
CITY OF KELOWNA
MEMORANDUM

Date: January 13, 2016
File No.: DP15-0303
To: Community Planning (AC)
From: Development Engineering Manager(SM)
Subject: 644 Lequime Road

The Development Engineering Department has 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) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of the proposed developments and establish hydrant requirements and service needs. The existing lot is serviced with a 19mm diameter water service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- (b) 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) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

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.

- (b) The existing lot is not serviced. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service.
- (c)

4. Road Improvements

- (a) Lequime Road fronting this development has been upgraded to an urban standard however the existing access driveways to Lequime Road will need modification. This work will require curb, gutter, sidewalk and ramp removal and replacement. Boulevard landscaping is also required.

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.

7. 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 Development Engineering 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.

8. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite 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.

9. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
 - (ii) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues will be reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.

11. Bonding and Levy Summary

(a) Levies N/A

(a) Bonding

Lequime Road driveway removal & modifications
Water, sanitary and storm services

Total bonding amount

To be determined

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Fairview Townhomes Design Rationale

Welcome to the Fairview Townhomes. The architectural design of these 18 units reflect the contemporary west coast, craftsman theme that is popular in the Okanagan Valley. The town home design creates a wide range of living options for all lifestyles. These homes are unique with their double car garages on grade, 4 bedrooms and large square footages. A call to all families!

A bold yet neutral color pallet has been chosen that is unique to the lower mission area. These colours are currently the forefront of leading edge design in the industry and will represent this decade of design. These shades of grey communicate a sense of calm, strength and sophistication. They are the warm inviting home that we all want to retreat to, away from our often fast paced and busy realities.

Four different types of cladding have been introduced each with their own color and texture designed to accentuate the architectural features and create separation between individual units. The differing textures create the homes' warmth and appeal. The 7" horizontal siding sits on top of stacked stone cladding that creates a wider, masculine looking home. The second pairing is the board and baton cladding and shake siding covered gables that accent the tall, confident elevations of the home.

Around all of the windows there will be soft linen coloured 3-1/2" trims. The linen colour will brighten up the entire elevation and create a soft contrast between the shades of grey. The window trims will be butt joined together with the horizontal rails extending past the vertical rails. We chose not to bevel the vertical rails as you would find this look on a traditional craftsman home but to keep the lines straight and square creating a contemporary craftsman look.

Under the front entrance roof and gable window roof you will find chunky timber supports constructed from local Douglas Fir wood. These will be treated not to fade so that the original characteristics of the color and wood grains can be maintained in their natural beauty.

Our intentions are to match the color of the fibreglass embossed front entrance doors to the Douglas Fir timbers.

The asphalt roof will be bold charcoal in color with the shake roof design.

Again soft linen 8" fascia and soffit will separate the dark roof from the shades of grey wall cladding. All of the outside corners and horizontal separations between finishes will all be embossed linen trim of varying sizes.

We intend to use the same finishes on the mailbox and bicycle shelters but mainly stone cladding around pillars, Douglas Fir posts and fascia to create a chunky, solid looking structure.

An address and name plate will be mounted on the front of the mailbox shelter facing Lequime Road on the front of the property.

The landscaping will be an integral part of the design, creating a contrast that will be bright, and contemporary against the calming backdrop of the townhomes. The shrubs will be maintained in square box shaped design. Perennial flowering plants that will flower all summer will be included and tall contemporary grasses will also be used against the backdrop to compliment the architecture. A low cut hedge of deep green shrubs will be placed on the back of the property. Ground cover will consist of grass and bark mulch. And finally a combination of medium sized coniferous and deciduous trees will utilized to add variety in the differing seasons. A design that will be beautiful and will require low maintenance and be drought hardy during hot summers.

Fairview Townhomes on 644 Lequime Road will stand out as the new standard of appealing architectural and landscape design. This barren canvas of gravel and weeds will be transformed into a vibrant community of families and outdoor enthusiasts improving the neighbouring developments all around.

Public Neighborhood Consultation Notice

On behalf of 1043718 BC Ltd. we are pleased to share with you our plans and intent to build an 18 unit townhouse project located at 644 Lequime Road. We invite you to attend a public information session to learn more about our application and to make your opinions known.

Date: Friday March 11, 2016

Time: 4-7 PM

Location: Kelowna Gospel Fellowship Church

Fire Side Room

3714 Gordon Drive

Kelowna, BC

Please RSVP Jeff Michaud by email: jeff@preptours.ca if you plan on attending.

The construction of these 18 units is designed as 3 storey row houses that will be separated into 4 separate buildings. These units will be 3 and 4 bedrooms with 1750 square feet of living space including 2 car garages located on the grade level.

Included in our application is a request for a proposed variance: Site coverage of buildings, driveways, sidewalks, accessory buildings, and parking areas exceeding 60% of total site coverage. Our proposed site coverage is 70%.

Attached you will find the rendered drawings of the project, site and landscaping plans.

All feedback with regards to project can be made by contacting:

David Gervais (Applicant)

Ph: 780-993-5155 or email: dgervais14@gmail.com

Or Adam Cseke (City of Kelowna Planner)

Ph: 250-469-8608 or email: acseke@kelowna.ca

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

File Number DP15-0303 & DVP15-0304
Issued To: 1043718 B.C.Ltd.
Site Address: 644 Lequime Rd
Legal Description: Lot A, Section 6, Township 26, ODYD, Plan 24496
Zoning Classification: RM4 - Transitional Low Density Housing
Development Permit Area: Comprehensive Development Permit Area

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0303 & DVP15-0304 for Lot A, Section 6, Township 26, ODYD, Plan 24496 located at 644 Lequime Rd, Kelowna, BC, subject to the following:

- 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";
- 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;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.10.6 Development Regulations

To vary the maximum site coverage of buildings, driveways, and parking areas from 60% to 69.5% subject to general conformance with the drawings (Schedule "A", "B", & "C") attached to DP15-0303.

