ATTACHMENT A
This forms part of application
Z17-0055
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017

File No.: Z17-0055

To: Urban Planning (AC)

From: Development Engineering Manager (JK)

Subject: 1655 Dilworth Drive Zone: I1 to I2, I3

The Development Engineering Department has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. All servicing and Road requirements will be address in S17-0057.

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2. Domestic Water and Fire Protection

(a) The development site is presently serviced with a (38-mm) water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per lot will be permitted for this development.

(b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

3. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. 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.

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COMMUNITY PLANNING

4. Storm Drainage

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

5. Road Improvements and Dedication

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

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

(b) 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.

(c) 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.

(d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

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

8. Servicing Agreements for Works and Services

(a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

(b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than

$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Other Engineering Comments

(a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

(b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Development Permit and Site Related Issues

(a) Access and Manoeuvrability

(i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

(ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

James Kay, MS, P.Eng,
Development Engineering Manager

RO

ATTACHMENT A
This forms part of application
Z17-0055
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017

File No.: S17-0057

To: Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 1655 Dliworth Drive

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Ryan O'Sullivan

1. Domestic Water and Fire Protection

   (a) The existing lot is serviced with a 38mm copper diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.

   (b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

   (c) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

   (a) The existing lot is serviced with 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service.

3. Storm Drainage

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

3. Road Improvements

(a) Enterprise Way fronting this development has been upgraded to an urban standard including curb and gutter, sidewalk, storm drainage system, pavement widening. Relocation of 1.8 m Sidewalk to PL (with 0.3 offset) on Enterprise. (To be looked at to help with visuals on Enterprise and Impacts to existing trees should be minimized.)

(b) Dedication at the Enterprise/Dilworth intersection to increase corner radius to 22 m to accommodate required channelization future island.

(c) 1.8m sidewalk be constructed at 0.3m from PL and consideration is given to ultimate grading for the future ATC. On Dilworth.

(d) Enterprise access near east side of the property line as per sight line review a right-in only.

(e) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch. A TIA is required for this development and inprovemnts maybe required from this Report.

6. Subdivision

(a) Grant Statutory Rights of Way if required for utility services.

(b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

a) All proposed distribution and service connections are to be installed underground.

b) Streetlights must be installed on roads.

c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the city engineering department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

(e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

(a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

(b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

(a) Area ground water characteristics.
(b) Site suitability for development, unstable soils, etc.

(c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

(d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

(e) Additional geotechnical survey may be necessary for building foundations, etc.

