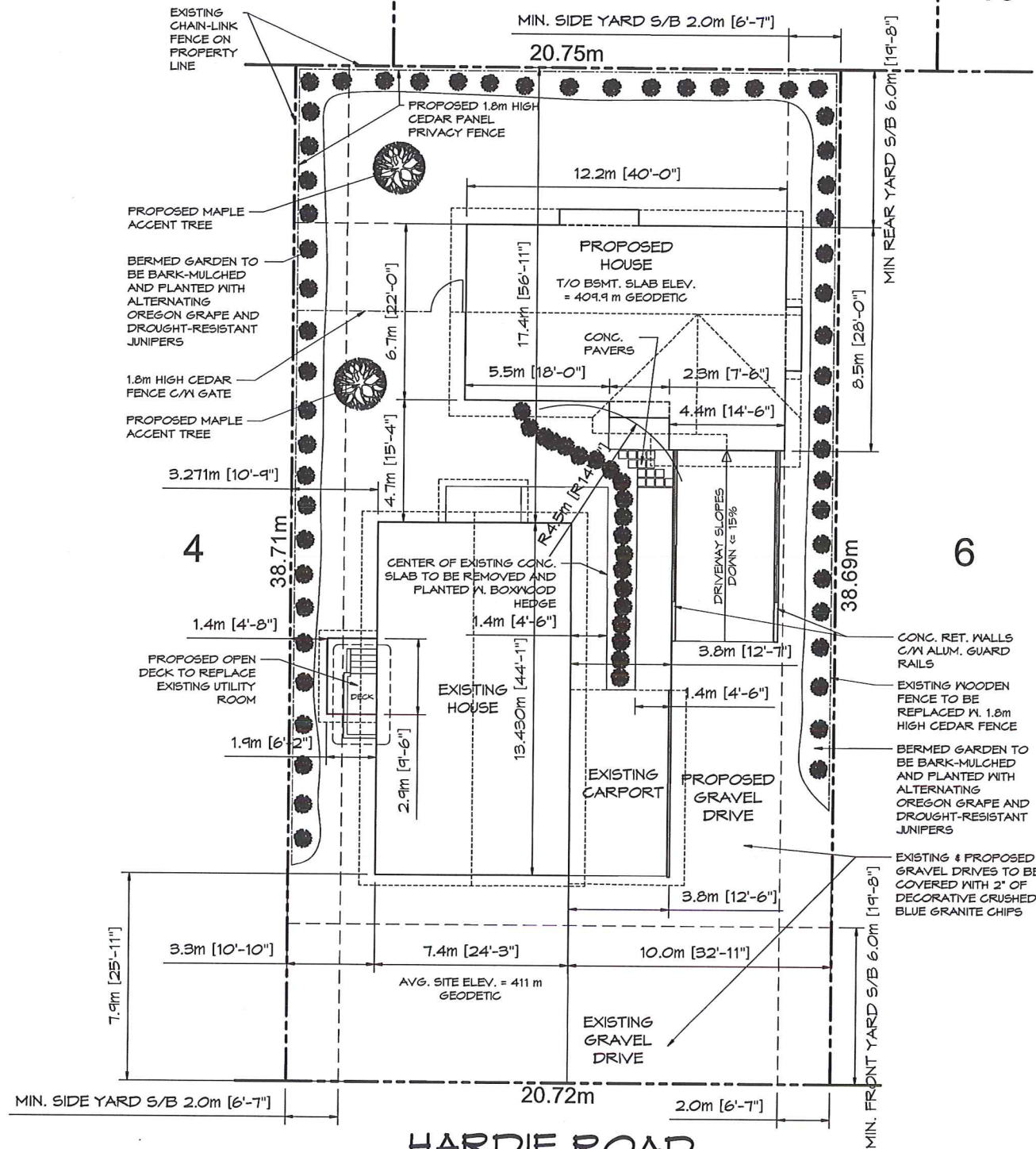


PLAN 22371



HARDIE ROAD
SITE PLAN
SCALE: 1:100

LEGAL DESCRIPTION

380 HARDIE ROAD
LOT 5, SEC.26
TWP.26, LD 41, PLAN
KAP 14462.



Willow
CADD
Services
1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 5V1
PH. (718) 215-0467

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT PROPOSAL FOR 380 HARDIE ROAD

DRAWING TITLE
SITE PLAN AND SITE COVERAGE

DATE
APRIL 06 / 2016

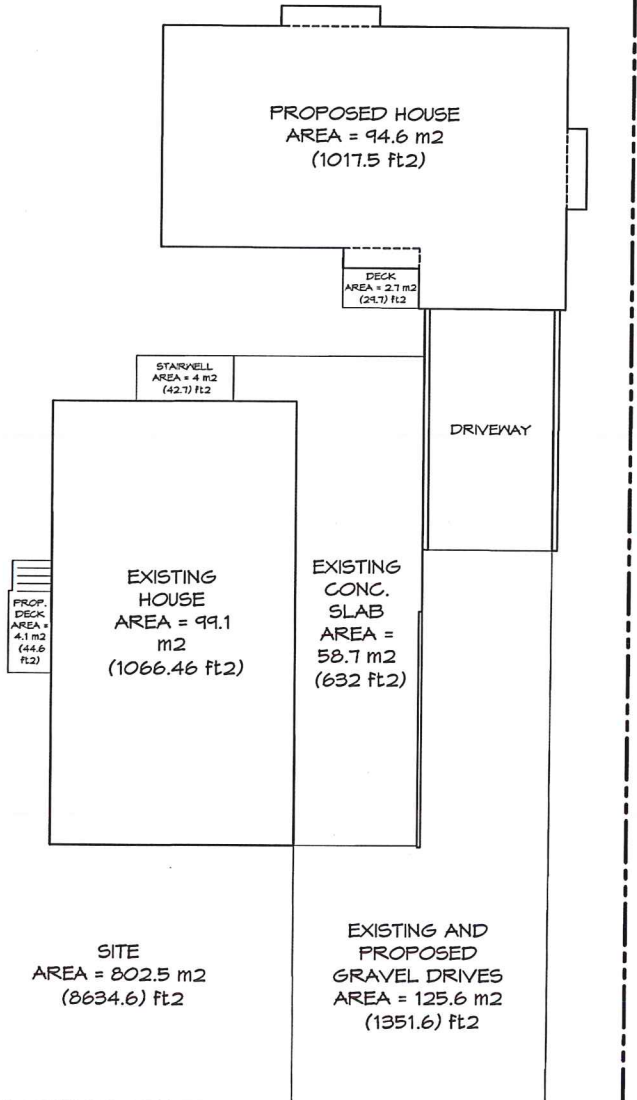
DRAW BY
D.P.