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

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ \$81,178.12 OR
- b) A Certified Cheque in the amount of \$ \$81,178.12 OR
- c) An Irrevocable Letter of Credit in the amount of \$ \$81,178.12 .

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.

3. DEVELOPMENT

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

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

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

_____	_____
Signature of Owner / Authorized Agent	Date

_____	_____
Print Name in Bold Letters	Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

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

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN

A1.2 GARAGE

SCHEDULE A+B
This forms part of development
Permit # DP15-0303



APARTMENTS - January 08, 2016 - CONSTRUCTION DOCUMENTS

644, LEQUIME ROAD - KELOWNA, B.C.

DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 GARAGE

New Single Detached Dwelling
Apartments
344 Leppan Road
Richmond, B.C., Canada

Drawn By: [Signature]
Scale: As Shown

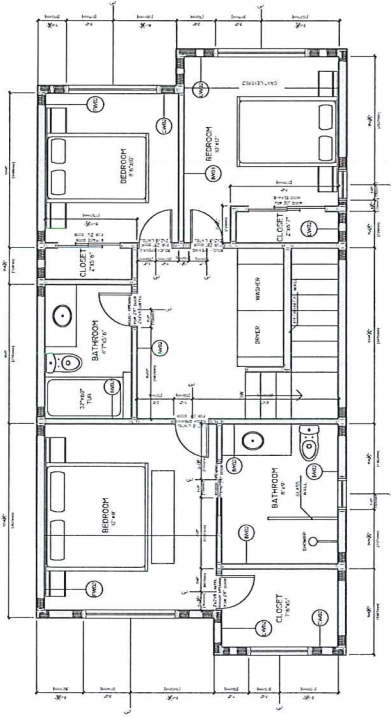
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Project No.: [Blank]
Floor Plan
Unit A1

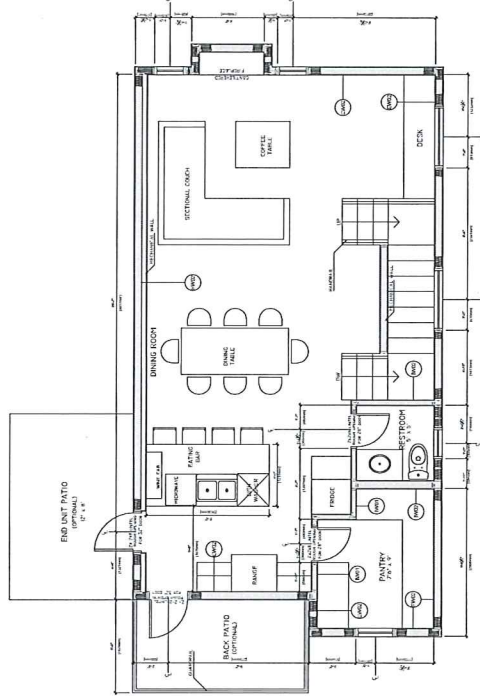
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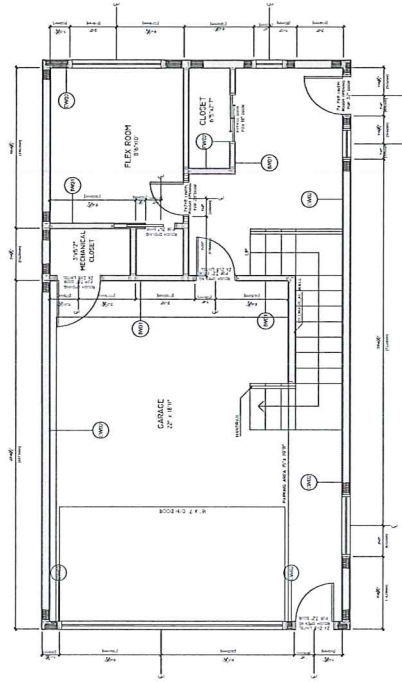
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Scale: As Shown



FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"



