Development Permit & Development Variance Permit DP18-0132 / DVP18-0133

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

1960 Underhill St

and legally known as

Lot A, District Lots 4646 & 127, ODYD, Plan EPP104418

and permits the land to be used for a mixed use development described in Schedule 'A', 'B', and 'C'.

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

Date of Council Decision	October 27th 2020
Decision By:	COUNCIL
Development Permit Area:	Comprehensive
Existing Zone:	C4 – Urban Centre Commercial
Future Land Use Designation:	MXR – Mixed Use (Residential / Commercial)

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:	1940 Underhill Developments Corp., Inc. No. BC1159386
Applicant:	District Development Group
Planner:	AC

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

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.

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

Section 14.4.5(c) - C4 - Urban Centre Commercial - Development Regulations
To vary the maximum height from 15.0m / 4 storeys permitted to 19.0m / 6 storeys proposed.

Table 8.3 Required Off-Street Parking Requirements
To vary the minimum parking requirements from 315 stalls permitted to 295 stalls proposed;

This Development Permit and Development Variance Permit is valid for two (2) years from the date of 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 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 owner 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 **OR** certified cheque in the amount of **$617,275 ($493,820 x 125%)**

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.

5. 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.

1940 UNDERHILL STREET

REVISED DEVELOPMENT PERMIT APPLICATION

September 29, 2020

LEGAL DESCRIPTION

PLAN KAP74477 LOT A DISTRICT LOT 127 & DL 4646

SCHEDULE A & B

This forms part of application
DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

PROJECT TEAM

DEVELOPER
1940 UNDERHILL DEVELOPMENTS CORP.
C/O DISTRICT DEVELOPMENTS CORP.

200-8809 Heather Street, Vancouver, BC
(604) 683 - 2404

ARCHITECT
ALAN BONIFACE ARCHITECT LTD.

880-1500 West Georgia Street, Vancouver, BC
(236) 521 - 6568

LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS

4185 Still Creek Drive C100, Burnaby, BC
(604) 294 - 0011

STRUCTURAL
SORENSEN TRILOGY

215-737 Goldstream Avenue, Victoria, BC
(778) 265 - 7360

ELECTRICAL
NEMETZ (S/A) & ASSOCIATES LTD.

2009 West 4th Avenue, Vancouver, BC
(604) 736 - 6562

MECHANICAL
AVALON MECHANICAL CONSULTANTS LTD.

300-1245 Esquimalt Rad, Victoria, BC
(250) 585 - 9121

CIVIL
APLIN & MARTIN CONSULTANTS LTD.

1258 Ellis Street, Kelowna, BC
(250) 215 - 9425

CODE CONSULTANT
GHL CONSULTANTS LTD.

950-409 Granville Street, Vancouver, BC
(604) 689 - 4449

DRAWING LIST

A0.00 COVER SHEET
A0.01 PROJECT DESCRIPTION & STATS
A0.02 SITE VIEWS
A1.00 SITE SURVEY
A1.01 SITE PLAN
A2.00 P1 PLAN
A2.01 L1 PLAN
A2.02 L2 PLAN
A2.03 L3 PLAN
A2.04 L4 PLAN
A2.05 L5 PLAN
A2.06 L6 PLAN
A2.07 ROOF PLAN
A4.00 OVERALL ELEVATIONS - SOUTH & WEST
A4.01 OVERALL ELEVATIONS - NORTH & EAST
A4.02 COURTYARD ELEVATIONS - SOUTH & WEST
A4.03 COURTYARD ELEVATIONS - NORTH & EAST
A4.04 SECTIONS
A5.00 SHADOW STUDIES
A5.01 RENDER - DILWORTH STREET
A5.02 RENDER - UNDERHIIL STREET
C1 STANDARD NOTES
C2 KEY PLAN
C3 SERVICING PLAN
C4 GRADING PLAN
C5 STORM WATER MANAGEMENT PLAN
C6 EROSION SEDIMENT CONTROL PLAN
C7 SPRINGFIELD ROAD & DILWORTH DRIVE INTERSECTION IMPROVEMENTS
C8 DILWORTH DRIVE & BARON ROAD INTERSECTION IMPROVEMENTS
C9 BARON ROAD & UNDERHILL STREET INTERSECTION IMPROVEMENTS
C10 DILWORTH DRIVE & BARON ROAD CURB RETURN DETAILS
C11 SOUTHERN LANE IMPROVEMENTS
C12 SIGNAL DESIGN
C13 SIGNAL DESIGN
L1 LANDSCAPE PLAN
L2 LANDSCAPE SHRUB PLAN
L3 LANDSCAPE MATERIAL PLAN
L4 LANDSCAPE RETAINING WALL PLAN
L5 LANDSCAPE SPECIFICATION

SUPPLEMENTARY INFORMATION

A6.00 CITY DP COMMENTS
A6.01 SIGNAGE PROPOSAL
A6.02 UNDERHILL ARCH & ENTRY
A6.03 DILWORTH ARCH DESIGN
A6.04 RESIDENTIAL PATIOS

ABA
DISTRICT GROUP

ISSUED FOR

METRIC

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ARCHITECT & PRIME CONSULTANT
ALAN BONIFACE ARCHITECT LTD.
880-1500 WEST GEORGIA STREET
VANCOUVER, BC, V6G 2Z6
Tel: (236) 521-6568

SEAL

1940 Underhill Street

COVER SHEET

DRAWN: AS CHECKED: TB
PLOT DATE: 6/12/2020 11:57:00 AM

A0.00

19003C

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PROJECT DESCRIPTION

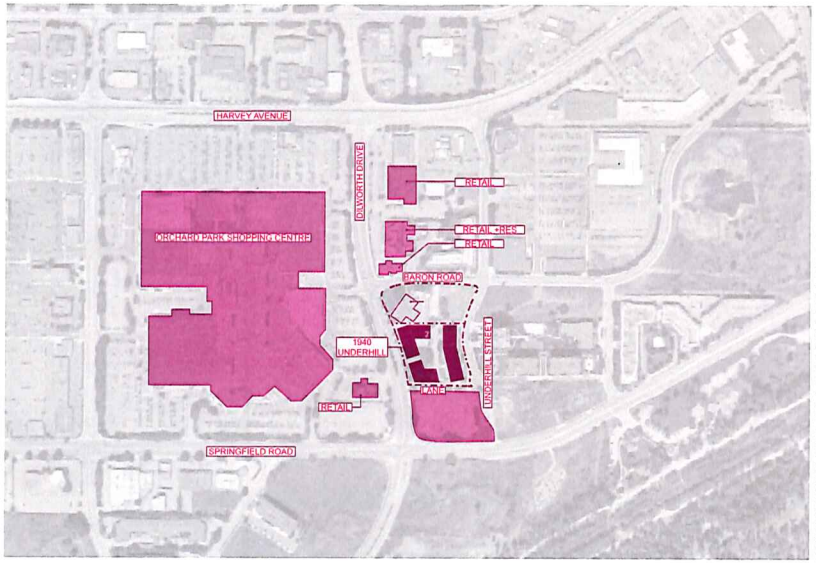
The Underhill project is designed with a particular attitude to the interface between the street and the building edge and to the project's integration into the neighbourhood.

Safe streets, social spaces and the creation of community, are all created by a designing a careful relationship of ground level residential units to the street. The Underhill project sets the buildings back from the street enough to create useable private spaces that also create a dialogue with the street and sidewalk public realm. In addition, the spaces between the buildings create a semi-public, private space with interactive social spaces created by a variety of scale and privacy. Significant planting of new trees is key to the creation of this environment. A small retail component is inviting and intended for local use. Major entryways are marked with clear and inviting pathways and arches.

The three six-storey buildings of Phase 1 make up approximately 294 residential units with a small retail component in the corner of Building 2 and one level of underground parking that extends under all three buildings. The design is clean and modern, with an aesthetic unlike anything else in Kelowna. Imagine mid-century modern meets 21st century innovation. A central courtyard is accessed via an architectural feature gateway. Inventive slats create privacy and solar shading, while still letting those inside look out.

The homes themselves are a mix of what the Kelowna market needs most. Based on current demand, we anticipate that roughly half will be one-bedrooms and about a quarter will be two-bedrooms, and the remaining space a mix of three-bedrooms, bachelor suites and one/two bedrooms with dens. The main floor amenities will be developed to serve the residents: a coffee or breakfast spot, sandwich shop or bank.

SITE LOCATION



LEGEND

- SITE
- MIXED USE - COMMERCIAL / SERVICES
- 1940 UNDERHILL
- RESIDENTIAL

PROJECT STATISTICS

CIVIC ADDRESS: 1940 UNDERHILL STREET, KELOWNA

PROJECT DATA	F.A.R.
	1.69

BUILDING 01

LEVEL	GROSS AREA	RESIDENTIAL	RETAIL	SERVICE	AMENITY	CIRCULATION	EFFICIENCY %
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTALS	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

BUILDING 02

LEVEL	GROSS AREA	RESIDENTIAL	RETAIL	SERVICE	AMENITY	CIRCULATION	EFFICIENCY %
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTALS	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

BUILDING 03

LEVEL	GROSS AREA	RESIDENTIAL	RETAIL	SERVICE	AMENITY	CIRCULATION	EFFICIENCY %
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTALS	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

OVERALL TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

UNIT COUNT	TOTAL
	294

BUILDING 01

LEVEL	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BUILDING 02

LEVEL	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BUILDING 03

LEVEL	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
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TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OVERALL TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	294

PARKING COUNT

REQUIRED

PROGRAM	AREA / UNIT COUNT	CR RATE	TOTAL
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]		[illegible]

PROVIDED

TYPE	P1	U01	%
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TOTAL	[illegible]	[illegible]	

PARKING COUNT

REQUIRED

PROGRAM	AREA / UNIT COUNT	CR RATE	TOTAL
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TOTAL	[illegible]		[illegible]

BICYCLE PARKING COUNT

REQUIRED

PROGRAM	AREA / UNIT COUNT	CR RATE	CLASS I	CLASS II
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RETAIL	[illegible]	[illegible]	[illegible]	[illegible]
		TOTAL	[illegible]	[illegible]
			TOTAL	

PROVIDED

[illegible]	[illegible]
TOTAL	[illegible]

BICYCLE PARKING COUNT

REQUIRED

PROGRAM	AREA / UNIT COUNT	CR RATE	LONG TERM	SHORT TERM
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
RETAIL	[illegible]	[illegible]	[illegible]	[illegible]
		TOTAL	[illegible]	[illegible]
			TOTAL	

