
CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017
File No.: DP17-0146
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1655 Dliworth Drive

ATTACHMENT A

This forms part of application

DP17-0146

Planner
Initials

AC



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 Ryan O'Sullivan. All Servicing and Road requirements will be address in S17-0057, Z17-0055

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a 38mm copper diameter water service. 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 applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- (b) A water meter is mandatory for this development 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.
- (c) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

- (a) The existing lot is serviced with 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 all existing service and the installation of a new larger service.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter over-flow storm service.

3. Road Improvements

- (a) All road requirements will be addressed in S17-0057 and in submitted TIA.

6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) 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.
- b) Streetlights must be installed on 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 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. Development Permit and Site Related Issues

Access and Manoeuvrability

- (i) Access to the site does not meet the throat length requirement of 15 m as laid out by TAC standard.
- (ii) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- (iii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.
- (iv) The future, access and egress to the site may be restricted to right-in and right-out onto Enterprise Way with a future median.


James Kay, P. Eng.
Development Engineering Manager
RO

ATTACHMENT		A
This forms part of application		
# DP17-0146		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

DRAFT Development Permit DP17-0146



This permit relates to land in the City of Kelowna municipally known as

1625 Dilworth Drive

and legally known as

Lot A, District Lots 531, ODYD, Plan EPP82754

and permits the land to be used for the following development:

Industrial multi-tenant building

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: Oct 9th 2018

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: I2 – General Industrial

Future Land Use Designation: Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: PC Urban Enterprise Holdings Ltd. Inc. No. BC 1099976

Applicant: PC Urban – Shawn Oh

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of December 5, 2017 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **%125 of the landscape estimate**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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.

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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

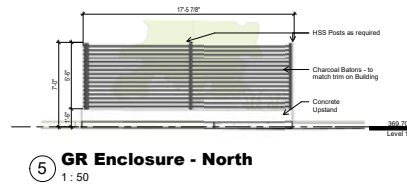
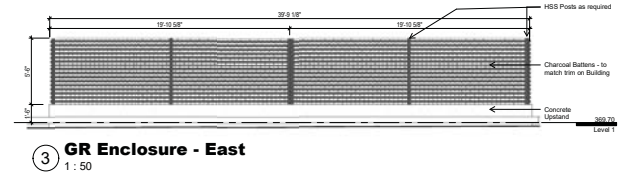
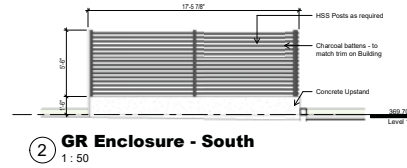
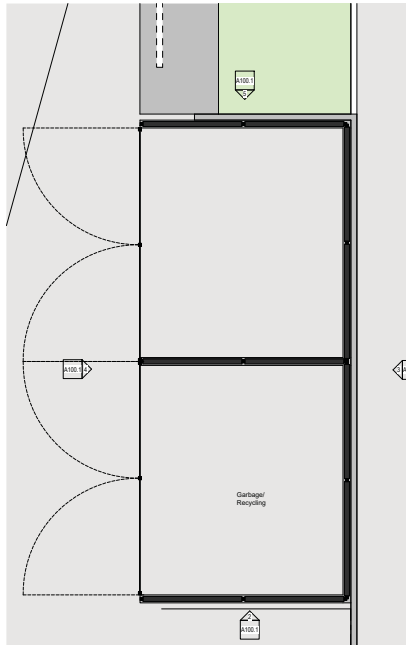
SCHEDULE A & B

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Planner
Initials AC



TKA+D



① Garbage/Recycling Enclosure
1 : 50



⑥ Street Elevation - Dilworth Drive
1 : 200



⑦ Street Elevation - Enterprise Way
1 : 200



1	05.08.14	Issue for OP Approval
REV	DATE	DESCRIPTION
SCALE	As Indicated	DATE
PROJECT NUMBER	Issue Date	Author
FILE PATH	Drawings	Project Number
FILE NAME	Drawings	Project Number