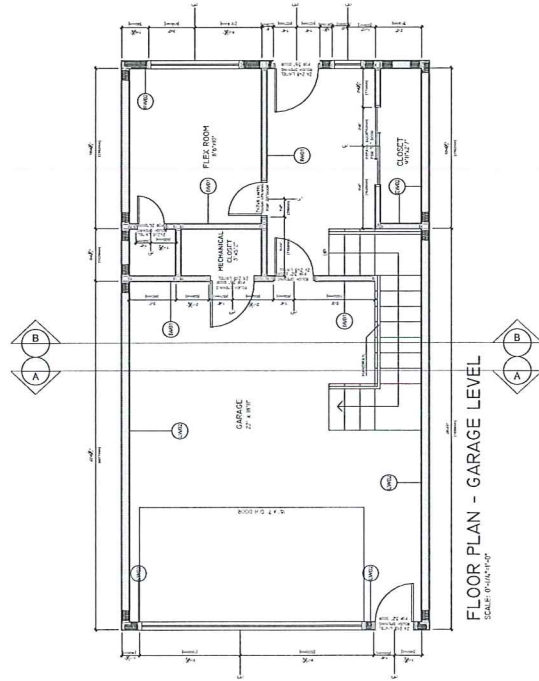
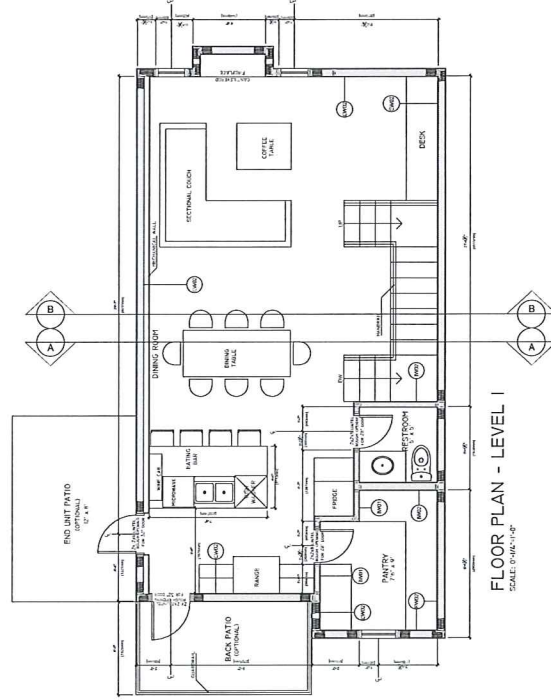
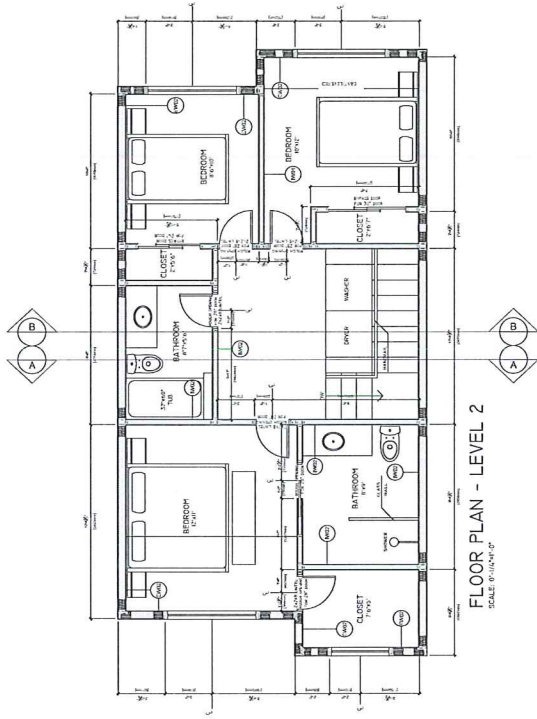
FLOOR PLAN - GARAGE LEVEL
SCALE: 1/4" = 1'-0"

SCHEDULE A
This forms part of development
Permit # DP15-0303

DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 GARAGE



Apartment
144 Leaside Road
Toronto, ON, Canada

Project No.
Date
Scale
Author
Check
Applicant
Date

Project No.
Date

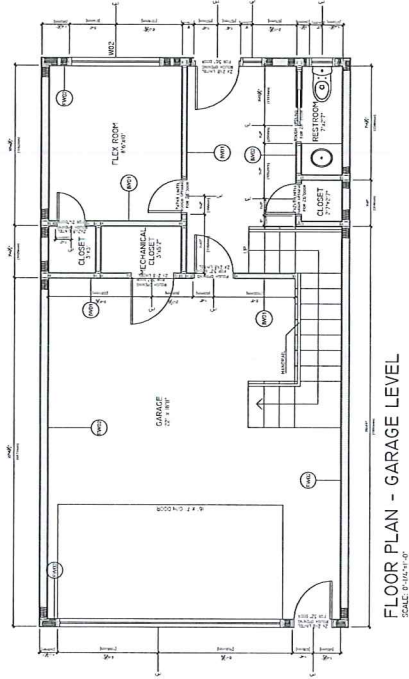
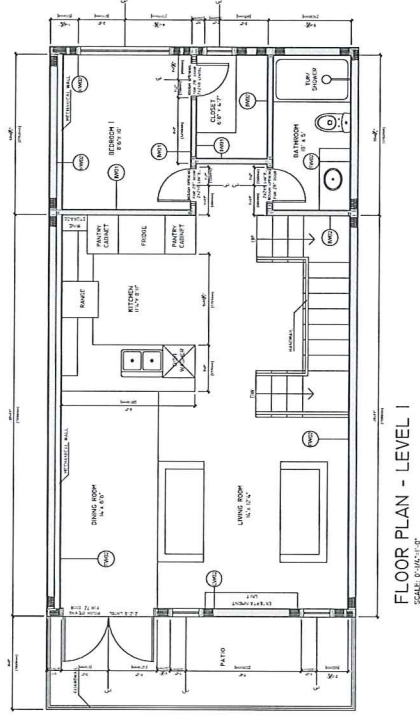
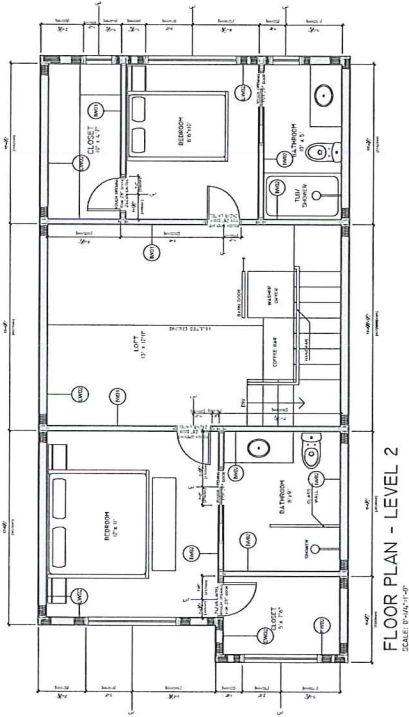
Project No.
Date