JOB No.
WCS 01-16

SCALE
1:100

DRAWING No.

A1



HARDIE ROAD
SITE COVERAGE
SCALE: 1:100

SITE AREA: 802.5 m2
TOTAL SITE COVERAGE: 388.8 m2
SITE COVERAGE (%): 48%
ALLOWABLE SITE COVERAGE (%): 50%

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



Willow
CADD
Services
 1371 ORCHARD DRIVE,
 KELOWNA, B.C. V1Y 3V1
 PH. (718) 215-0967

No.	REVISIONS	DATE

JOB TITLE
 DEVELOPMENT
 PROPOSAL FOR
 380 HARDIE
 ROAD

DRAWING TITLE
 EXISTING
 BUILDING
 ELEVATIONS

DATE
 APRIL 07/2016

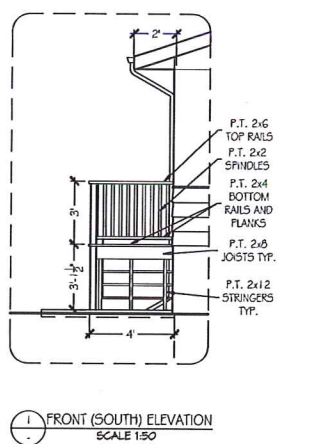
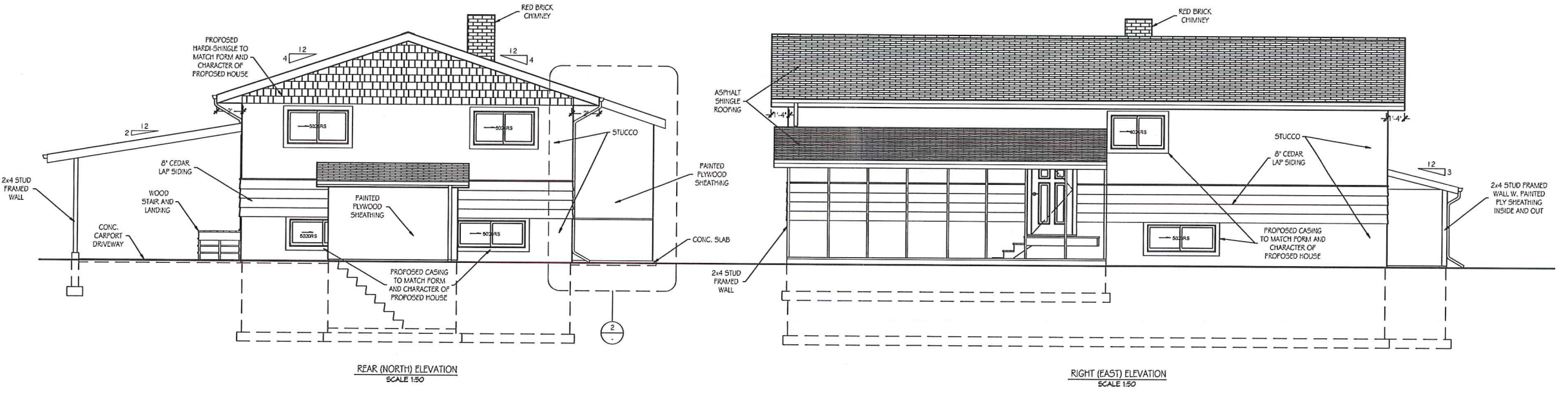
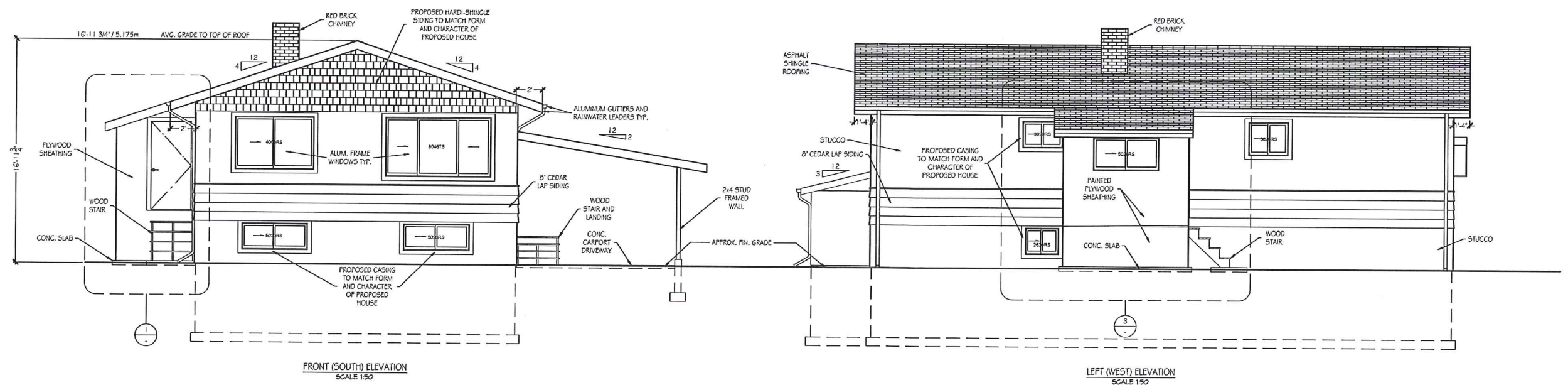
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JOB No.
 WCS 01-16