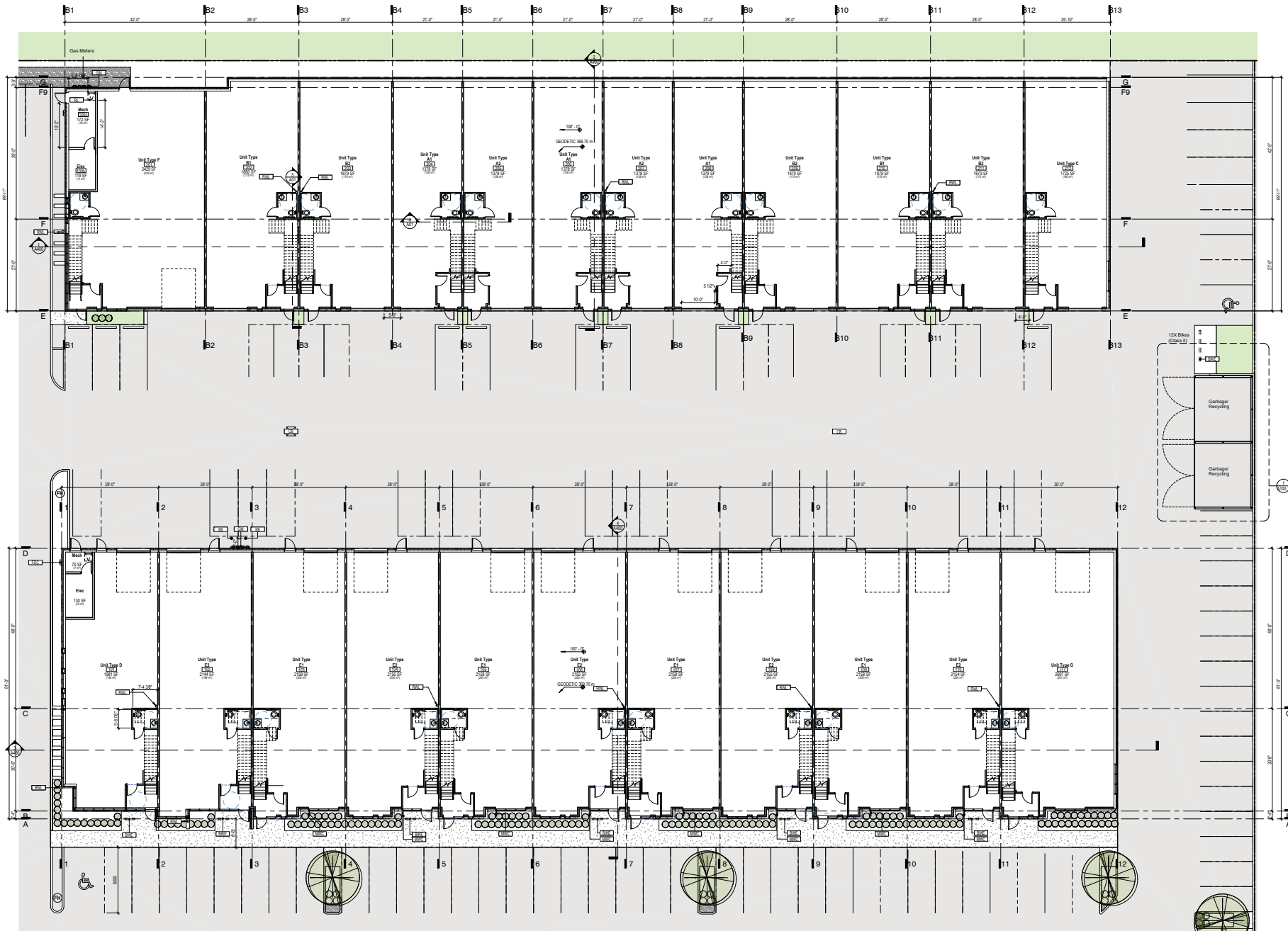
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ARCHITECTURE + DESIGN INC
IntraUrban -
Enterprise
Kelowna

Street Elevations and Site
Details

A100.1

TAG	DESCRIPTION
SWC	BICYCLE RACK - SEE LANDSCAPE
CB	CATCH BASIN
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
MWC	METAL WALL CLADDING
RL	ROOF LADDER
RWL	RAIN WATER LEADER
UB	STEEL BOLLARD