12. Development Permit and Site Related Issues

Access and Manoeuvrability

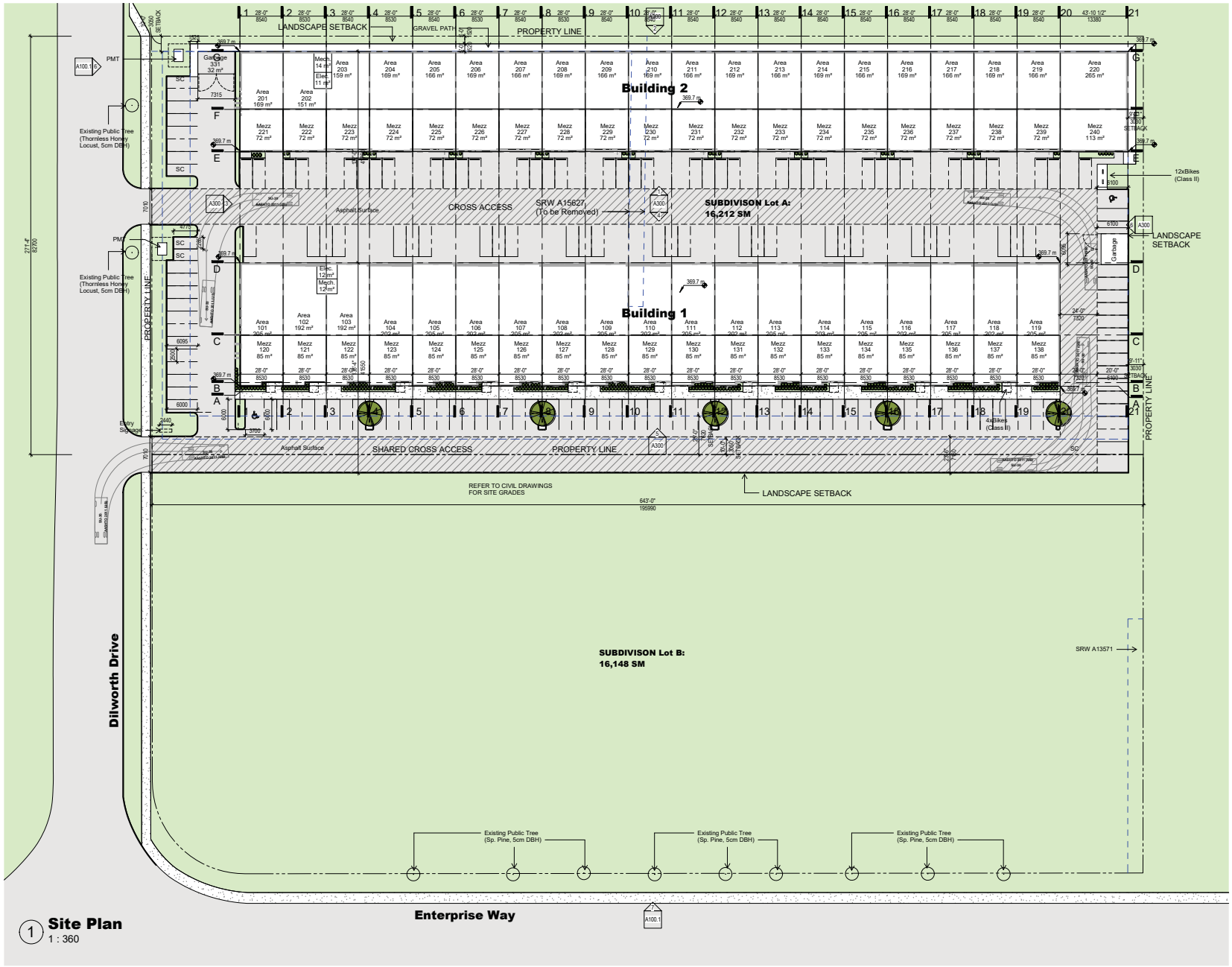
(i) Access to the site does not meet the throat length requirement of 15 m as laid out by TAC standard.

(ii) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

(iii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

(iv) The future, access and egress to the site may be restricted to right-in and right-out onto Enterprise Way with a future median.

James Kay, P. Eng.
Development Engineering Manager
RO



1 **Site Plan**
1 : 360

TKA+D

ZONING SUMMARY:

LEGAL DESCRIPTION:		Lot 1 District Lots 127 and 531 Osoyoos Yale District Plan EPP67320
Front Yard Setback :	**Proposed:**	17.4m (57'-4")
	Required:	7.5m (25'-0")
Side Yard Setback :	**Proposed:**	3m (10'-0")
	Required:	Not required
Rear Yard Setback :	**Proposed:**	3m (10'-0")
	Required:	Not required
EASEMENTS:		TBA
ZONE:	**Current:**	I-3 Heavy Industrial
	Proposed:	I-2 General Industrial Zone
USES:		TBA
Gross Floor Area:		(See Table Below)
Site Area:		**32,360 sm (348,326 sf)**
Subdivision1:		**16,212 sm (174,544 sf)**
Subdivison 2:		**16,148 sm (173,782 sf)**
Site Cover (Lot 1):	**Proposed**	46%
	Permitted	60%
FSR:	**Proposed**	0.65
	Permitted	1.5
Height:	**Proposed:**	9m (30')
	Permitted:	14m (45.9')
Parking (Vehicle):	**Proposed:**	168 Cars (inc. 2HC)
	Required: 2/1076sf =	200 Cars (variance required for calculated parking)
Parking (Bike ClassII):	**Proposed:**	52
	Required: 0.3/1076sf =	32
Loading:	**Proposed:**	39 loading bays
	Required: 1/20,451sf =	6 loading bays