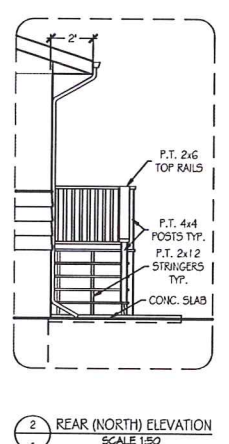
SCALE
 1/4" = 1'0"

DRAWING No.

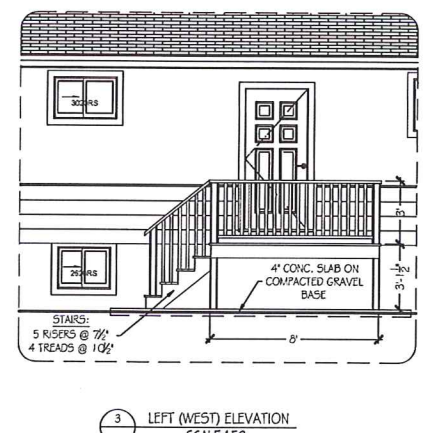
A2



- PROPOSED REPLACEMENT OF EXISTING UTILITY ADDITION WITH OPEN DECK AND STAIRS**
- ALL LUMBER CONNECTIONS TO BE SUPPORTED BY GALVANIZED JOIST HANGERS AND OTHER SUITABLE CONNECTION HARDWARE
 - ALL NAILS TO BE GALVANIZED AND TO CONFORM IN SIZE AND USE IN CONFORMITY TO BUILDING CODE
 - ALL GUARD AND RAILING HEIGHTS TO CONFORM TO BUILDING CODE. MAXIMUM SPACE BETWEEN VERTICAL SPINDLES AND POSTS TO BE 4"
 - STAIR RISE AND RUN AND NOSING TO BE EQUAL AND WITHIN CODE REQUIREMENTS
 - ALL POST ATTACHMENTS TO CONCRETE SLAB TO USE APPROVED SADDLES OR OTHER MECHANICAL FASTENING
 - ALL CUT ENDS OF PRESSURE TREATED LUMBER TO BE TREATED WITH AN APPROPRIATE LIQUID TREATMENT SOLUTION



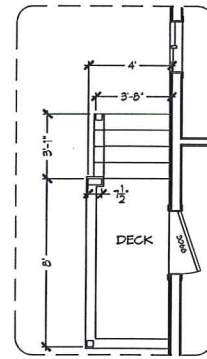
- PROPOSED REPLACEMENT OF EXISTING UTILITY ADDITION WITH OPEN DECK AND STAIRS CONT.**
- ALL CONNECTIONS BETWEEN EXISTING HOUSE AND NEW CONSTRUCTION TO BE MADE TO SOLID BACKING AND HAVE WATERPROOFING BETWEEN W. APPROPRIATE METAL FLASHING AT TRANSITION AREAS
 - NEW DECK HEIGHT TO BE ESTABLISHED AT MIN. 6" BELOW EXTERIOR DOOR SILL
 - ALL DISRUPTIONS IN FINISHES AND HARDWARE TO BE PATCHED AND/OR REPLACED OR RETURNED TO FUNCTIONAL ORDER
 - ALL BREAKS IN FINISHES, SIDING OR SURFACES DUE TO CONNECTIONS WITH NEW CONSTRUCTION SHALL BE SEALED AGAINST WATER PENETRATION WITH APPROPRIATE SEALERS OR CAULKING
 - ALL WOOD SURFACES THAT WILL COME INTO CONTACT WITH BARE TOUCH TO BE SANDED SMOOTH TO REMOVE EXCESS DANGER OF SPLINTERS