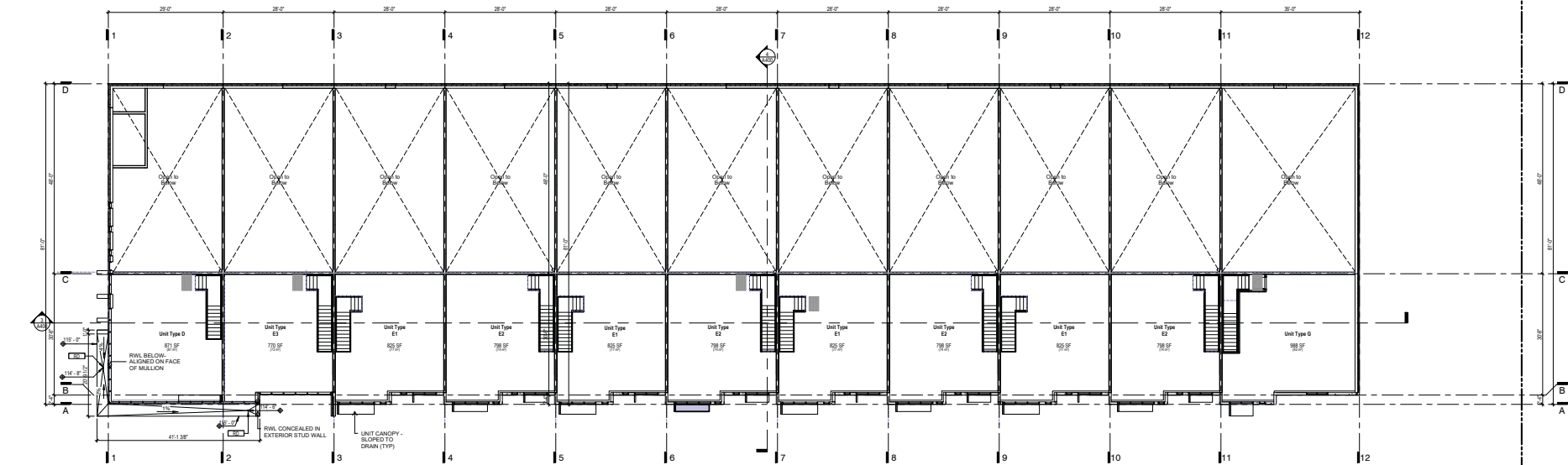
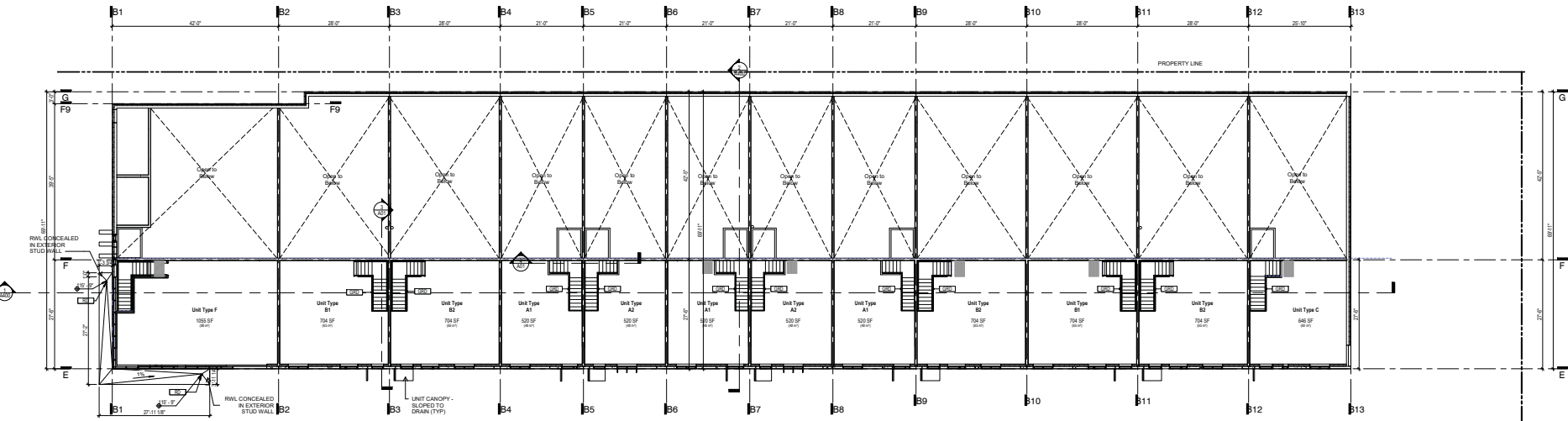
① **Level 1**
3/32" = 1'-0"

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100	05.14	Issue for OP Approval

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Kelowna

Level 1
A101



① **Level 2**
3/32" = 1'-0"