Area Summary (Gross Floor Area - By Building and Level)

Building	Level	Area (SF)	Area (SM)
1	Level 1	42040 SF	3905 m²
1	Level 2	17400 SF	1616 m²
2	Level 1	37170 SF	3454 m²
2	Level 2	15950 SF	1482 m²
		112560 SF	10457 m²

Area Summary (Gross Floor Area - By Level)

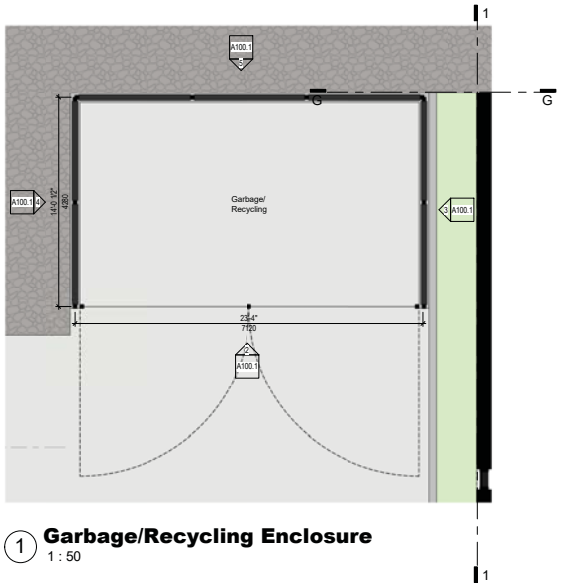
Level	Area (SF)	Area (SM)
Level 1	79210 SF	7359 m²
Level 2	33350 SF	3098 m²
	112560 SF	10457 m²

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1655 Dilworth
Kelowna

Site Plan

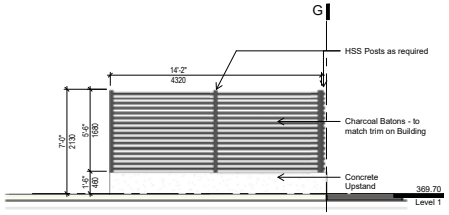
A100



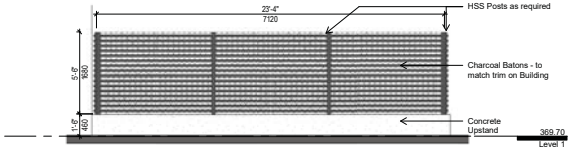
1 **Garbage/Recycling Enclosure**
1 : 50