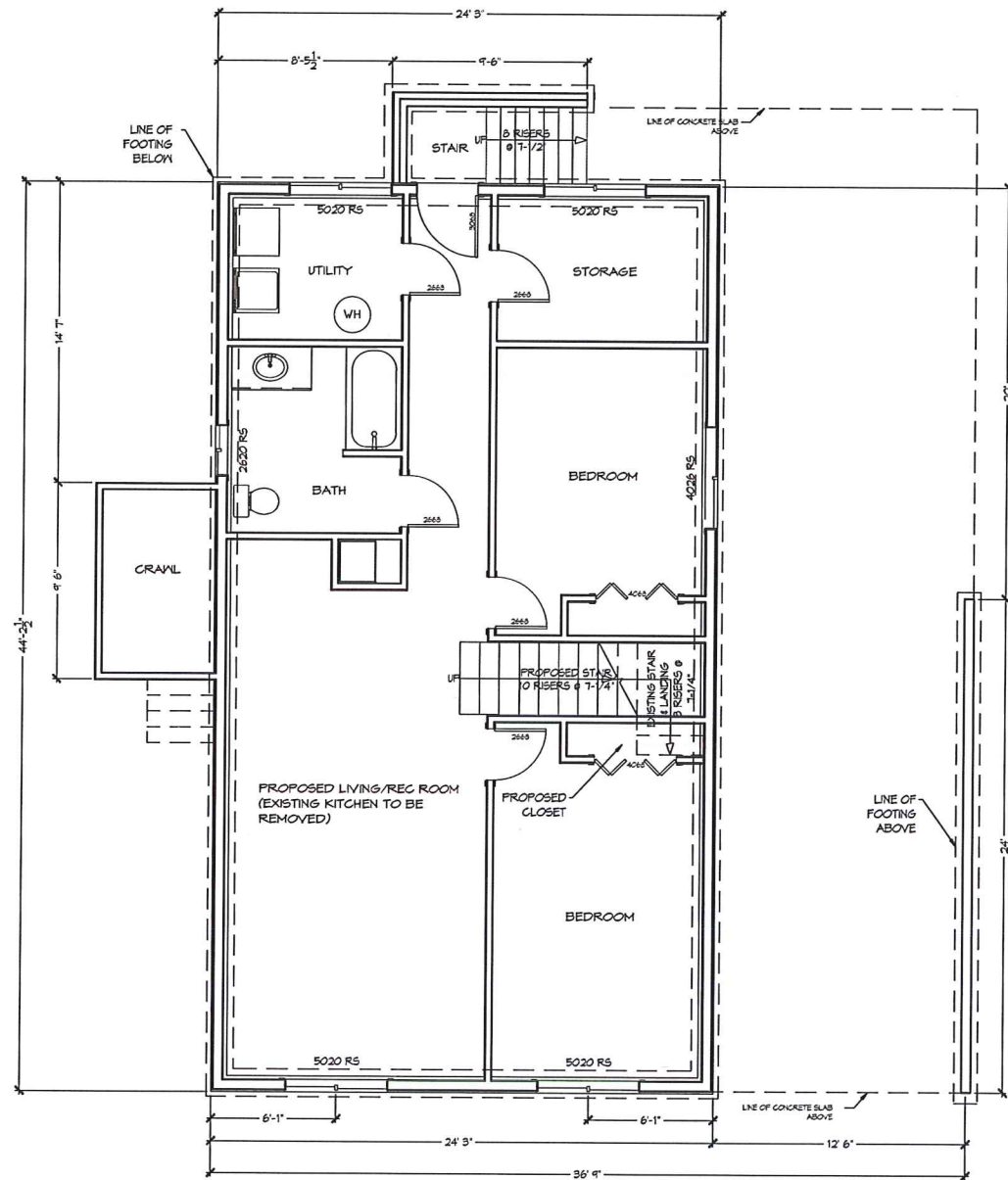
NOT FOR CONSTRUCTION DEVELOPMENT PERMIT ONLY



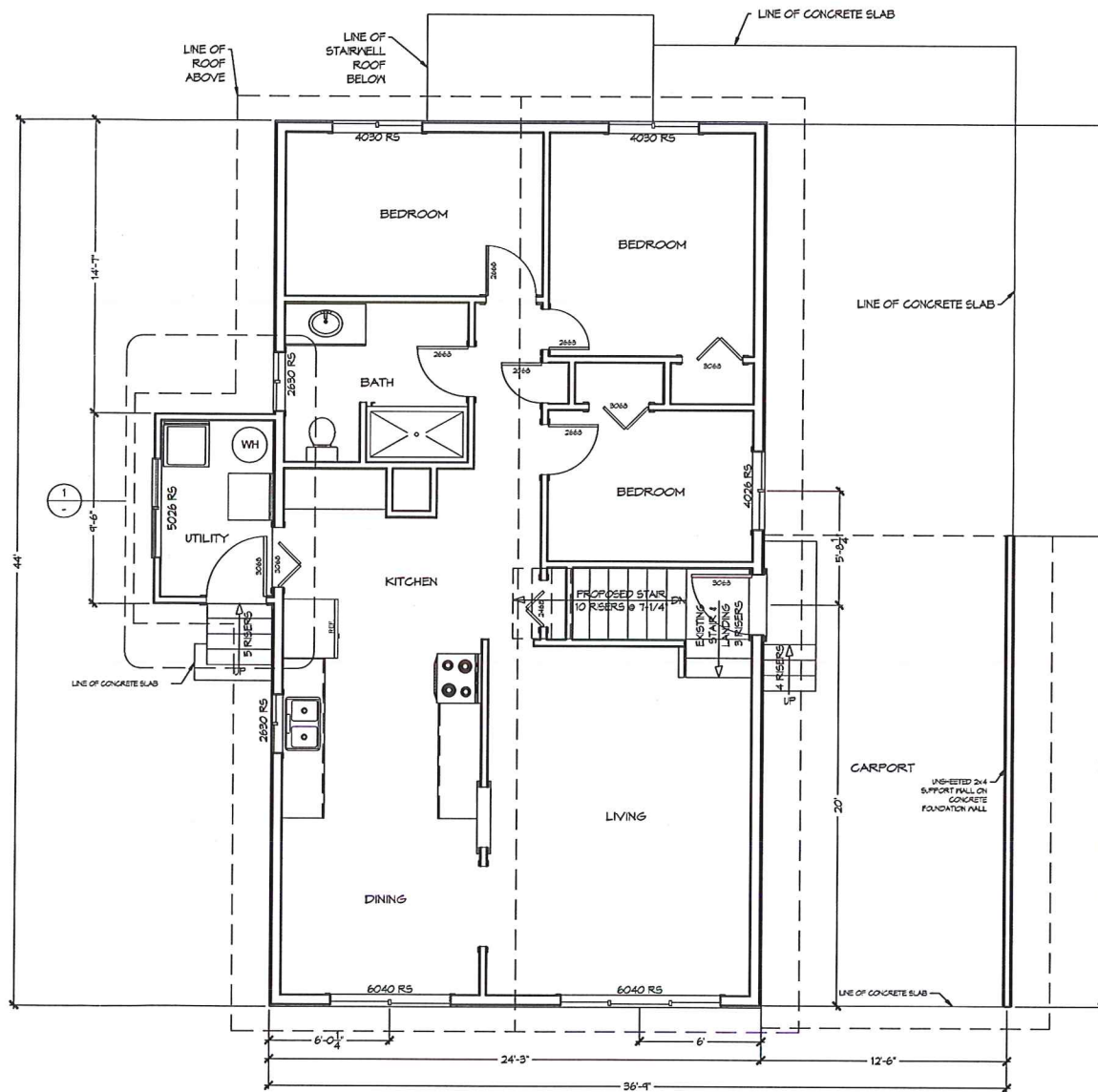
GENERAL NOTES
 1. DIMENSIONS ARE TO FINISHED SURFACES AND ARE TO AN ACCURACY OF +/- 2"