SCHEDULE A & B

This forms part of application

DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

ABA DISTRICT GROUP

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880-1500 WEST GEORGIA STREET
VANCOUVER, BC, V6G 2Z6
Tel: (236) 521-6568

SEAL

1940 Underhill Street

N

PROJECT DESCRIPTION & STATS

DRAWN: AS CHECKED: TB
PLOT DATE: 2020-09-25 10:21:17 AM

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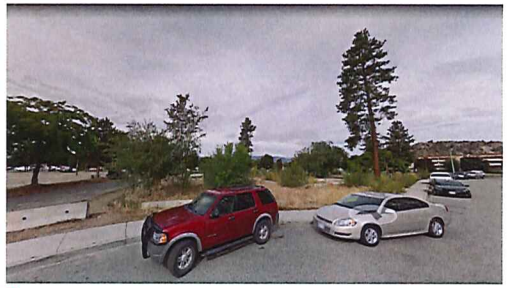
AERIAL VIEW

VIEWS TO SITE

01

02

03



04

SCHEDULE A & B

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SEAL

1940 Underhill Street

SITE VIEWS

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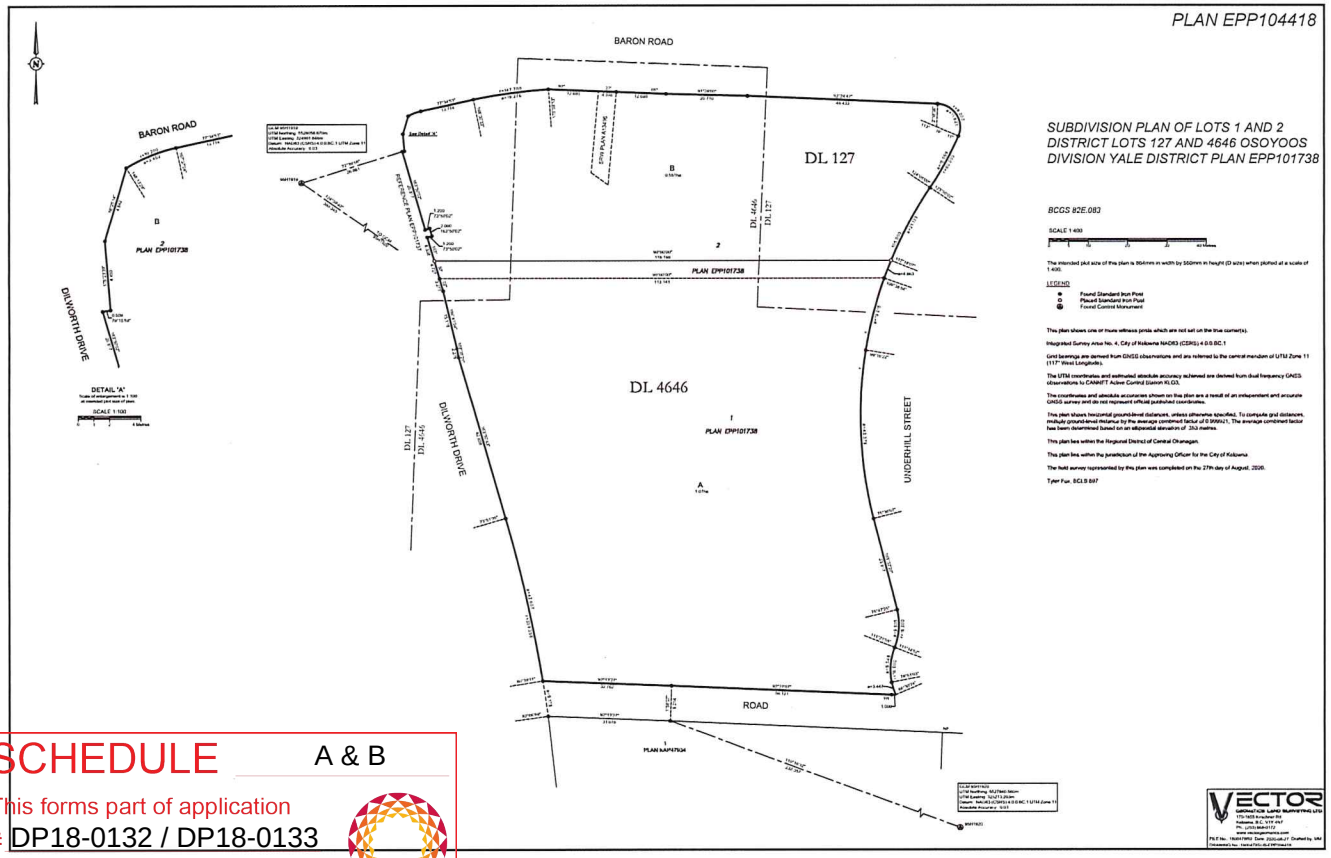

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SITE SURVEY

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PLOT DATE: 2020-09-29 8:51:57 AM

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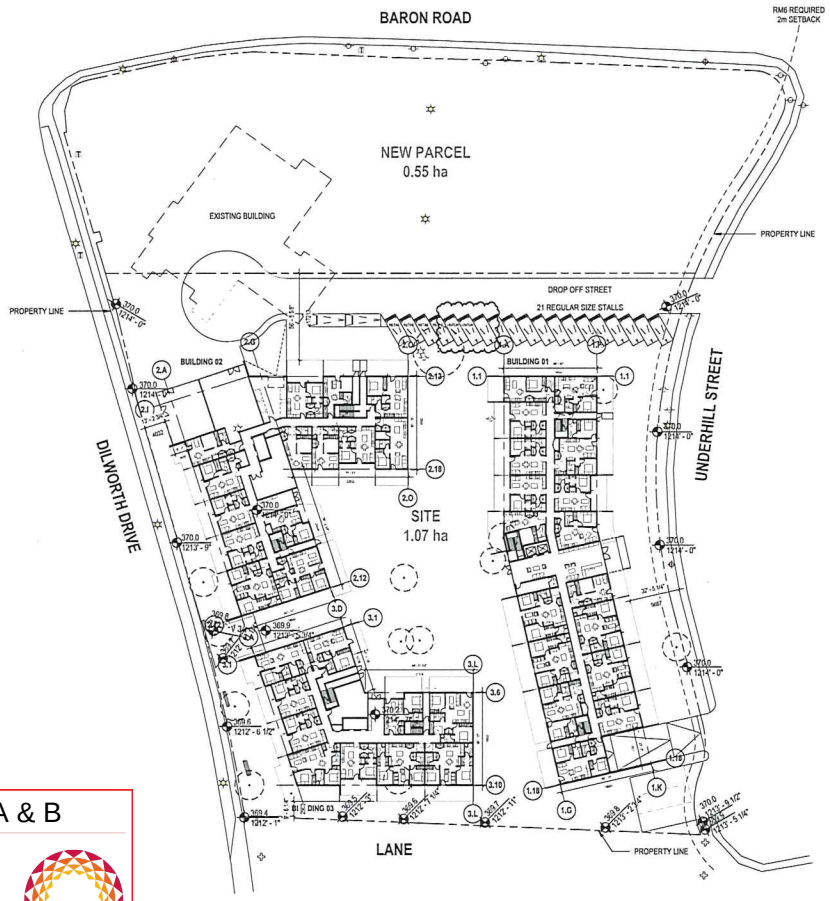

LEGEND:

- LAMP STANDARD
- STREET SIGN
- FIRE HYDRANT
- BOLLARD
- TRANSFORMER
- EXISTING TREE
- LAMP STANDARD - REMOVED
- STREET SIGN - REMOVED
- EXISTING TREE - REMOVED / RELOCATED

SCHEDULE

A & B

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City of Kelowna
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SEAL

1940 Underhill Street

N

SITE PLAN

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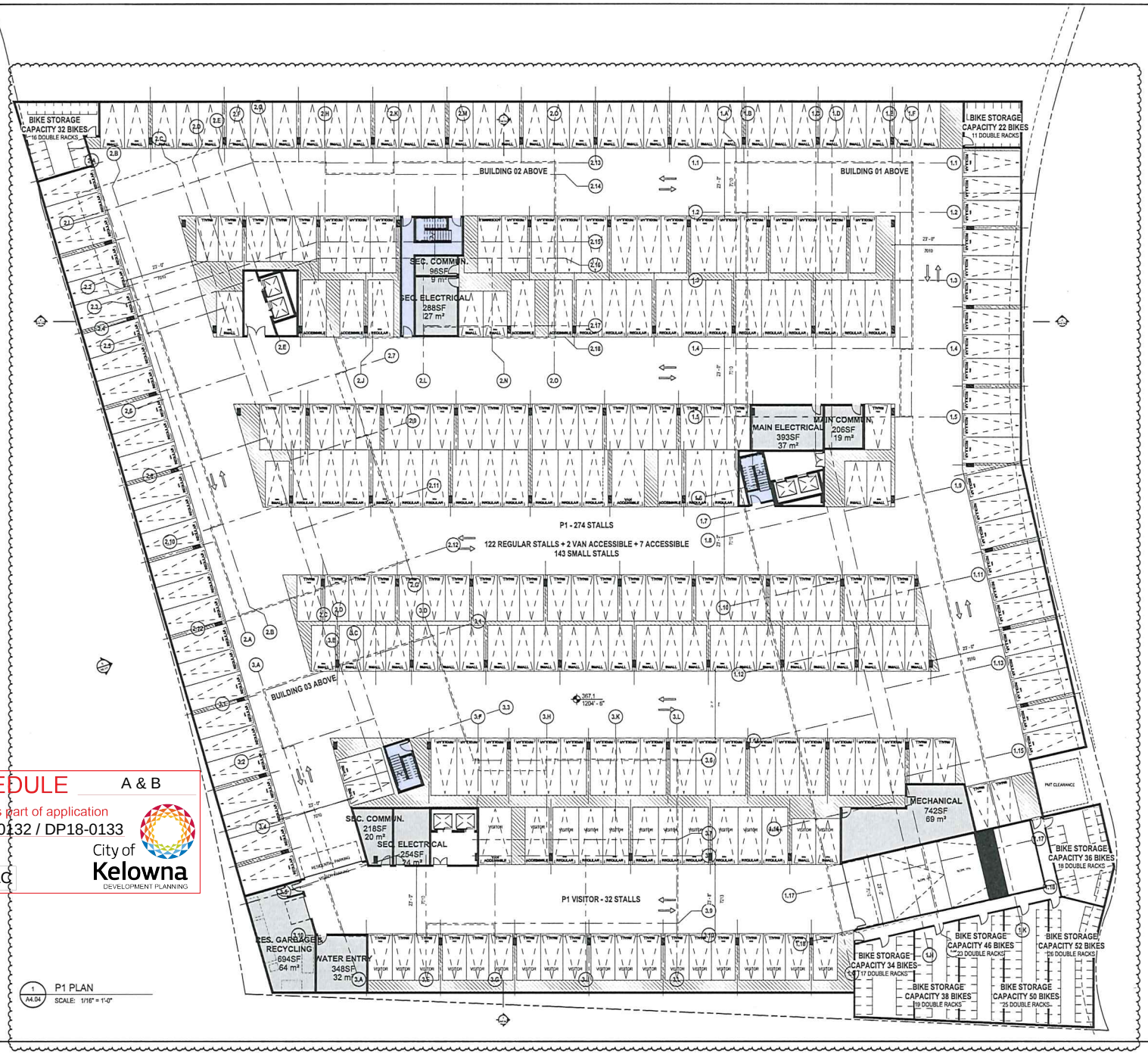

