
CITY OF KELOWNA

MEMORANDUM

Date: September 20, 2021
File No.: DP21-0211
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (RO)
Subject: 2175 Matrix Cr & 2090 Pier Mac Way



Form and Character

The Development Engineering Branch has the following requirements related to this Development Permit application for the Form & Character of a new industrial building in the Airport Business Park which will be applicable at time of Building Permit.

1. General

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- d. 2175 Matrix Cr & 2090 Pier Mac Way are to be consolidated.

2. Domestic Water and Fire Protection

- a. The subject lots are located within the Glenmore-Ellison Irrigation District (GEID) service area. The Developer is required to make satisfactory arrangements with GEID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by GEID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

2. Sanitary Sewer System

- a. Our records indicate that the subject lots are currently each serviced with a 150-mm diameter sanitary sewer service off Matrix Cr. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service is permitted for each legal lot.
- b. If required, 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. An inspection manhole is required for all industrial lots with an access easement for City crews.

3. Storm Drainage

- a. Our records indicate that the subject lots are currently each serviced with a 150mm-diameter storm sewer service off Matrix Cr. Only one service is permitted for each legal lot. Storm service connection requires installation of an inspection chamber as per SS-S7 & SS-S9 as well as a flow control manhole and oil grit separator.
- b. The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- c. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

4. Road Improvements

- a. Only one driveway access will be permitted with a maximum driveway width of 11.0m, design as per SS-C7 for non-residential use.

- b. Landscaped and irrigated boulevard required with design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

5. Electric Power and Telecommunication Services

- a. The electrical and telecommunication services to this building/property 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.
- b. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

9. Geotechnical Report

- a. Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
NOTE: The City is relying on the Geotechnical Engineer’s report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.
- b. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia’s Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record

documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

6. 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 (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

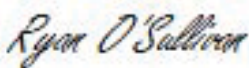
commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

7. 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.

10. Charges and Fees

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).



Ryan O'Sullivan
Development Engineering Manager

SK

ATTACHMENT		A
This forms part of application		
# DP21-0211		
Planner Initials	TC	
		City of Kelowna DEVELOPMENT PLANNING

Development Permit DP21-0211



This permit relates to land in the City of Kelowna municipally known as 2175 Matrix Crescent & 2090 Pier Mac Way

and legally known as Lot 13 Section 14 Township 23 ODYD Plan EPP80708 and Lot 14 Section 14 Township 23 ODYD Plan EPP80708

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

CD15 – Airport Business Park

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

Date of Manager's Decision: December 6th, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive DPA

Existing Zone: CD15 – Airport Business Park

Future Land Use Designation: IND - Industrial

This is NOT a Building Permit.

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

NOTICE

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

Owner: Pier Mac Petroleum Installation Ltd., Inc.No. BC0088127

Applicant: Stefano Faeedo – Chip Pacific Development Inc.

Terry Barton
Development Planning Department
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.

This Development 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 use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$111,450.00**

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

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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

ARCHITECTURAL:

ADDRESS: Larry Podhora Architecture Inc.
1457 Howcrest Road
North Saanich, B.C. V8L 5K1

STRUCTURAL:

ADDRESS: Wicke Herfst Mavor Structural Engineers
2227 Douglas Rd.
Burnaby, B.C. V5C 5A9
604-484-2859

PHONE NUMBER:

MECHANICAL:

ADDRESS: Bycar Engineering Ltd.
105A - 7808 132 St
Surrey, B.C. V3W 4N1
604-853-8831

PHONE NUMBER:

ELECTRICAL:

ADDRESS: Flow Consulting
Suite 1080 - 1075 West Georgia Street
Vancouver B.C. V6E-3C9
604-609-0500

PHONE NUMBER:

CIVIL:

ADDRESS: KM Civil
#400 - 34077 Gladys Avenue
Abbotsford, B.C. V2S-2E8
604-853-8831
604-853-1580

PHONE NUMBER:

GEOTECHNICAL:

ADDRESS: Valley Engineering Ltd.
20279 97 Ave.
Langley, B.C.
604 835 8437

PHONE NUMBER:

SURVEYOR:

ADDRESS: Underhill Geomatics Ltd.
201 - 925 Mclester Way
Kamloops, BC V2C 6K2
250-372-8835

PHONE NUMBER:

DEVELOPER:

ADDRESS: Quail Ridge Business Centre Limited
Partnership
PO Box 17583 The Ritz PO
Vancouver, B.C. V6E 0B2

ZONING: AIRPORT BUSINESS PARK (CD15N)

- OCCUPANCY: BSR 2018 GROUP F2
- LEGAL ADDRESS: LOT 13 - 2175 MATRIX CR
LOT 14 - 2090 PIER MAC WAY
- SITE AREA: LOT 13 - 2175 MATRIX CR 4,822 m²
LOT 14 - 2090 PIER MAC WAY 4,862 m²
TOTAL SITE AREA: 9,684 m²

- SITE COVERAGE: MAX 60%: 5,817.2 m²

- SITE COVERAGE: PROPOSED 48.3%: 4,681.8 m²

- BUILDING HEIGHT: MAX ALLOWED: 18.0M (59'-0")

PROPOSED: 9.14M (30'-0")

SET BACKS: BUILDING MINIMUM

FRONT (NORTH): 6.0M 4.0M

SIDE (EAST): 4.5M 4.5M

SIDE (WEST): 0.3M 0.0M

REAR (SOUTH): 18.0M 0.0M

PARKING: MIN. LENGTH MIN. WIDTH MIN. CLEARANCE

TOTAL PARKING REQUIRED: 61 STALLS

PARKING PROVIDED: 62 STALLS

55 REGULAR + 11 SMALL + 5 HO STALLS + 3 LOADING

SMALL CAR PARKING: 11 SMALL CAR SPACES (18% OF REGULAR STALLS)

GRADE LOADING: 3 LOADING BAYS

GRADE LOADING DIMENSIONS: 7.5M x 3.6M

BICYCLE PARKING: 60 DEGREE PARKING

INDUSTRIAL USES: 0.5 PER 1,000 M² OF GFA + 4,670 (MG) + 2.3 STALLS

BICYCLE PARKING PROVIDED: 3 STALLS

BUILDING CLASSIFICATION: 3-2-2.1 - GROUP F, DIVISION 2, UP TO 2 STOREYS, SPINKERED

FIRE RESISTANCE RATING OF BUILDING COMPONENTS

FLOOR: 45 MIN. A.P. FIRE RESISTANCE

MEZZANINE: 45 MIN. P.R. OR NON-COMBUSTIBLE

LOAD-BEARING WALLS, COLUMNS, ARCHES: 45 MIN. F.R. OR NON-COMBUSTIBLE

CONSTRUCTION TYPE: COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED

NON-COMBUSTIBLE CONSTRUCTION PROPOSED

SPRINKLER SYSTEM PROPOSED: 3-2-2.20 - 3-2-2.80 / 3-2.15 / 3-2.2.17

ENTIRE BUILDING

PROPOSED BUILDING AREA:

Building (Proposed Building Area)							
Name	Occupancy	Area	Area (SF)	Parking Factor	Required Parking	Occupant Load Factor	W/C Requirement
Build. A - Mezzanine	F2	1,188.1 m ²	12,788.2 SF	100 m ²	12	28.9 m ²	42.4
Build. B - Mezzanine	F2	478.4 m ²	5,151.9 SF	100 m ²	5	28.9 m ²	17.1
Build. C - Mezzanine	F2	2,149.9 m ²	23,139.9 SF	100 m ²	21	28.9 m ²	79.8
Build. D - Mezzanine	F2	889.4 m ²	9,514.8 SF	100 m ²	9	28.9 m ²	30.9
Build. E - Mezzanine	F2	1,044.3 m ²	11,257.3 SF	100 m ²	10	28.9 m ²	37.3
Build. F - Mezzanine	F2	419.2 m ²	4,512.3 SF	100 m ²	4	28.9 m ²	15.0
		6,145.3 m ²	66,144.9 SF		61	219.5	0.645447

PROPOSED BUILDING FOOTPRINT:

Area Schedule (Site Coverage)			
Name	Area	Area (SF)	FSR
Build. A	1,188.1 m ²	12,788.2 SF	12.6%
Build. B	1,129.3 m ²	12,144.8 SF	11.9%
Build. C	1,021.4 m ²	10,964.0 SF	10.8%
Build. D	1,044.3 m ²	11,257.3 SF	11.6%
Build. E	4,381.8 m ²	47,155.0 SF	46.3%

PARKING SPACES:

REGULAR SIZE VEHICLE PARKING SPACE:	6.0M	2.5M	2.0M
SMALL SIZE VEHICLE PARKING SPACE:	4.0M	2.0M	2.0M
ACCESSIBLE PARKING SPACES:	6.0M	3.0M	2.3M
VAN/ACCESSIBLE PARKING SPACES:	6.0M	4.5M	2.3M
REGULAR SIZE PARALLEL PARKING SPACE:	7.0M	2.0M	2.0M
SMALL SIZE PARALLEL PARKING SPACE:	6.0M	2.0M	2.0M

DRIVE AISLES:

ALL TWO-WAY DRIVE AISLES SERVING 90 DEGREE PARKING:	NA	7.0M	2.0M
ALL TWO-WAY SURFACE DRIVE AISLES WITHOUT ADJACENT PARKING:	NA	6.0M	2.0M
ONE WAY DRIVE AISLES SERVING 90 DEGREE PARKING:	NA	5.5M	2.0M
ONE WAY DRIVE AISLES SERVING 45 DEGREE PARKING:	NA	3.5M	2.0M

INDUSTRIAL DEVELOPMENTS (CD15N)

(A) THE MAXIMUM FLOOR AREA RATIO IS 1.50
(B) THE MAXIMUM HEIGHT IS THE LESSER OF 18.0M OR 4 STOREYS.
(C) THE MINIMUM FRONT YARD IS 6.0M.
(D) THE MINIMUM SIDE YARD IS 0.0M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A FLANKING STREET.
(E) THE MINIMUM REAR YARD IS 0.0M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A FLANKING STREET.

DRAWING LIST:

A 101 - GENERAL INFORMATION
A 102 - SURVEY
A 103 - SITE PLAN
A 104 - SITE PLAN SIMPLIFIED
A 105 - BLDG A - FLOOR PLAN
A 106 - BLDG A - ROOF PLAN
A 107 - BLDG A - SECTIONS
A 108 - BLDG B1 - FLOOR PLAN
A 109 - BLDG B1 - ROOF PLAN
A 110 - BLDG B1 - ELEVATIONS
A 111 - BLDG B2 - FLOOR PLAN
A 112 - BLDG B2 - ROOF PLAN
A 113 - BLDG B2 - ELEVATIONS
A 114 - BLDG C - FLOOR PLAN
A 115 - BLDG C - SECTIONS
A 116 - BLDG C - FLOOR PLAN

A 117 - BLDG C - ROOF PLAN
A 118 - BLDG C - ELEVATIONS
A 119 - BLDG C - SECTIONS
A 120 - SITE DETAILS
A 121 - BLOCK WALL ELEVATIONS
A 122 - MATERIALS
A 123 - CONSTRUCTION PLAN

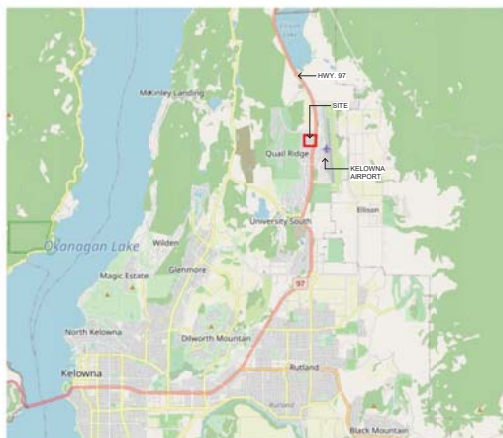


Site Location (NTS)



QUAIL RIDGE BUSINESS CENTRE

LOT 13 - 2175 MATRIX CR
LOT 14 - 2090 PIER MAC WAY



Location Plan (NTS)



Proposed Site - Aerial Context



Site Context (NTS)

SCHEDULE A

This forms part of application
DP21-0211

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

Quail Ridge Business Centre
Lot 13 - 2175 Matrix cr;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

General Information
Drawn by:
Checked by:
Scale: 1:192

A-101

#396 STORM MANHOLE
RIM ELEV = 455.64
0.406 dia PIPE
WEST INVERT 452.79
EAST INVERT 452.78
0.203 dia PIPE
NORTH WEST INVERT 454.08
SOUTH WEST INVERT 454.08