1 PROPOSED DECK TO REPLACE UTILITY ROOM



BASEMENT PLAN
 SCALE 1/4" = 1'-0"
 LIVING AREA = 1160 FT²



MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 LIVING AREA = 1005 FT²

NOT FOR CONSTRUCTION DEVELOPMENT PERMIT ONLY



Willow
CADD
Services
 1311 ORCHARD DRIVE,
 KELLOWNA, B.C. V1Y 3V1
 PH. (778) 215-0467

No.	REVISIONS	DATE

JOB TITLE
 DEVELOPMENT
 PROPOSAL FOR
 380 HARDIE ROAD

DRAWING TITLE
 EXISTING HOUSE
 MAIN FLOOR &
 BASEMENT PLAN

DATE
 APRIL 6/2016
DRAWN BY
 D.P.

JOB No.
 WCS 01-16

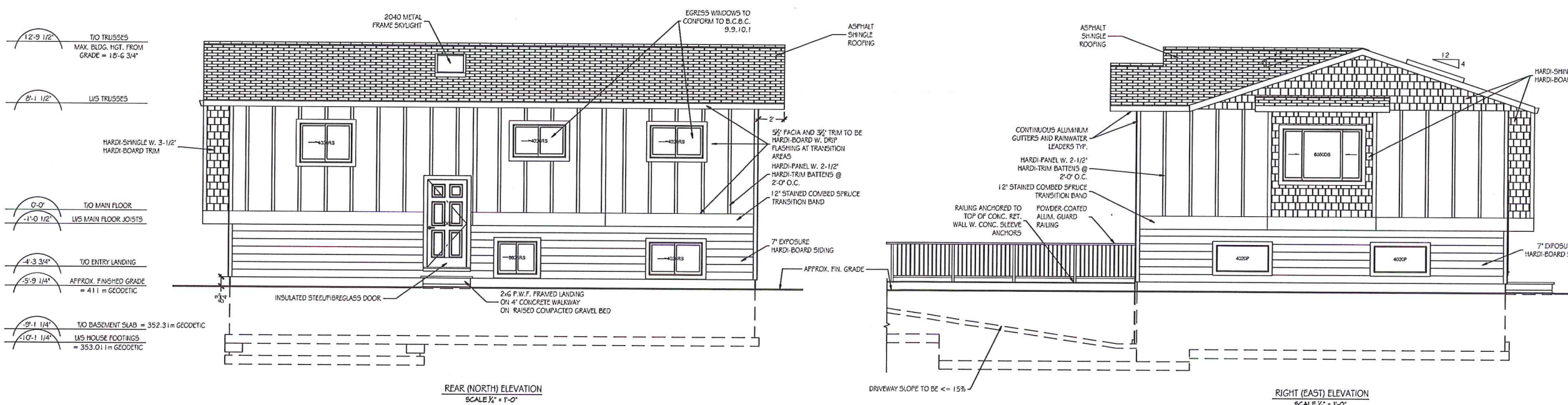
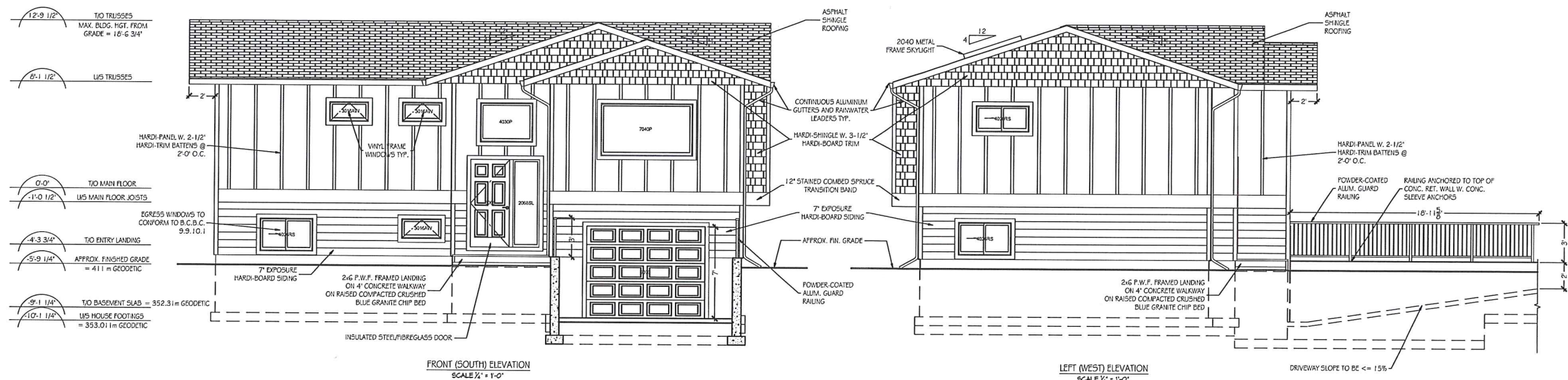
SCALE
 1/4" = 1'-0"

DRAWING No.