Project No.
Date

Project No.
Date

Project No.
Date

SCHEDULE A
This forms part of development
Permit # **DP15-0303**



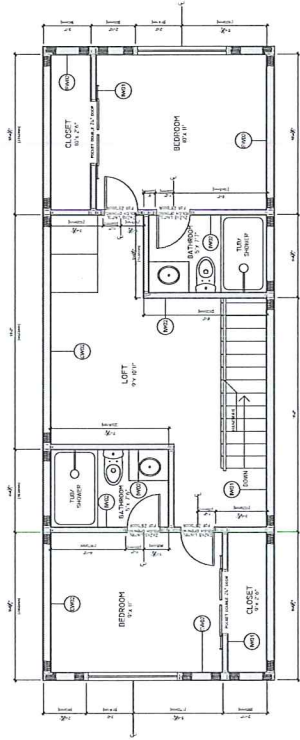
SCHEDULE A
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 Permit # **DP15-0303**

DRAWING INDEX

ARCHITECTURAL

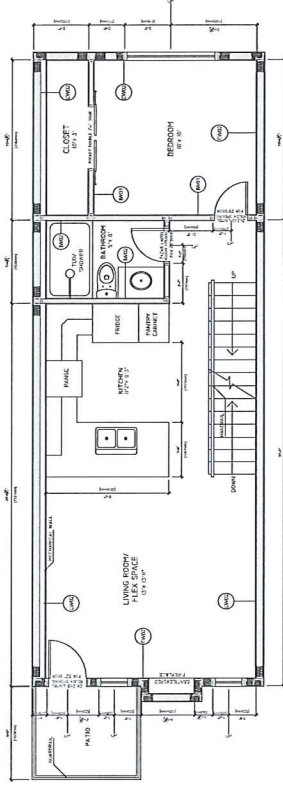
A1.1 SITE PLAN

A1.2 GARAGE



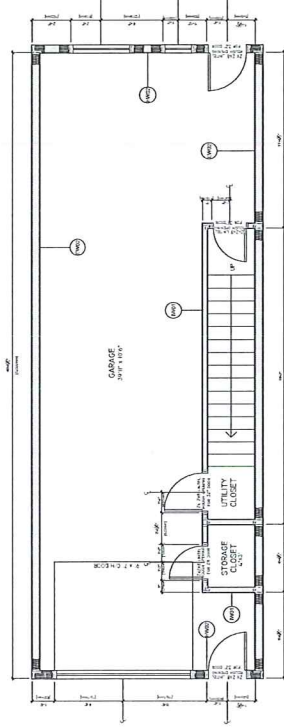
FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"



FLOOR PLAN - GARAGE LEVEL

SCALE 1/8" = 1'-0"

Apartment

104 Levee Road

Mobile, AL 36688

PLAN 0000A

SP APPLICATION # 2016-

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SP APPLICATION # 2016-

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SP APPLICATION # 2016-

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SP APPLICATION # 2016-

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SP APPLICATION # 2016-

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SP APPLICATION # 2016-

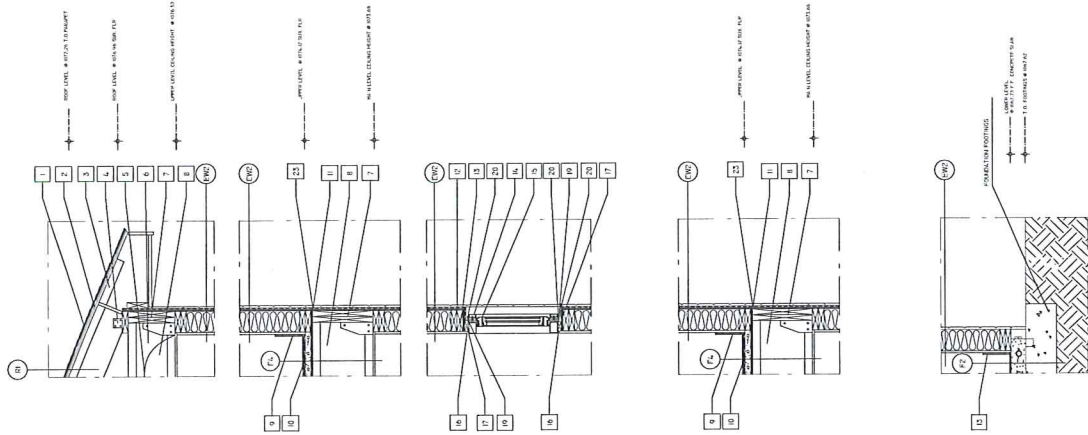
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DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 GARAGE

WALL SECTION



CROSS SECTION AA
SCALE: 1/4" = 1'-0"



CROSS SECTION BB
SCALE: 1/4" = 1'-0"

