

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** October 28, 2015  
**File No.:** Z15-0049

**To:** Community Planning (AC)

**From:** Development Engineering Manager

**Subject:** 305 Homer Rd

RU1 to RM3

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Development Engineering Department have the following comments and requirements associated with this 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 Sergio Sartori

1. Domestic Water and Fire Protection

- (a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.
- (b) A water meter is mandatory as well as a sewer credit meter to measure all the irrigation water. Water meters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

2. Sanitary Sewer

- (a) The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service if necessary. The new service should tie in to the main on Homer Rd. The estimated cost of this construction for bonding purposes is **\$8,000.00**

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) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**

4. Road Improvements

- (a) Houghton Rd has been be upgraded to an urban standard along the full frontage of this proposed development. The existing driveway letdowns must be removed and replaced with barrier curb & gutter and landscaping boulevard complete with street trees and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$8,000.00**
- (b) Homer Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, landscaped boulevard complete with street trees, 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. The estimated cost of this construction for bonding purposes is **\$25,000.00**

6. Subdivision

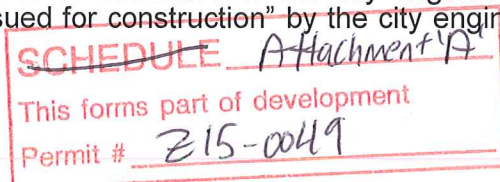
- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Dedicate 6.0m corner rounding at the intersection of Homer Rd and Houghton Rd.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b) Streetlights must be installed on Homer Rd if needed.
- 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 poles and utilities, where necessary. Remove aerial trespass (es).

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the city engineer before construction may begin.



9. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

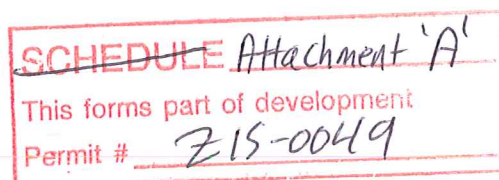
10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, 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.

12. Bonding and Levy Summary

(a) Bonding

Water service upgrades	B MID
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Houghton Rd frontage improvements	\$ 8,000
Homer Rd frontage improvements	\$ 25,000
<b>Total Bonding</b>	<b>\$46,000.00</b>

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

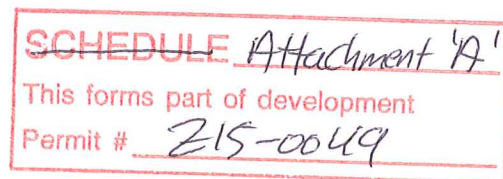
The owner must also enter into a servicing agreement in a form provided by the City.

13. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) The preferred access to the site from Homer Rd as proposed is acceptable.
- (ii) Indicate the locations of loading bays as well as the garbage and recycle bins on the composite plan.

\_\_\_\_\_  
 Steve Muenz, P. Eng.  
 Development Engineering Manager  
 SS



Davara Holdings Ltd  
#1 911 Borden Ave  
Kelowna B.C v1y 6a5

City of Kelowna  
Planning Department

9/10/2015

### **RE: Rationale 305 Homer Road Development Proposal**

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Davara Holdings proposal to develop an infill townhome project along the Houghton Road multi use corridor adheres to the City of Kelowna OCP land use designation, complies with urban design principals, provides ground oriented affordable family housing and follows sustainability initiatives by:

- Selecting a site which conforms to the future land use designation intended for the area and borders the Rutland urban center
- Expanding the City of Kelowna's rental housing options
- Fulfilling the City's goals of promoting infill development along the Houghton multi use corridor
- Contributing to the OCP policy relating to Ground Oriented Housing
- Creating safe family housing within walking distance of parks, schools and amenities
- Conforming to surrounding building heights and massing by remaining below 3 stories
- Siting the building and front doors close to the multi-use corridor to allow for a visual and physical connection between the private and public realm
- Locating all parking to the rear of the site and incorporating landscape buffers to ensure all parking is screened from the multi-use corridor
- Creating enduring, safe solutions through the use of CPTED (Crime Prevention Through Environmental Design) principles
- Abandoning drive aisle let downs currently crossing the multi-use corridor
- Providing an efficient pedestrian focused site plan by reducing the visual impact of hardscape through the use of differing materials and permeable paving treatments
- Supplying attainable housing that appeals to the greatest need group of young families
- Establishing a high standard of comfort and appearance through function, beauty, and visual interest, including construction materials that project an image of value and durability
- Ensuring superior maintenance and operations to create an obvious sense of care and pride for the space, to promote a sense of pride in ownership for the community

RECEIVED

SEP 28 2014

CITY OF KELOWNA  
Development Services Department

1090 Houghton Rd  
Kelowna, BC  
V1X6G8

September 26, 2015

Mayor Basran and Councillors,  
Kelowna City Hall  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Subject: Results of the meeting hosted by the Rutland Residents Association RE: Proposed redevelopment at 305 Homer Rd, Kelowna, BC.

Dear Mayor and City Councillors:

This letter is to inform you of the outcome of the presentation on Thursday, Sept 24, 2014 by David Sargent of Davara Holdings Ltd. The project is to replace the existing home on a single residential lot with 2 story townhomes with individual entrances to each home - no common hallway. The 9 multi-unit homes are designed with the intent to be 3 bedroom rental townhomes.

The 25 people in attendance anxiously anticipated the presentation and the majority were very disappointed in the elongated motel type of building displayed. The appearance of the building appeared to indicate a cheaply constructed box-like structure with very little eye appeal or endearing qualities.

Descriptive terms such as "ugly" and "cheap motel" were heard expressed. In discussion, over multiple concerns by the affected residents were noted as listed below:

1 - Density - 9 Units forced into a confined space would be overwhelming. (Scientists have proven the disastrous effect of such in animal experiments.)

2 - Parking - At 2 vehicles/unit housing, the lot could be overwhelmed, not to mention possible extra vehicles owned by teenaged children and visitors.

3 - Traffic Safety - The proposed vehicular movement (Exit/Entry) will be onto Homer Rd. in close proximity to the multi-purposed walk/bikeway/skateboard path. The frequent vehicle speeders turning the corner onto Homer Rd is already a concern. (We witnessed a near miss of a cyclist today).