A3



Willow CADD Services
 1971 ORCHARD DRIVE,
 KELownA, B.C. V7Y 5V1
 PH. (778) 215-0467



No.	REVISIONS	DATE

JOB TITLE
 DEVELOPMENT PROPOSAL FOR 380 HARDIE ROAD

DRAWING TITLE
 PROPOSED BUILDING ELEVATIONS

DATE
 APRIL 07/2016

DRAWN BY
 D.P.

JOB No.
 WCS 01-16

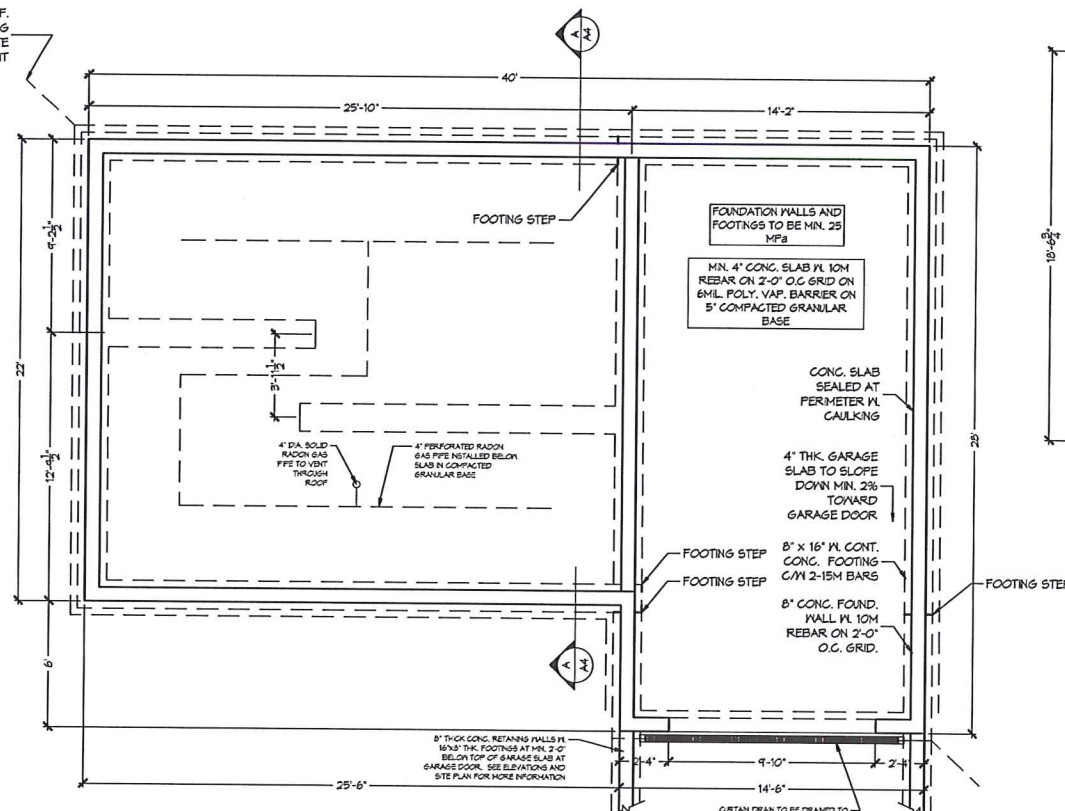
SCALE
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DRAWING No.

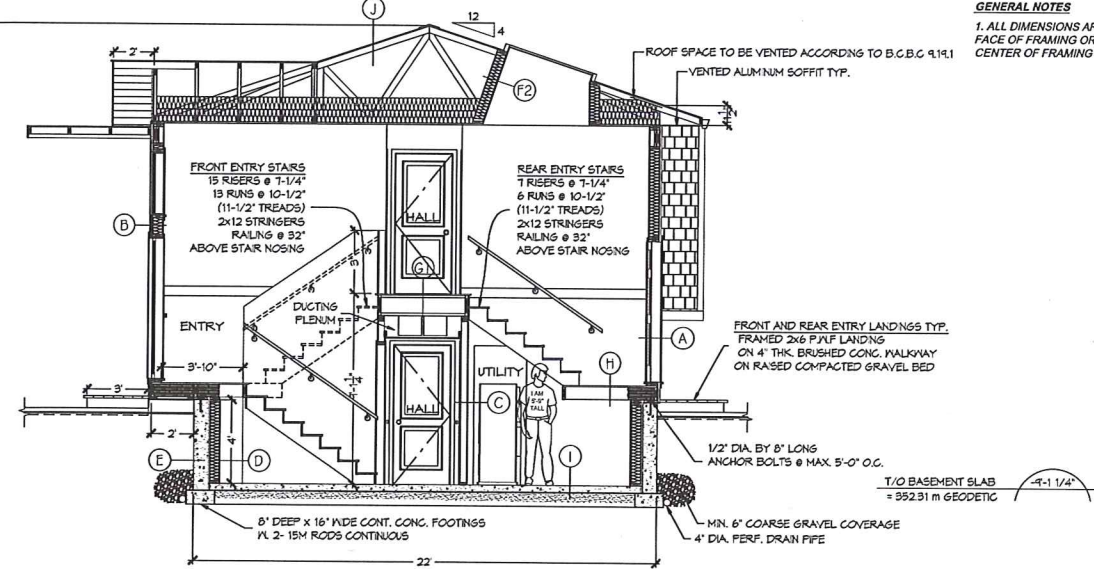
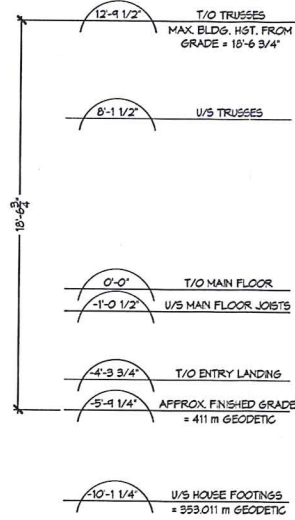
NOT FOR CONSTRUCTION DEVELOPMENT PERMIT ONLY

