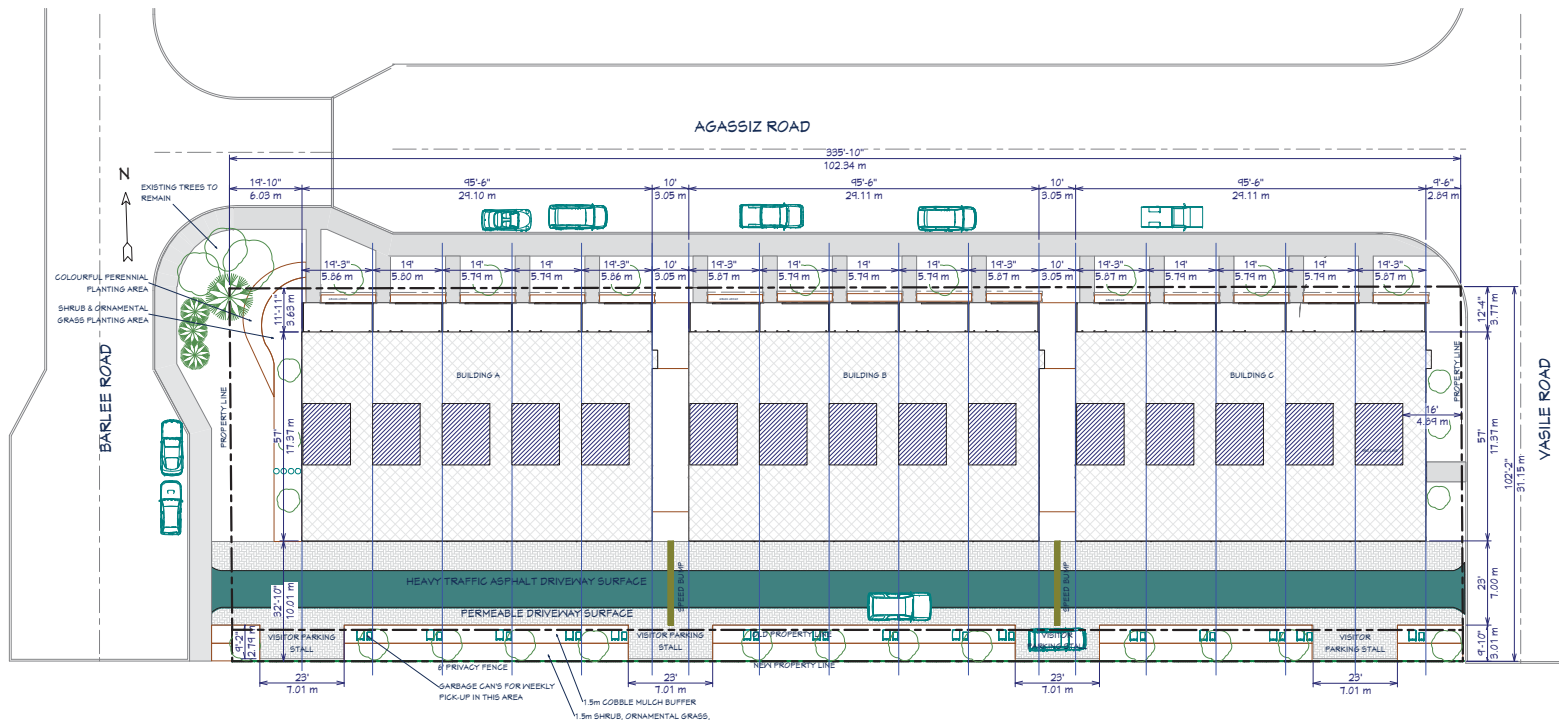




LEFT ELEVATION FROM VASILE RD.
Scale: 1/8" = 1' 0"



RIGHT ELEVATION FROM BARLEE RD.
Scale: 1/8" = 1' 0"



SITE PLAN
1/16" = 1'-0"

NUMBER	DATE	REVISION BY	DESCRIPTION
A	02/09/2016	MM	DP SET rev.1
B	02/09/2016	MM	DP SET rev.2
C	02/09/2016	MM	DP SET rev.3
D	02/09/2016	MM	DP SET rev.4
E	02/09/2016	MM	DP SET rev.5
F	02/09/2016	MM	DP SET rev.6
G	02/09/2016	MM	DP SET rev.7

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Penner Construction & Design Ltd.
Project Engineer	Douglas Road North Kelowna, BC V1Y 3K5
Project Architect	Tel: (250) 765-8498 Fax: (250) 765-8073

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Penner Construction & Design Ltd.
Project Engineer	Douglas Road North Kelowna, BC V1Y 3K5
Project Architect	Tel: (250) 765-8498 Fax: (250) 765-8073



DRAWINGS PROVIDED BY:

DATE:
26/09/2016

SCALE:
AS NOTED

SHEET:
2

NOTES;
LOT SIZE 34,310 sq.ft.