4 - Property Values - The potential incidents of conflict ensuing from an over-crowded environment will undermine the "quality of life" that the local residents are entitled to. The affected residents desire a reasonable, normal peace and quiet that other areas of Kelowna experience. The resale of surrounding properties will experience a direct financial hit due to the large number of people (many adults and children) living at close quarters and the potential conflicts that may ensue. The esthetic appearance and serenity in our neighbourhood will be gone forever!

The local residents strongly feel that the city planners should correct their errors of the past (Hein Rd,) and redevelop the large dilapidated lot properties on Nickel Rd. before they undermine any well-established neighbourhood areas.

Thank you for your careful attention and fair consideration and support of your local citizenry.

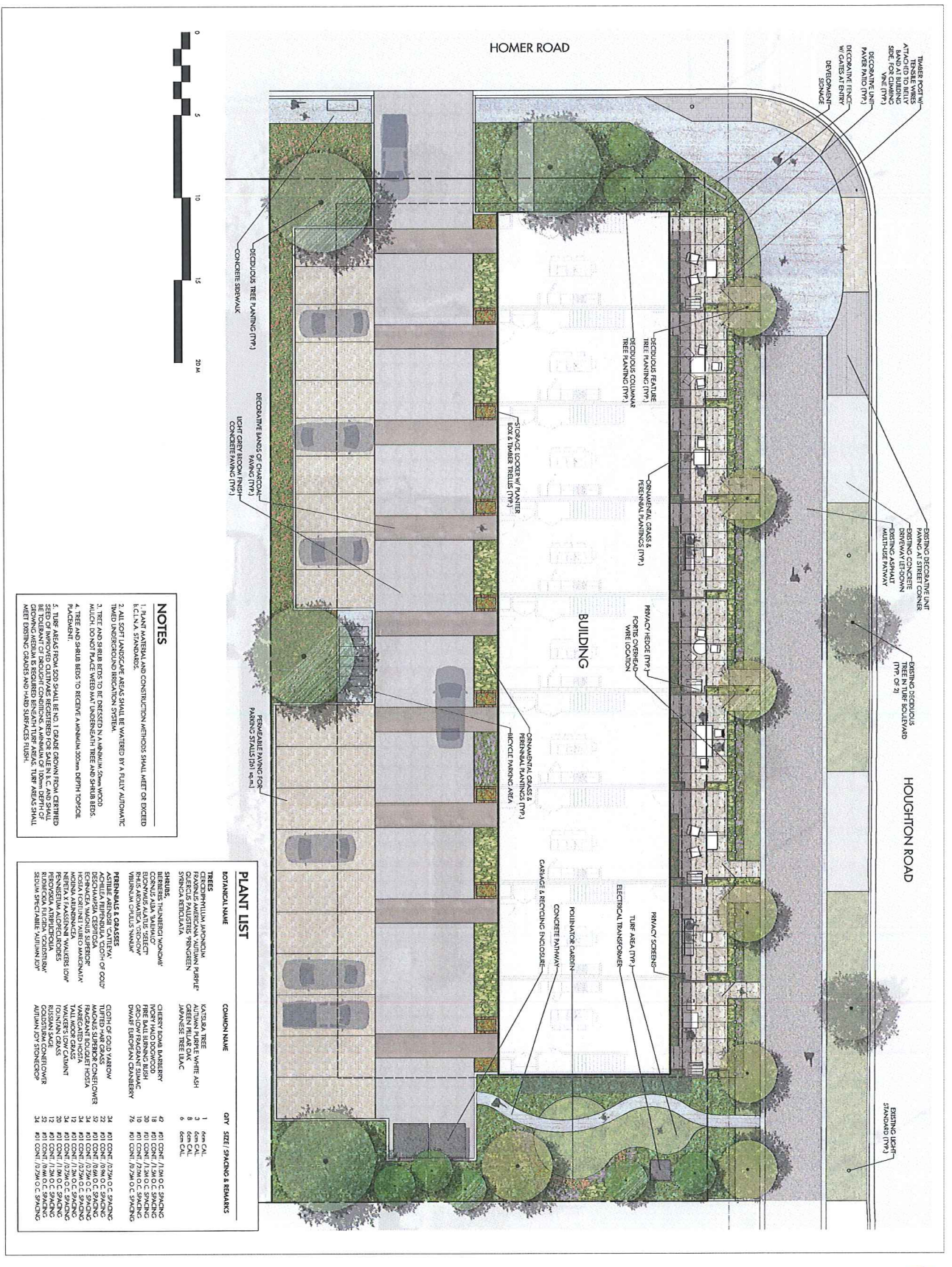
Yours sincerely,

Peter Harshenin

Member of the Rutland Residents' Association

PS: Living almost directly across the street from 305 Homer Rd, our families will be directly affected by this proposed development.





HOMER ROAD

HOUTGTON ROAD

THIRDS FOOT W/ ATTACHED TO RELAY RISER FOR CHANGING VMS (TP)

DECORATIVE CONCRETE FINISHING A STREET CORNER WITH A STREET CORNER STRIPPING ASPHALT MULTIPLE FINISH

EXISTING SCISSORIS TREE IN TURN BOUNDARY (TP) (P 2)

EXISTING LIGHT STANCHION (TP)

RECYCLED CONCRETE FINISHING TRAIL & FURNISH FINISHING (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

CONCRETE PLANTER BOX 1.68M X 0.68M (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

FORMAL CONCRETE FINISHING TRAIL (TP)

SCISSORIS TREE PLANTING (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

CONCRETE PLANTER BOX 1.68M X 0.68M (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

CONCRETE PLANTER BOX 1.68M X 0.68M (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

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CONCRETE PLANTER BOX 1.68M X 0.68M (TP)

RECYCLED CONCRETE FINISHING TRAIL (TP)

CONCRETE PLANTER BOX 1.68M X 0.68M (TP)

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED I.C.L.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A RELAY AUTOMATIC TIAED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB ROOTS TO BE DIRECTED IN A MINIMUM 50mm WORD WHICH DO NOT PLACE WEED MAT UNDERneath TREE AND SHRUB ROOTS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 200mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM 200 SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED GROWING MEDIA IS REQUIRED BESIDES TURF AREAS. TURF AREAS SHALL MEET SPECIFIC STANDARDS AND SPECIFICATIONS.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING & REMARKS
TRIFOLIUM REPENS	WHITE CLOVER	1	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	3	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	4	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	6	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	8	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	10	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	12	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	14	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	16	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	18	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	20	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	22	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	24	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	26	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	28	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	30	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	32	3m O.C.	
TRIFOLIUM REPENS	WHITE CLOVER	34	3m O.C.	