LEGEND WALL SECTION

- 01 - SHINGLE ROOF
- 02 - ROOF UNDERLAYMENT
- 03 - INSULATION RAFFLE
- 04 - METAL LATH
- 05 - INSULATION STOP
- 06 - SPRAY FOAM INSULATION OR BATT INSULATION WITH VENTILATION TO CODE
- 07 - WOOD BEAM
- 08 - 12" ROOF JOIST FLUSH WITH STRUCTURAL BEAM
- 09 - 7" PAINTED BASEBOARD
- 10 - BAMBOO FLOORING - REFER TO PRODUCT SPECIFICATION
- 11 - 1 1/2" CONCRETE INFLOOR HEATING
- 12 - AIR BARRIER - TYPE OR EQUIVALENT

- 13 - VAPOUR BARRIER - 6 MIL POLY
- 14 - KAWNEER CURTAIN WALL SYSTEM - 1602 - 2" x 4 15/16" TYPICAL OR EQUIVALENT
- 15 - OPENABLE WINDOW - TYPICAL
- 16 - 1/2" REVEAL
- 17 - MDF BLOCKING PAINTED TO MATCH WALL
- 18 - DOUBLE 2X SILL PLATES AS NEEDED TO ADJUST CEILING HEIGHT
- 19 - CUSTOM METAL FLASHING C/W STUCCO FINISHED ON TOP AS SHOWN
- 20 - CALING BETWEEN METAL FLASHING AND STUCCO CLADDING
- 21 - 2" RIGID INSULATION BELOW FIRST LINE
- 22 - BACK FILLING TO MATCH GRADE AS PER SITE PLAN
- 23 - GAP NOT LESS THAN 2MM SHALL BE LEFT BETWEEN SHEETS OF OSB AS PER WALL TYPE, ACCORDING ABC 1997

ARTICLE 9.23.16.5- TYP.

SCHEDULE A
This forms part of development
Permit # **DP15-0303**

NEW DESIGN CONSULTING
Architects
1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONT. M1B 2Y1

DATE: 01/11/2015
DRAWN BY: J. DUNN
CHECKED BY: J. DUNN

CROSS SECTION

DATE: 01/11/2015

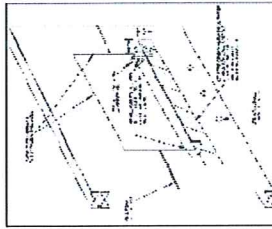
NOTES:

CONSULTANT'S SIGNATURE:

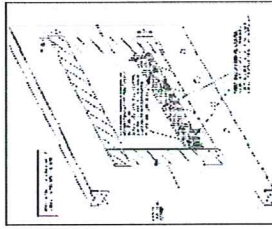
DRAWING INDEX

ARCHITECTURAL

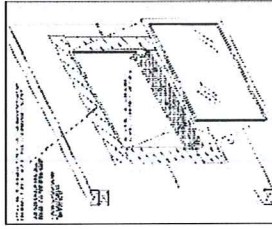
A1.1 SITE PLAN
A1.2 GARAGE



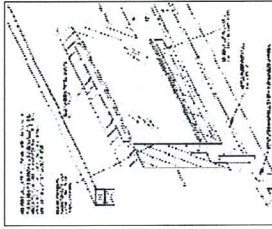
Sill flashing paper & gaskets



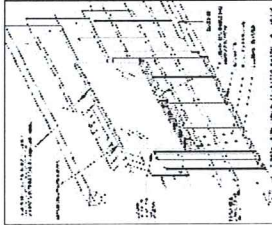
Peel & stick flashing paper



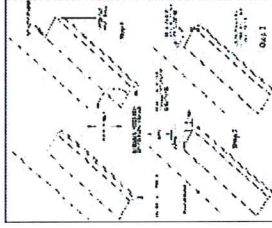
Window installation



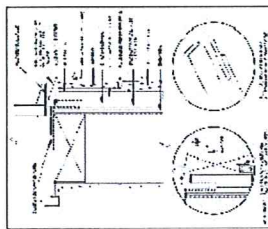
Building paper installation



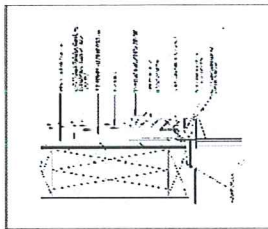
Building paper and strapping installation



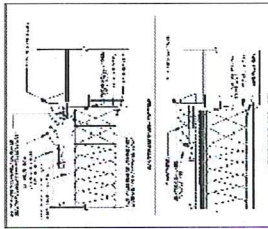
Window head flashing end dam



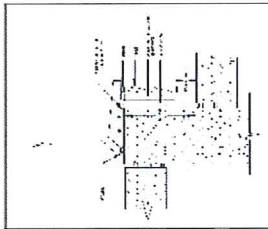
Window sill (flanged window with trim)



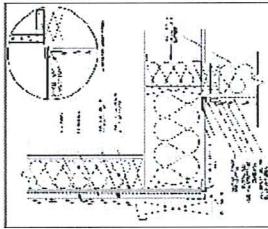
Window head (section)



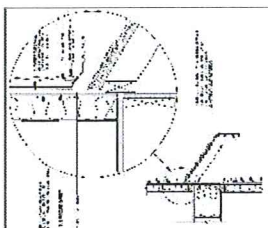
Window jamb (section)