Unit Sizes:
Ground floor: 2 Car Garage- 400 sq.ft.
Living area- 687 sq.ft.
Private Patio- 156 sq.ft.

Second floor: 3 Bedrooms, Living Area- 947 sq.ft.
Deck- 144 sq.ft.

Top Floor : Interior- 214 sq.ft.
Roof Top Patio- 813 sq.ft.

FLOOR AREA RATIO CALCULATION
1st Floor x 15 = 16,305 sq.ft.
2nd Floor x 15 = 14,205 sq.ft.
3rd Floor x 15 = 3,210 sq.ft.
Total = 33,720 sq.ft.
FLOOR AREA RATIO: 0.98 (1.2 allowed)

SITE COVERAGE:
5451 sq.ft. x 3 buildings = 16,353 sq.ft.
COVERAGE = 47.7%
maximum allowed 50%
with driveways; 24,852 sq.ft.
COVERAGE WITH DRIVEWAYS = 72.4%
max allowed 70%

PRIVATE OPEN SPACE REQUIREMENTS
24 sq.m. Required Per Unit
103.4 sq.m. Supplied Per Unit



NUMBER	DATE	REVISION	DESCRIPTION
1	02/09/2016	1/1	DP SET Rev.1
2	02/09/2016	1/1	DP SET Rev.2
3	02/09/2016	1/1	DP SET Rev.3
4	02/09/2016	1/1	DP SET Rev.4
5	02/09/2016	1/1	DP SET Rev.5
6	02/09/2016	1/1	DP SET FINAL

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Weninger Construction & Design Ltd.
Project Engineer	Weninger Construction & Design Ltd.
Project Architect	Weninger Construction & Design Ltd.
Project Designer	Weninger Construction & Design Ltd.
Project Draftsman	Weninger Construction & Design Ltd.
Project Photographer	Weninger Construction & Design Ltd.
Project Surveyor	Weninger Construction & Design Ltd.
Project Engineer	Weninger Construction & Design Ltd.
Project Architect	Weninger Construction & Design Ltd.
Project Designer	Weninger Construction & Design Ltd.
Project Draftsman	Weninger Construction & Design Ltd.
Project Photographer	Weninger Construction & Design Ltd.
Project Surveyor	Weninger Construction & Design Ltd.

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Weninger Construction & Design Ltd.
Project Engineer	Weninger Construction & Design Ltd.
Project Architect	Weninger Construction & Design Ltd.
Project Designer	Weninger Construction & Design Ltd.
Project Draftsman	Weninger Construction & Design Ltd.
Project Photographer	Weninger Construction & Design Ltd.
Project Surveyor	Weninger Construction & Design Ltd.
Project Engineer	Weninger Construction & Design Ltd.
Project Architect	Weninger Construction & Design Ltd.
Project Designer	Weninger Construction & Design Ltd.
Project Draftsman	Weninger Construction & Design Ltd.
Project Photographer	Weninger Construction & Design Ltd.
Project Surveyor	Weninger Construction & Design Ltd.



DRAWINGS PROVIDED BY:

DATE: 26/09/2016

SCALE: nts

SHEET: 1



Scale: 3/16" = 1' 0"



FRONT ELEVATIONS FROM AGASSIZ RD

Scale: 1/16" = 1' 0"



Scale: 3/16" = 1' 0"



REAR ELEVATIONS

Scale: 1/16" = 1' 0"



GREY LEDGESTONE VENEER

NUMBER	DATE	REVISION	DESCRIPTION
1	02/09/2016	1	DP SET Rev. 1
2	02/09/2016	1	DP SET Rev. 2
3	02/09/2016	1	DP SET Rev. 3
4	02/09/2016	1	DP SET Rev. 4
5	02/09/2016	1	DP SET Rev. 5
6	02/09/2016	1	DP SET Rev. 6

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Meringer Construction & Design Ltd.
Project Address	Douglas Road North Kelowna, BC V1Y 3K5
Project Phone	Tel: (250) 765-6416 Fax: (250) 765-6073

Project Name	Barlee Rd. Kelowna B.C.
Project Location	Barlee Rd. Kelowna B.C.
Project Manager	Meringer Construction & Design Ltd.
Project Address	Douglas Road North Kelowna, BC V1Y 3K5
Project Phone	Tel: (250) 765-6416 Fax: (250) 765-6073



DRAWINGS PROVIDED BY:

DATE:
26/09/2016

SCALE:
AS NOTED

SHEET:
3



VIEW FROM FRONT



VIEW FROM REAR

NUMBER	DATE	REVISION TABLE	DESCRIPTION
B	02/09/2016	1/1/1	DP SET rev.1
C	02/09/2016	1/1/1	DP SET rev.2
D	22/09/2016	1/1/1	DP SET rev.3
E	26/09/2016	1/1/1	DP SET rev.4
F	06/09/2016	1/1/1	DP SET rev.5
G	26/09/2016	1/1/1	DP SET FINAL