SCHEDULE A & B

This forms part of application
DP17-0146

Planner
Initials **AC**



1 05.04.14 Issue for OP Amendment
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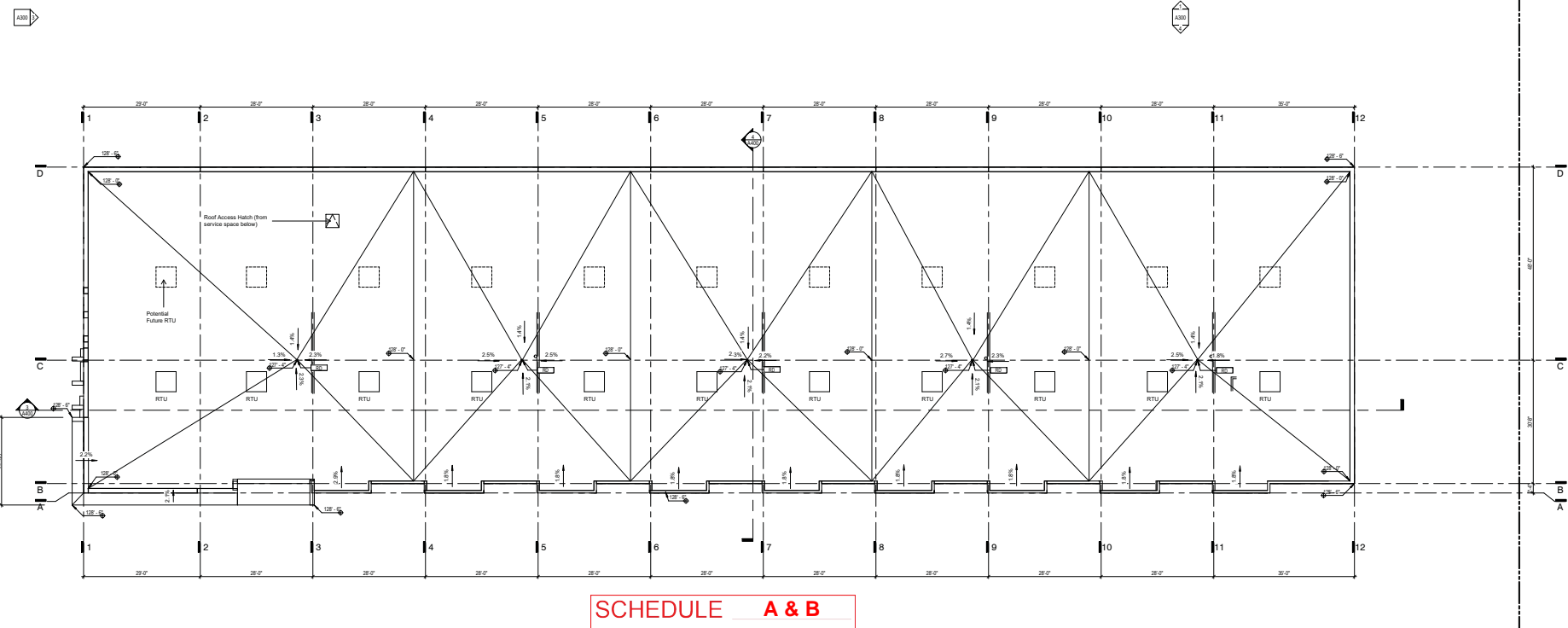
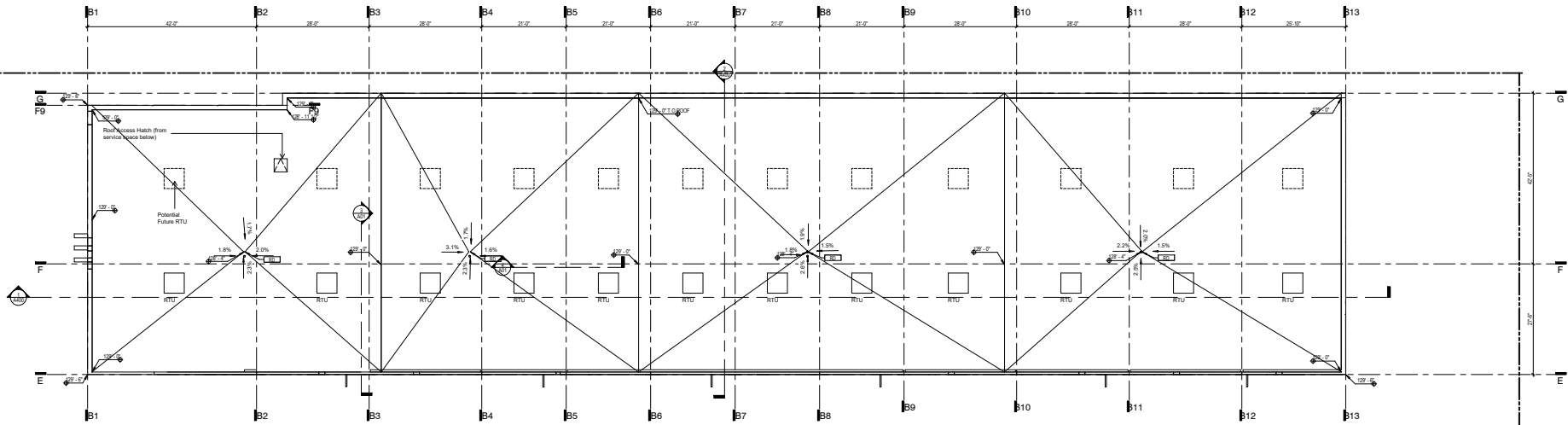
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Level 2

A102



1 Roof
3/32" = 1'-0"

SCHEDULE A & B

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DP17-0146

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

1	05.04	Issue for OP Amendment
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SCALE	3/32" = 1'-0"	DATE
PROJECT NUMBER	Issue Date	Author
PROJECT NUMBER	Issue Date	Project Number
FILE PATH	Drawings	Drawings

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Roof Plan

A103

SCHEDULE A & B

This forms part of application
DP17-0146

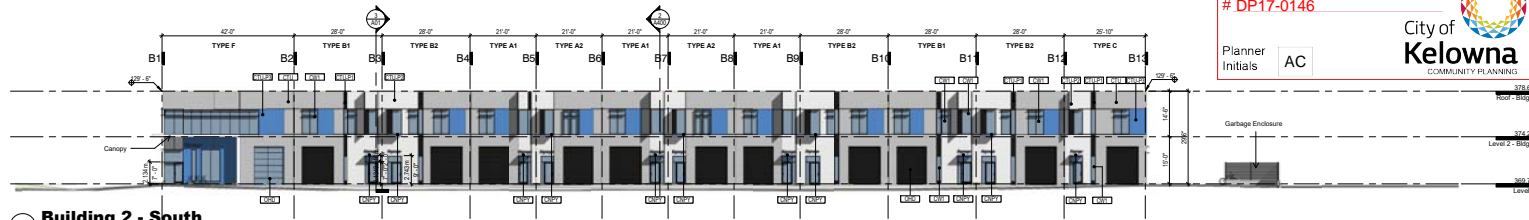
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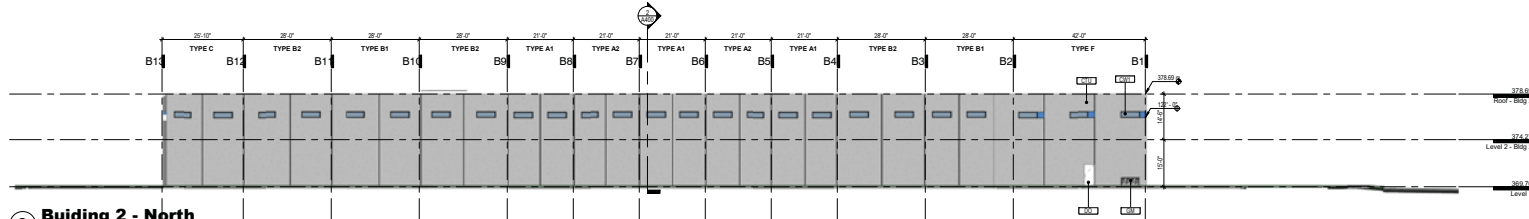
TKA+D