#397 STORM MANHOLE
RIM ELEV = 452.21
0.406 dia PIPE
WEST INVERT 449.24
EAST INVERT 449.23

#398 SANITARY MANHOLE
RIM ELEV = 452.30
COULD NOT OPEN

#396 STORM MANHOLE
RIM ELEV = 451.84
0.406 dia PIPE
NORTH INVERT 448.82
SOUTH INVERT 448.80
WEST INVERT 448.82
0.203 dia PIPE
NORTH WEST INVERT 450.20
NORTH EAST INVERT 450.68

#395 SANITARY MANHOLE
RIM ELEV = 451.70
0.406 dia PIPE
NORTH INVERT 447.79
SOUTH INVERT 447.78
WEST INVERT 447.79

#394 STORM MANHOLE
RIM ELEV = 448.38
0.406 dia PIPE
NORTH INVERT 445.64
SOUTH INVERT 445.63
0.203 dia PIPE
NORTH WEST INVERT 447.16
NORTH EAST INVERT 446.99

#390 STORM MANHOLE
RIM ELEV = 446.86
0.406 dia PIPE
NORTH INVERT 444.05
SOUTH INVERT 444.05
EAST INVERT 444.23

#391 SANITARY MANHOLE
RIM ELEV = 447.00
0.406 dia PIPE
NORTH INVERT 443.16
SOUTH INVERT 444.14
EAST INVERT 444.32

#392 STORM MANHOLE
RIM ELEV = 445.11
0.406 dia PIPE
NORTH INVERT 442.24
SOUTH INVERT 442.21
0.203 dia PIPE
NORTH INVERT 443.71
NORTH EAST INVERT 443.71

#393 SANITARY MANHOLE
RIM ELEV = 447.17
0.406 dia PIPE
NORTH INVERT 443.37
SOUTH INVERT 444.34

TOPOGRAPHICAL SURVEY OF LOTS 13 AND 14, SEC 14, TP 23, ODYD, PLAN EPP80708

BCGS 82 E 094
PREPARED FOR STEFANO FAEDO
SURVEY DATE: MAY 6, 2021

SCALE 1:500
10 0 10 20m



LEGEND

ALL DISTANCES AND ELEVATIONS ARE IN METRES.

ELEVATIONS ALONG CURB REFER TO THE GUTTER
UNLESS OTHERWISE NOTED
CONTOUR INTERVALS ARE 0.25 OF A METRE

SERVICES ARE NOT CERTIFIED CORRECT BY UNDERHILL & UNDERHILL
LOCATION SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

- X DENOTES OLD IRON POST
- DENOTES ELEVATION POINT
- VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 2X4 MKRD SERVICE
- WATER LINE
- TRAVERSE HUB
- LAMP STANDARD & HYDRO POLE
- FIRE HYDRANT (ELEV TOP BOLT)
- RIGHT OF WAY BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- CURB/GUTTER

NOTE:
THE AUTOCAD DRAWING
FILE IS ONLY CERTIFIED
IN ITS ORIGINAL FORMAT.
(DATED MAY 10, 2021)

ELEVATIONS ARE GEODETIC (CQD28 HT+2.0) DERIVED FROM
NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE
AT UGL CONTROL POINT #101 ELEVATION = 445.864

CAD FILE: T05576-TOPO.DWG (MAY 10/21)

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
201-925 McMASTER WAY
KAMLOOPS, B.C. V2C 6K2
TEL (250) 372-8835

THIS PLAN LIES WITHIN THE
CENTRAL OKANAGAN REGIONAL DISTRICT
DRAWN BY: BD F.B. 745 Pg. 23-29 FILE NO. K21-137

SCHEDULE A

This forms part of application
DP21-0211

Planner
Initials TC



gary proffers | architecture inc

CLIP
DEVELOPMENTS
PO BOX 1708 THE CITY RD
VANCOUVER, B.C. V6E 0R2
TEL: 604-418-6080
stefano@clipdevelopments.com

BC
BARTON CONSTRUCTION LTD
Unit 107 - 18077 52nd Ave
Surrey, B.C. V3S 6E5
Phone: 604-226-1660
barton@bartonconstruction.com

The contractor is responsible for verifying all
data and dimensions, and discrepancies
are to be reported to the designer before the
commencement of work.

All contractors are responsible to ensure
that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for EPP	03/03/2021
2	Revised EPP	11/23/2021
3	Revised EPP	05/03/21



Quali Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Site Survey
Drawn by:
Checked by:
Scale:

A-102

SCHEDULE

A

This forms part of application
DP21-0211

Planner
Initials TC



BUILDING CLASSIFICATION
3,2,2,7, GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

FIRE RESISTANCE RATINGS OF BUILDING COMPONENTS
FLOOR: 45 MIN F.R. OR NON-COMBUSTIBLE
MEZZANINE: 45 MIN F.R. OR NON-COMBUSTIBLE
CONCRETE WALLS, COLUMNS, ARCHES: 45 MIN F.R. OR NON-COMBUSTIBLE

CONSTRUCTION TYPE
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED
NON-COMBUSTIBLE CONSTRUCTION PROPOSED

SPRINKLER SYSTEM PROPOSED: 3,2,2,20 - 3,2,2,83 / 3,2,1,5 / 3,2,2,17
ENTIRE BUILDING

PARKING SETBACKS
ALL OFF-STREET PARKING FOR NON-RESIDENTIAL USE CLASSES SHALL HAVE A MINIMUM 1.5 METRE SETBACK FROM ANY FRONT LOT LINE, ANY SIDE OR REAR PROPERTY LINE ADJUTING RESIDENTIAL ZONES, OR ANY LOT LINE ADJUTING A STREET UNLESS THE BUILDING SETBACK IS SMALLER. FOR EXAMPLE, IF THE BUILDING SETBACK IS 0 METRES THEN THE PARKING SETBACK IS 1.5 METRES.

INDUSTRIAL DEVELOPMENTS
THE MAXIMUM FLOOR AREA RATIO IS 1:1.5.
(A) THE MAXIMUM FRONT YARD IS THE LESSER OF 18.0M OR 4 STOREYS.
(B) THE MINIMUM FRONT YARD IS 6.0M.
(C) THE MINIMUM SIDE YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.
(D) THE MINIMUM REAR YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.

1.5:1 IN ADDITION TO THE REQUIREMENTS OF SECTION 1.5.1 AND 1.5.2 ABOVE, FURTHER DEVELOPMENTS:
(A) THE MAXIMUM SITE COVERAGE IS 50%.
(B) THE MAXIMUM HEIGHT IS 2.5 STOREYS.
(C) THE MINIMUM FRONT YARD IS 0.9M.
(D) THE MINIMUM SIDE YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.
(E) THE MINIMUM REAR YARD IS 0.9M EXCEPT THAT IT IS 4.0M WHERE ADJACENT TO A PLANNING STREET.

CARVING SPACES
- REGULAR SIZE VEHICLE PARKING SPACE:
- SMALL SIZE VEHICLE PARKING SPACE:
- ACCESSIBLE PARKING SPACES:
- SMALL ACCESSIBLE PARKING SPACES:
- REGULAR SIZE PARALLEL PARKING SPACE:
- SMALL SIZE PARALLEL PARKING SPACE:

DRIVE AISLES
- ALL TOWARDY DRIVE AISLES SERVING 90 DEGREE PARKING:
- ALL TOWARDY SURFACE DRIVE AISLES WITHOUT ADJACENT PARKING:
- ONE WAY DRIVE AISLES SERVING 90 DEGREE PARKING:
- ONE WAY DRIVE AISLES SERVING 45 DEGREE PARKING:

SETBACKS
- FRONT (NORTH): 6.0M
- SIDE (EAST): 4.0M
- SIDE (WEST): 0.9M
- REAR (SOUTH): 18.0M

MIN. LENGTH
6.0M
4.0M
6.0M
7.0M
5.9M
2.5M

MIN. WIDTH
2.0M
2.3M
0.9M
4.0M
2.0M
2.5M

MIN. HEIGHT
2.0M
2.3M
0.9M
4.0M
2.0M
2.5M

SITE STATISTICS

Name	Area Schedule (Site Coverage)			FSR
	Area	Area (SF)	Coverage %	
Blgd. A	1,188.1 m ²	12,782.2 SF	12.6%	0.12562
Blgd. B.1	1,128.3 m ²	12,144.8 SF	11.9%	0.116245
Blgd. B.2	1,021.4 m ²	10,994.0 SF	10.8%	0.107945
Blgd. C	1,044.0 m ²	11,233.0 SF	11.0%	0.11034
	4,381.8 m ²	47,155.0 SF	46.3%	0.463092

Building (Proposed Building Area)									
Name	Occupancy	Area	Area (SF)	Parking Factor	Required Parking	Occupant Load Factor	Occupant Load	W/C Requirement	FSR
Blgd. A	F2	1,188.1 m ²	12,782.2 SF	100 m ²	12	28.0 m ²	42.4	0.12562	
Blgd. A - Mezzanine	F2	478.5 m ²	5,151.9 SF	100 m ²	5	28.0 m ²	17.1	0.050584	
Blgd. B	F2	2,149.6 m ²	23,138.8 SF	100 m ²	21	28.0 m ²	75.8	0.2272	
Blgd. B - Mezzanine	F2	885.4 m ²	9,514.8 SF	100 m ²	9	28.0 m ²	30.9	0.091458	
Blgd. C	F2	1,044.0 m ²	11,233.0 SF	100 m ²	10	28.0 m ²	37.3	0.11034	
Blgd. C - Mezzanine	F2	415.2 m ²	4,512.3 SF	100 m ²	4	28.0 m ²	15.3	0.045354	
		6,145.1 m ²	66,144.9 SF		61		215.5	0.649447	

LEGEND	
X	EXISTING ELEVATION
○	PROPOSED ELEVATION
○	CATCH BASIN
○	CATCH BASIN MANHOLE
○	EXTERIOR WALL PACK LIGHT @ 18' A.F.F.

PARKING
TOTAL PARKING REQUIRED: 81 STALLS
PARKING PROVIDED: 82 STALLS
65 REGULAR + 11 SMALL + 3 HC STALLS + 3 LOADING
SMALL CAR PARKING: 11 SMALL CAR SPACES (16% OF REGULAR STALLS)
GRADE LOADING: 3 LOADING BAYS
GRADE LOADING DIMENSIONS: 7.3M x 3.3M
BICYCLE PARKING: 0.5 PER 1,000 M² OF GFA = 4,670.9M² ÷ 2.3 STALLS
BICYCLE PARKING PROVIDED: 3 LONG TERM STALLS

Site Plan
Drawn by:
Checked by:
Scale: As indicated

A-103

Quali Ridge Business Centre
Lot 13 - 2175 Matrix Crn;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021



No.	Description	Date
1	Issue for Review	02/08/2021
2	Issue for Review	11/23/2021
3	Issue for Review	11/23/2021

The contractor is responsible for verifying all dimensions and elevations, and ensuring that the work is in accordance with the design before the commencement of work.
All construction is responsible to ensure that work is in accordance with the design before the commencement of work.

BCI
BARRY CONSTRUCTION INC.
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barry@barryconstruction.com

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Barry Constructions | Architecture Inc.
Architects & Engineers