A4

4" DIA. PERF. PERIMETER FOOTING DRAIN TO TERMINATE IN ROCK PIT



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



BUILDING SECTION A-A
SCALE 1/4" = 1'-0"

GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF FRAMING U.N.O.



Willow
CADD Services
1971 ORCHARD DRIVE, KELOONA, B.C. V1Y 5V1
PH. (718) 215-0467

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT PROPOSAL FOR 308 HARDIE ROAD

DRAWING TITLE
PROP. HOUSE MAIN FLOOR, BASEMENT & FOUNDATION PLANS AND BLDG. SECTION

DATE
APR. 6/2016

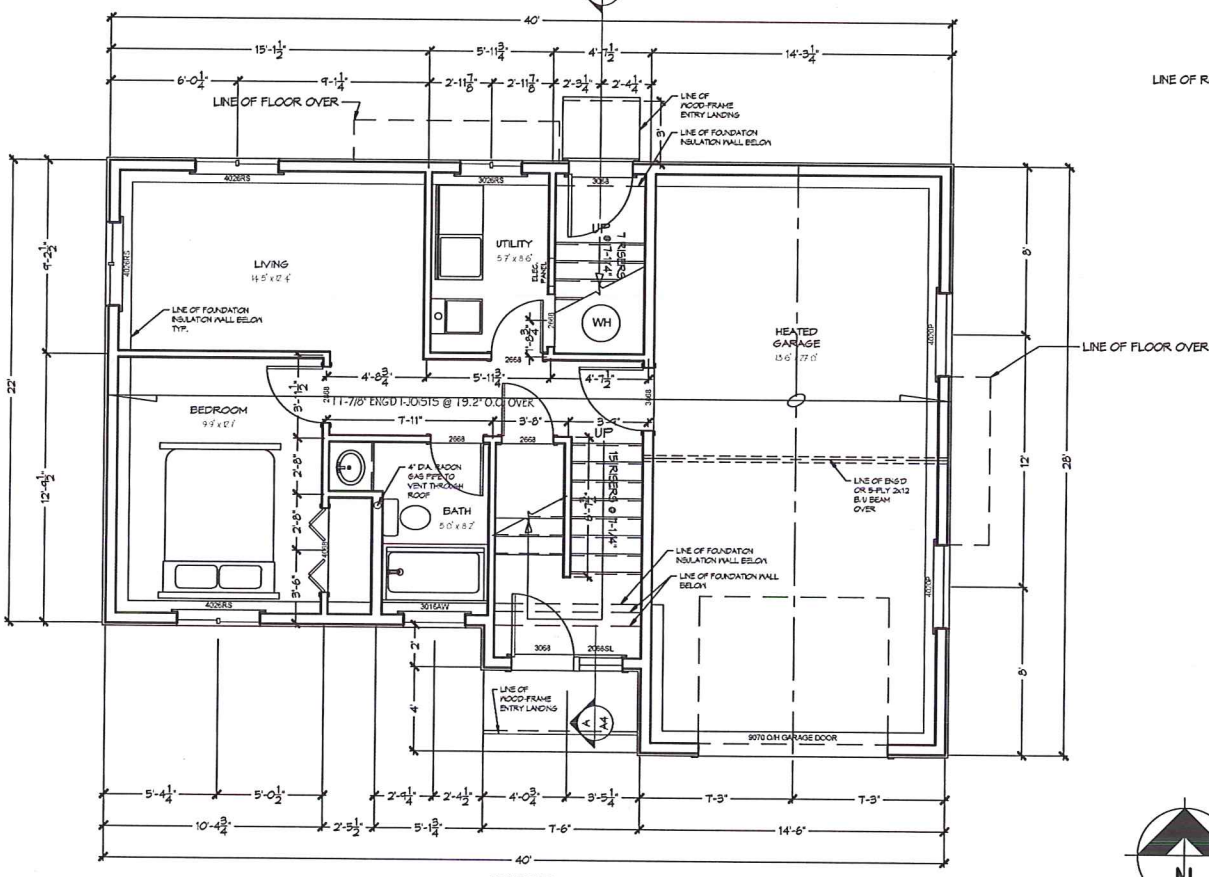
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D.P.