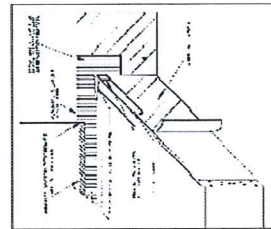
Entry door sill



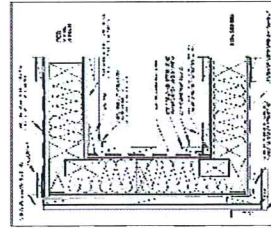
Bottom & top of walls at cantilever



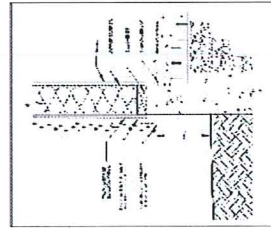
Roof to wall intersection



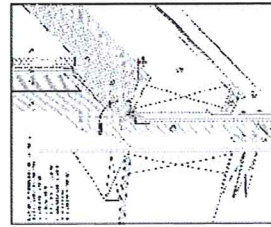
Dock to wall interface



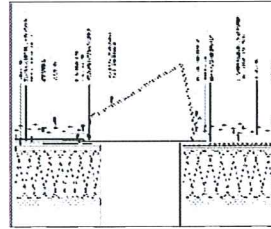
Typical corners



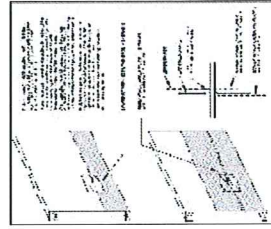
Base of wall



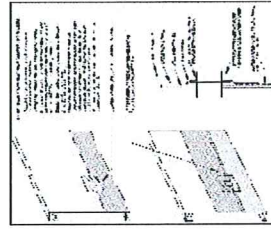
Through wall flashing & band board



Vent cap installation



Hose bib installation



Electrical box installation

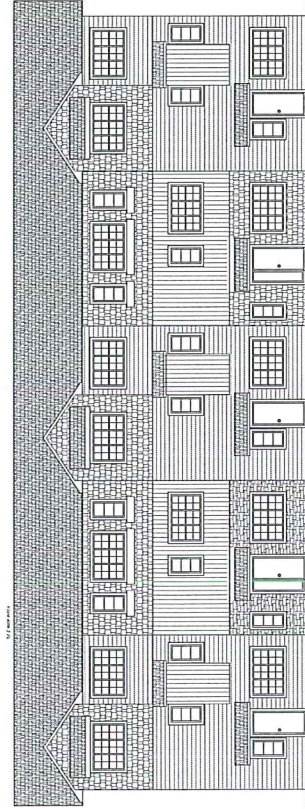
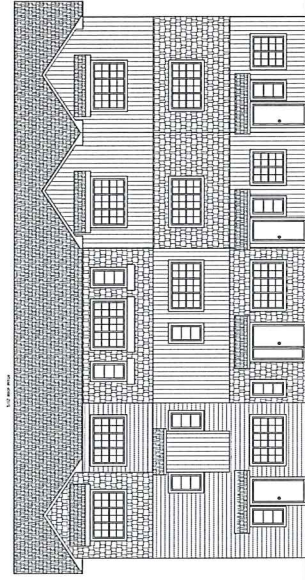
New Single-Storey Dwelling:
Apartments
1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 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DRAWING INDEX

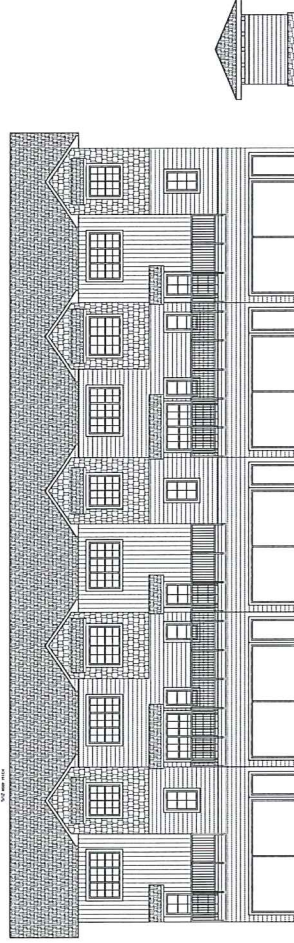
ARCHITECTURAL

A1.1 SITE PLAN

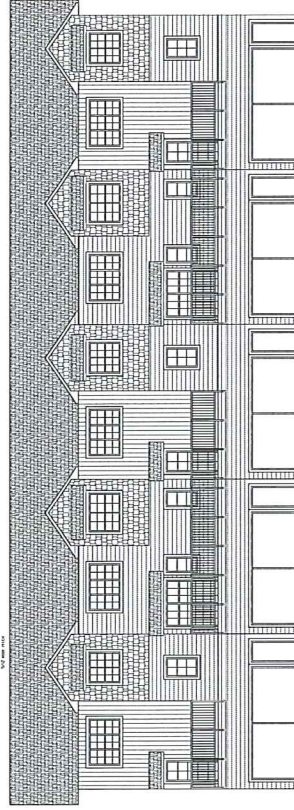
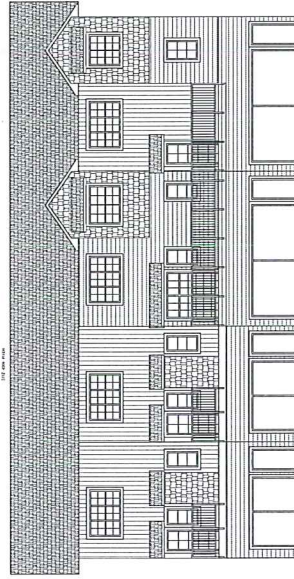
A1.2 GARAGE