SCHEDULE

A

This forms part of application

#DP21-0211



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Site Plan Simplified

Drawn by:
Checked by:
Scale: 1:200

A-103.A

Quali Ridge Business Centre
Lot 13 - 2175 Matrix Crs;
Lot 14 - 2090 Pier Mac Way

Project number: 21-01-209
Date: 07/02/2021



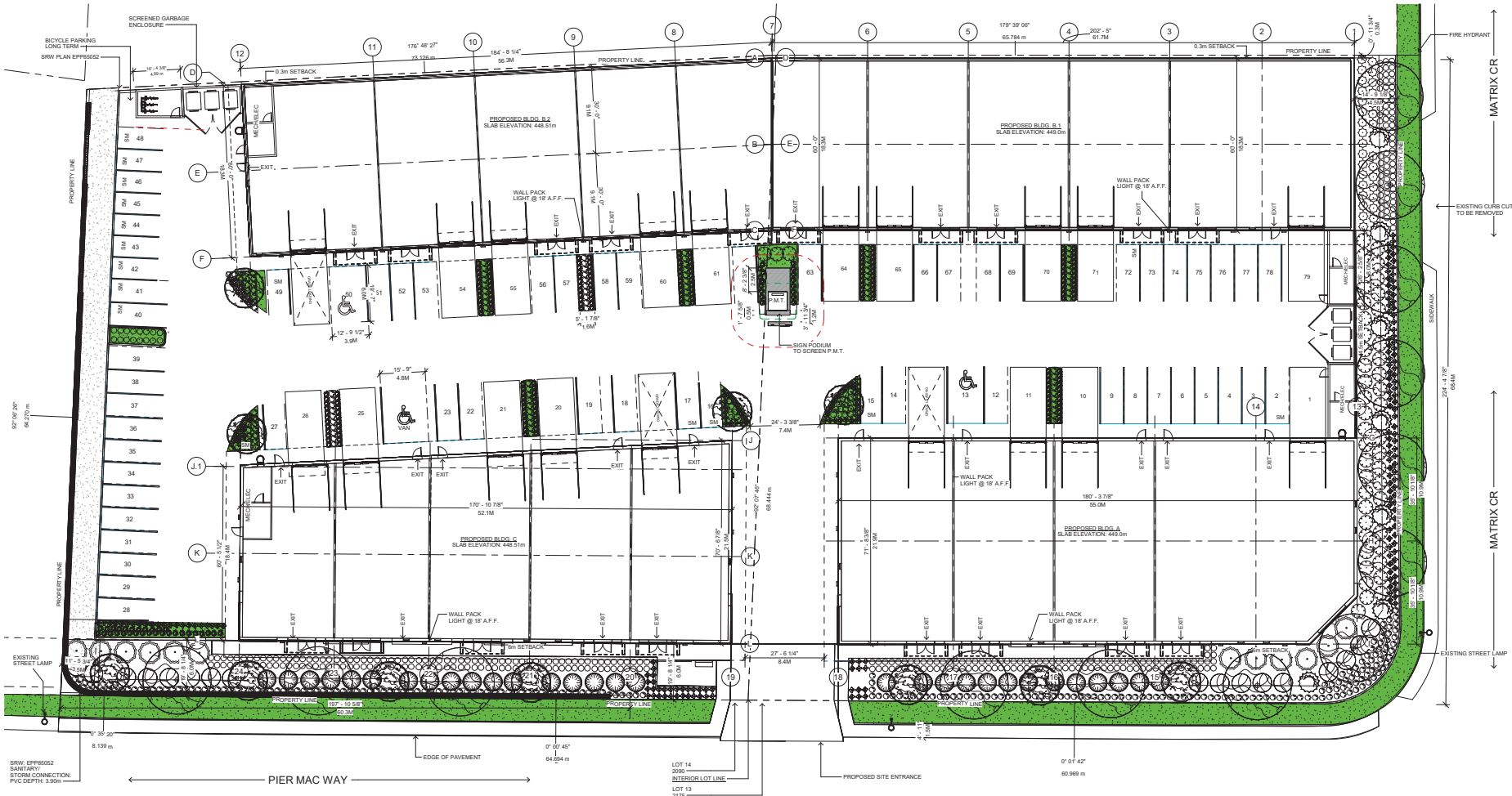
No.	Description	Date
1	Initial design	1/23/2021
2	Revised design	
3	Final design	

The contractor is responsible for carrying out all work and obtaining all necessary permits and approvals. The contractor is responsible for ensuring that all work is completed in accordance with the requirements of the relevant codes and standards.

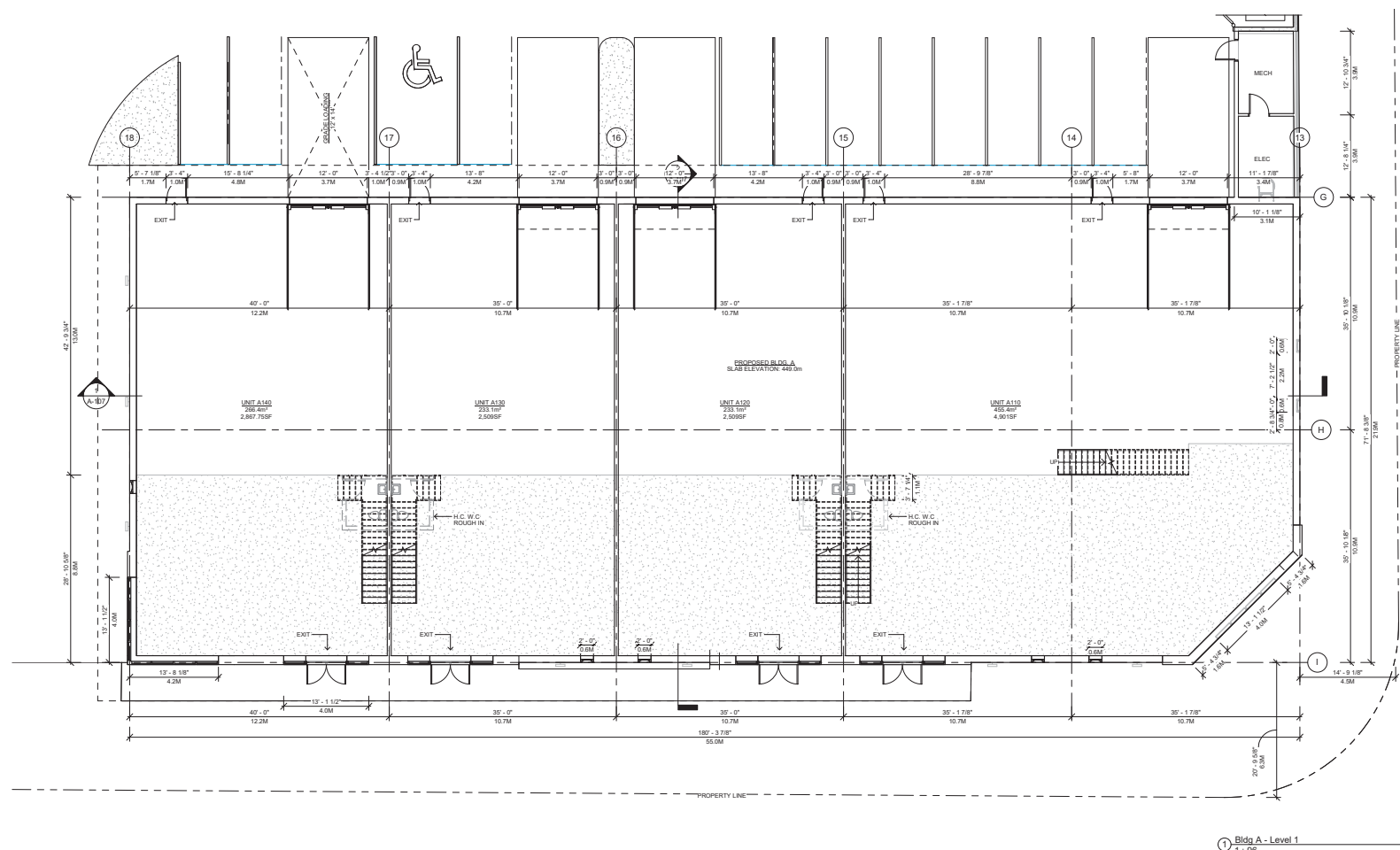


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Phone: 604.418.6000
clipsite@clipdevelopments.com

Very good photo: architecture inc.



① Site Simplified
1:200



① Bldg A - Level 1
1: 96

SCHEDULE

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Planner
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architects & interior designers

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Phone: 604.226-5646
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plans and documents, and documents
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commencing of work.

All construction is responsible to ensure
that all work is carried out in accordance
with the requirements of the most current
applicable codes and bylaws.

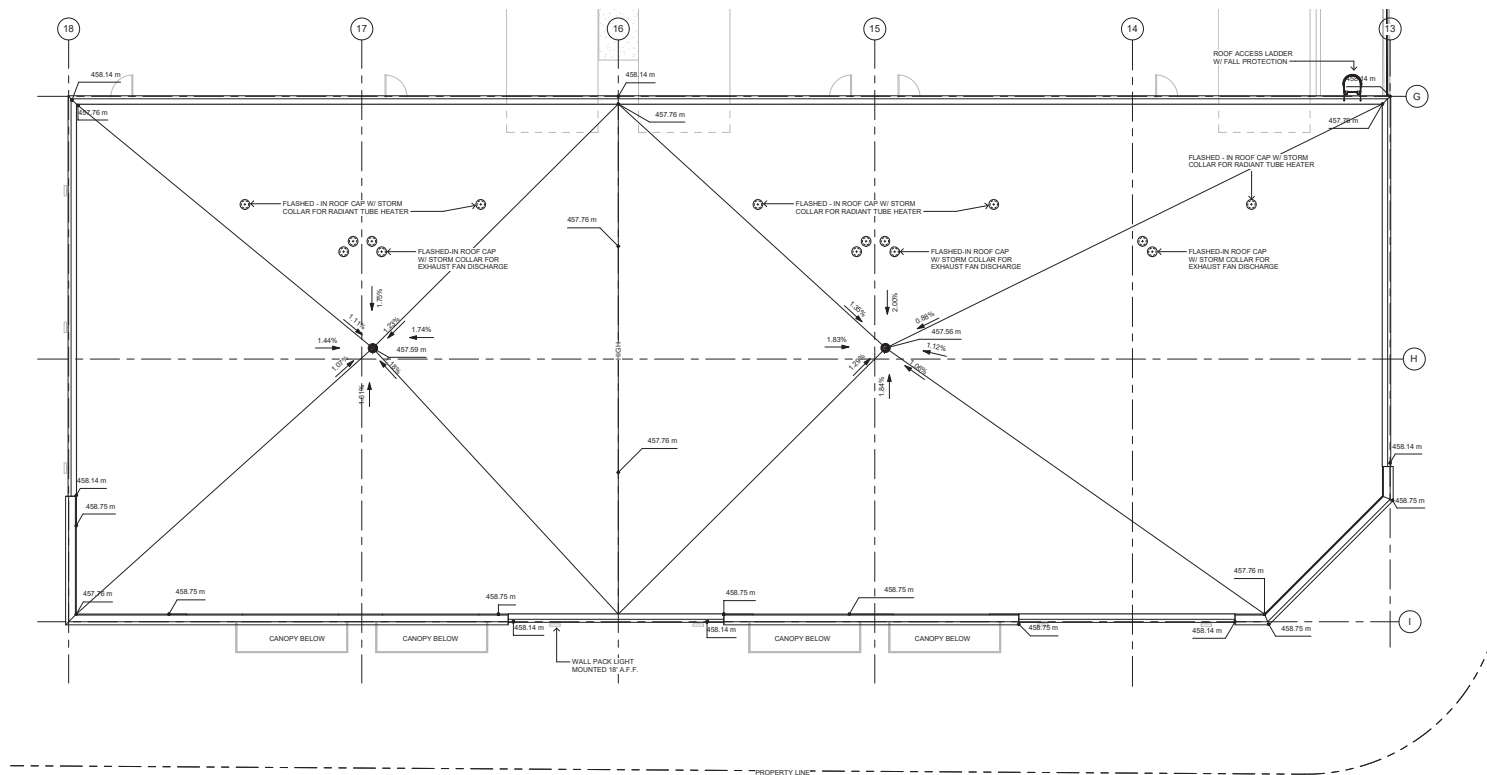
No.	Description	Date
1	Issue for Review	07/03/2021
2	Revised for Review	11/23/2021
3	Revised for Review	11/23/2021
4	Revised for Review	11/23/2021
5	Revised for Review	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg. A - Floor Plan
Drawn by:
Checked by:
Scale: 1: 96

A-104



1 Bldg. A - Roof
1: 96

SCHEDULE

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an architect in kelowna

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clifford@clipdevelopments.com

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Phone: 604.226-1646
bates@batesconstructionltd.com

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commencement of work.