SCHEDULE A & B

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Tel: (236) 521-6568

SEAL

1940 Underhill Street

P1 PLAN

DRAWN: AS CHECKED: TB
PLOT DATE: 2020-09-29 8:45:22 AM

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19003C

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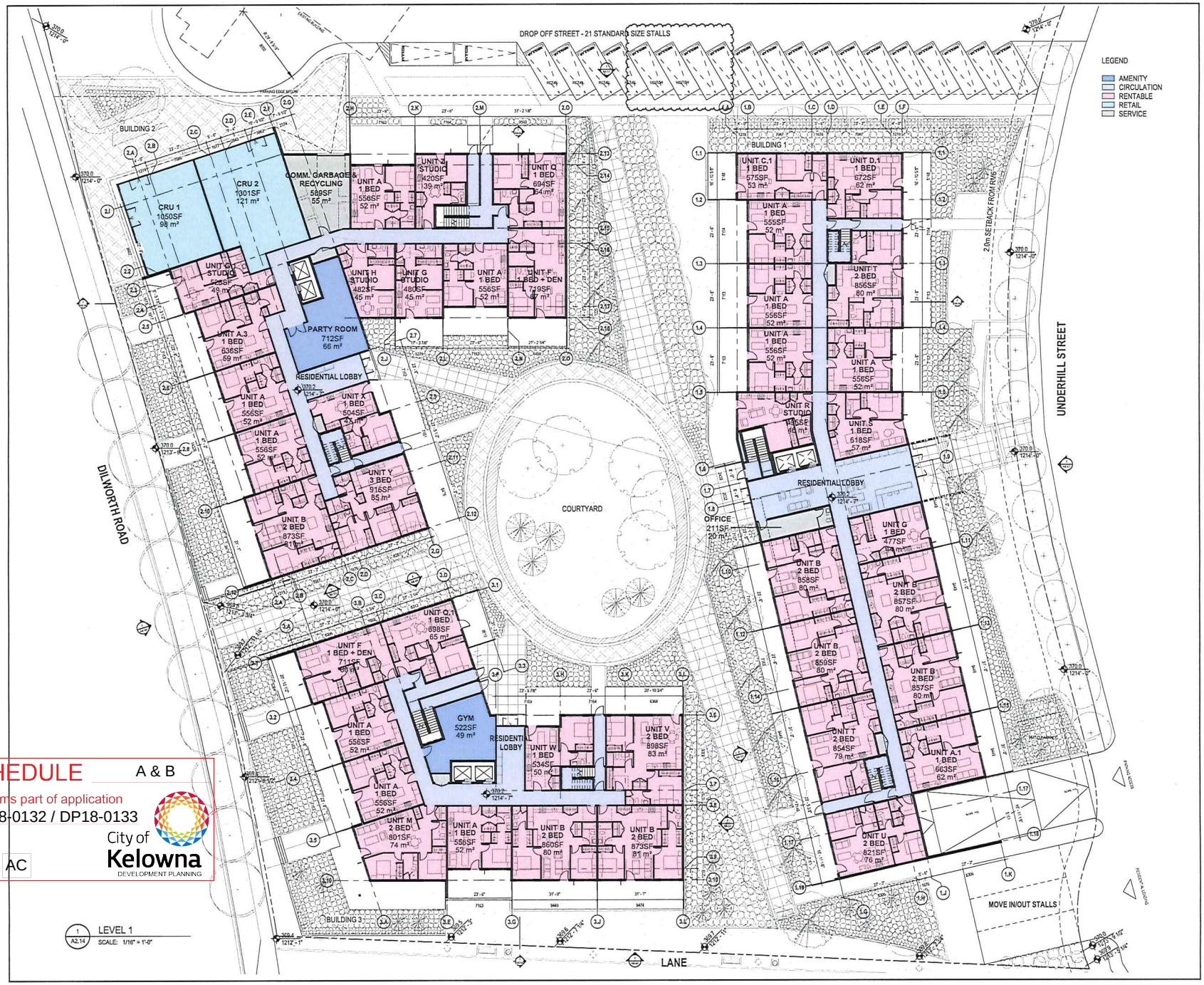

1 A2.14 LEVEL 1
SCALE: 1/16" = 1'-0"

SCHEDULE A & B
This forms part of application
DP18-0132 / DP18-0133
City of Kelowna
DEVELOPMENT PLANNING
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SEAL

1940 Underhill Street

N

L1 PLAN

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1 / A2.14 LEVEL 2
SCALE: 1/16" = 1'-0"

SCHEDULE A & B
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SEAL

1940 Underhill Street

N

L2 PLAN

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PLOT DATE: 2020-09-29 8:47:20 AM

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SCHEDULE A & B

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Tel: (236) 521-6568

SEAL

1940 Underhill Street

L3 PLAN

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1 A4.00 LEVEL 4
SCALE: 1/16" = 1'-0"

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L4 PLAN

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1 LEVEL 5
A4.00 SCALE: 1/16" = 1'-0"

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L5 PLAN

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1 A4.00 LEVEL 6
SCALE: 1/16" = 1'-0"

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L6 PLAN

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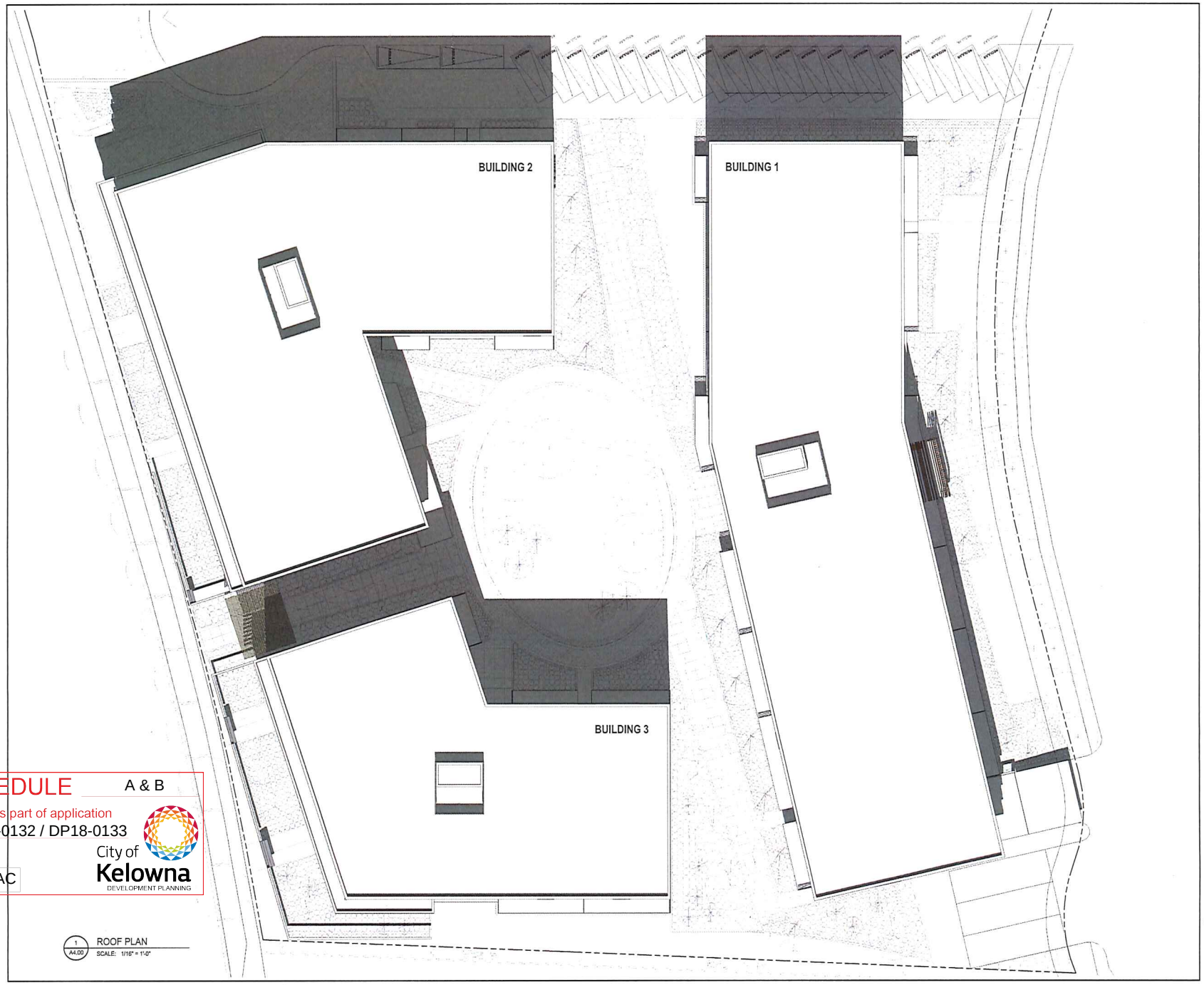