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L1/2

DATE: 1/15/24

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1:100

PROJECT NO: [Number]

REVISION: [Details]

DATE: 1/15/24

SCALE: 1:100

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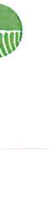
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REVISION: [Details]



206 - 819 54th Street  
Calgary, BC T2C 0V7  
T (403) 244-4277  
www.outlanddesign.ca

ARCHITECT  
HOMER TOWNHOMES  
CALGARY, BC

CONCEPTUAL  
LANDSCAPE PLAN

DATE	1/15/24
SCALE	1:100
PROJECT NO	[Number]



TODD BARTLETT  
PROFESSIONAL ENGINEER  
PROFESSIONAL ARCHITECT  
REGISTERED IN ALBERTA  
CANCAD 334



TODD BARTLETT  
PROFESSIONAL ENGINEER  
PROFESSIONAL ARCHITECT  
REGISTERED IN ALBERTA  
CANCAD 334

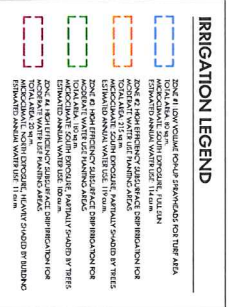
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Houghton Road

Homer Road



**WATER CONSERVATION CALCULATIONS**  
 LANDSCAPE MAINTENANCE WATER BUDGET (MIL) = 726 cu.m./year  
 ESTIMATED LANDSCAPE WATER USE (MIL) = 345 cu.m./year  
 WATER BALANCE = 381 cu.m./year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BY-LAW AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KALISWA'S STAY-AND-PLAY PART B SCHEDULE 31.
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER BOARD.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MAINTAIN ADEQUATE SOIL MOISTURE LEVEL, WATER EFFICIENCY, AND TO PREVENT OVERWATERING. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A MAXIMUM FLOW RATE OF 1.5 L/S PER 100 SQ. M.
4. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED TO THE REQUIREMENTS OF THE CITY OF KALISWA'S STAY-AND-PLAY PART B SCHEDULE 31.
5. SLOPE AND BATTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTERFERENCE.
6. IRRIGATION SYSTEMS SHALL BE INSTALLED TO AVOID IRRIGATION UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPES SHALL BE SLOTTED TO ALLOW FOR A MAXIMUM FLOW OF 1.5 L/S PER 100 SQ. M.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE COMPONENTS AND PROGRAMMED TO SHUT DOWN THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



226 - 430 South Beach  
 Kaliswa, BC V1Y 4G2  
 T 250 664-0275  
 www.outlanddesign.ca

PROJECT TITLE  
**HOMER TOWNHOMES**  
 Kaliswa, BC

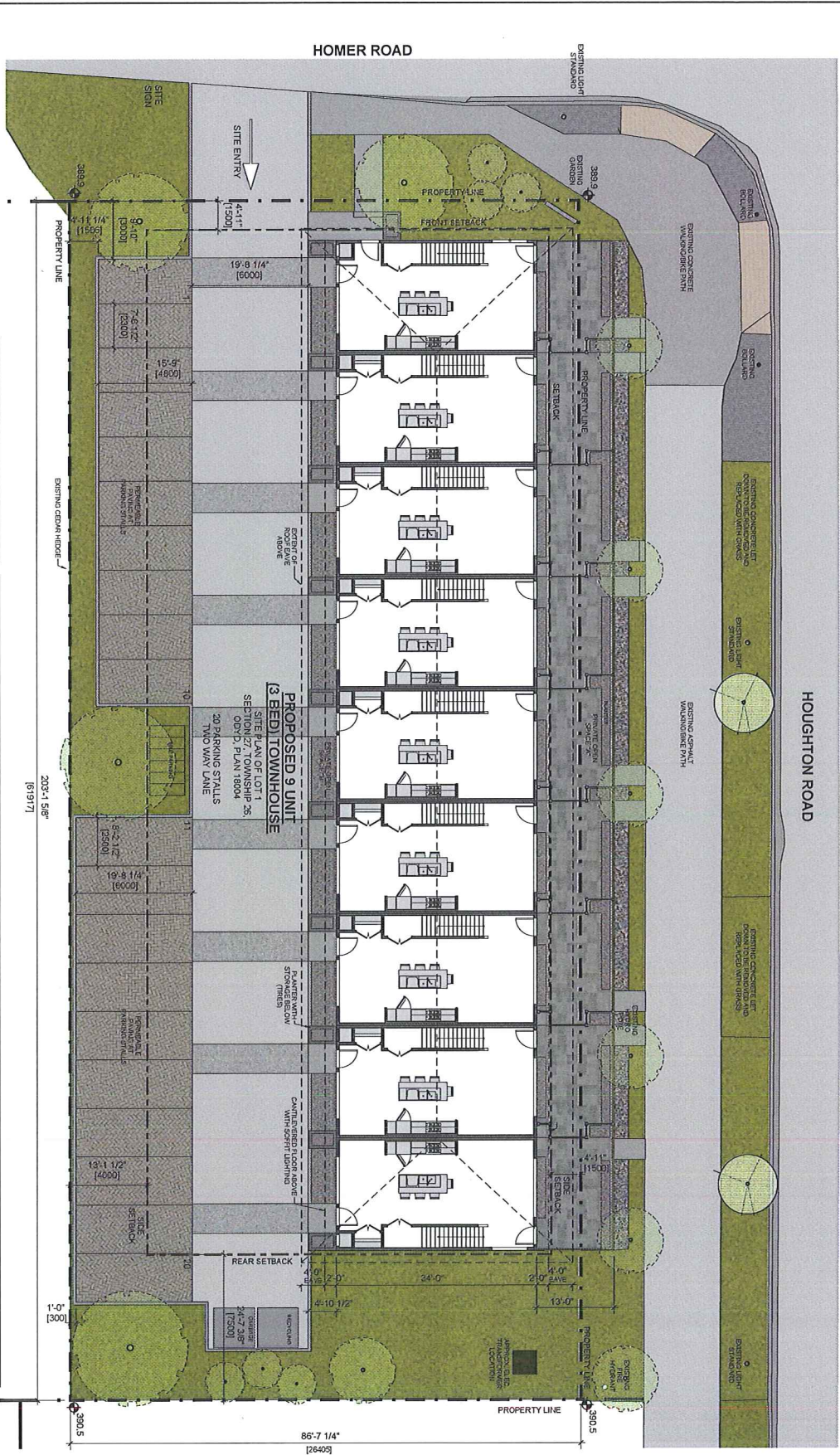
DESIGNED BY  
**WATER CONSERVATION & IRRIGATION PLAN**

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	15/01/2013
2	REVISED	15/01/2013
3	REVISED	15/01/2013
4	REVISED	15/01/2013
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6	REVISED	15/01/2013
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**L2/12**