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that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

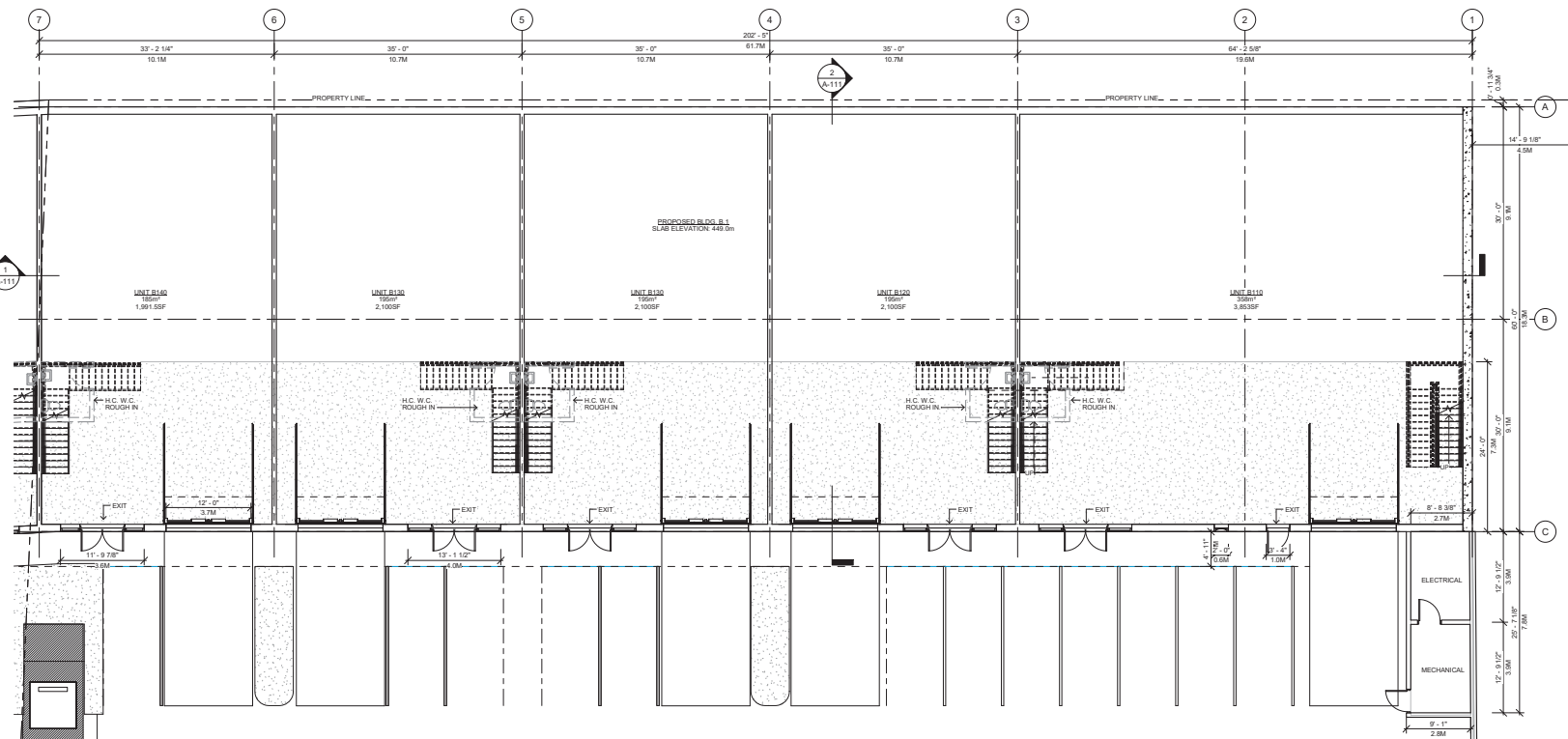
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/13/2021
3	Revisions	
4	Revisions	
5	Revisions	
6	Revisions	
7	Revisions	
8	Revisions	
9	Revisions	
10	Revisions	



Quall Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg. A - Roof Plan
Drawn by:
Checked by:
Scale: 1: 96

A-105



1 Bldg B1 - Level 1
1:96

SCHEDULE

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Surrey, B.C. V3R 6E5
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barrie@briarconstructionltd.com

The contractor is responsible for carrying all
plans and documents, and ensuring they
are in accordance with the requirements of the
contract and the requirements of the most current
applicable codes and regulations.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/03/2021



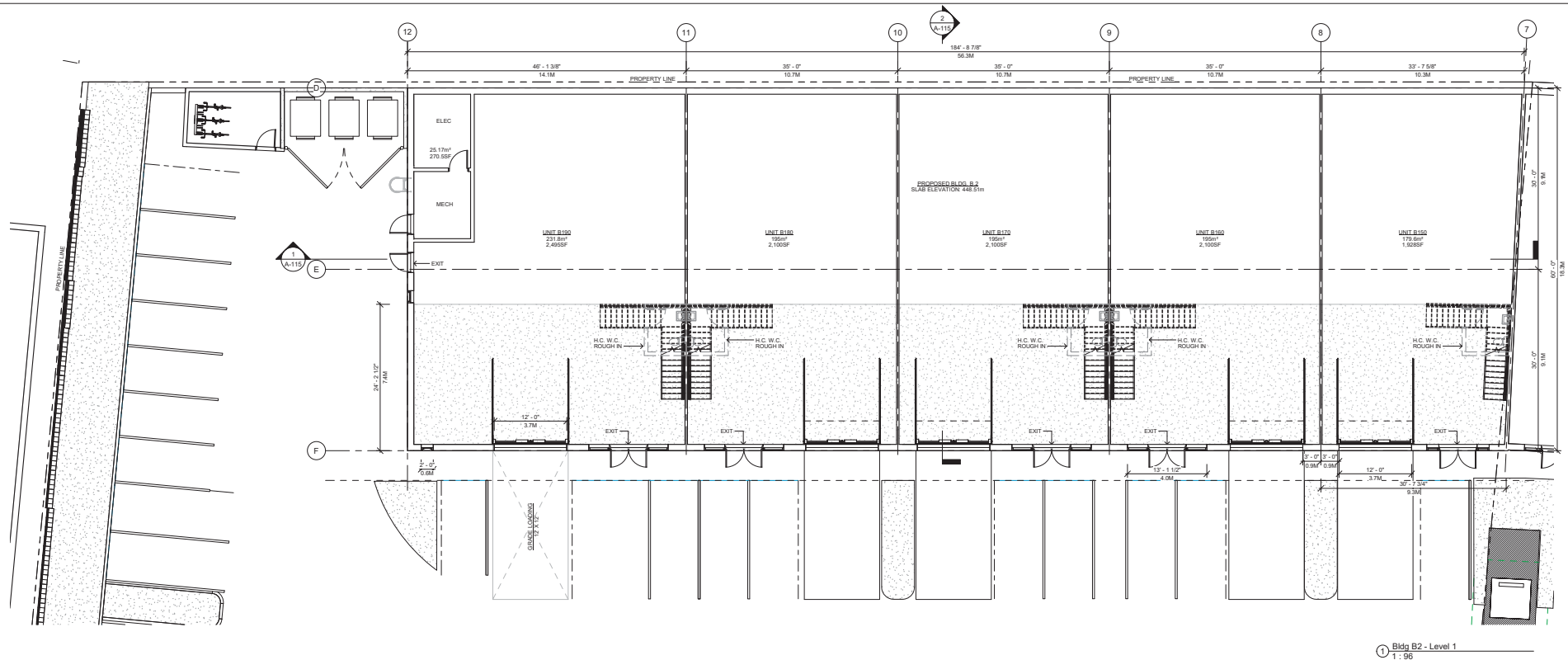
Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway
Project number: 21-01-209
Date: 07/02/2021

Bldg. B1 - Floor Plan
Drawn by:
Checked by:
Scale: 1:96

A-108



21-01-209



1 Bldg B2 - Level 1
1:96

SCHEDULE A

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City of
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architects & interior designers

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barrie@builtconstructionltd.com

The contractor is responsible for verifying all dimensions and elevations are correct prior to construction. All corrections are responsible to ensure that all work is executed in accordance with the requirements of the most current applicable codes and bylaws.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions B2-01	11/23/2021

REGISTERED ARCHITECT
BRITISH COLUMBIA

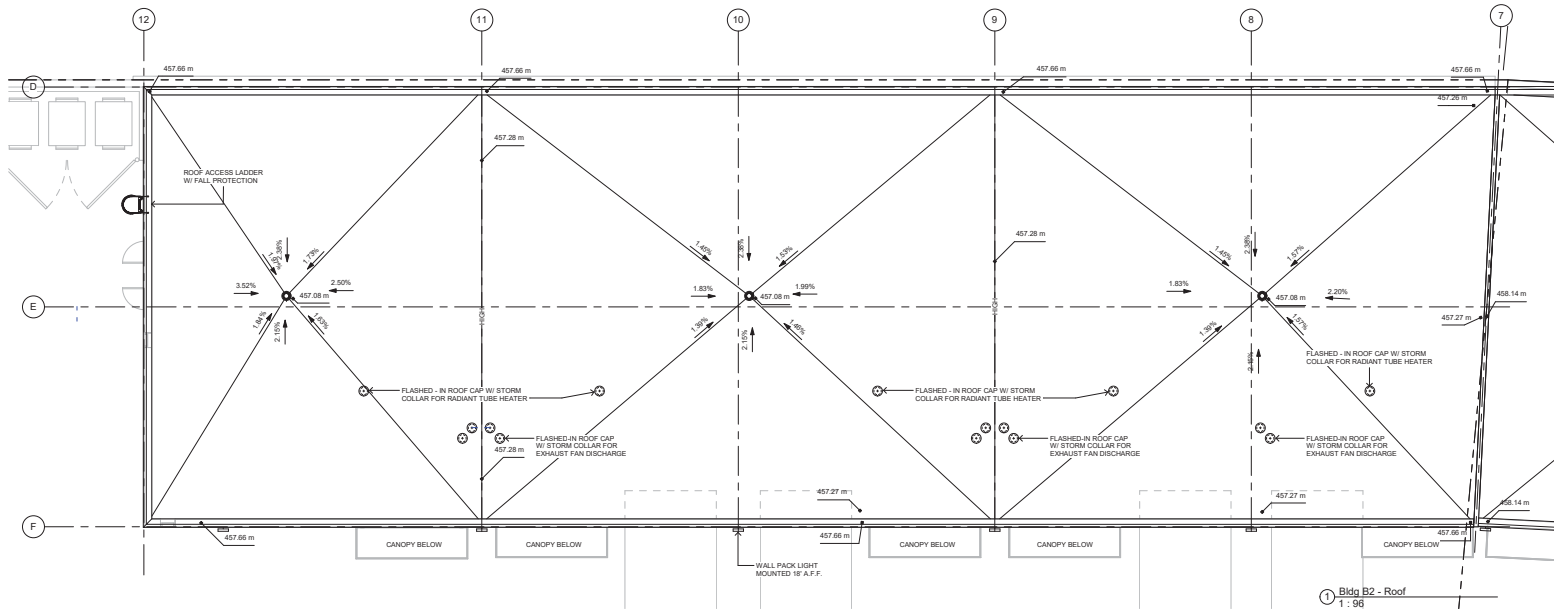
Quali Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way

Project number: 21-01-209
Date: 07/07/2021

Bldg. B2 - Floor Plan

Drawn by: _____
Checked by: _____
Scale: 1:96

A-112



SCHEDULE

A

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The contractor is responsible for verifying all
dimensions and elevations, and dimensions
are to be reported to the designer before the
commencement of work.
All construction is responsible to ensure
that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/13/2021
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Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg. B2 - Roof Plan
Drawn by:
Checked by:
Scale: 1:96