KEYNOTE LEGEND

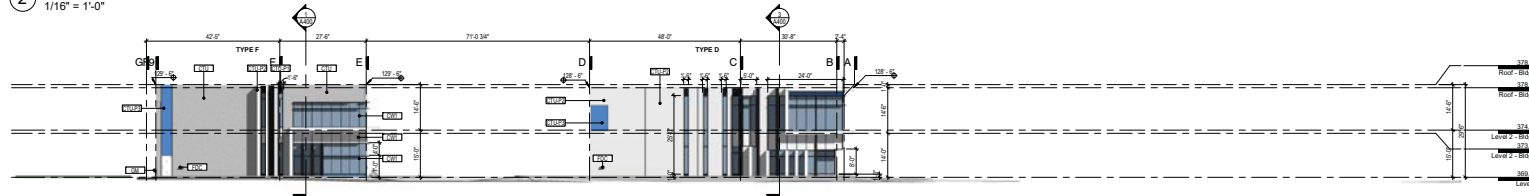
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CTUP-P2	CONCRETE - TILT UP - PAINTED P2
CTUP-P3	CONCRETE - TILT UP - PAINTED P3
CW1	CURTAIN WALL - TYPE 1
DO	DOOR
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
MWC	METAL WALL CLADDING
OHD	OVERHEAD DOOR
IB	STEEL BOLLARD



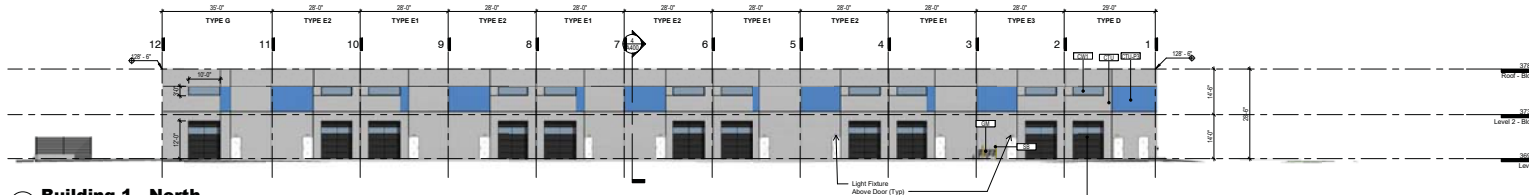
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1/16" = 1'-0"



2 Building 2 - North
1/16" = 1'-0"



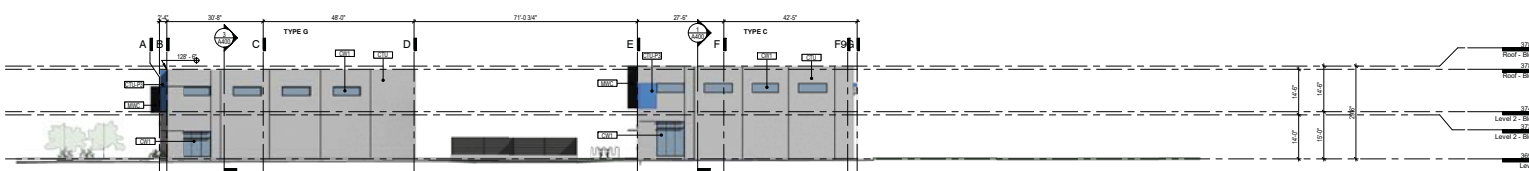
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1/16" = 1'-0"