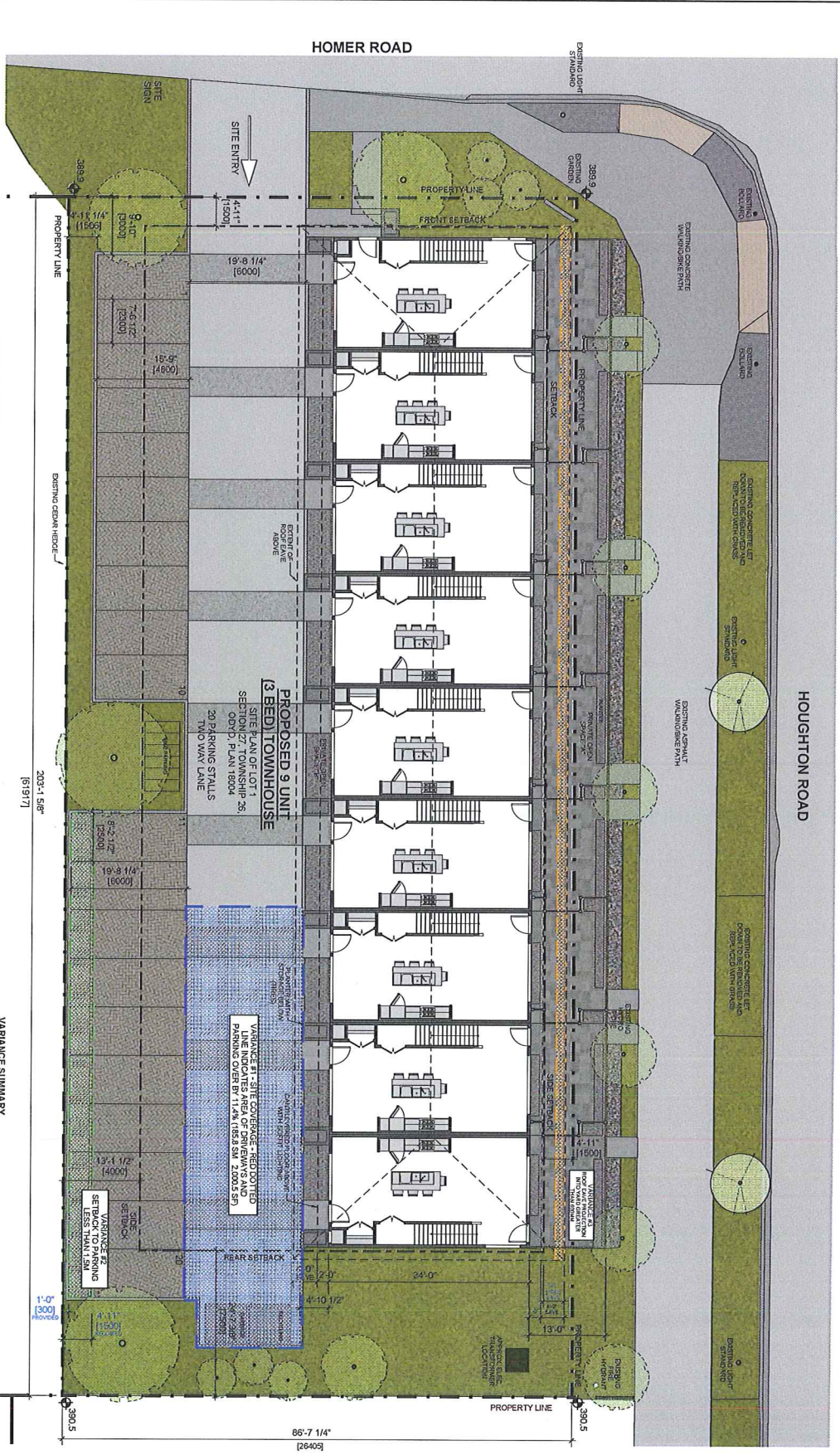
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SUPERVISORY APPROVAL PREPARED BY  
 RAINULUS PEREY  
 2534 LAWRENCE AVENUE  
 KELOWNA, BC V1Y 6L2

ZONING ANALYSIS TABLE				
ZONING DETAILS		PER ZONING	PROPOSED	VARIANCE
SITE AREA (SQ.M)	10,000	PER ZONING	10,000	
SITE AREA (SQ.FT)	107,639	PER ZONING	107,639	
SITE COVERAGE (MAXIMUM)	75%	PER ZONING	75%	
SITE COVERAGE (PROPOSED)	75%	PER ZONING	75%	
SITE COVERAGE (MAXIMUM ALLOWED)	75%	PER ZONING	75%	
SITE COVERAGE (PROPOSED)	75%	PER ZONING	75%	
DEVELOPMENT REGULATIONS	PER ZONING	PER ZONING	PROPOSED	VARIANCE
FLOOR AREA GROSS / FLOOR AREA NET	11,000 / 10,000	PER ZONING	11,000 / 10,000	
FLOOR AREA GROSS / FLOOR AREA NET	11,000 / 10,000	PER ZONING	11,000 / 10,000	
MAX. G.O.S.	10/0	PER ZONING	10/0	
MAX. G.O.S.	10/0	PER ZONING	10/0	
PRINCIPAL	4.5M	PER ZONING	4.5M	
PRINCIPAL	4.5M	PER ZONING	4.5M	
ACCESSORY	4.5M	PER ZONING	4.5M	
ACCESSORY	4.5M	PER ZONING	4.5M	

GENERAL CONDITIONS  
 1. The owner warrants that the site is free of all liens, mortgages, and other encumbrances.  
 2. The owner warrants that the site is free of all utility lines, easements, and other encumbrances.  
 3. The owner warrants that the site is free of all other encumbrances.  
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 19. The owner warrants that the site is free of all other encumbrances.  
 20. The owner warrants that the site is free of all other encumbrances.