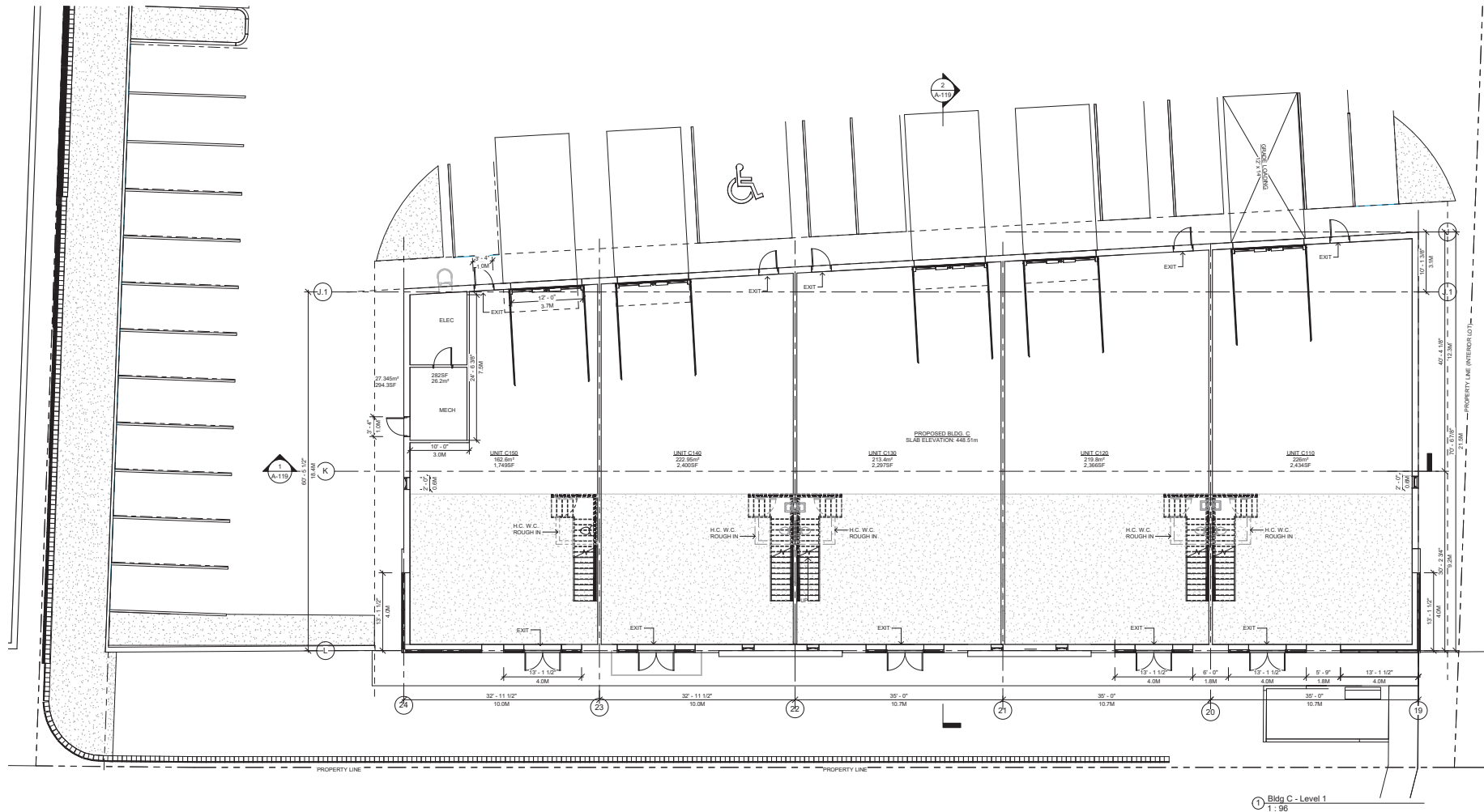
A-113

SCHEDULE

A

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Bldg C - Level 1
1:96

Quali Ridge Business Centre

Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway

Project number: 21-01-209
Date: 07/07/2021

Bldg. C - Floor Plan

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Scale: 1:96

A-116

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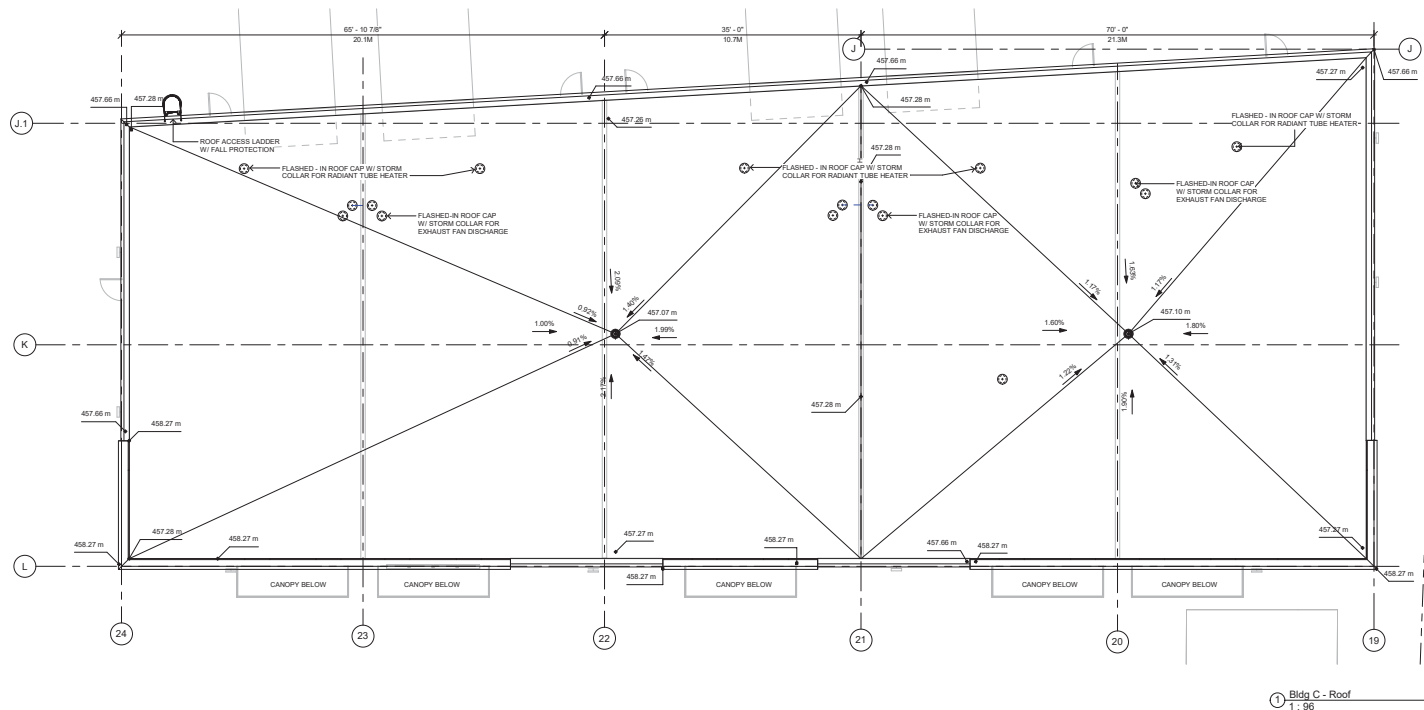
BC
BARTON CONSTRUCTION LTD.
Unit 107 - 18077 52nd Ave
Surrey, B.C. V3S 6E5
Phone: 604.226-1646
barton@bartonconstructionltd.com

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plans and documents, and discrepancies
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that all work is carried out in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revised for DP	11/03/2021





SCHEDULE

A

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DP21-0211



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TC

Quail Ridge Business Centre

Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pear Mac Way

Project number: 21-01-209
Date: 07/02/2021

Bldg. C - Roof Plan

Drawn by:
Checked by:
Scale: 1: 96

A-117

gary proffers | architecture inc

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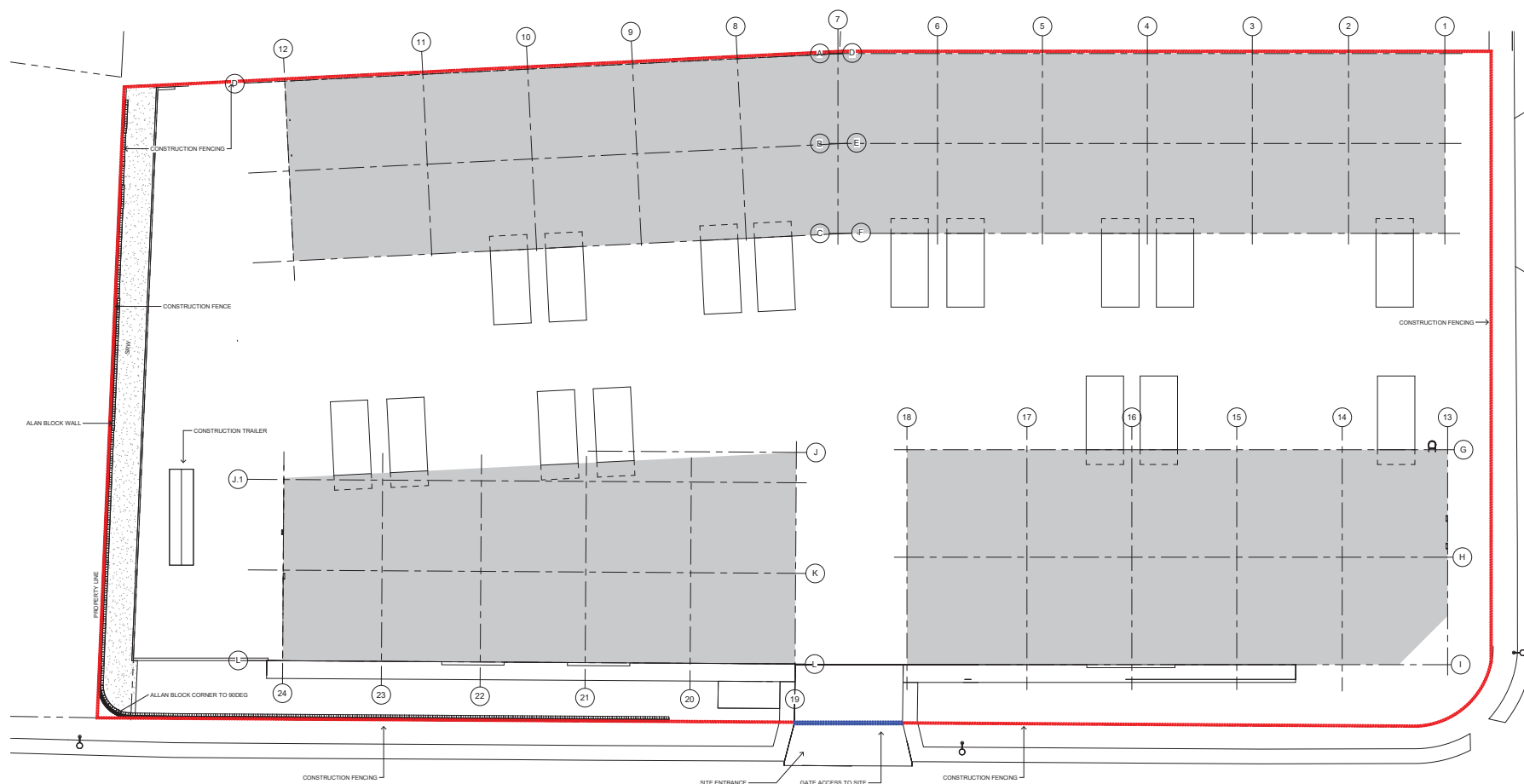
gary proffers | architecture inc

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gary proffers | architecture inc



① Site Construction Plan
1:200

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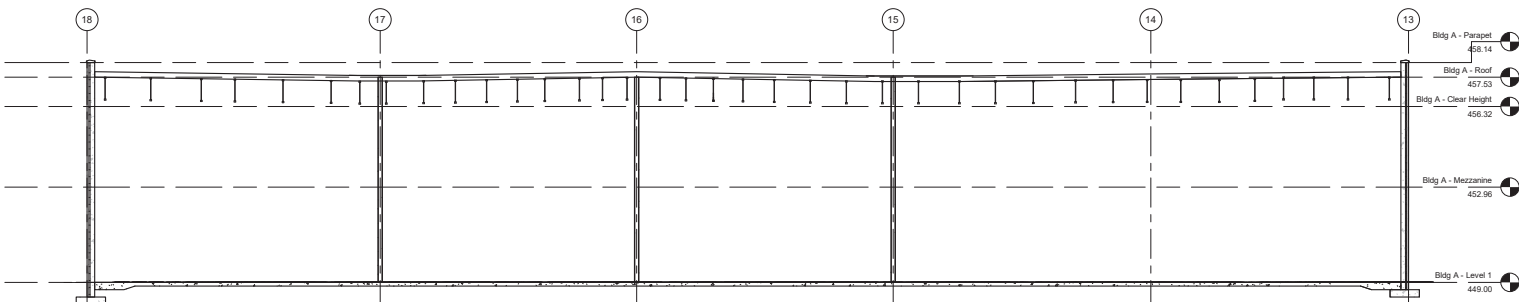
No.	Description	Date
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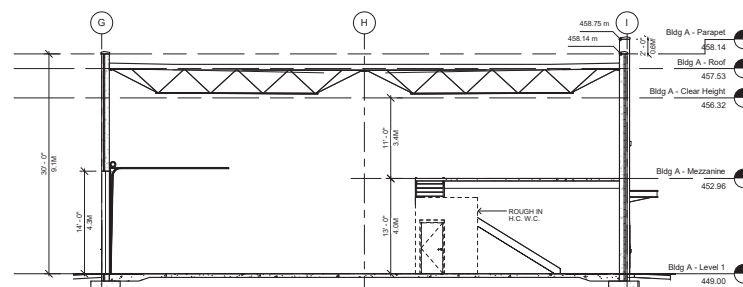
Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Plan Mac Way
Project number: 21-01-209
Date: 07/07/2021

Construction Plan
Drawn by: _____
Checked by: _____
Scale: 1:200

A-123



① Bldg A - Section 1
1 : 96



② Bldg A - Section 2
1 : 96

SCHEDULE B

This forms part of application
DP21-0211



City of
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DEVELOPMENT PLANNING