1 A4.00 ROOF PLAN
SCALE: 1/16" = 1'-0"

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ROOF PLAN

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MATERIAL LEGEND	
001	WHITE CEMENTITIOUS PANEL / WHITE ALUMINUM FLASHING
002	GREY CEMENTITIOUS PANEL
003	GREY WOOD OR WOOD APPEARANCE SIDING
004	WOOD SUN SHADING DEVICE OR WOOD APPEARANCE
005	ALUMINUM RAILING
006	GREY ALUMINUM CANOPY
007	ALUMINUM STOREFRONT GLAZING SYSTEM
008	ALUMINUM GLAZING SYSTEM
009	MASONRY VENEER
010	WHITE ALUMINUM CANOPY
011	PROPOSED SIGNAGE
012	WHITE ALUMINUM SLAT SYSTEM

1 A2.01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

2 A2.01 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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OVERALL ELEVATIONS - SOUTH & WEST

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MATERIAL LEGEND	
001	WHITE CEMENTITIOUS PANEL / WHITE ALUMINUM FLASHING
002	GREY CEMENTITIOUS PANEL
003	GREY WOOD OR WOOD APPEARANCE SIDING
004	WOOD SUN SHADING DEVICE OR WOOD APPEARANCE
005	ALUMINUM RAILING
006	GREY ALUMINUM CANOPY
007	ALUMINUM STOREFRONT GLAZING SYSTEM
008	ALUMINUM GLAZING SYSTEM
009	MASONRY VENEER
010	WHITE ALUMINUM CANOPY
011	PROPOSED SIGNAGE
012	WHITE ALUMINUM SLAT SYSTEM

1 A2.01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

2 A2.01 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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OVERALL ELEVATIONS - NORTH & EAST

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MATERIAL LEGEND	
001	WHITE CEMENTITIOUS PANEL / WHITE ALUMINUM FLASHING
002	GREY CEMENTITIOUS PANEL
003	GREY WOOD OR WOOD APPEARANCE SIDING
004	WOOD SUN SHADING DEVICE OR WOOD APPEARANCE
005	ALUMINUM RAILING
006	GREY ALUMINUM CANOPY
007	ALUMINUM STOREFRONT GLAZING SYSTEM
008	ALUMINUM GLAZING SYSTEM
009	MASONRY VENEER
010	WHITE ALUMINUM CANOPY
011	PROPOSED SIGNAGE
012	WHITE ALUMINUM SLAT SYSTEM

SCHEDULE A & B

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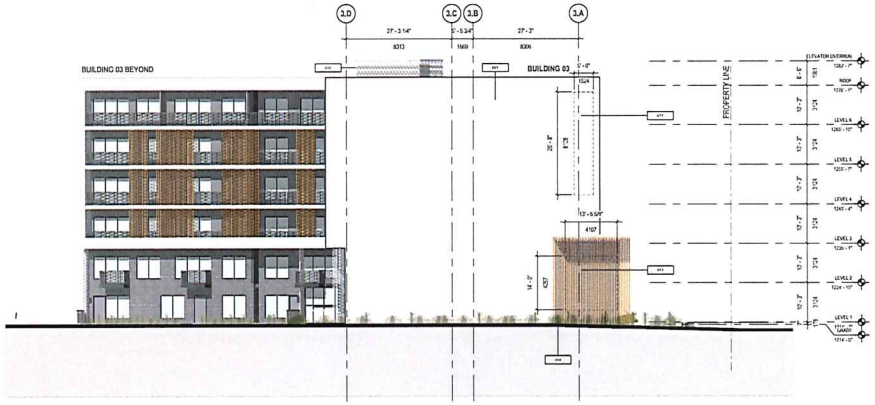

1 A2.01 INTERIOR ELEVATION LOOKING SOUTH
SCALE: 1/16" = 1'-0"

2 A2.01 INTERIOR ELEVATION LOOKING WEST
SCALE: 1/16" = 1'-0"

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COURTYARD ELEVATIONS - SOUTH & WEST

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MATERIAL LEGEND	
001	WHITE CEMENTITIOUS PANEL / WHITE ALUMINUM FLASHING
002	GREY CEMENTITIOUS PANEL
003	GREY WOOD OR WOOD APPEARANCE SIDING
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011	PROPOSED SIGNAGE
012	WHITE ALUMINUM SLAT SYSTEM

SCHEDULE A & B

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City of Kelowna
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1 A2.01 INTERIOR ELEVATION LOOKING NORTH
SCALE: 1/16" = 1'-0"

2 A2.01 INTERIOR ELEVATION LOOKING EAST
SCALE: 1/16" = 1'-0"

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COURTYARD ELEVATIONS - NORTH & EAST

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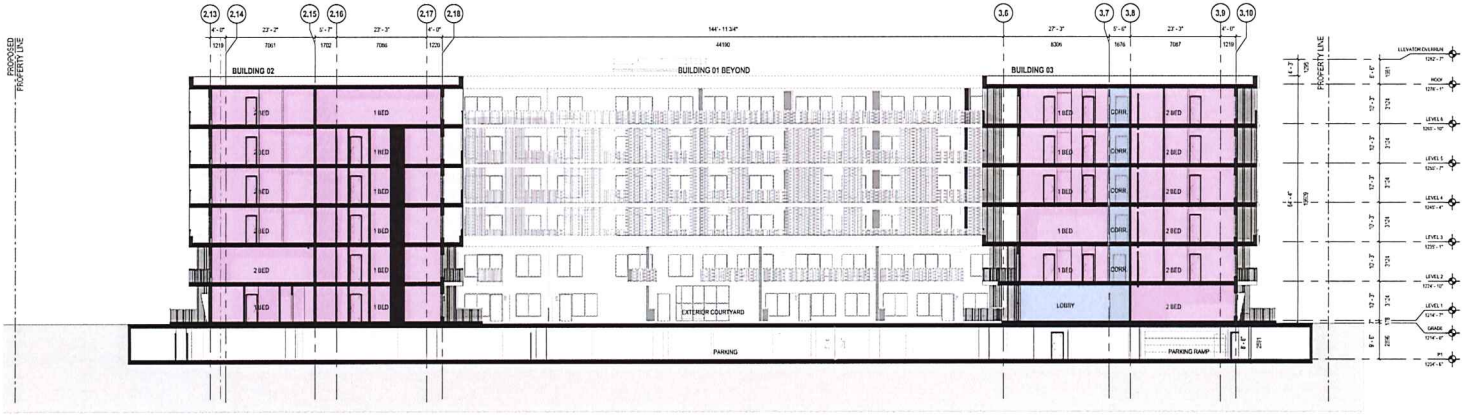

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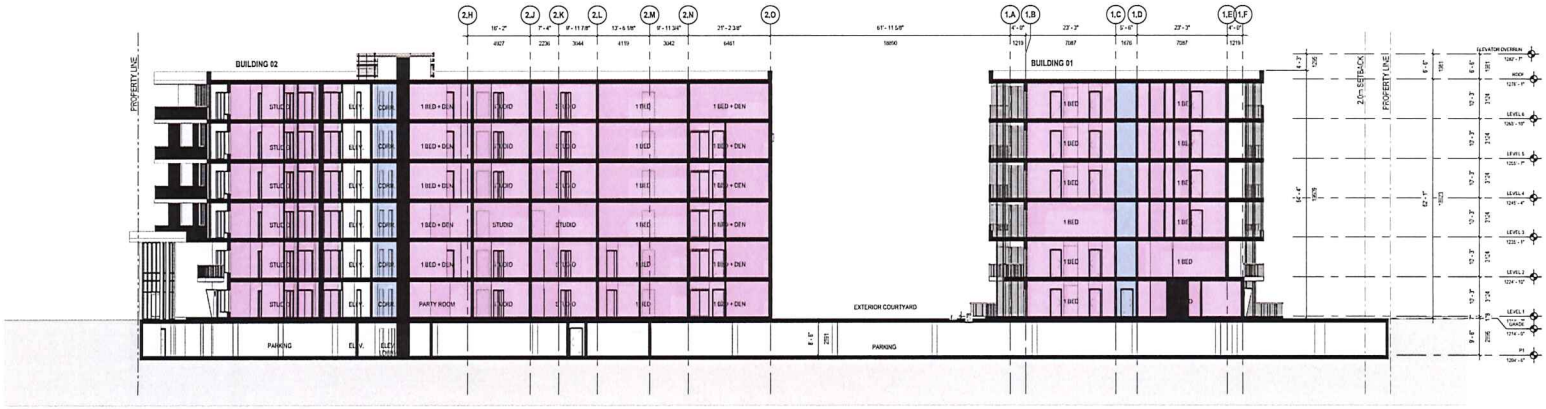