4 Building 1 - North
1/16" = 1'-0"



5 Building 1 - South
1/16" = 1'-0"



6 Building 1&2 - East
1/16" = 1'-0"

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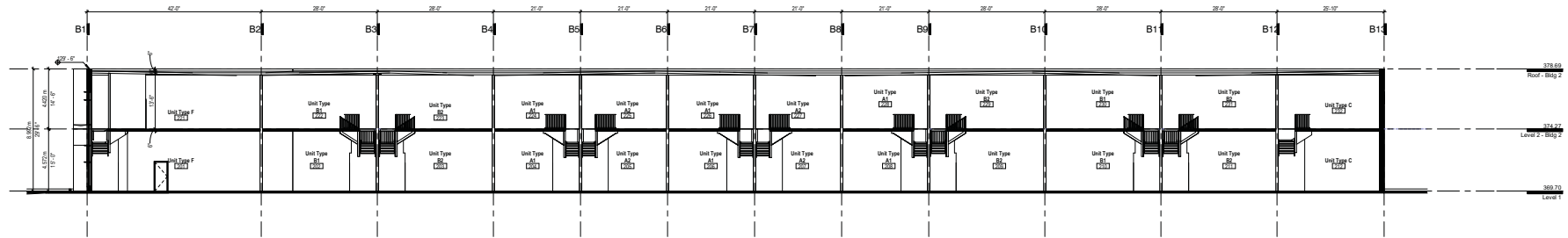
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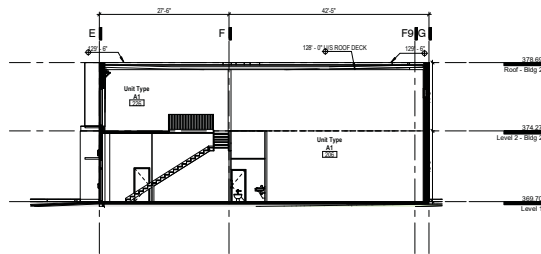
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Elevations

A300



① Building 2 - Long Section
3/32" = 1'-0"



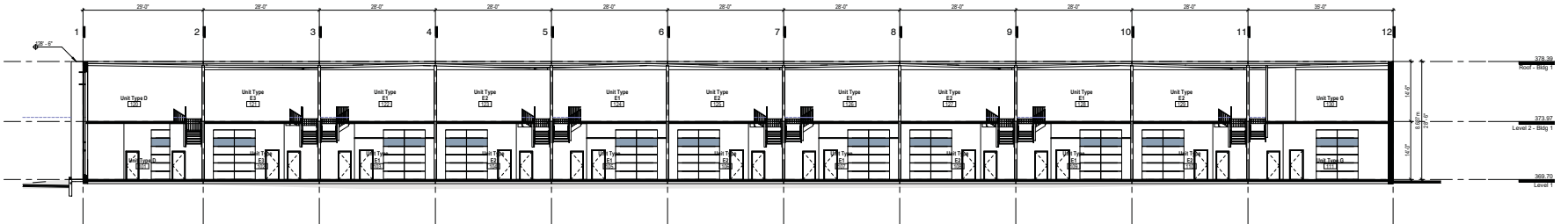
② Building 2 - Short Section
3/32" = 1'-0"

SCHEDULE A & B

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Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING



③ Building 1 - Long Section
3/32" = 1'-0"



④ Building 1 - Short Section
3/32" = 1'-0"



Bldg_1 from drive aisle




Bldg_1 from drive aisle 2



Bldg_1 front corner



Bldg_1 loading area

SCHEDULE		A & B
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# DP17-0146		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

1	05.14	Issue for OP Amendment
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SCALE	DATE	Issue Date/Drawn/Author
PROJECT NUMBER	DATE	Project Number
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Kelowna

Building 1 Perspective Views

A900

A901



Accent Colour - Building Facade, Canopies, Trim,
Vertical/Horizontal Sunshades, Window/Door Trim

ation

City of
Kelowna
COMMUNITY PLANNING

1655 DILWORTH DRIVE

LANDSCAPE ARCHITECTURAL SET - ISSUED FOR DEVELOPMENT PERMIT - 10 AUGUST 2018

LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L1.0	COVER SHEET AND CONTEXT PLAN
L1.1	CONCEPT PLAN
L2.0	PLANT SCHEDULE AND MATERIALS
L2.1	PLANTING PLAN
L2.2	IRRIGATION PLAN
L3.0	SOFTSCAPE DETAILS
L3.1	HARDSCAPE AND FURNISHINGS DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF KELOWNA.

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

4	ISSUED FOR DP	18-08-10
3	ISSUED FOR CLIENT REVIEW	18-06-06
2	ISSUED FOR CLIENT REVIEW	17-06-08
1	ISSUED FOR CLIENT REVIEW	17-05-24

REVISIONS

1655 Dilworth Drive

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

Scale:	1:500
Drawn:	KW
Reviewed:	DS
Project No.	06-544

LANDSCAPE COVER PAGE
AND CONTEXT PLAN

SCHEDULE C

This forms part of application
DP17-0146

Planner
Initials AC

City of
Kelowna
COMMUNITY PLANNING



LAYOUT AND MATERIALS LEGEND

DESCRIPTION	SYMBOL
1 PROPOSED LAWN	
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	
3 DECIDUOUS TREES PER PLAN	
4 SIDEWALK PAVING: CIP CONCRETE PER PLANS AND CITY STANDARDS	
5 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	
6 GRAVEL PATH PER PLANS	
7 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	
8 PROJECT SIGN	



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4 ISSUED FOR DP 18-08-10

3 ISSUED FOR CLIENT REVIEW 18-06-06

2 ISSUED FOR CLIENT REVIEW 17-06-08

1 ISSUED FOR CLIENT REVIEW 17-05-24

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LANDSCAPE CONCEPT

L1.1



LANDSCAPE CHARACTER

•RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.

























•ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS

•LOCAL MATERIALS, RIVER COBBLE, BOULDERS

•WEATHERED (CORTEN) STEEL BICYCLE RACKS



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	2	<i>Acer ginnala</i>	Amur Maple	7cm cal. 1.8m std. Multi-stem B&B	As Shown	○●
	7	<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal. 1.8m std. Full branching B&B	As Shown	○●
	9	<i>Robinia pseudoacacia</i> 'Frisia'	Golden Locust	7cm cal. 1.8m std. Full branching B&B	As Shown	○●
Existing Trees						
	2	<i>Gleditsia triacanthos</i> <i>f. inermis</i>	Thornless Honey Locust	EXISTING	As Shown	○●
Shrubs						
	19	<i>Artemesia tridentata</i>	Mountain Sage	#2 pot	@600mm O.C.	○
	96	<i>Berberis</i> 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@600mm O.C.	○
	75	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@900mm O.C.	○●●
	39	<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	○●
	33	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	○●
	73	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	○●
	90	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	#2 pot	@600mm O.C.	○●
	37	<i>Rosa</i> 'UHLater'	Foxi Pavement Rose	#2 pot	@600mm O.C.	○●
	61	<i>Ribes alpinum</i>	Alpine Flowering Current	#3 pot	@900mm O.C.	○●
	65	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	○●
	198	<i>Taxus X Media</i> 'Hicksii'	Hick's Yew	1.2m High, B&B	@600mm O.C.	○●●
Ornamental Grasses						
	61	<i>Calamagrostis x Acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot	@750mm O.C.	○●
	75	<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	#2 pot	@750mm O.C.	○●
	46	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@450mm O.C.	○
Perennials and Vines						
	9	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	○
	64	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	○●
	28	<i>Parthenocissus quinifolia</i>	Virginia Creeper	#1 pot	As Shown	○●
	43	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	○
	232	<i>Salvia nemerosa</i> 'Caradonna'	Midnight Salvia	10cm pot	@450mm O.C.	○
	105m2	Sod				

Full Sun ○ Part sun/shade ● Full shade ●

SCHEDULE C

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**LANDSCAPE PLANTING
PLAN**

SEE DRAWING L2.0 FOR PLANT SCHEDULE

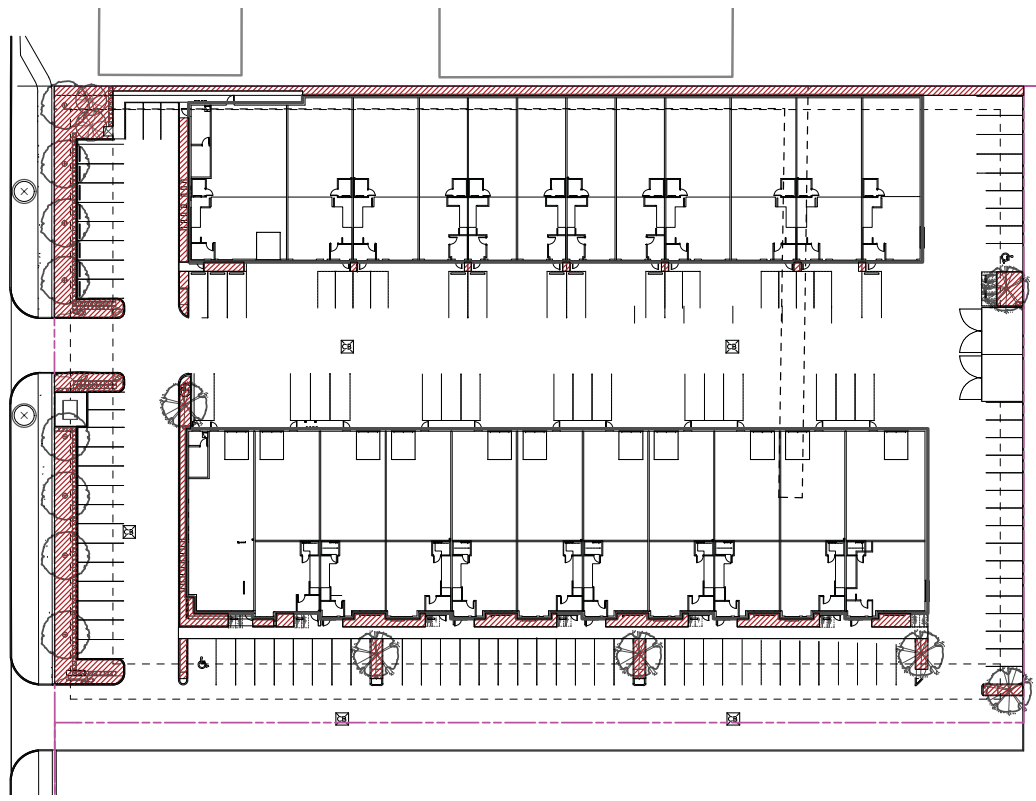


L2.1



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- DESIGN - BUILD IRRIGATION NOTES**
1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
 2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
 3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
 4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - a. MATERIALS SECTION 88: ALL PIPE TO BE MINIMUM CLASS 200
 - b. MATERIALS SECTION 50: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
 5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
 6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
 7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
 8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOUR/RAIN DELAY CONTROLLER.
 9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
 10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
 11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
 12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
 13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
 14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