Planner
Initials **TC**

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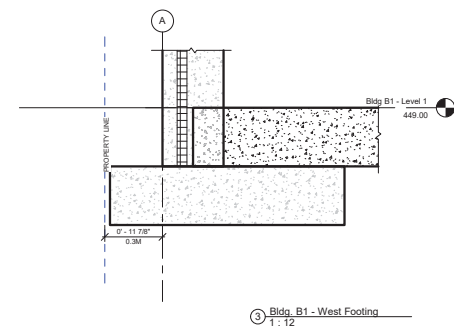
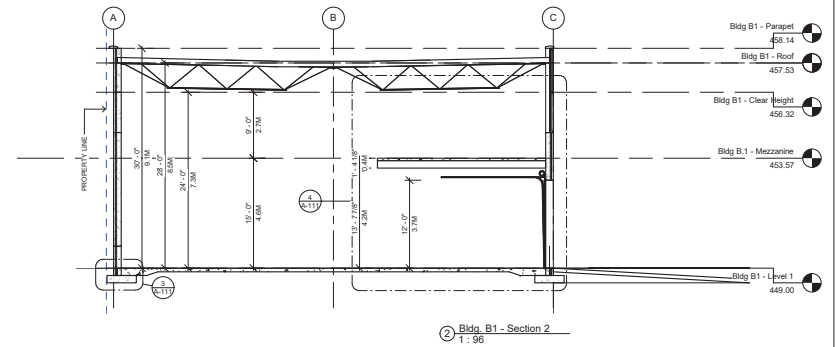
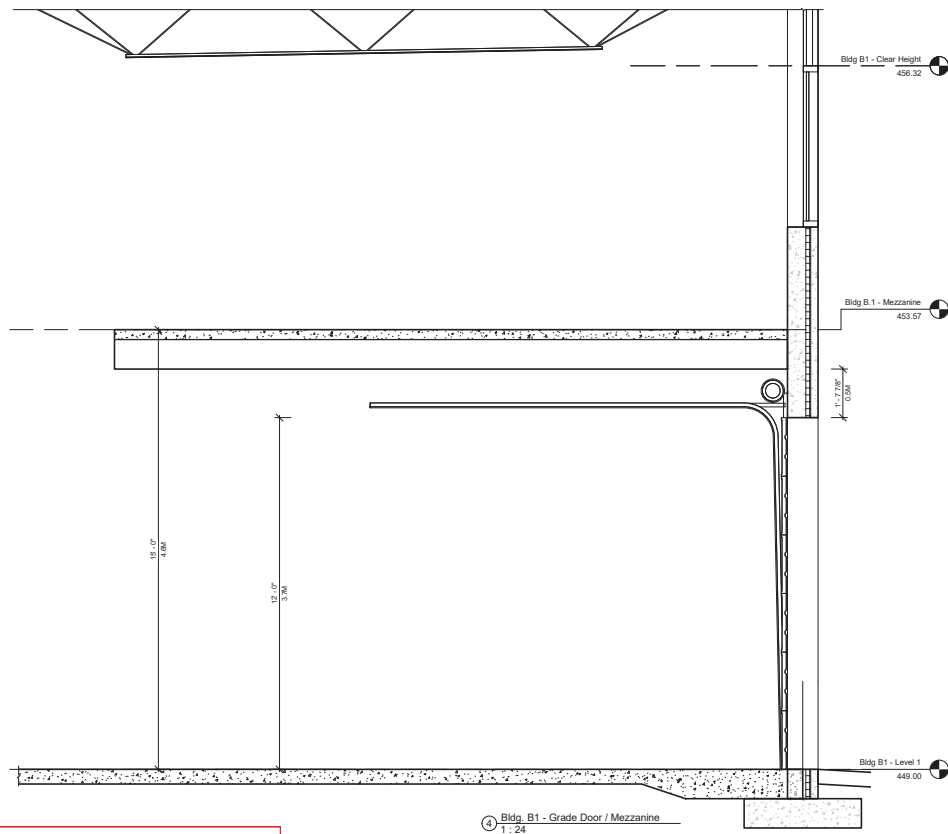
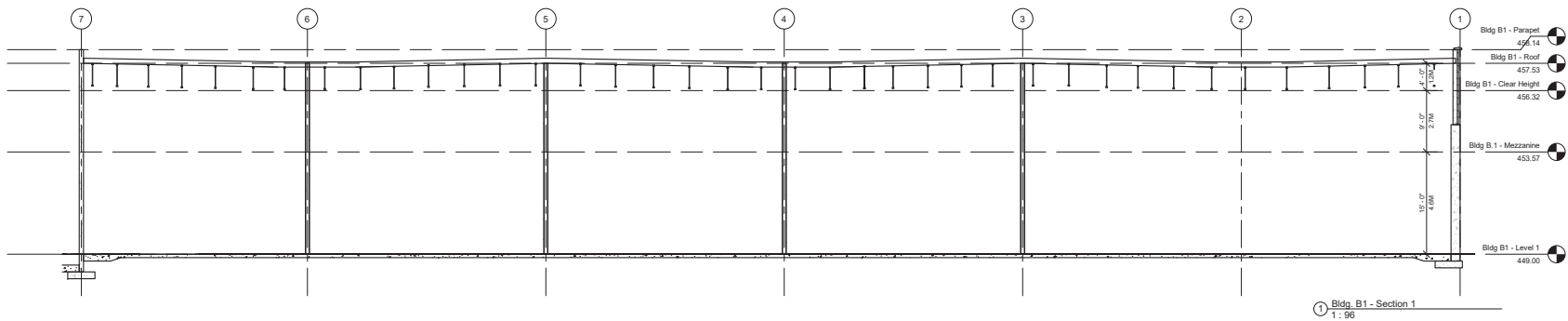
No.	Description	Date
1	Issue for DP	09/03/2021
2	Revisions	11/23/2021
3		
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Quall Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg A - Sections
Drawn by:
Checked by:
Scale: 1 : 96

A-107



SCHEDULE

B

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City of
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DEVELOPMENT PLANNING

Planner
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Harry Prochore (architect) inc.

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clipsd@clipdevelopments.com

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Unit 107 - 18077 52nd Ave
Surrey, B.C. V3R 6E5
Phone: 604.226-7646
barrie@builtconstruction.com

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with the requirements of the most current
applicable codes and bylaws.

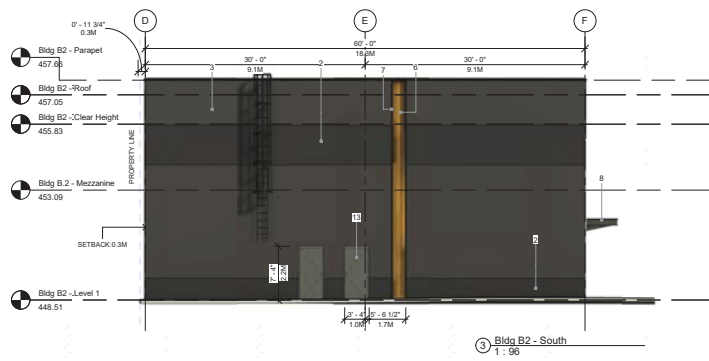
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/03/2021
3	Revisions	
4	Revisions	
5	Revisions	
6	Revisions	
7	Revisions	
8	Revisions	
9	Revisions	
10	Revisions	



Quali Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

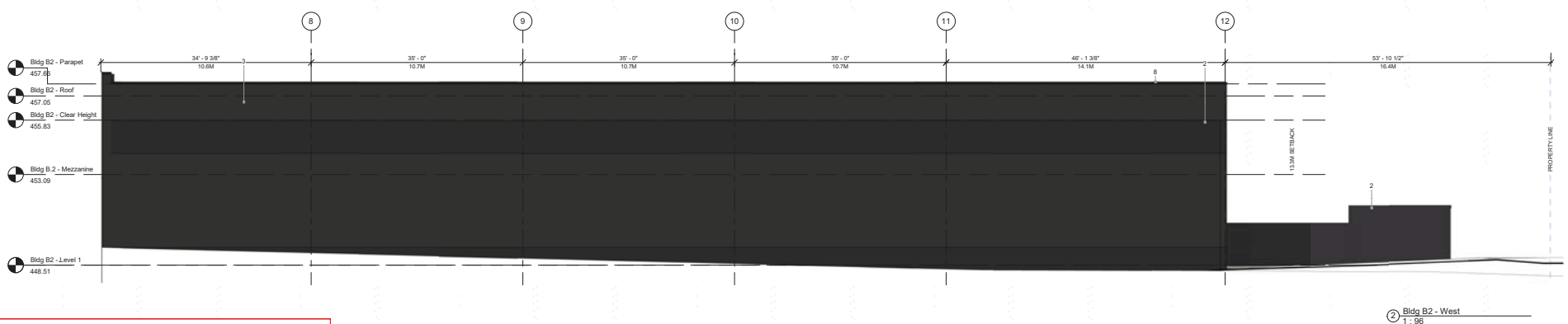
Bldg. B1 - Sections
Drawn by:
Checked by:
Scale: As indicated

A-111



MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAIN - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAIN - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAIN - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 2550 - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAIN - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAIN - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PRE-FINISHED STEEL GATE / RAILING	PAIN - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAIN - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAIN - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



very proforma | architecture inc.
architects and interior designers

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BC BUILDERS ASSOCIATION
UNITED CONSTRUCTION LTD.
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Surrey, B.C. V3S 6E5
Phone: 604.298.1666
barbar@bcbuildersassociation.com

The contractor is responsible for verifying all dimensions and elevations, and discrepancies are to be reported to the designer before the commencement of work.

All contractors are responsible to ensure that all work is executed in accordance with the requirements of the most current applicable codes and bylaws.

No.	Date	Description
1	03/03/2021	Issue for DP
2	11/23/2021	Revisions 1-20

REGISTERED ARCHITECT
BRITISH COLUMBIA

Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway

Project number: 21-01-209
Date: 07/02/2021

Bldg. B2 - Elevations
Drawn by: [blank]
Checked by: [blank]
Scale: As indicated

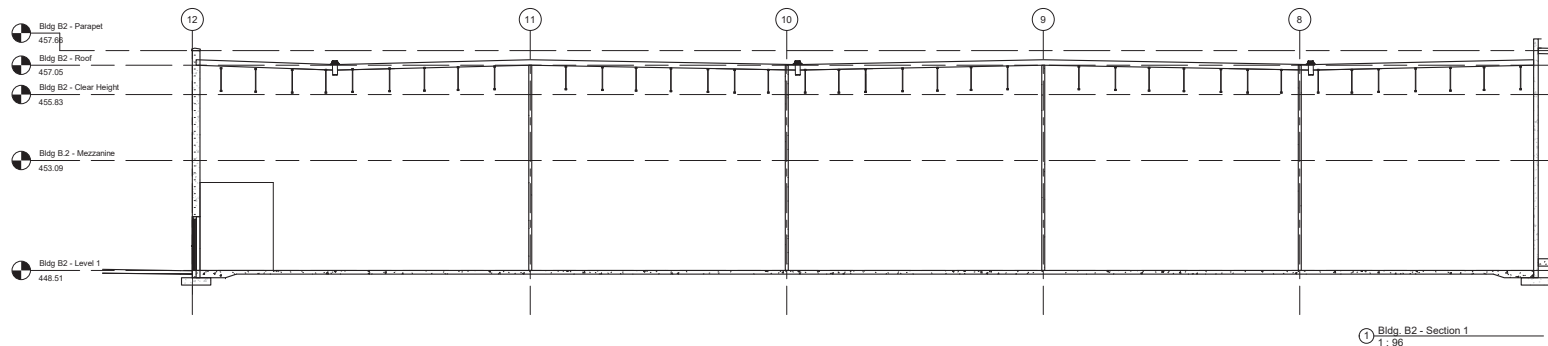
A-114

SCHEDULE B

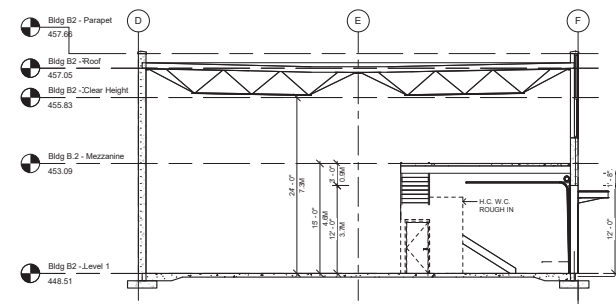
This forms part of application
DP21-0211

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: TC



① Bldg B2 - Section 1
1 : 96



② Bldg B2 - Section 2
1 : 96

SCHEDULE B

This forms part of application
DP21-0211



Planner
Initials TC

larry proffers | architecture inc.
architects & environmental design

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Phone: 604.226-1646
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that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/23/2021



Quall Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg B2 - Sections
Drawn by: _____
Checked by: _____
Scale: 1 : 96

A-115

SCHEDULE

B

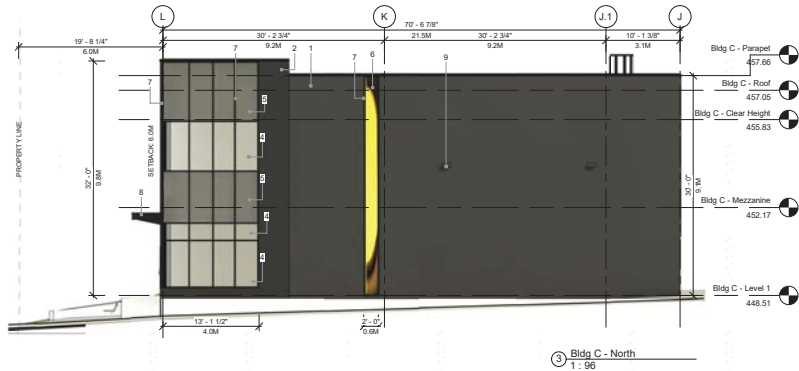
This forms part of application
DP21-0211