FRONT ELEVATION - EAST



REAR ELEVATION - WEST



Three Single Detached Dwellings
Apartments
1041 Lupton Road
Riverside, N.C., 28665

Scale: 1/4" = 1'-0"
Date: 10/1/00

ELEVATIONS 1

Drawn: JCL

Check: JCL

Sheet: 1 of 1

SCHEDULE B
This forms part of development
Permit # DP15-0303

DRAWING INDEX

ARCHITECTURAL

A1.1 SITE PLAN

A1.2 GARAGE

New Single Detached Dwelling
Apartments
104, Lapeere Road
Bloomington, IL, USA

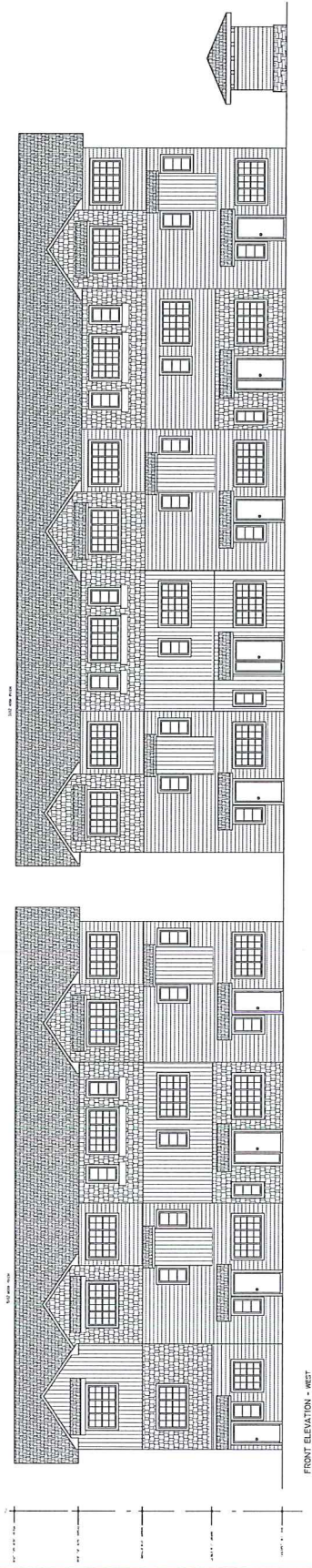
Drawn By: [Name]
Checked By: [Name]
Date: 11/10/2016

ELEVATIONS 3

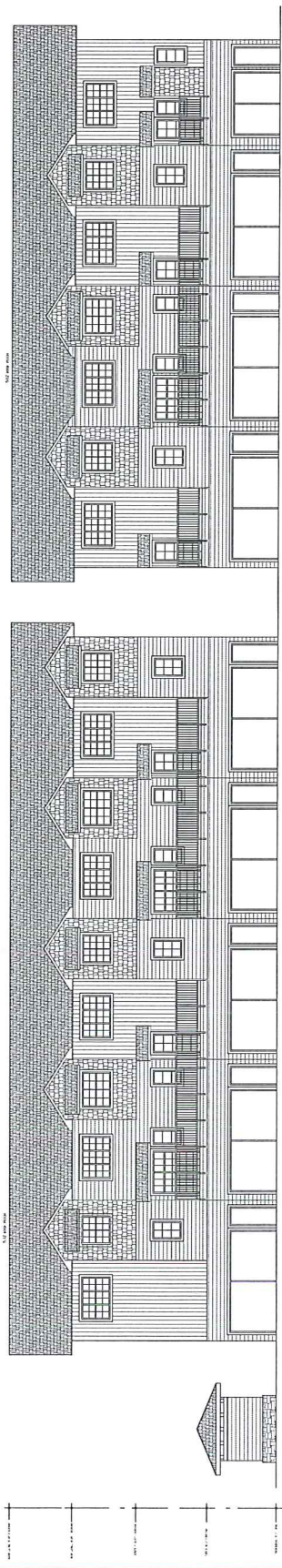
Project No. [Number]

Project No. [Number]

Project No. [Number]



FRONT ELEVATION - WEST



REAR ELEVATION - EAST



LEFT ELEVATION - UNIT A1

RIGHT ELEVATION - UNIT A5

SCHEDULE B
This forms part of development
Permit # **DP15-0303**



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

November 17, 2015

644 Lequime Road

C/o D Gervais Contracting Limited

Attn: David Gervais

Via email to: dgervais14@gmail.com

Re: Proposed 644 Lequime Development – Preliminary Cost Estimate for Bonding

Dear Mr. Gervais:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 644 Lequime Road conceptual landscape plan dated 15.11.17;

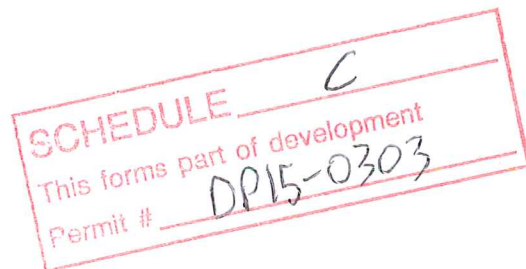
- 1,105 square metres (11,894 square feet) of improvements = \$64,942.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270

outlanddesign.ca

Permit # DP15-0303





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

204 - 840 Small Pass
Edmonton, AB T6Y 4P2
T (780) 8492270
www.outlanddesign.ca



PROJECT TITLE
644 LEQUIME ROAD

LOCATION
Edmonton, AB

DESIGN BY
OUTLAND DESIGN

**WATER CONSERVATION
& IRRIGATION PLAN**

CLIENT	PRIVATE ROAD
DATE	12/11/11
DESIGNER	OUTLAND DESIGN
DATE	12/11/11
CLIENT	PRIVATE ROAD
DATE	12/11/11
DESIGNER	OUTLAND DESIGN
DATE	12/11/11

