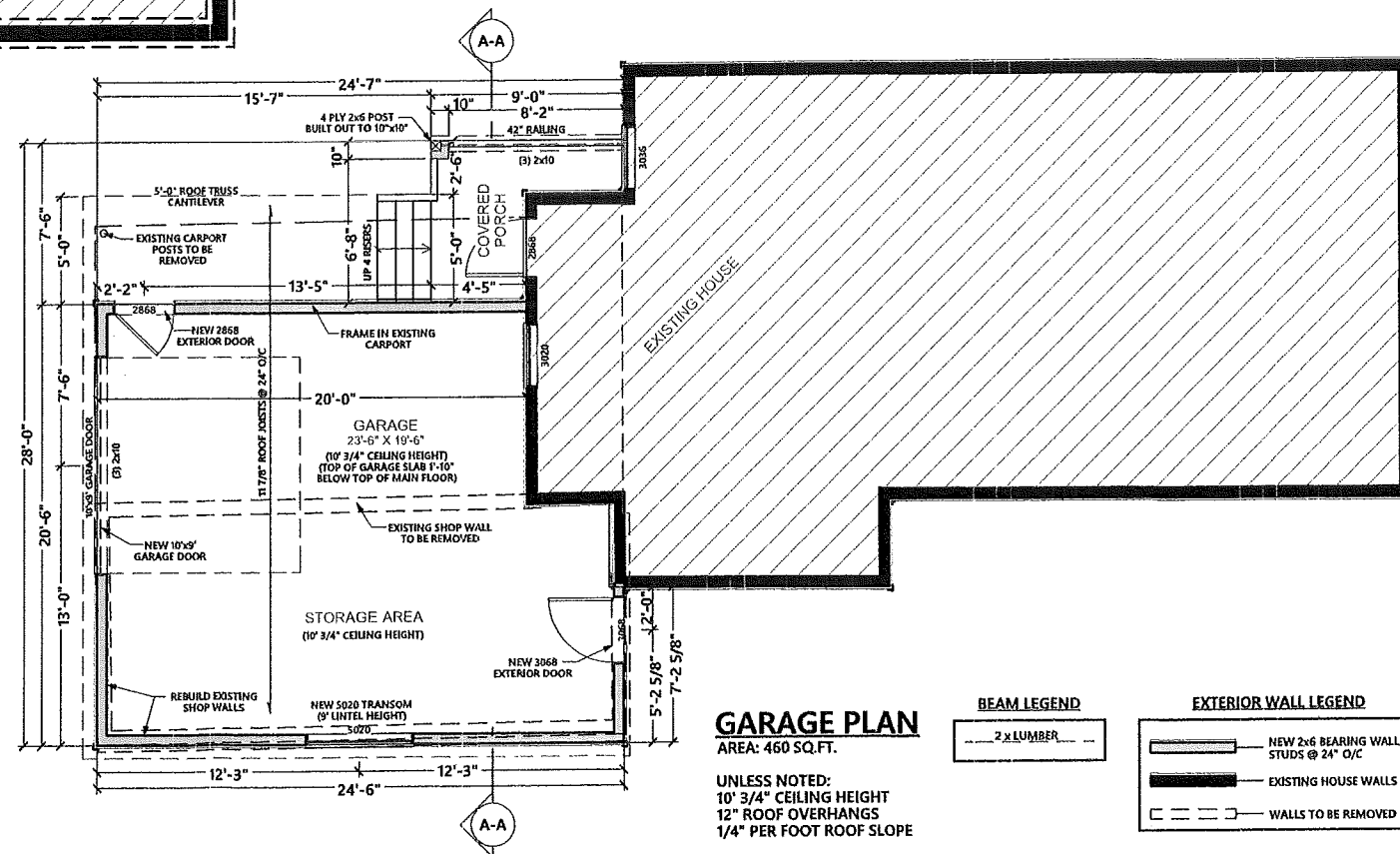
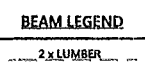
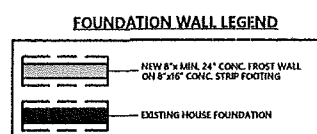
LEFT ELEVATION



RIGHT ELEVATION

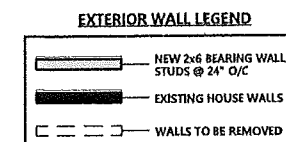
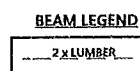


FOUNDATION PLAN



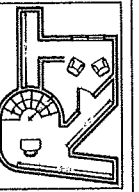
GARAGE PLAN
AREA: 460 SQ. FT.

UNLESS NOTED:
10' 3/4\"/>



STANDARD NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. "R-TISTRY DRAFTING INC." SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER.
4. CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
5. ALL WINDOW AND DOOR SIZES AND OPERATION ARE TO BE CONFIRMED BY OWNER/BUILDER WITH THE MANUFACTURE.