Planner
Initials TC

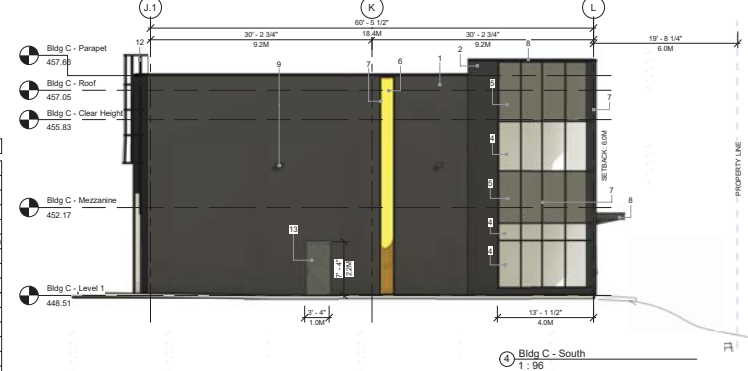
City of
Kelowna
DEVELOPMENT PLANNING



1 Bldg C - East
1 : 96



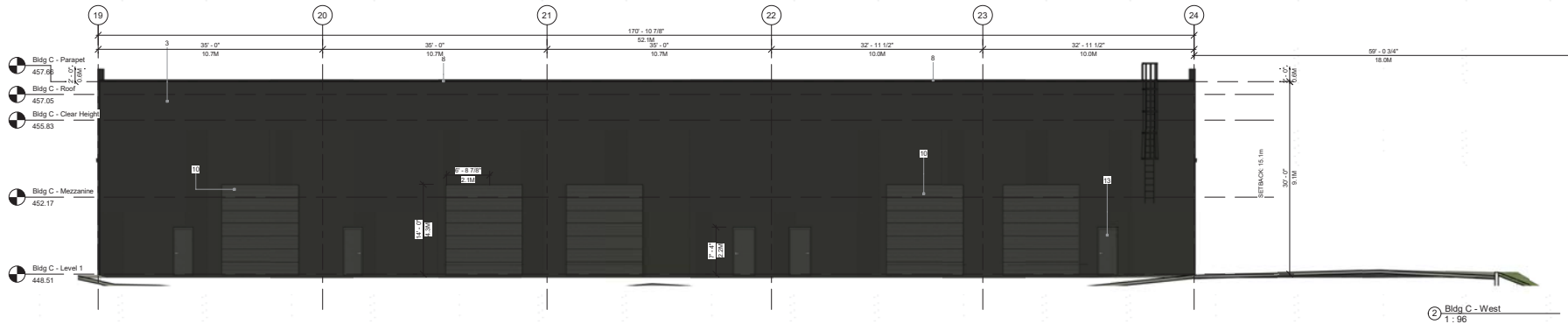
3 Bldg C - North
1 : 96



4 Bldg C - South
1 : 96

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAINT - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 28SG - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PREFINISHED STEEL GATE / RAILING	PAINT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



2 Bldg C - West
1 : 96

gary pichora | architecture inc.
architects and interior designers

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barbar@bcbuildersassociation.com

The contractor is responsible for verifying all
dimensions and elevations are shown
and to be reported to the designer before the
commencing of work.

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that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

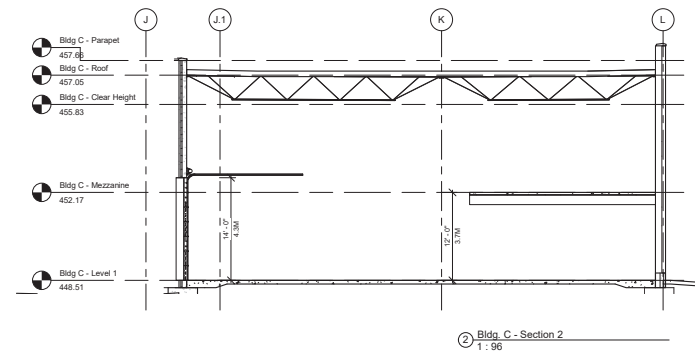
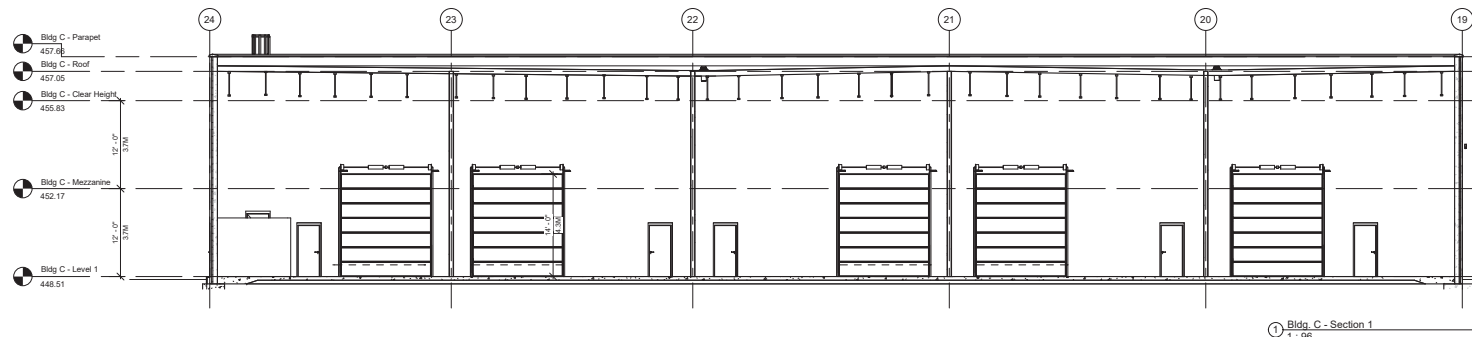
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions to DP	11/23/2021

REGISTERED ARCHITECT
GARY PICHORA
BRITISH COLUMBIA

Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg. C - Elevations
Drawn by: [Signature]
Checked by: [Signature]
Scale: As indicated

A-118



SCHEDULE B

This forms part of application
DP21-0211



Planner
Initials TC

Harry Proffers | Architecture Inc.
Architects & Engineers

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bates@batesconstructionltd.com

The contractor is responsible for verifying all dimensions and elevations, and discrepancies are to be reported to the designer before the commencement of work.
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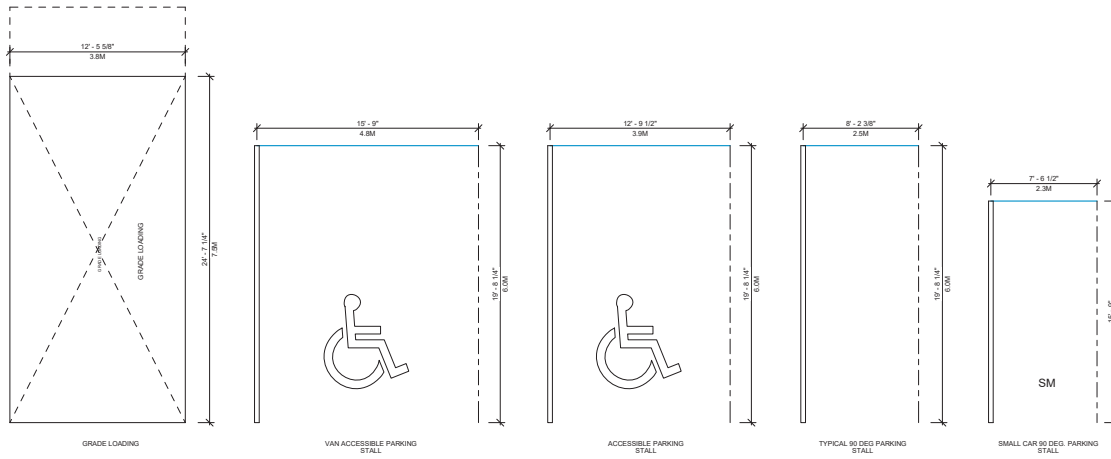
No.	Description	Date
1	Issued for DP	11/23/2021
2	Revised for DP	
3	Revised for DP	
4	Revised for DP	
5	Revised for DP	
6	Revised for DP	
7	Revised for DP	
8	Revised for DP	
9	Revised for DP	
10	Revised for DP	



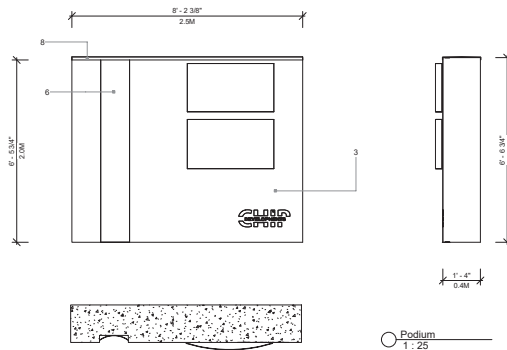
Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg. C - Sections
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Checked by: [blank]
Scale: 1:96

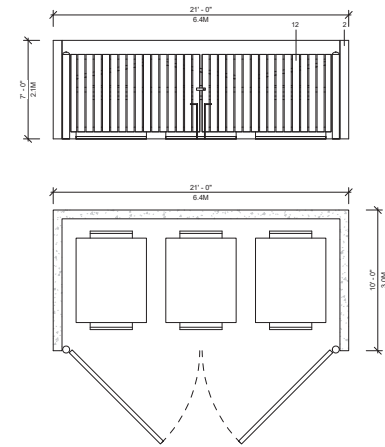
A-119



Parking
1 : 50



Podium
1 : 25



Garbage Enclosure Typ.
1 : 50

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAINT - ANTHRACITE (DARK GREY)
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9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
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12 PRE-FINISHED STEEL GATE / RAILING	PAINT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE

gary proffers | architecture inc
architects & environmental design

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baron@batesconstructionltd.com

The contractor is responsible for verifying all dimensions and elevations, and dimensions are to be reported to the designer before the construction of work.

All construction is responsible to ensure that all work is executed in accordance with the requirements of the most current applicable codes and bylaws.

No.	Description	Date
1	Issue for I.P.	03/03/2021
2	Revisions 12-202	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Site Details
Drawn by:
Checked by:
Scale: As indicated

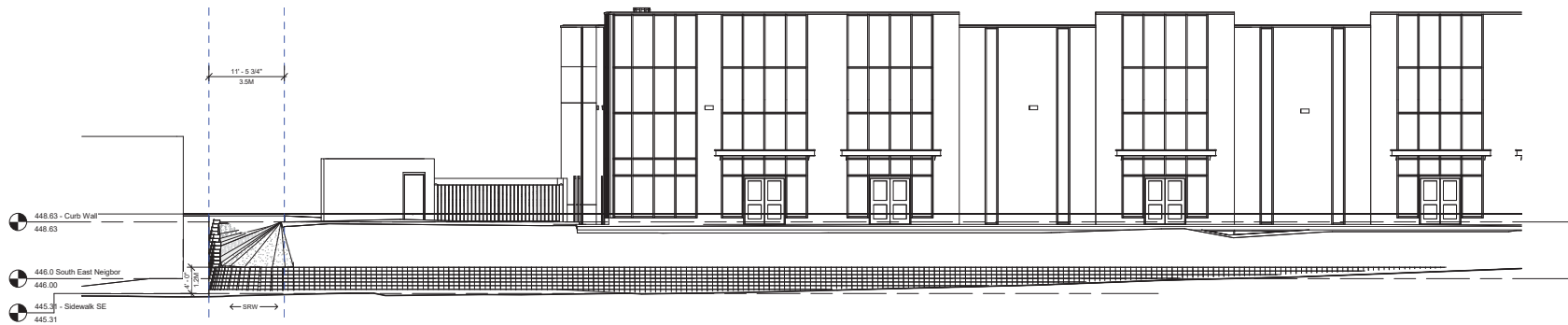
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SCHEDULE B

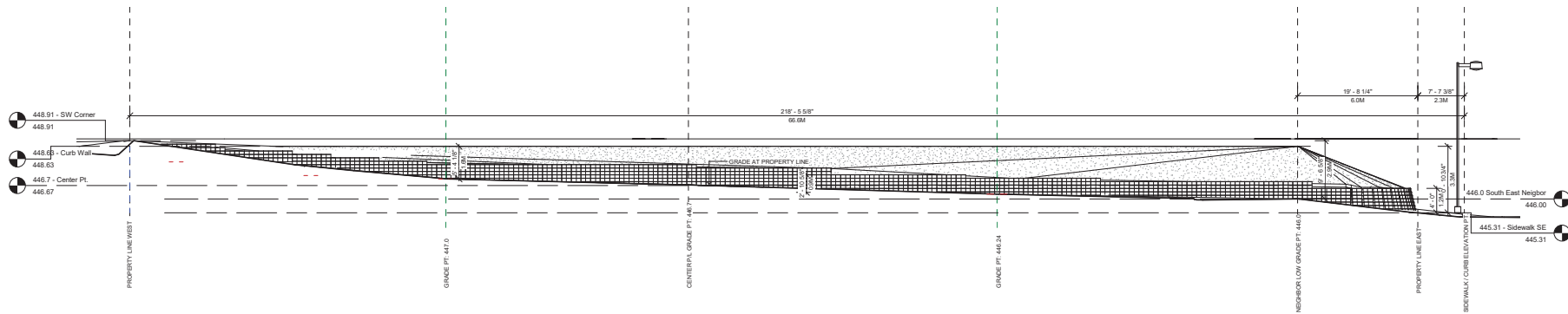
This forms part of application
DP21-0211

Planner
Initials TC





① Block Wall - S.E. West View
1: 100



② Block Wall - S.E. South View
1: 100

SCHEDULE

B

This forms part of application
DP21-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

TC

very proforma | architecture inc
an affiliate of archi-proforma inc

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Phone: 604.228-5665
bates@batesconstruction.com

The contractor is responsible for carrying all
plans and documents, and documents
are to be reported to the designer before the
commencement of work.