SURVEY INFORMATION PREPARED BY  
 258A LAWRENCE AVENUE  
 KELOWNA, BC V1Y 6L2

**PROPOSED 9 UNIT  
 (3 BED) TOWNHOUSE**

SITE PLAN OBJECT  
 SECTION 22, DIVISION 25,  
 ODD, PLAN 18004  
 20 PARKING STALLS  
 TWO WAY LANE

VARIANCE #1  
 LINE INDICATES AREA OF DRIVEWAYS AND  
 PARKING OVER BY 11.4% (RS 8.5M 2.00% SR)

VARIANCE #2  
 SETBACK LESS THAN 1.5M

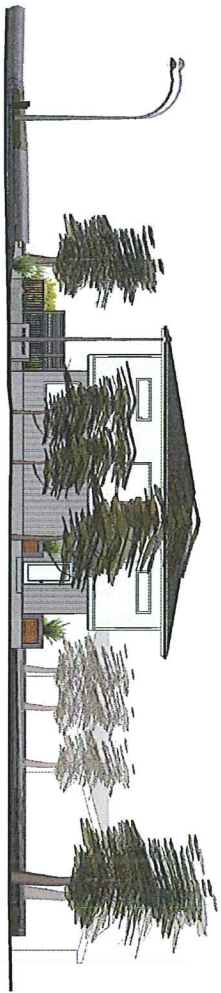
VARIANCE SUMMARY			
VARIANCE #1	PER ZONING	PROPOSED	
SITE COVERAGE	50%	57.0%	604.6 SQM (18,507.8 SF)
SITE COVERAGE EXCLUDING DRIVEWAYS	45%	47.9%	498.5 SQM (14,478.5 SF)
SITE COVERAGE EXCLUDING DRIVEWAYS AND PARKING	45%	47.9%	498.5 SQM (14,478.5 SF)
VARIANCE #2	PER ZONING	PROPOSED	
SETBACKS TO PARKING LOT	1.5M	0.5M	
VARIANCE #3	PER ZONING	PROPOSED	
PROJECTION TO YARD	0.6 M MAX	1.092 M	



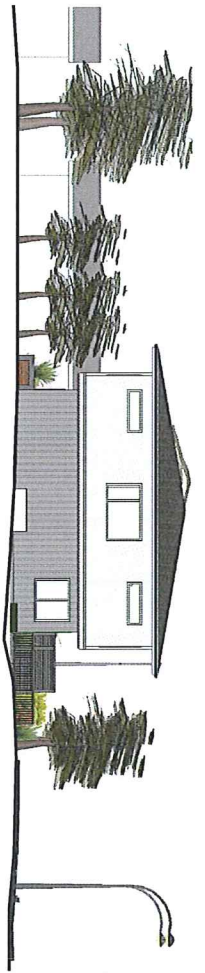
2D FRONT ELEVATION - NORTH - FACING HOUGHTON



2D REAR ELEVATION - SOUTH



2D SIDE ELEVATION - WEST - FACING HOMER



2D SIDE ELEVATION - EAST

**FINISH MATERIAL LEGEND**

-  WHITE ACRYLIC STUCCO
-  ALUMINUM WOOD GRAIN SIDING - TABLE WALNUT
-  BOARD AND BATTEN CEMENT BOARD CLADDING
-  ASPHALT SHINGLES
-  WHITE VINYL WINDOWS
-  ALUMINUM PICKET RAILING
-  ALUMINUM PRIVACY FENCING

**davara.**

**GENERAL CONDITIONS:**

1. The Architect is not responsible for the accuracy of the information provided in this document. All drawings are subject to the final contract documents. The Architect is not responsible for the accuracy of the information provided in this document. The Architect is not responsible for the accuracy of the information provided in this document.

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SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
2015-03-11	FOR PERMIT
2015-03-11	FOR CONSTRUCTION
2015-04-01	DEVELOPMENT PERMIT

PROJECT TITLE #1518

Homer Townhomes  
 305 Homer Road, York, NC

Elevations - 2D  
 SCALE: 1/8" = 1'-0"

DRIVING HANDB  
**A3.1**



FRONT ELEVATION - NORTH - FACING HOUGHTON ROAD



FRONT ELEVATION - NORTH - FACING HOUGHTON ROAD



REAR ELEVATION - SOUTH

**GENERAL CONDITIONS:**  
 This drawing is an indication of material and color. It is not a contract. The contractor shall be responsible for obtaining all necessary permits and approvals. All dimensions are shown unless otherwise noted. The contractor shall be responsible for obtaining all necessary permits and approvals. All dimensions are shown unless otherwise noted.

**CONTRACT RECEIVED:**  
 This drawing is an indication of material and color. It is not a contract. The contractor shall be responsible for obtaining all necessary permits and approvals. All dimensions are shown unless otherwise noted.