2 A2.00 SECTION THROUGH BUILDING_A1
SCALE: 1/16" = 1'-0"

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SECTIONS

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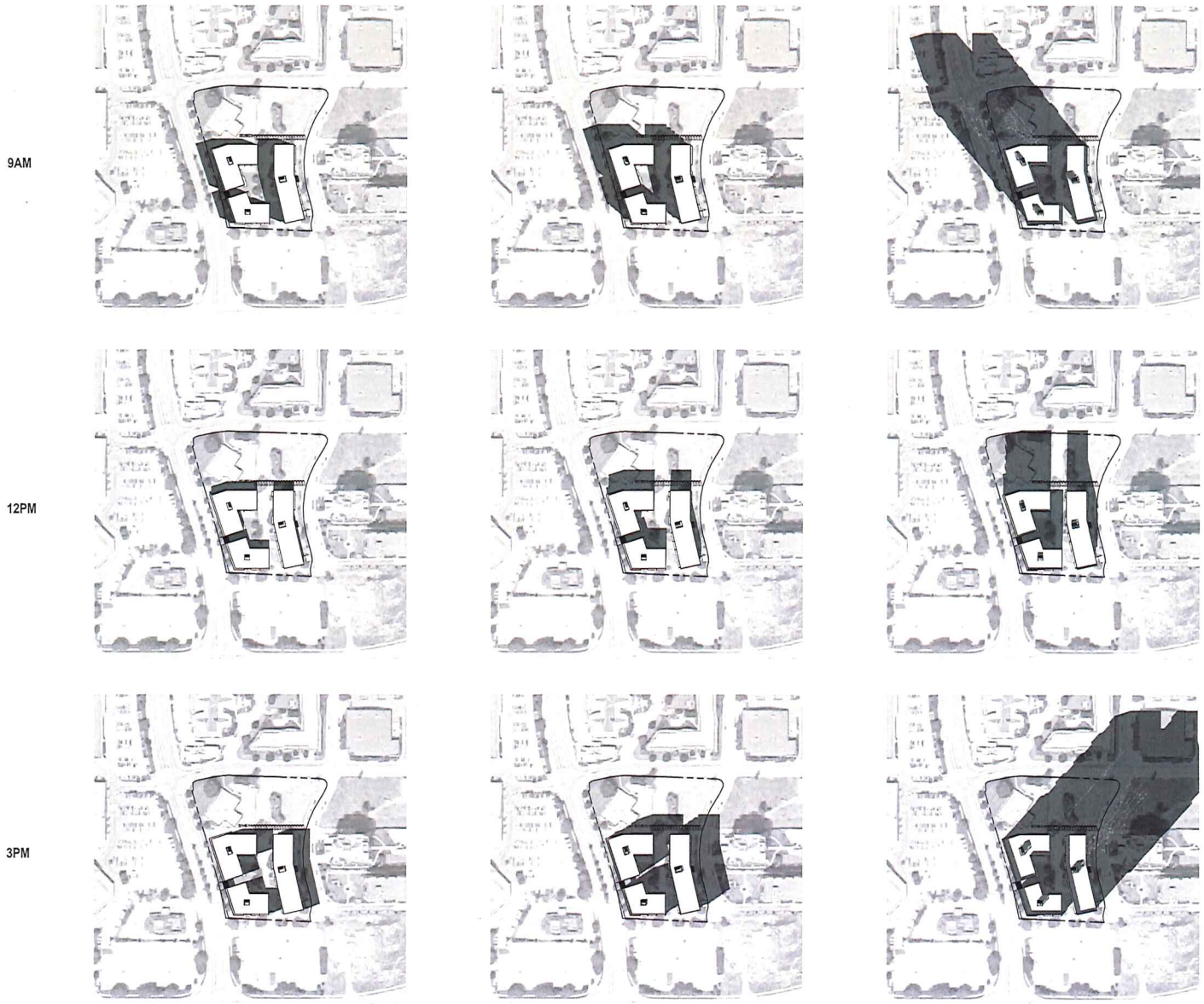

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SHADOW STUDIES

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RENDER - DILWORTH STREET

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RENDER - UNDERHIIL STREET

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SCHEDULE A & B

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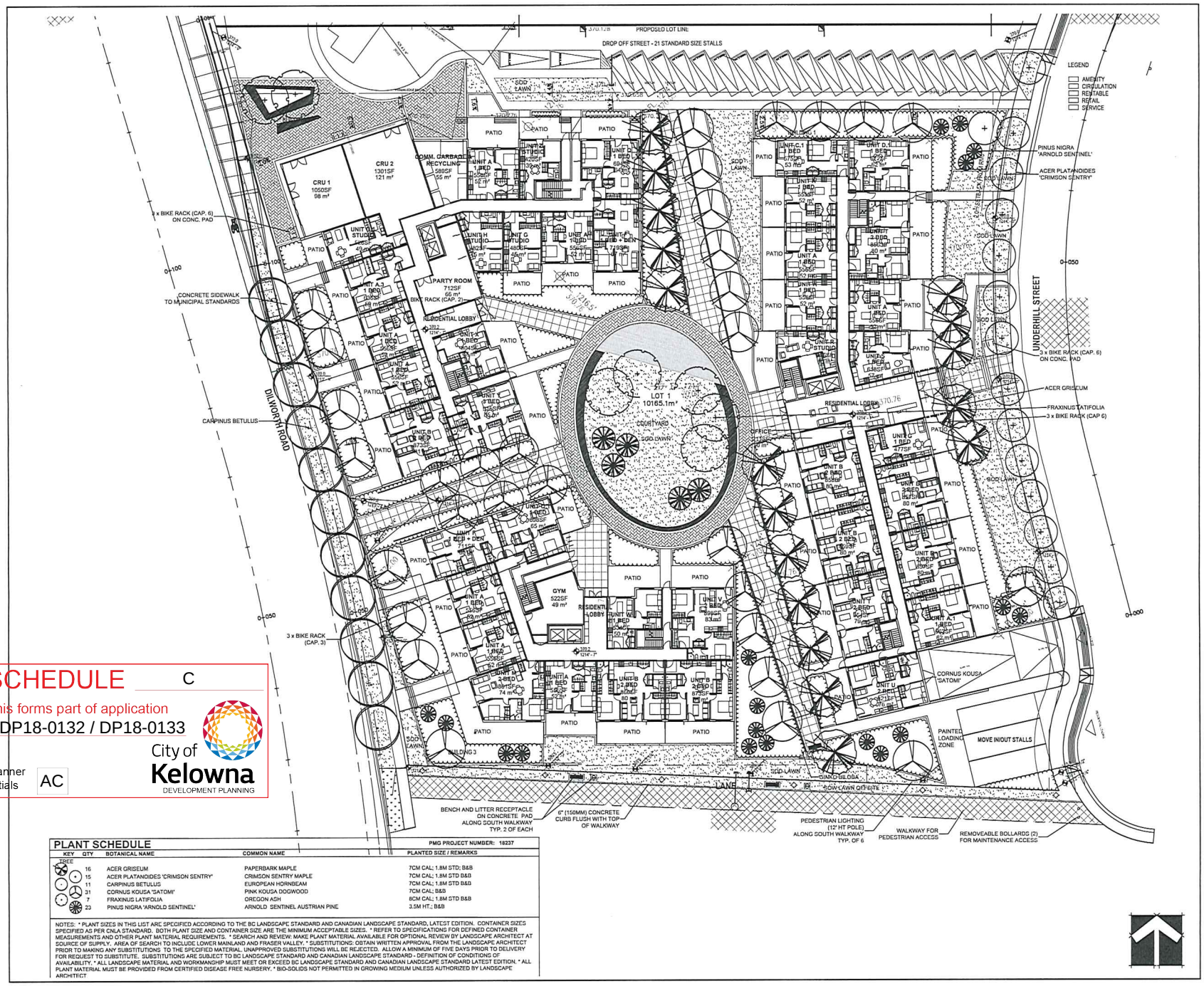

SCHEDULE C

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PLANT SCHEDULE

PMG PROJECT NUMBER: 18237

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	16	ACER GRISEUM	PAPERBARK MAPLE	7CM CAL; 1.8M STD; B&B
	15	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	7CM CAL; 1.8M STD B&B
	11	CARPINUS BETULUS	EUROPEAN HORNBEAM	7CM CAL; 1.8M STD B&B
	31	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	7CM CAL; B&B
	7	FRAXINUS LATIFOLIA	OREGON ASH	8CM CAL; 1.8M STD B&B
	23	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	3.5M HT.; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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LANDSCAPE PLAN

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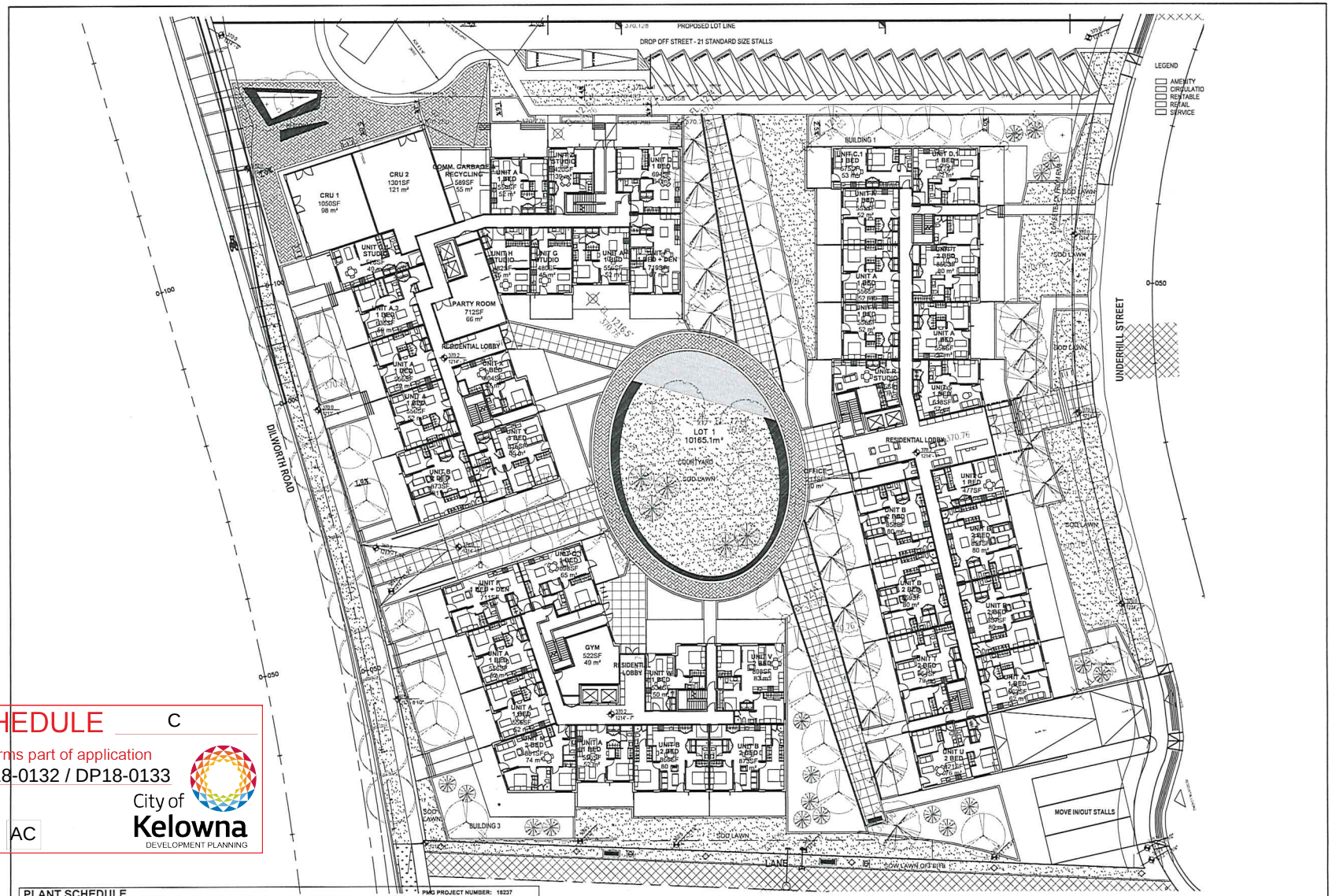