All construction is responsible to ensure
that all work is carried out in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions & DP	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

**Block Wall
Elevations**
Drawn by:
Checked by:
Scale: 1:100

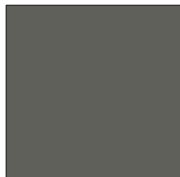
A-121



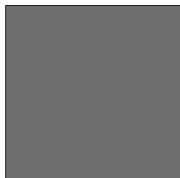
MATERIAL #1
CONCRETE TILT-UP
FINISH: TRAPEZOID FINISH 1/4" DEPTH
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #2
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #3
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #4
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: LIGHT GREY



MATERIAL #4
CURTAIN WALL
GLAZING 2650
COLOR: SMOKED GREY



MATERIAL #5
CURTAIN WALL SPANDREL - METAL
FINISH: SANDBLAST
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #6
CURVED METAL SPANDREL PANEL
FINISH: BRUSHED
COLOR: BRASS



MATERIAL #7
ALUMINUM MULLION / DOOR PANEL
COLOR: ANODIZED GRAPHITE - (DARK GREY)



MATERIAL #8
PREFINISHED METAL FLASHING
COLOR: CASCADE METALS GRAPHITE - (DARK GREY)



MATERIAL #9
EXTERIOR WALL PACKLIGHT
COLOR: GRAPHITE - (DARK GREY)



MATERIAL #10
OVERHEAD METAL DOOR
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #12
PREFINISHED STEEL GATE / RAILINGS
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #13
STEEL DOOR
COLOR: ANTHRACITE - (DARK GREY)

SCHEDULE B

This forms part of application
DP21-0211

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAIN - DESERT SHADOW - (LIGHT GREY)
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12 PREFINISHED STEEL GATE / RAILING	PAIN - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAIN - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAIN - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



① East Development Elevation
1 : 192

gary pichora | architecture inc

CLIP DEVELOPMENTS

BC

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Unit 107 - 18277 52nd Ave
Surrey, B.C. V3R 6E5
Phone: 604.226.1864
baris@clipdevelopments.com

No.

Date

Description

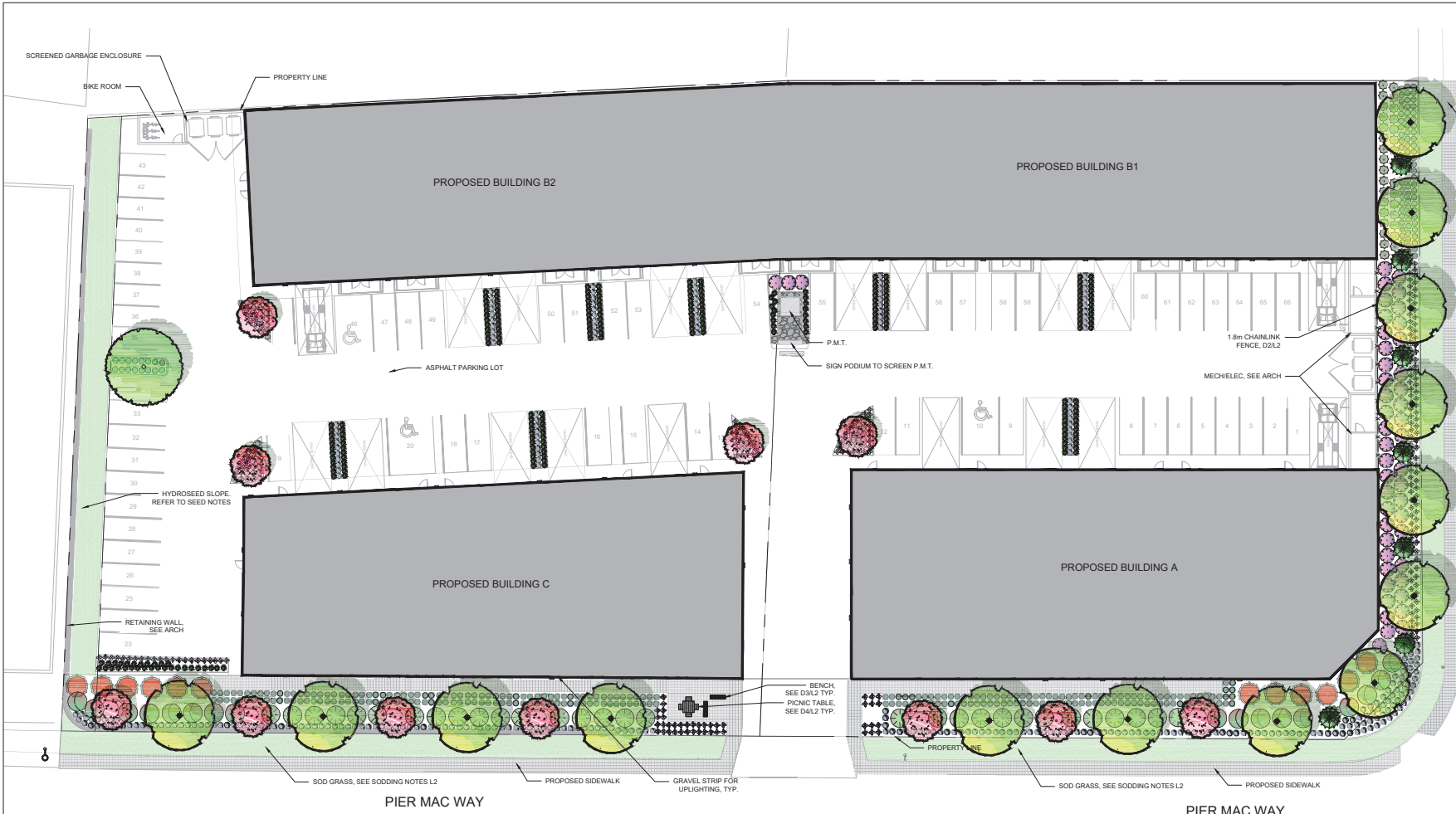
1	03/03/2021	Initials: J.P.
2	11/23/2021	Revisions: J.P.
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

REGISTERED ARCHITECT
BRITISH COLUMBIA

Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021
Scale: As indicated

Material Board

Drawn by:
Checked by:
Scale:
A-122



Krahn
GROUP OF COMPANIES
ABBOTSFORD OFFICE
400 - 3407 GLADYS AVE. ABBOTSFORD, BC V3S 2B8
T: 604.853.8821 F: 604.853.1559 www.krahn.com
VANCOUVER OFFICE
1150/2020 VICTORIA WAY VANCOUVER, BC V6B 4Y3
T: 604.204.8952 F: 604.204.8953 www.krahn.com

KD Planning
A DESIGN LTD

- LEGEND**
- SOD GRASS
 - CONCRETE SIDEWALK PAVING
 - RIVER ROCK
 - CHAINLINK FENCE 1.8m

3	2/21/21	ISSUED FOR DP
2	08/021	ISSUED FOR DP
1	10/021	ISSUED FOR REVIEW
NO.	DATE (MM/YY)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL:		



PROJECT NAME:
QUAIL RIDGE

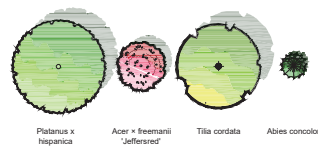
PROJECT ADDRESS:
**2175 MATRIX CRES (PHASE 1)
2000 PIER MAC WAY (PHASE 2)
KELOWNA, BC**

DRAWING TITLE:
LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210539
DRAWING NO:	L1

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	CONDITION
DECIDUOUS TREES							
1		Platanus x hispanica	London plane	60m cal.	15-25m	As per plan	W.B.
11		Acer x freemanii 'Jeffersred'	Armstrong maple	60m cal.	12-17m	As per plan	W.B.
14		Tilia cordata	Little-leaf linden	60m cal.	15-15m	As per plan	W.B.
CONIFEROUS TREES							
7		Abies concolor	White fir	2.5m ht.	12-21m	As per plan	W.B.
SHRUBS							
12		Cornus verticillata	FARROW Arctic Fire Red Dogwood	45cm	1.8-3.7m	As per plan	62 Pot
17		Ribes alpinum	Alpine currant	30cm	0.9-2.4m	As per plan	62 Pot
48		Physocarpus opulifolius	Ninebark	30cm	1.5-2.4m	As per plan	62 Pot
31		Rosa x 'CHINGWEEST'	Ts'ingwei rose	30cm	0.9-1m	As per plan	62 Pot
30		Juniperus horizontalis	ICE BLUE juniper	30cm	0.15-0.5m	As per plan	62 Pot
PERENNIALS, GROUND COVERS, AND GRASSES							
228		Scilla maritima	MAGNUS Purple cornflower	1 Gallon		45cm O.C.	#1 Pot
351		Nepeta x fasciata 'Walker's Low'	Walker's Low catmint	1 Gallon		45cm O.C.	#1 Pot
240		Pennisetum alopecuroides	Fountain grass	1 Gallon		45cm O.C.	#1 Pot
537		Perovskia atriplicifolia	Russian sage	1 Gallon		45cm O.C.	#1 Pot



SCHEDULE

This forms part of application
DP21-0211

Planner Initials **TC**

C

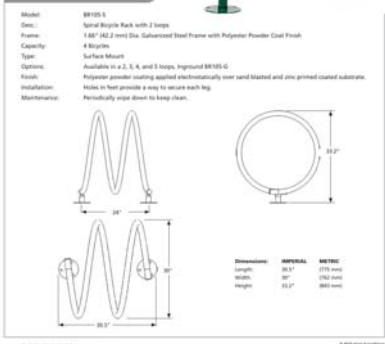
City of
Kelowna
DEVELOPMENT PLANNING

QUANTITY: 2

OR APPROVED EQUAL



BIKE RACKS



D1 BIKE RACK

N.T.S.

AYLESBURY PARK BENCH
WITH ARMRESTS
MODEL: ANA-6
COLOUR: GREY
QUANTITY: 2

OR APPROVED EQUAL



DAYVIEW PICNIC TABLE

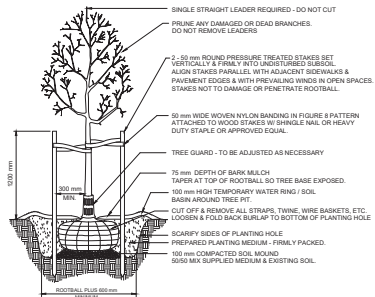
MODEL: BVPT-6
COLOUR: GREY
QUANTITY: 1

OR APPROVED EQUAL



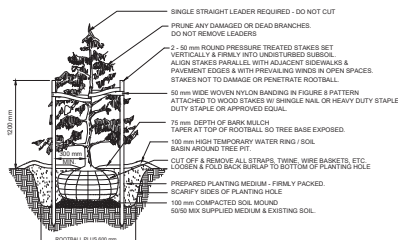
D4 PICNIC TABLE

N.T.S.



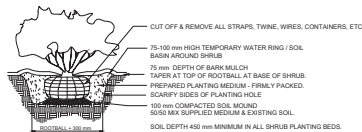
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

SCHEDULE

C

This forms part of application

DP21-0211

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
9. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
10. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
11. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 11.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - 11.2 Maintenance and additional installation of mulch
 - 11.3 Weed removal
 - 11.4 Disease control

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SHEFT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (B) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% OVERSEEDING PERennial
 - 20% PERENNIAL RYEGRASSUSE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
4. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
5. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT JOINTS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL "SOFT LANDSCAPE AREAS" SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUDES PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.



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3	2/31/21	ISSUED FOR DP
2	08/09/21	ISSUED FOR DP
1	10/09/21	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		

SCALE



PROJECT NAME:

QUAIL RIDGE

PROJECT ADDRESS

2175 MATRIX CRES (PHASE 1)
2000 PIER MAR WAY (PHASE 2)
KELOWNA, BC

DRAWING TITLE:

DETAIL & NOTES

SCALE	AS NOTED
DRAWN	RMK
CHECKED	JT
PROJECT NO.	210539

DRAWING NO.

L2

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