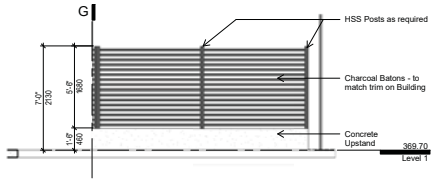
2 **GR Enclosure - South**
1 : 50



3 **GR Enclosure - East**
1 : 50



5 **GR Enclosure - North**
1 : 50



4 **GR Enclosure - West**
1 : 50



6 **Street Elevation - Dilworth Drive**
1 : 200



7 **Street Elevation - Enterprise Way**
1 : 200



1) From Dilworth Drive Looking East



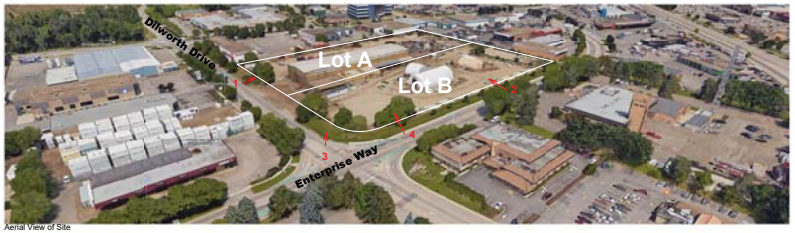
2) From Enterprise Way Looking North



3) From Dilworth Drive and Enterprise Way - Looking NE



4) From Enterprise Way - Looking NE



Aerial View of Site

TKA+D

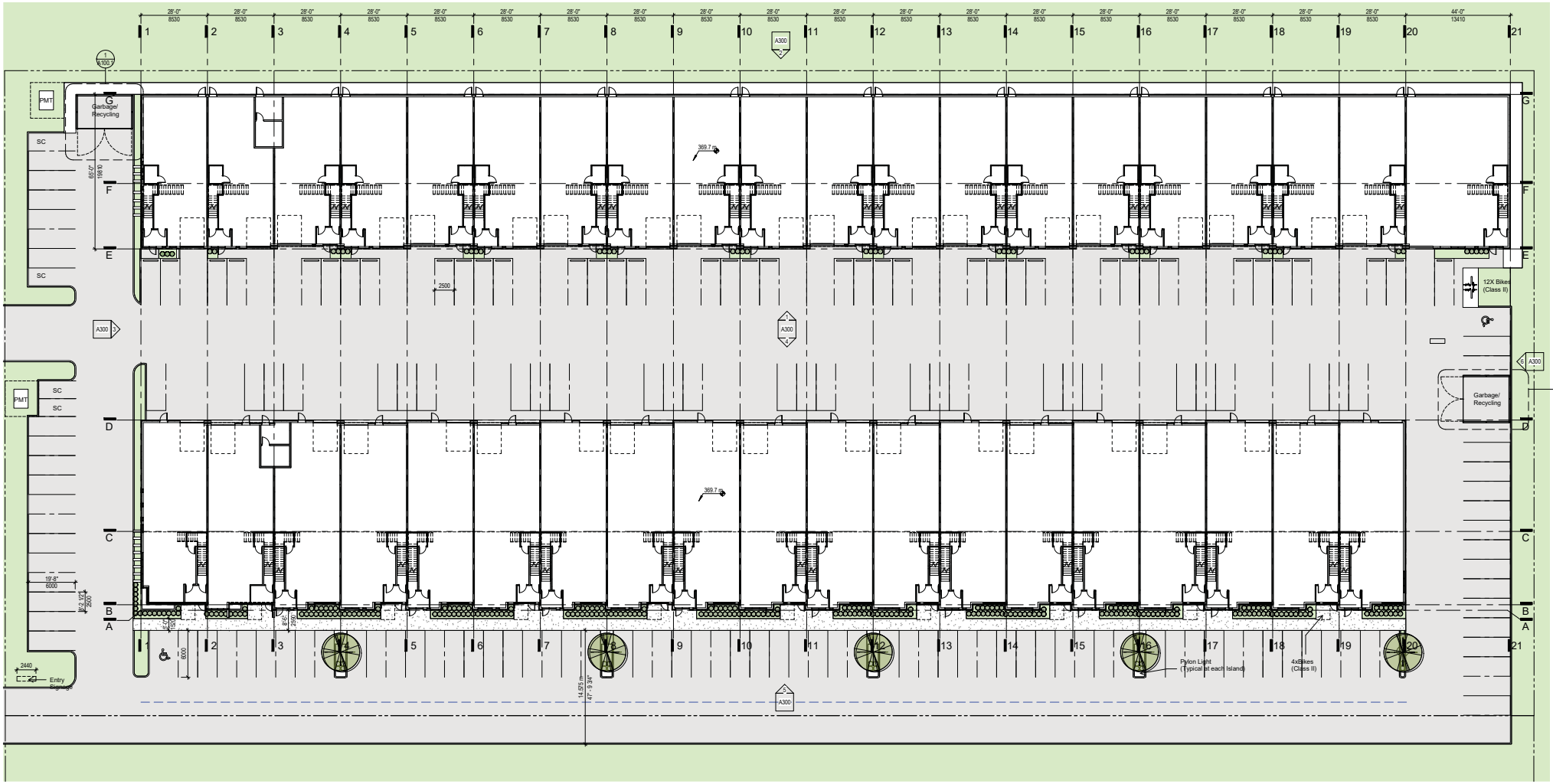
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Kelowna