SCHEDULE C

This forms part of application

DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

PLANT SCHEDULE

PMG PROJECT NUMBER: 19237

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B1	860	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	#3 POT; 40CM
P1	820	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
R	150	ROSA RUGOSA 'ALBA'	RUGOSA ROSE; WHITE	#2 POT; 40CM
V1	12	VIBURNUM TINUS	LAURUSTINUS	
GRASS				
F	454	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1 POT
P	885	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT;
PERENNIAL				
AS	381	ASTILBE GLADSTONE	FALSE SPIREA	#1 POT;
L	496	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT;
GC				
X	1589	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE

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DISTRICT GROUP

pmg LANDSCAPE ARCHITECTS

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ARCHITECT & PRIME CONSULTANT
ALAN BONIFACE ARCHITECT LTD.
880-1500 WEST GEORGIA STREET
VANCOUVER, BC, V6G 2Z6
Tel: (236) 521-6568

SEAL

1940 Underhill Street

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LANDSCAPE SHRUB PLAN

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SCHEDULE C

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DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

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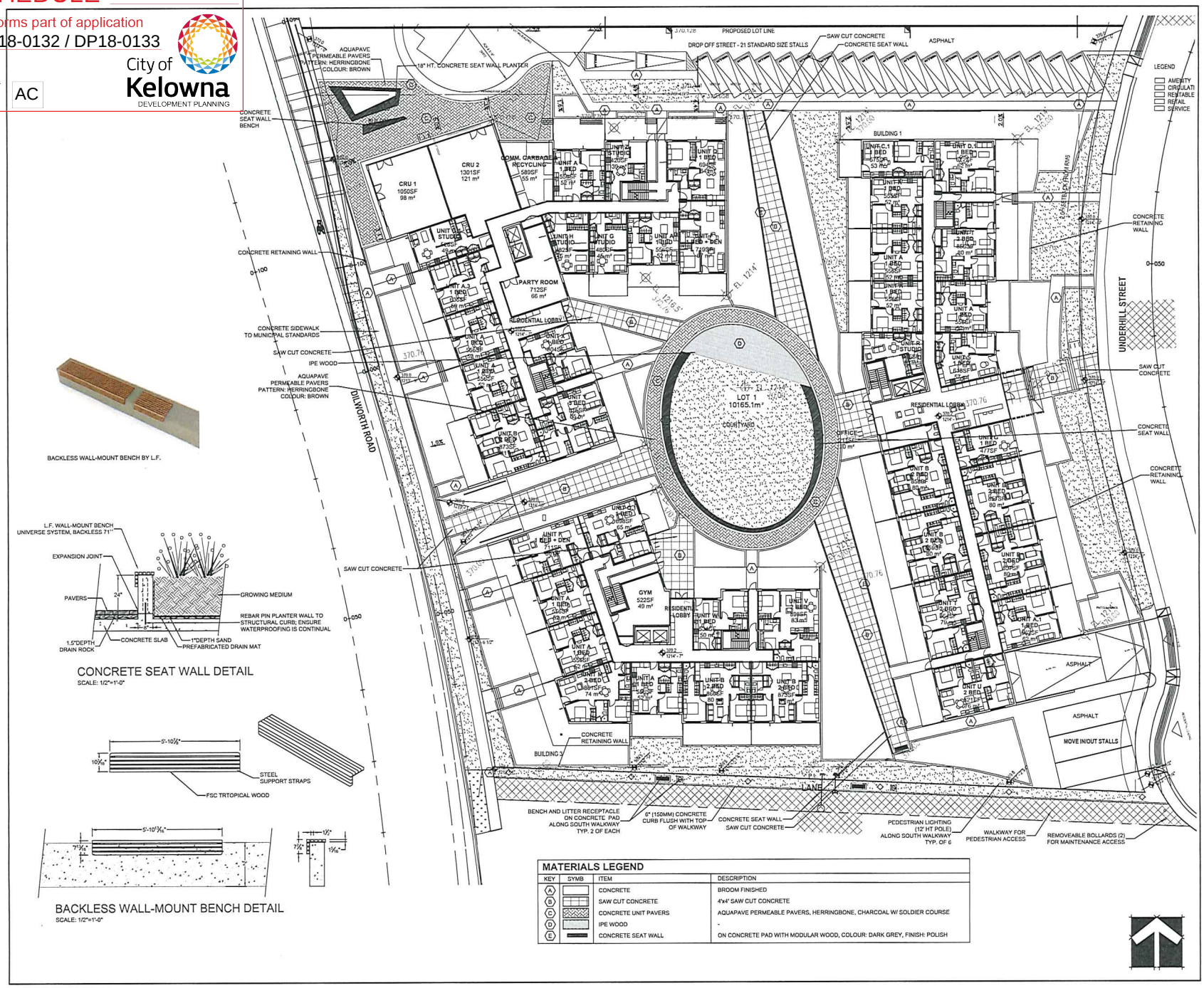

BACKLESS WALL-MOUNT BENCH BY L.F.

CONCRETE SEAT WALL DETAIL
SCALE: 1/2"=1'-0"

BACKLESS WALL-MOUNT BENCH DETAIL
SCALE: 1/2"=1'-0"

MATERIALS LEGEND

KEY	SYMB	ITEM	DESCRIPTION
A		CONCRETE	BROOM FINISHED
B		SAW CUT CONCRETE	4'x4' SAW CUT CONCRETE
C		CONCRETE UNIT PAVERS	AQUAPAVE PERMEABLE PAVERS, HERRINGBONE, CHARCOAL W/ SOLDIER COURSE
D		IPE WOOD	-
E		CONCRETE SEAT WALL	ON CONCRETE PAD WITH MODULAR WOOD, COLOUR: DARK GREY, FINISH: POLISH

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LANDSCAPE MATERIAL PLAN

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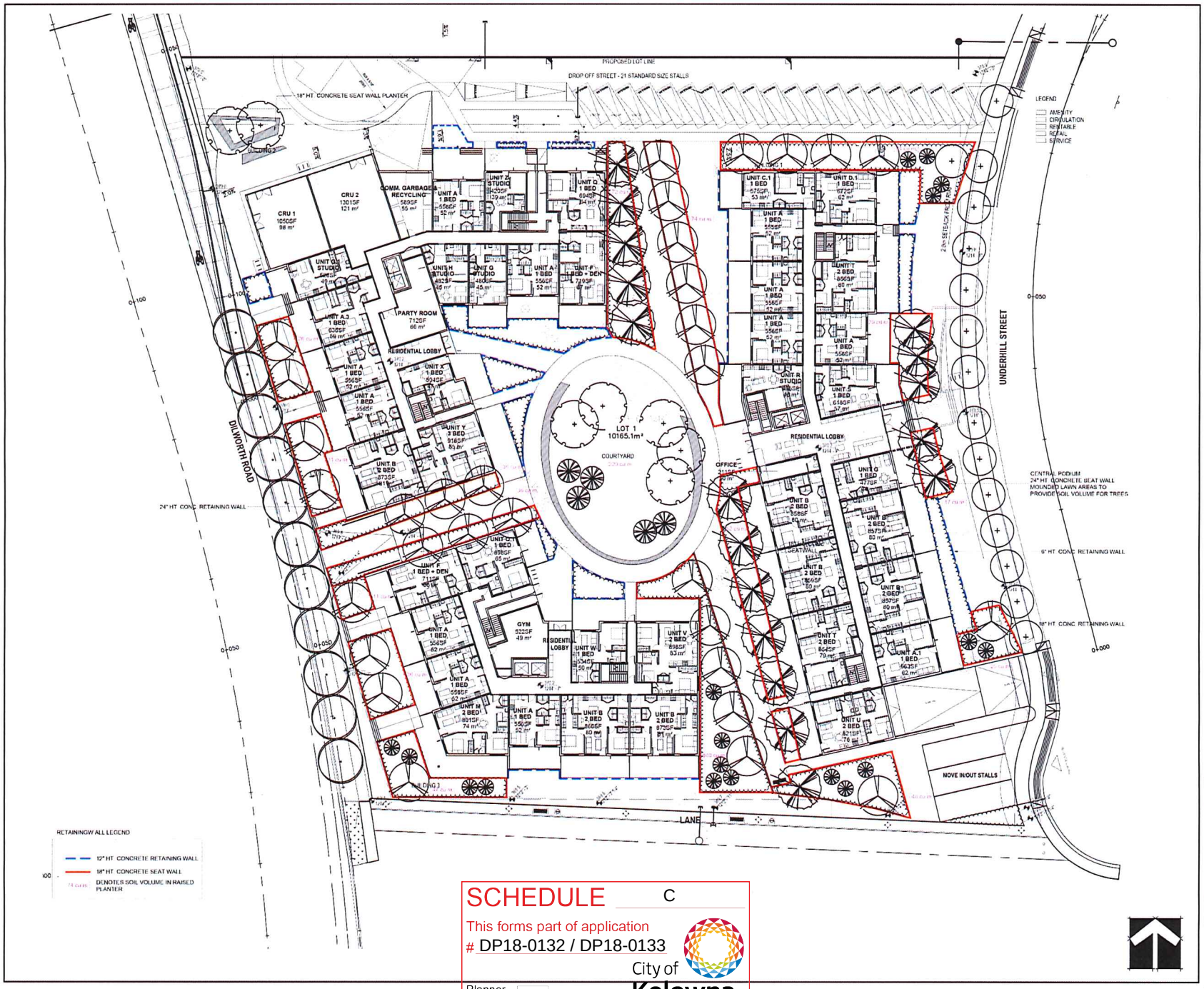

SCHEDULE C

This forms part of application

DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

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LANDSCAPE RETAINING WALL PLAN

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PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008. Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium – quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas, Planting –plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support, Mulch, Irrigation Systems, Play Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions, plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
~~.2.7 Preparation of rough grass areas, supply of materials and seeding~~
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast)	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site – protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%.
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn__________6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers__________18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan__________9" (225mm)
.4.1.4 Tree & large shrub pits__________depth to conform to depth of rootball – width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn__________9" (210mm)
.4.2.2 Groundcover areas__________12" (300mm)
.4.2.3 Lawn without automatic irrigation__________12" (300mm)
.4.2.4 Shrub & groundcover areas__________18" (450mm)
.4.2.5 Trees and specimen shrubs__________30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA – SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 – 50% sulphur urea coated, 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plan view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 117 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS – SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass – public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior re making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to Canadian Landscape Standard – definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and Large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 – Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture final class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming – All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