PROJECT NO.	12/11/11
DESIGN BY	OUTLAND DESIGN
DATE	12/11/11
CLIENT	PRIVATE ROAD
DATE	12/11/11
DESIGNER	OUTLAND DESIGN
DATE	12/11/11

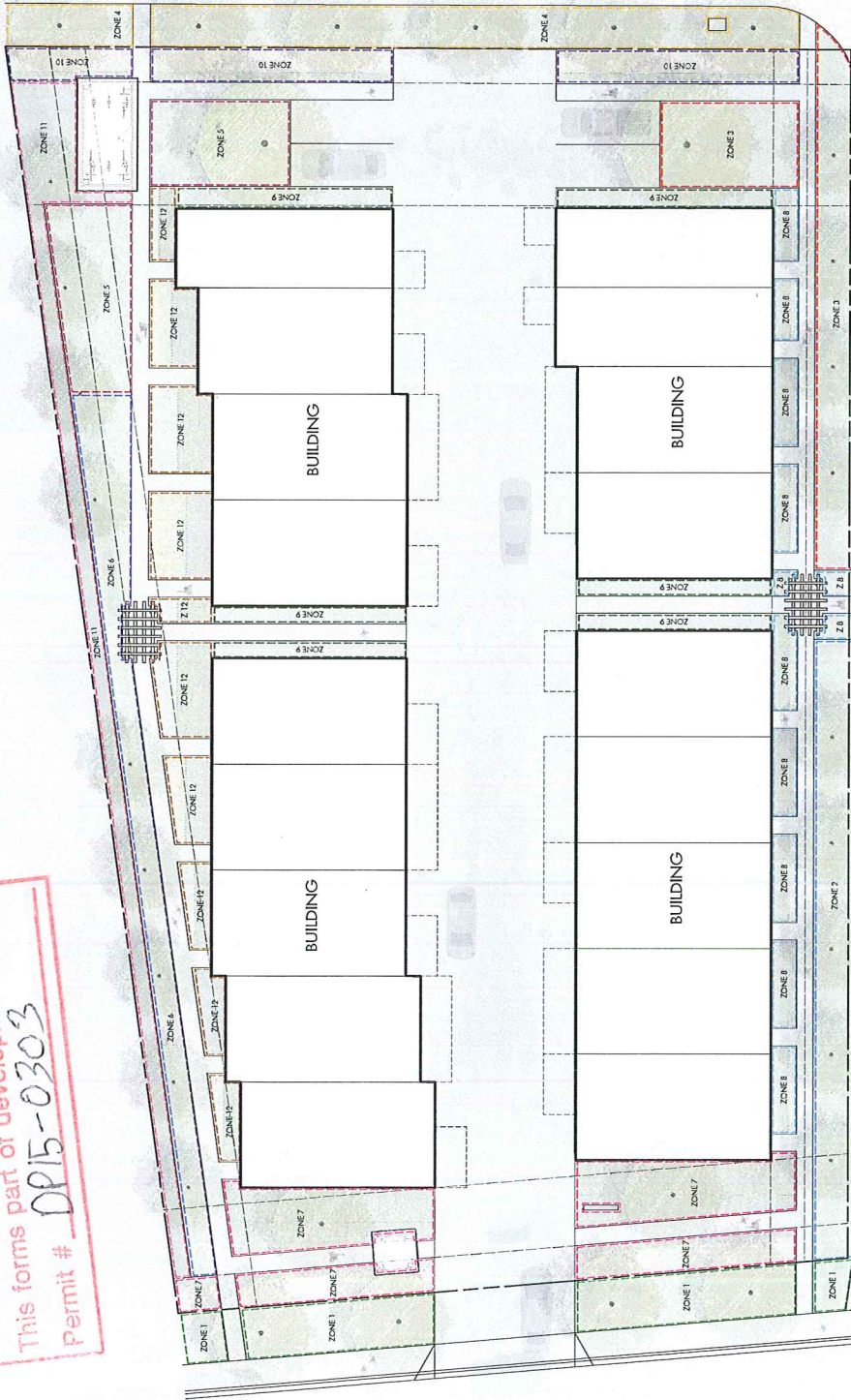


ISSUED FOR REVIEW ONLY

L2/2

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SCHEDULE C
This forms part of development
Permit # **DP15-0303**



PRIVATE ROAD

LEQUIME ROAD

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF EDMONTON (PART 6, SCHEDULE 5) AND THE REQUIREMENTS OF THE CITY OF EDMONTON (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL BE BASED ON THE IRRIGATION SCHEDULE, SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO SHUT DOWN THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER DEFICIT (WD) = 1125 mm / year
ESTIMATED LANDSCAPE WATER USE (WU) = 1125 mm / year
WATER BALANCE = 0 mm / year
NET ATTACHED IRRIGATION APPLICATION FOR DEFICIT CALCULATIONS



IRRIGATION LEGEND

- ZONE 1: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 2: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 3: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 4: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 5: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 6: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 7: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 8: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 9: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 10: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 11: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.
- ZONE 12: 10% LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA. ESTIMATED ANNUAL WATER USE: 125 mm. PARTIALLY SHADED BY TREES.