Barlee Rd.
Kelowna B.C.
Merringer Construction & Design Ltd.
Douglas Road North Kelowna, BC V1Y 3K5
Tel: (250) 765-6616 Fax: (250) 765-6073

BARLEE RD.
3 x 5-Plex
STREET VIEWS



DRAWINGS
PROVIDED
BY:

DATE:
26/09/2016

SCALE:

SHEET:
7



206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



Kelowna, BC

LANDSCAPE PLAN

PROJECT NO	16-059
DESIGN BY	FB
DRAWN BY	NO
CHECKED BY	FB
DATE	SEPT. 15, 2016
SCALE	1:200

L1/2

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Landscape Architecture Limited and shall not be reproduced,
resold, or transferred without permission.

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER GLABRUM	DOUGLAS MAPLE	6	6m CAL
ULMA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	8	6m CAL
QUERCUS ROBUR 'FASCIATA'	COLLINARIAN ENGLISH OAK	13	6m CAL
SHRUBS			
CORNUS STOLONIFERA 'TARROW'	RED OSIER DOGWOOD	129	#01/ 01' / 0.04 O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	129	#01/ 01' / 0.04 O.C. SPACING
RHODOXYLON FRAGRANS 'DRO LOW'	FRAGRANT RHODYMYX SUMAC	129	#01/ 01' / 0.04 O.C. SPACING
JASMINE X MAGNIFICA 'KIMBLE ROSE'	HICK'S YEW	232	#01/ 01' / 0.75M O.C. SPACING
PERENNIALS & GRASSES			
ASTILE JAPOICA 'JEAN BLISSOM'	PINK BLOSSOM ASTILE	62	#01/ 01' / 0.75M O.C. SPACING
ACHILLEA PURPUREA 'JAZZBO'	MAGNOLIA CORNFLOWER	62	#01/ 01' / 0.75M O.C. SPACING
ECHINOPS 'ARCTIC GLOW'	ARCTIC GLOW THISTLE	96	#01/ 01' / 0.6M O.C. SPACING
PANICUM VIRGAUREA 'HANSE HERBS'	RED SWITCH GRASS	34	#01/ 01' / 0.04 O.C. SPACING
GERANIUM ORIENTALE 'KIMBLE ROSE'	GERANIUM CRANE FLWERS	34	#01/ 01' / 0.04 O.C. SPACING
	FLORIBUNDANT ANNUAL GRASS		

2. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED E.C.I.N.A. STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIME UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS FROM SOFT SHALL BEEN: 1. GRADE GROWN FROM CERTIFIED SEED OR IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIA IS REQUIRED BETWEEN TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND BENEATH

CITY OF KELOWNA

MEMORANDUM

Date: October 24, 2016
File No.: Z16-0052

To: Community Planning (TB)

From: Development Engineering Manager(SM)

Subject: 1925 Barlee Rd & 2160 Vasile Rd RU1 - RM5

Development Engineering Department have 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 Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services (2). The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The estimated cost of this construction for bonding purposes is **\$10,000.00**
- (b) The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The existing lots are serviced with 100mm diameter sanitary services (2). 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 all existing small diameter services and the installation of a new larger service. 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 Storm Water Management Policy and Design Manual. 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) Barlee Rd has been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk and drainage system. A landscaped boulevard complete with street trees is required. The estimated cost of this construction for bonding purposes is **\$1,000.00**.
- (b) Agassiz Rd has been upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk and drainage system. A landscaped boulevard complete with street trees is required. The estimated cost of this construction for bonding purposes is **\$4,000.00**
- (c) Contribute a sum of \$2,254.39 per equivalent development unit as this development's assessed share for future extension of Agassiz Rd. from Kent Rd. thru to Ambrosi Rd. as required in the Ambrosi Area Plan Policy 235.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Lot consolidation.
- (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 as the subject properties are within the "Capri Landmark Urban Centre".
- b) Streetlights must be installed on Agassiz Rd if required.
- 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.

Planner
Initials TB

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	\$ 10,000
Sanitary sewer service upgrades	\$ 8,000
Storm overflow services	\$ 5,000
Bedford Street frontage improvements	\$ 5,000

Total Bonding **\$28,000.00**

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.

(b) Levies

Ambrosi Area Plan Policy 235 assessment:

15 unit's x 0.7 = 10.5 EDU @ \$2,254.39 = **\$ 23,671.10**

12. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site will be permitted from Barlee Rd.
- (ii) Indicate on the site, the locations of the garbage and recycle bins.



Steve Muenz, P. Eng
Development Engineering Manager
SS