SCHEDULE C

This forms part of application
DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: AC

ABA

DISTRICT™ GROUP

pmg LANDSCAPE ARCHITECTS

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ARCHITECT & PRIME CONSULTANT

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880-1500 WEST GEORGIA STREET
VANCOUVER, BC, V6G 2Z6
Tel: (236) 521-6568

SEAL

1940 Underhill Street

N

LANDSCAPE SPECIFICATION

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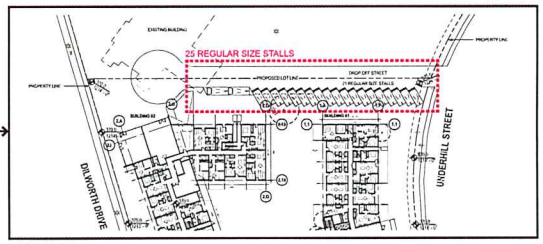
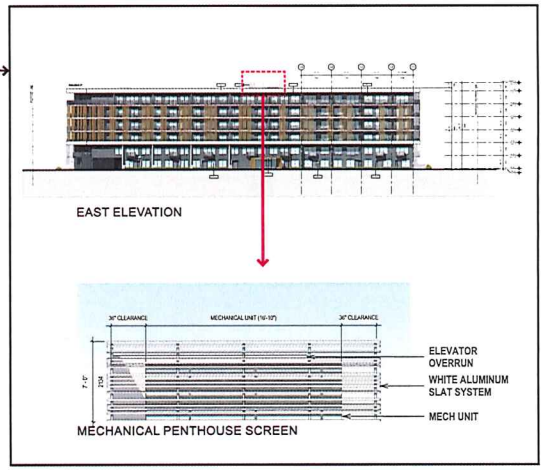
Underhill DP Comments

Received: May 1, 2020

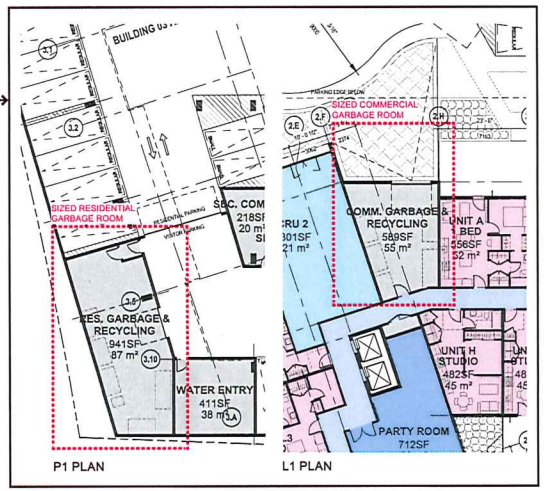
#	Comment	Proposed Response
1	**Development Planning**	
1.1	Parking	
1.1.1	Small visitor stalls along lane no good.	Site plan has been revised accordingly with regular stalls. See sheet A6.01.
1.1.2	Cross-access agreement necessary prior to DP.	Acknowledgod.
1.1.3	Check sign bylaw (need to resolve signage and compliance to Sign Bylaw prior to final DP package submitted for approval)	Acknowledged and drawings revised to comply with the Sign Bylaw. Retail signage examples have been added. See sheet A6.01
1.1.4	Mechanical equipment location and screening techniques (needs to shown and committed to)	Roof plan and elevations revised to show approximate screening size based on preliminary mechanical feedback. Screening will be adjusted during Building Permit when mechanical systems are confirmed. See sheet A6.00
1.2	Garbage and Recycling	
1.2.1	The Garbage and Recycling needs a re-look..... The garbage and recycling room is unknown whether they are accurate. Take a look at the guidelines the City of Vancouver puts out for garbage and recycling designing of space: https://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf And then please justify your assumptions for the adequacy of the space provided	The garbage and recycling room has been reviewed by Target Zero Waste Consultants and it has been confirmed the space requirements are adequate. We have also added a separate commercial garbage area next to the CRU's. See sheet A6.00. to the CRU's.
1.3	Form and Character- The building design emphasizes the horizontal nature of the building especially the underhill building due to its length. In general we encourage the break of building massing and bulk by: setting in the corner units on the upper floor, setting back the upper floors, bumping out the first couple of floors, varying the roofline with architectural protrusions, emphasize / bump out the main floor lobby entrance especially on the underhill building. Contiguous decks also emphasize the horizontal nature of the building and if it wasn't for the patio screening materials the upper floors would appear very uniform, overly simple building form, and too rigidly repetitive. Overall, the building design is rather boxy.	The sixth-floor screening has been revised to address this comment from the City as discussed during our May 28th meeting. Please see sheets A5.01 and A5.02
1.4	The other concern is the landscaping. There was many mature trees on the property and one of your key mitigating factors is replacing many new trees on site. Can you get back to us that you have coordinated between you structural engineer and your landscape architect that all these trees (with their associated soil volumes) do not have any unintended structural consequences. Further, we would like details on how much soil volume will be provided per tree as it is important that these trees can thrive instead of remaining twigs in soil limited planter boxes.	Our structural engineer and landscape architect have coordinated the associated soil and tree loads indicated in the landscape drawings on page L4. A double row of trees has been added along Dilworth. The landscape loads are less than the building weights on the concrete slab, which the structure can accommodate. Structural detailing will be completed during the working drawing stage and provided as part of the Building Permit submission.
1.5	The archway between the two buildings on Dilworth need to be finalized if that is exactly what is going to be proposed	Please see sheet A6.03 providing more detail on the archway.
1.6	The main entrance feature on Underhill is muted and does not help to break up the scale and massing of the building, perhaps a re-look at the lobby entrance feature	Please see sheet A6.02 providing more detail on the entrance feature.
2	**Engineering Comments**	
2.1	The existing transit stops on Baron at Underhill, and Dilworth at Baron require improvements to accommodate increased demand. The stops on Dilworth do not currently meet BC Transit's standards for accessibility	Transit stop at Dilworth and Baron revised to meet BC standards. Please see page C8. The Signal at Baron at Underhill is not a condition of this development as per Aaron Sangster's email on June 11, 2020.
2.2	Curb letdowns do not meet Accessibility standards. They are to follow BC ATDG guidelines. Separate letdowns are required for each crosswalk (double curb ramp) with tactile walking surface indicators (BC ATDG Fig. G-81)	Acknowledged and drawings revised to meet BC standards on pages C7 and C8.
2.3	The intersection of Baron/Dilworth requires additional width on the south side of Baron to accommodate the lanes. The layout submitted creates a WB right turn lane that eliminates the building setback for the property on the north side of Baron. The sidewalks, left turn lane and bike lanes are all shown as undersized. There is a significant utility vault on the north side of Baron that will require relocation, if possible	Revised design provided on page C8. Lane configuration and geometry can be finalized during detailed design.
2.4	The plan lacks any detail on the signalization of Baron/Underhill which is a requirement of this property	Signalization design provided on paged C12 and C13.
2.5	The traffic analysis for the site included trip reductions associated with achieving a mode split less focussed on vehicles. To achieve that goal, additional facilities and programs must be put in place by the development. The sidewalks on Dilworth and Baron are shown below minimum standard width with no boulevard. That configuration will not encourage more pedestrian usage. Bike parking consistent with the bylaw and monthly transit passes are two of the necessary elements	Sidewalk widened to 1.8m for the length of the turning lane. Existing sidewalks have not been adjusted.
2.6	Off-site improvements at Springfield/Dilworth were assumed in the traffic analysis and contribution to constructing them is assumed at the appropriate time. The dual left turn lane on Springfield as well as the installation of a right turn arrow for northbound Benvoulin are the two identified improvements.	Acknowledged. As discussed during our May 28th meeting the dual left turn lane on Springfield is not a condition of this development.
2.7	Other improvements under the jurisdiction of MoTI were assumed and are the responsibility of the property to ensure those improvements are constructed and implemented at the appropriate time.	Acknowledged.



SITE PLAN



MECHANICAL SCREENING



GARBAGE ROOMS

SCHEDULE C

This forms part of application

DP18-0132 / DP18-0133

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

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Tel: (236) 521-6568

SEAL

1940 Underhill Street

CITY DP COMMENTS

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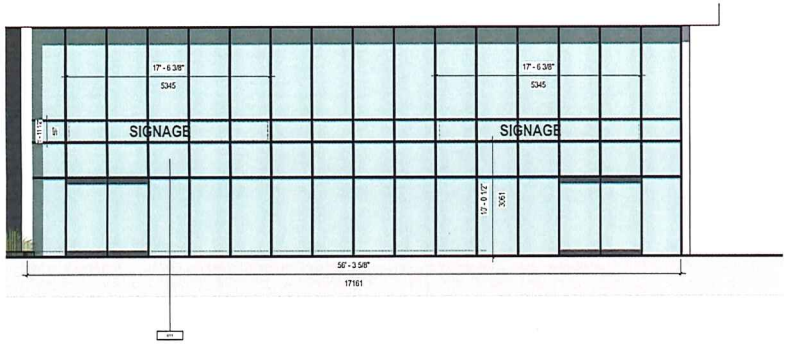


4.5 Fascia Sign
4.5.1. '**Fascia Sign**' means a **flat sign**, illuminated or non-illuminated, that **runs parallel** to the facade of a building to which it is attached.
4.5.2. Regulations:
(a) Shall not project above roof line or more than 0.4 m from the wall face.
(b) Shall have a minimum vertical clearance of 2.5 m.
(c) May be located above the second storey provided that the sign consists of only a logo, the name of a building, street address, or particular tenant

9.3 Signage Regulations
(a) Maximum sizes of permanent signs:
a. Fascia Sign: Maximum sign area of **0.8 m2 per lineal metre** of business frontage to a maximum of 20% of the area of the wall it is attached to

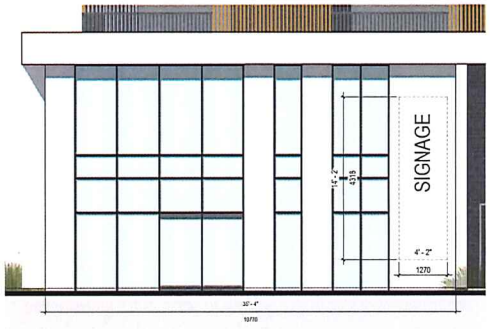
DESCRIPTION

Individual painted aluminum channel letters/logo with acrylic faces and face applied vinyl, internally illuminated with 4100K LEDs. Mounted to 3" square aluminum raceways to conceal all electrical supply, attached to building fascia and painted to match architectural finishes.
Where attachment to horizontal architectural louvres is required, channel letters are directly mounted to louvres without raceway, electrical supply to be concealed within louvres.
Maximum 2'-0" overall logo height with maximum 1'-6" letter height.