SCHEDULE

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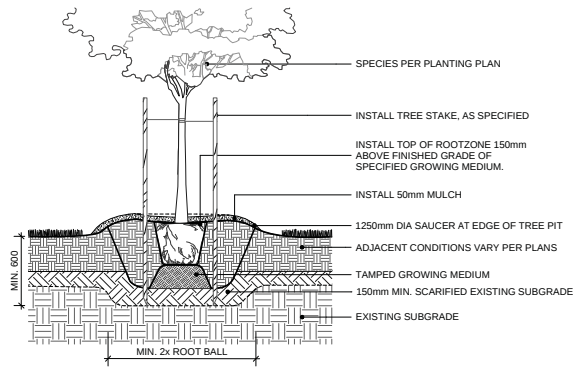
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LANDSCAPE IRRIGATION
DESIGN / BUILD

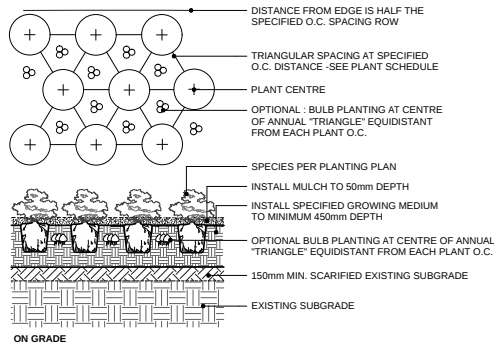
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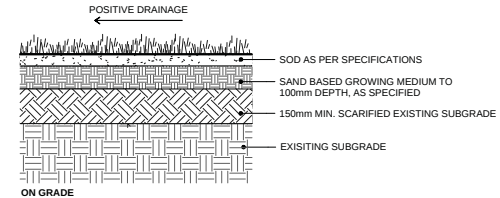
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1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



3 SOD LAWN (TYPICAL)
Scale: 1:10

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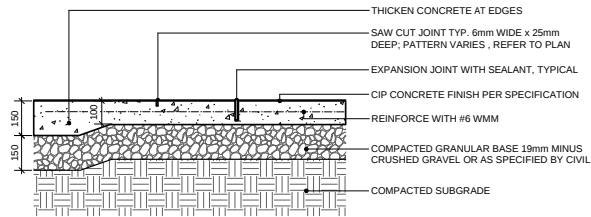
Project No. 06-544

SOFTSCAPE DETAILS

L3.0

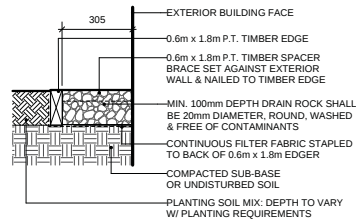
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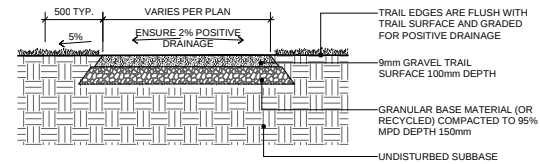
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



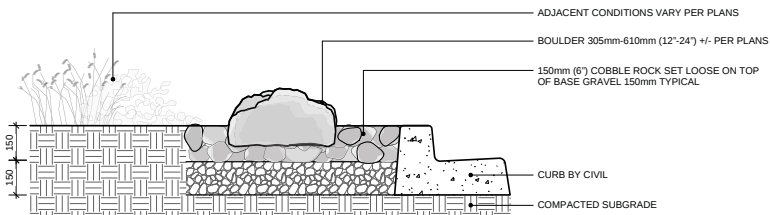
NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

2 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



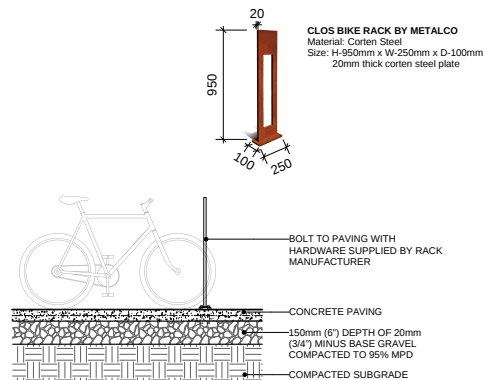
NOTE:
1. MIN. 2% CROSS SLOPE REQUIRED FOR POSITIVE DRAINAGE
2. SLOPE VARIES - SEE GRADING PLAN
3. A GEOTECHNICAL REPORT IS REQUIRED IF VEHICLES ARE TO BE USED ON THE PATH TO DETERMINE BASE THICKNESS.

3 PEDESTRIAN GRANULAR PATH ON GRADE (TYPICAL)
Scale: 1:20



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4 COBBLE ROCK AND BOULDER ON GRADE (TYPICAL)
Scale: 1:10



5 BIKE RACK (TYPICAL)
Scale: 1:20

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HARDSCAPE AND FURNISHINGS DETAILS

L3.1