R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641

ISSUED PLANS:	
NO.1	VARIANCE APPROVAL
	JAN. 20, 2017

GARAGE REBUILD &
VARIANCE FOR 1.5M
GARAGE SETBACK

PROJECT TITLE:
1994 ETHEL ST.
KELOWNA, BC

DATE:
2017-01-20

SCALE:
1/4" = 1'

SHEET:
1/2

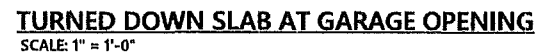
SCHEDULE

A

This forms part of application
DVP17-0026

Planner
Initials EW





<u>ROOF CONSTRUCTION</u>	<u>FOUNDATION</u>
FIBERGLASS SHINGLES	8" CONC. FOUNDATION
7/16" ROOF SHEATHING	10#4 REBAR
R-50 BLOWN CELLULOSE	8"x18" CONC. FOOTING
6 MIL LV POLY	<u>CONCRETE SLAB</u>
1/2" DRYWALL	4" CONC. SLAB
	6 MIL LV POLY
	6" COMPACTED GRAVEL
<u>EXTERIOR WALLS</u>	<u>DRAINAGE TILE</u>
HARDI PLANK	PERFORATED FEET
3/8" WALL SHEATHING	MINIMUM 6" DRAIN RIG
2x6 STUDS 24" O/C	4" DRAIN TILE
R-20 & R24 BATT INSULATION	<u>SOFFIT & FASCIA</u>
6 MIL LV POLY	5" GUTTER
1/2" DRYWALL	1X12 FASCIA
	VENTED ALUMINUM SOFFIT
<u>DOORS & WINDOWS</u>	
WINDOWS & DOORS MIN. I.V. VALUE OF 1.8	
GARAGE DOOR MIN. R. VALUE OF 4.3	
STYROFOAM BACKER ROD AND CAULKING SEALS	

All craftsmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the I.B.C. Building Code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the owner/architect must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variance from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/architect and such solutions shall be their sole responsibility.

Concrete shall have a minimum compressive strength of 2,900 PSI (20 MPa) at 28 days.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 PSI. If a lesser bearing capacity is encountered, the responsibility of the owner/contractor is to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600 mm) and higher should have one horizontal 10 mm reinforcing bar 3" (75 mm) from the top. Corner reinforcing to be lapped minimum 24" (600 mm).

All footings are to have two 1" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75 mm) clear of the side and bottom of the footing on both sides of the footing.

Grades shown on elevations are estimated. Adjust on site as required. Grades will be established by the responsibility of the resident as beyond the scope of these drawings unless otherwise noted.

Minimums ETR ratings from the CBCBC 9.36.2.6 for Zone 5 with out Heat-recovery Ventilator

Ceilings below attics - R 49.23 / RSI 8.67
Cathedral ceilings and flat roofs - R 26.52 / RSI 4.67
Exterior 206 walls - R 17.49 / RSI 3.08
Floors above unheated spaces - R 26.52 / RSI 4.67
Foundation walls - R 16.92 / RSI 2.98
Unheated floors above first line - R 11.13 / RSI 1.96
Heated floors above first line - R 13.17 / RSI 2.32
Slab on grade with an integral footing - R 11.13 / RSI 1.96

Ceiling insulation may be loose fill type or batt type.

All above grade masonry is to conform to the IRC Building Code.

If brick veneer is to be installed, eaveless flashing shall be installed up to 8" (200 mm) behind the building felt and below the bottom course with vertical joints raked clean. Weep holes 24" (600 mm) o.c.

CARPENTRY

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beams and stud sizes shown on the drawings to be reviewed & confirmed by town manufacturer and contractor. Any beam or stud sizes provided by town/local manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Trailing timbers shall be number two and [2] or better Spruce unless otherwise specified on the plan. All beams and joists shall conform to the drawings to be approved by the Engineer and approved by the local health and safety authority. Any beam or joist sizes provided by transit/for manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Joists shall be placed to accommodate plumbing in the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be dampproofed with 45 lb. felt, as all plate girders and joists treated with a waterborne preservative or other approved method on exterior walls.

Interior framing to be 4" (90 mm) kind of oak and sides of freiboard and 2" (50 mm) kind of oak thickness. Frame exterior walls 1" (25 mm) kind of oak frame exterior freiboards.

Floors are to be anchored to concrete with 1" anchor bolts, maximum 6 ft. or as other approved method.

Flush framed wood joists shall be anchored with 20 lb. joist hangers unless otherwise specified.

Caulk over and around all exterior openings using non-hardening caulking compound.

Flash all changes of materials on exterior walls.

Flash over all exterior openings.

All siding or stucco to be a minimum of 6" (200 mm) above finished grade.

All balcony railings to be 3'6" (1070 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (800 mm). Top rail to sustain outward load of 40 lbs. per lineal foot.

This forms part of application
DVP17-0026



ERRORS AND OMISSIONS

"R-TRISTY DRAFTING INC." MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY EFFECT 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 "R-TRISTY DRAFTING INC." AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL MAKE ANY CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM RECURRING.

R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641

ISSUED PLANS:

1	2
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GARAGE REBUILD & VARIANCE FOR 1.5M GARAGE SETBACK

PROJECT TITLE:

1994 ETHEL ST.
KELOWNA, BC

DATE:

2017-01-20

SCALE:

$$1/4^{\text{th}} \approx 1^{\text{st}}$$

SHEET:

2/2

Sandra Morris
1994 Ethel Street, Kelowna
Lot 11 & 13, District Lot 138, O.D.Y.D., Plan 1365

ATTACHMENT A

This forms part of application

DVP17-0026

Planner
Initials

EW



The current location of the garage is 1.5m from the property line and is attached to the house. A portion of the roof also covers the mud/laundry room in the house structure. To repair the structure would be difficult and expensive due to the state of disrepair it is in and poor original workmanship.

I would like to fully remove the structure and redo as per the attached drawings, complete with proper footings and foundation walls etc.

The only physical change is the width which will go from 11 feet to 20 feet and will have a garage door as well as making it approx. 2 feet higher. Due to the location of the house I am unable to replace the garage as I want to do with the code, hence why I am requesting a variance for this.

Once all the work is complete I will be re-siding the entire house in Hardi plank which will greatly improve the overall look and appearance of the home.