4.2 Canopy Sign
4.2.1. '**Canopy Sign**' means a **sign** attached to, constructed as part of, or installed under, on top of, or in front of the face of a building **canopy**, and shall not include an **Awning Sign.**
4.2.2. Regulations:
(a) Shall not extend beyond the horizontal limits of the **canopy.**
(b) Shall conform with the Building Bylaw.
(c) Where a **canopy** projects over public property, the **canopy** must have been issued a valid and subsisting Building Permit and comply with the City of Kelowna Building Bylaw and all other relevant bylaws and policies prior to the issuance of a **Sign** Permit.
(d) A professional engineer registered in British Columbia shall prepare and seal the structural design.
(e) The maximum **sign area** is 1.0 m2 per lineal meter of **canopy** to a maximum of 40% of the **canopy** face.
(f) Shall have a minimum vertical clearance of 2.5 m.

DESCRIPTION

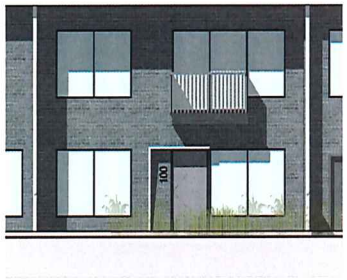
Individual painted aluminum channel letters/logo, *1'-6" letter height.*



4.12 Wall Sign
4.12.1. '**Wall Sign**' means a **sign**, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including retaining walls, fences freestanding walls and walls enclosing the perimeter of a property.
4.12.2. Regulations:
(a) Shall not project above **roof line.**
(b) The maximum **sign area** or mural area is 1.0 m2 per lineal metre of **building frontage** to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

Individual painted aluminum channel letters/logo.*Maximum 4'-0" overall logo height with maximum 3'-0" letter height.*



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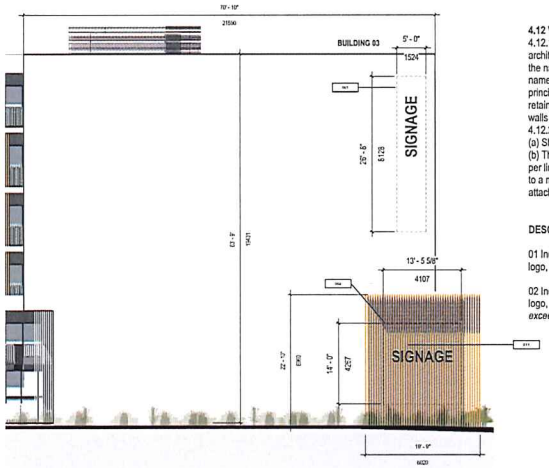
4.12.2. Regulations:
(a) Shall not project above **roof line.**
(b) The maximum **sign area** or mural area is 1.0 m2 per lineal metre of **building frontage** to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

Individual painted aluminum channel letters/logo, 8" letter height.



4.12 Wall Sign
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4.12.2. Regulations:
(a) Shall not project above **roof line.**
(b) The maximum **sign area** or mural area is 1.0 m2 per lineal metre of **building frontage** to a maximum of 20% of the wall surface to which it is attached.

DESCRIPTION

01 Individual painted aluminum channel letters/logo, Maxoverll logo height 5', *3'-0" letter height.*

02 Individual painted aluminum channel letters/logo, *Max logo height 14', max sign area should not exceed 6m2*

SCHEDULE C
This forms part of application
DP18-0132 / DP18-0133
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

ABA DISTRICT GROUP

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ALAN BONIFACE ARCHITECT LTD.
880-1500 WEST GEORGIA STREET
VANCOUVER, BC, V6G 2Z6
Tel: (236) 521-6568

SEAL

1940 Underhill Street

N

SIGNAGE PROPOSAL

DRAWN: Author CHECKIChecker
PLOT DATE: 6/11/2020 4:53:23 PM

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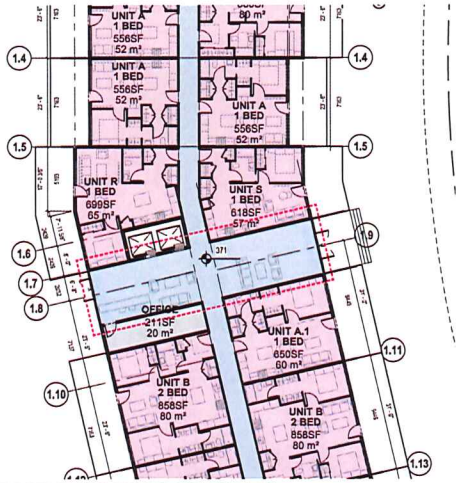
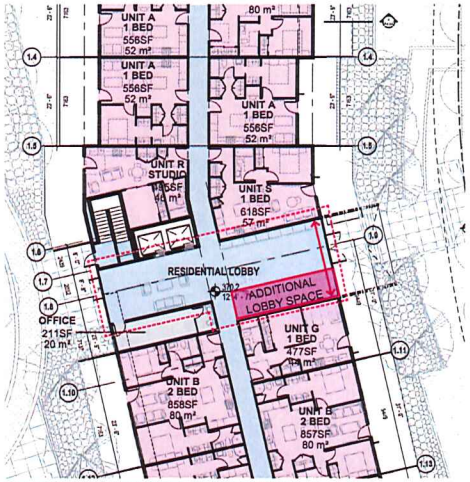
UNDERHILL ENTRANCE VIEW



EXISTING UNDERHILL ENTRY PLAN



REVISED UNDERHILL ENTRY PLAN
- More generous lobby on Underhill
- Unit count remains the same (1 bed south of entrance was made a studio
- Refined arch design

REFINED DESIGN
- Varied spacing of the wooden slats
- Addition of bench/resting area outside the lobby
- More pronounced signage

SCHEDULE C
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UNDERHILL ARCH & ENTRY

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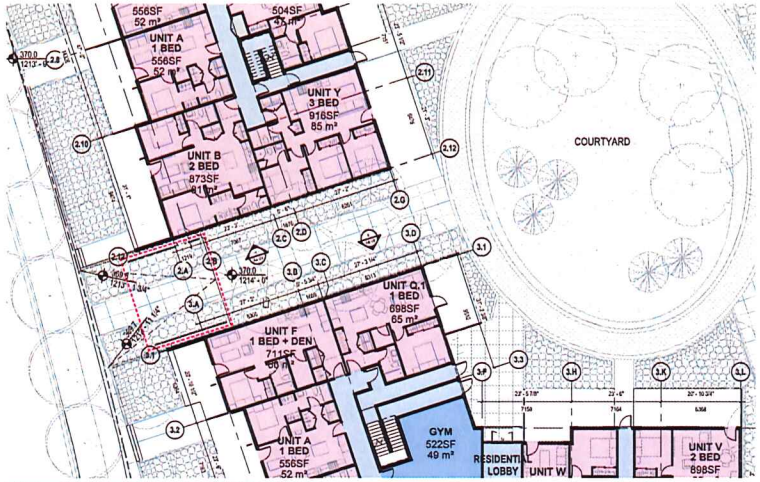
DILWORTH ENTRANCE VIEW



EXISTING UNDERHILL ENTRY PLAN

DILWORTH ARCH
- Varied spacing of the wooden slats
- Landscaped

ARCH PRECEDENTS

SCHEDULE C

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DILWORTH ARCH DESIGN

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RESIDENTIAL PATIO ENTRY

PATIO PRECEDENTS

RESIDENTIAL PATIOS

STEPPING ALONG DILWORTH

ABA

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RESIDENTIAL PATIOS

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SCHEDULE C

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City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

September 25, 2020

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

Email: mussatto@districtgroup.ca

Attention: **Briana Mussatto**

Re: PMG File: 18-237
Mixed Retail Development
1940 Underhill Street, Kelowna

Landscape Works

		Size	Approximate Quantity	Unit Price	Total Price
	Earthwork:				
1	Topsoil (cost per yd^3)		1,300.00	$40.00	$52,000.00
2	Sod Lawn		14,000.00	$1.75	$24,500.00
3	Bark Mulch (cost per yd^3)		170.00	$45.00	$7,650.00
4	**Hard Landscsape (supply and install)**				
	a) Concrete retaining wall	per face ft	2200	$50.00	$110,000.00
	b) Precast pavers	per s.f.	4150	$15.00	$62,250.00
	c) Sawcut concrete	per s.f.	3500	$10.00	$35,000.00
	d) Feature Wood	per s.f.	1000	$20.00	$20,000.00
	e) Asphalt	per s.f.	0	$5.00	$0.00
	f) Seatwall Bench	each	10	$900.00	$9,000.00
	g) Bike Racks	each	9	$300.00	$2,700.00
	i) Irrigation	each	1	$40,000.00	$40,000.00
	h) Lighting	TBD	1	$0.00	$0.00
		Hardscape Subtotal			$278,950.00
5	**Plant Material:**				
	a) Deciduous	7cm cal	48	$220.00	$10,560.00
	b) Deciduous	8cm cal	7	$250.00	$1,750.00
	c) Conifers	3.5m ht.	23	$180.00	$4,140.00
	Shrubs	#3 pot	1680	$18.00	$30,240.00
		#2 pot	897	$10.00	$8,970.00
		#1 pot	2920	$4.50	$13,140.00
		Plant Subtotal			$68,800.00
6	d) Installation		$68,800.00	$0.90	$61,920.00
	Sub-Totals	Total for 1			$52,000.00
		Total for 2			$24,500.00
		Total for 3			$7,650.00
		Total for 4			$278,950.00
		Total for 5			$68,800.00
		Total for 6			$61,920.00
		Subtotal			$493,820.00
		Contingency 10%			$49,382.00
		Total			$543,202.00

SCHEDULE C
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City of Kelowna
DEVELOPMENT PLANNING
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Please note that this is only an estimate, and is subject to change due to economic conditions, availability of materials, and actual site conditions at the time of construction.

Regards,

Ben Aldaba
Associate
Landscape Architect
PMG Landscape Architects

SCHEDULE C
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