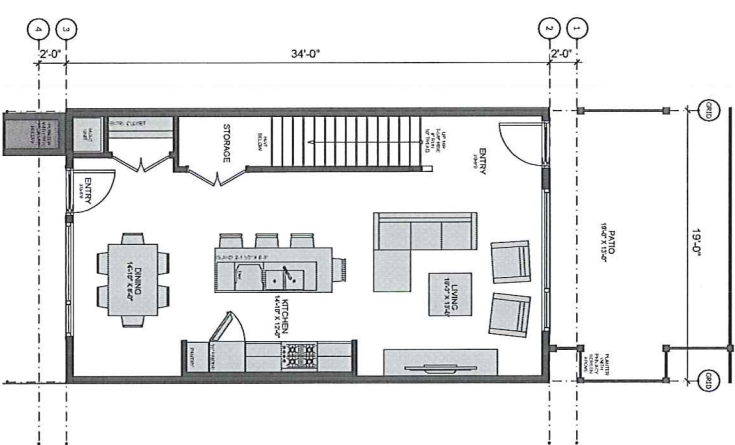
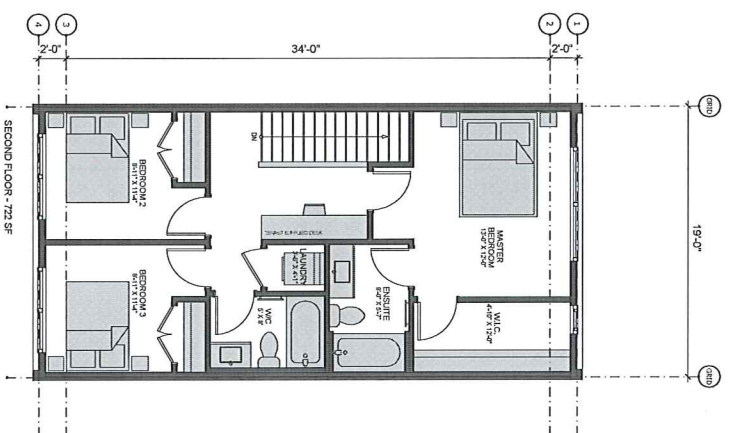
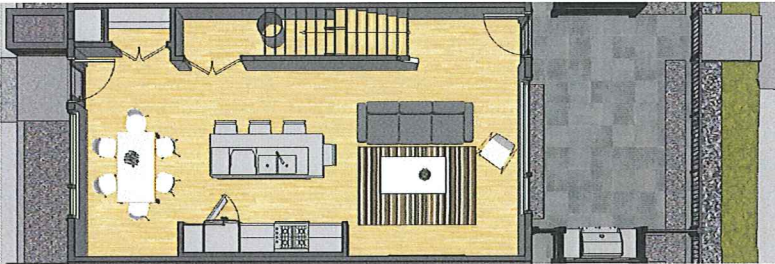
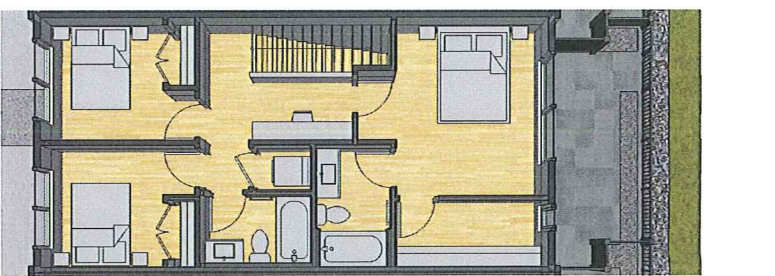
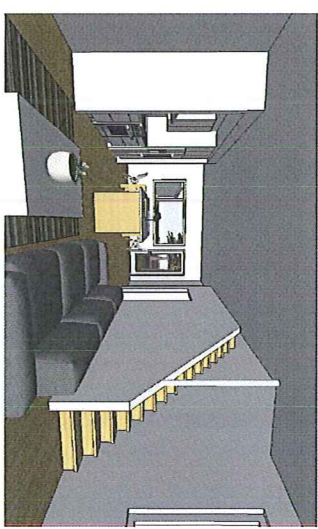
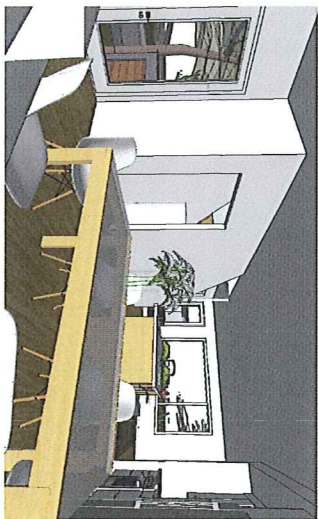
**SITE NORTH**      PROJECT NORTH

DATE	REVISION
2023.04.14	REVISED PER COMMENTS
2023.04.14	REVISED PER COMMENTS
2023.04.14	REVISED PER COMMENTS
2023.04.14	REVISED PER COMMENTS

PROJECT TITLE      #1518  
 Homer Townhomes  
 305 Haver Road, Parkers, SC

SHEET TITLE  
 Elevations - 3D  
 SCALE  
 1/8" = 1'-0"