JOB No.
WCS 01-16

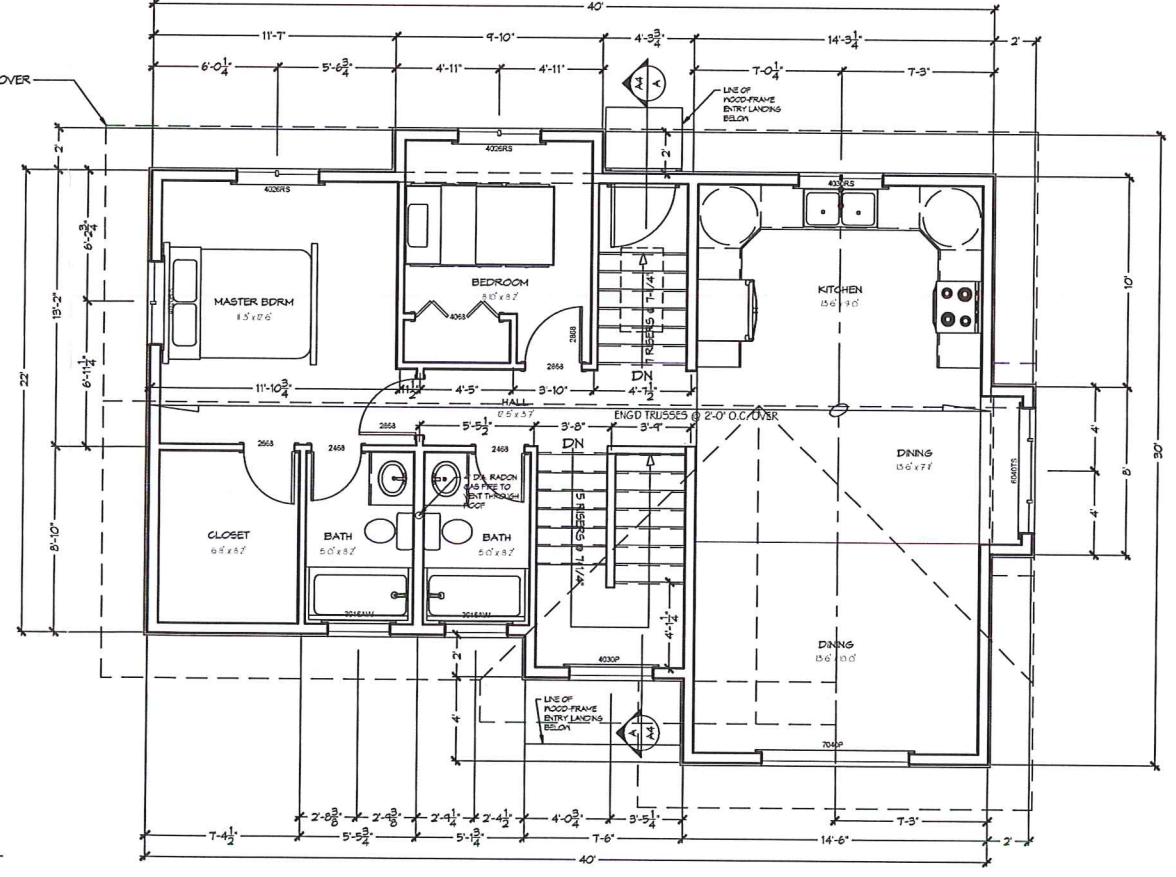
SCALE
1/4" = 1'-0"

DRAWING No.

A5



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



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION DEVELOPMENT PERMIT ONLY

CITY OF KELOWNA
MEMORANDUM

Date: July 21, 2016
File No.: Z16-0032
To: Community Planning (LK)
From: Development Engineering Manager (PI)
Subject: 380 Hardie Rd



RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

- a) The property is located within the Rutland Water 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.
- b) RU6 lots require two water services in accordance with the City of Kelowna domestic water servicing requirements. Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- c) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Jason Ough by email jough@kelowna.ca or phone, 250-469-8721.
- b) The subject property is serviced by the Municipal Wastewater system and is located within the Specified Area #20; 1 Single Family Equivalent (SFE) was paid in 2005. The creation of the additional dwelling triggers the payment of Specified Area charges for an additional Single Family Equivalent (SFE). The payment is in the amount of **\$2,458.33** and is valid until April 30, 2017.

3. Road Improvements

- a) Hardie Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,797** not including utility service cost.
- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Hardie Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,738.00
Curb &Gutter	\$2,100.00
Sidewalk	\$0.00
Street Lighting	\$709.00
Road Fillet	\$5,250.00
Blvd Landscaping	\$0.00
Total	\$11,797.00

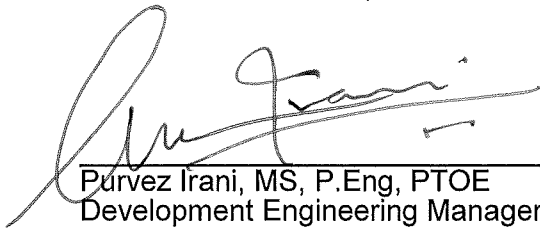
4. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

Access permitted through one driveway letdown only

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.



Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

July 8, 2016

Lupul Properties Ltd
PO Box 25039 RPO Mission Park
Kelowna BC V1W 3Y7

RE: Lot 5, Plan 14462 – 380 HARDIE RD Z16-0032, DP16-0138; RWD File 16/07

In response to City of Kelowna request for comment the following is a summary of Rutland Waterworks District requirements:

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1. | Capital Expenditure Charges
Please pay by separate cheque, noting file # 16/07CEC | \$2,200.00 |
| 2. | Water Service Works Deposit (Twin Existing Service)
Please pay by separate cheque, noting file # 16/07 Works
(Includes new water meter) | 1,780.00 |

Upon receipt of above noted fees a water certificate will be issued.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

Kevin Reynolds
Assistant Manager

c. City of Kelowna (Planning Department)