DRAWING NUMBER  
**A3.0**

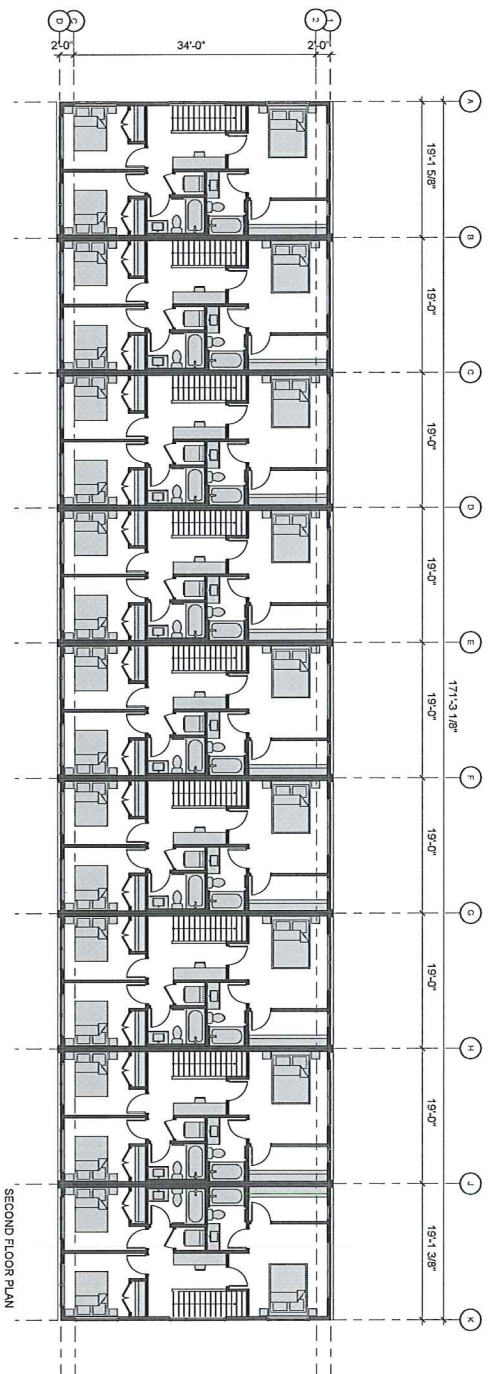


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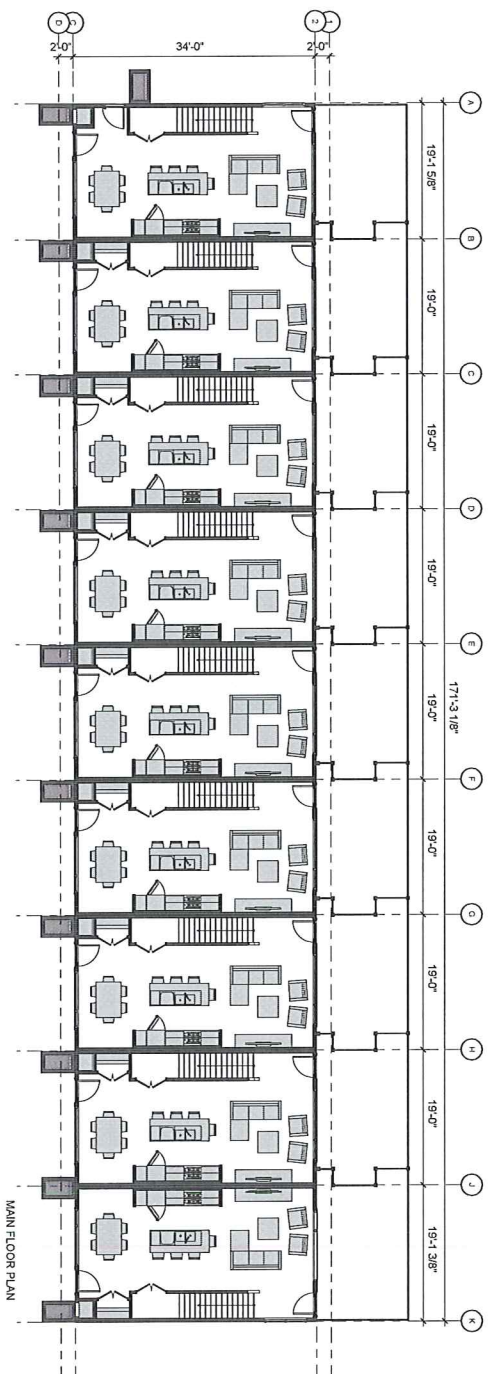
**GENERAL CONDITIONS:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGGING SERVICES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STORAGE AND WAREHOUSING SERVICES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OFFICE AND ADMINISTRATIVE SERVICES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL AND FINANCIAL SERVICES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY AND PUBLIC RELATIONS SERVICES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND SECURITY SERVICES.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND SUSTAINABILITY SERVICES.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY QUALITY CONTROL AND INSPECTION SERVICES.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROJECT MANAGEMENT AND CONSTRUCTION MANAGEMENT SERVICES.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY ENGAGEMENT AND PUBLIC PARTICIPATION SERVICES.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RISK MANAGEMENT AND LIABILITY SERVICES.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL AND ACCOUNTING SERVICES.  
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TECHNOLOGY AND INFORMATION SERVICES.  
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND DEVELOPMENT SERVICES.  
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESEARCH AND ANALYSIS SERVICES.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING AND ADVISORY SERVICES.  
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIALIZED SERVICES.  
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER SERVICES.  
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.  
 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.  
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.

DATE	ISSUED FOR	PROJECT
2024-10-10	CONTRACT	1369
2024-10-10	PERMITS	1369
2024-10-10	CONSTRUCTION	1369
2024-10-10	COMPLETION	1369
2024-10-10	DEVELOPMENT	1369

**PROJECT TITLE** #1310  
**Unit Plans**  
 SCALE 1/4" = 1'-0"  
 DRAWING NUMBER: A2.5  
**HomeTownhomes**  
 305 Homer Road, Victoria, BC  
**SHEET TITLE**



SECOND FLOOR PLAN



MAIN FLOOR PLAN

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SITE: 305 HOMER ROAD, KIRKLAND, WA 98033

PROJECT: HOMER TOWNHOMES

DATE: 10/15/2014

DESIGNED BY: JEFFREY DAVARA

2014-10-15 10:15 AM

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A2.1

Floor Plans

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

DRAWING NUMBER:

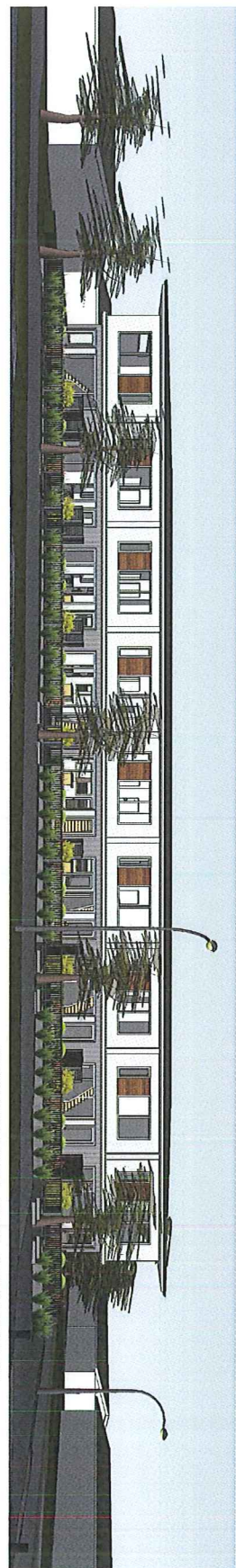
PROJECT TITLE: #13.18

HOMER TOWNHOMES

305 HOMER ROAD, KIRKLAND, WA

SHEET TITLE:

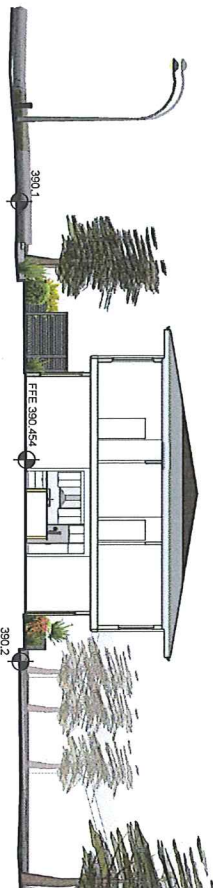




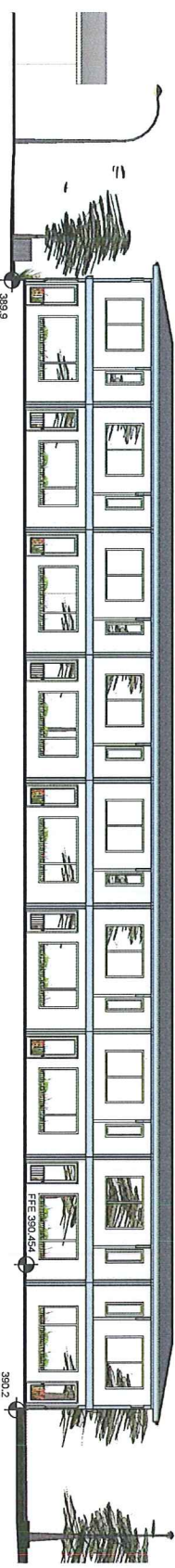
3D FRONT ELEVATION - NORTH - FACING HOUGHTON



3D REAR ELEVATION - SOUTH



SITE SECTION - NORTH-SOUTH



SITE SECTION - EAST-WEST

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GENERAL CONDITIONS

1. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation. All items not specifically mentioned in the contract documents shall be subject to the same interpretation.

2. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

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22. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

23. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

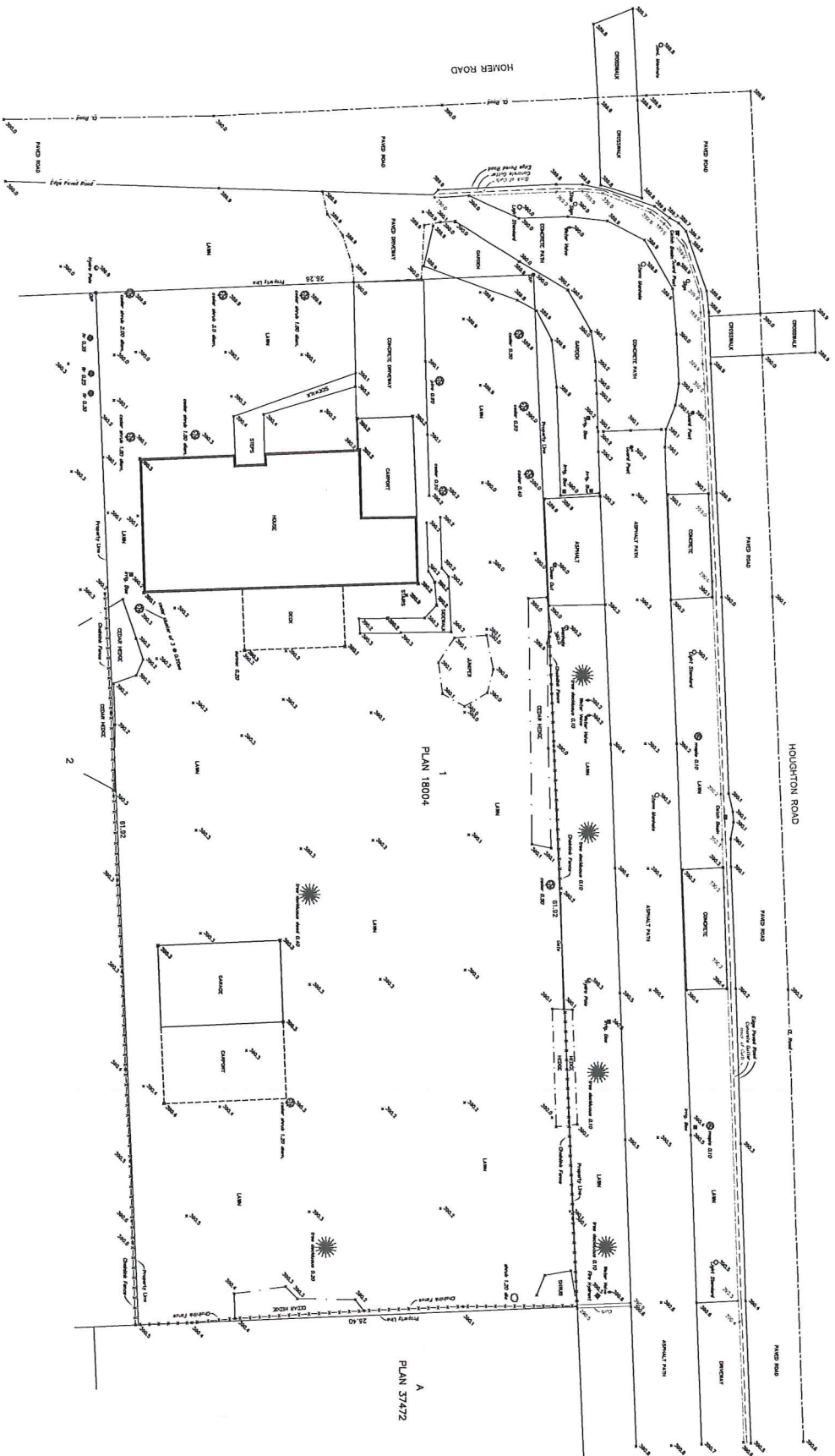
24. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

25. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

26. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

27. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.

28. The work of contract documents shall be read in conjunction with the general conditions and shall be subject to the same interpretation.



**SITE PLAN OF LOT 1, SECTION 27, TOWNSHIP 26,**  
**O.D.Y.D., PLAN 18004**  
**(305 HOMER ROAD)**

LONDON: Description of grounds and any other from City of London - Survey No. 18004	TITLE:  <p style="text-align: center;"> <b>SITE PLAN OF LOT 1, SECTION 27, TOWNSHIP 26,</b>  <b>O.D.Y.D., PLAN 18004</b>  <b>(305 HOMER ROAD)</b> </p>	DRAWN BY: <p style="text-align: center;"> <b>RUNMALLS DENBY</b>            british columbie land surveyors            2254 Lawrence Avenue            Kelowna, B.C. V1Y 0L2            Phone: (250)732-7322            Email: info@runmallsdenby.com         </p>	SCALE: <b>1:125 (22 x 34)</b> DATE: <b>May 22, 2015</b> DWG: <b>14299 SITE</b> FILE NO: <b>14299</b> REV: <b>0</b>
		CLIENT: <b>DAVARA HOLDINGS</b>	