Street Elevations and Site Details

A100.1

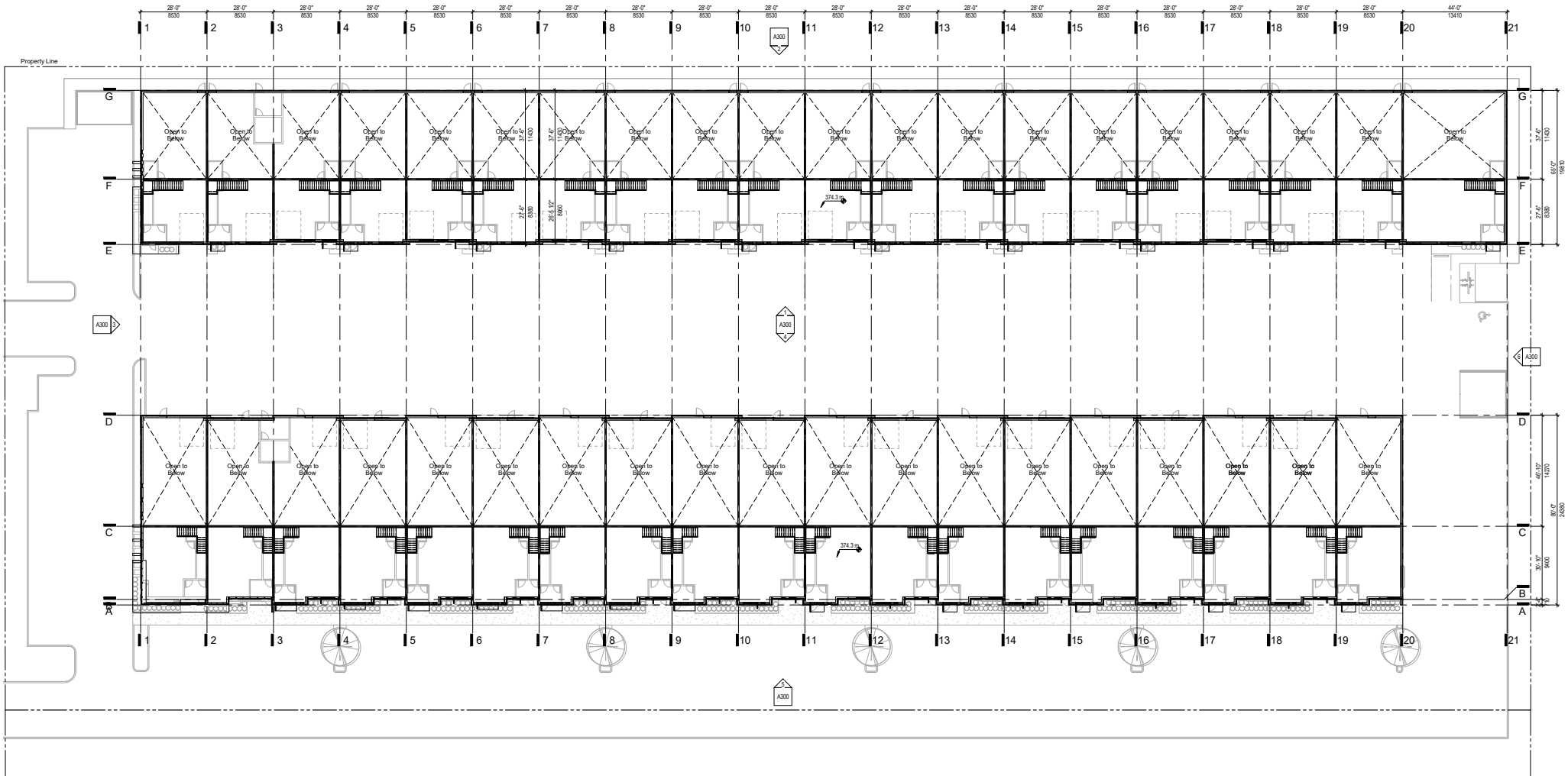


1 **Level 1**
1 : 240

1655 Dilworth
Level 1
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A101

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PN



1 **Level 2**
1 : 240

1655 Dilworth

Level 2

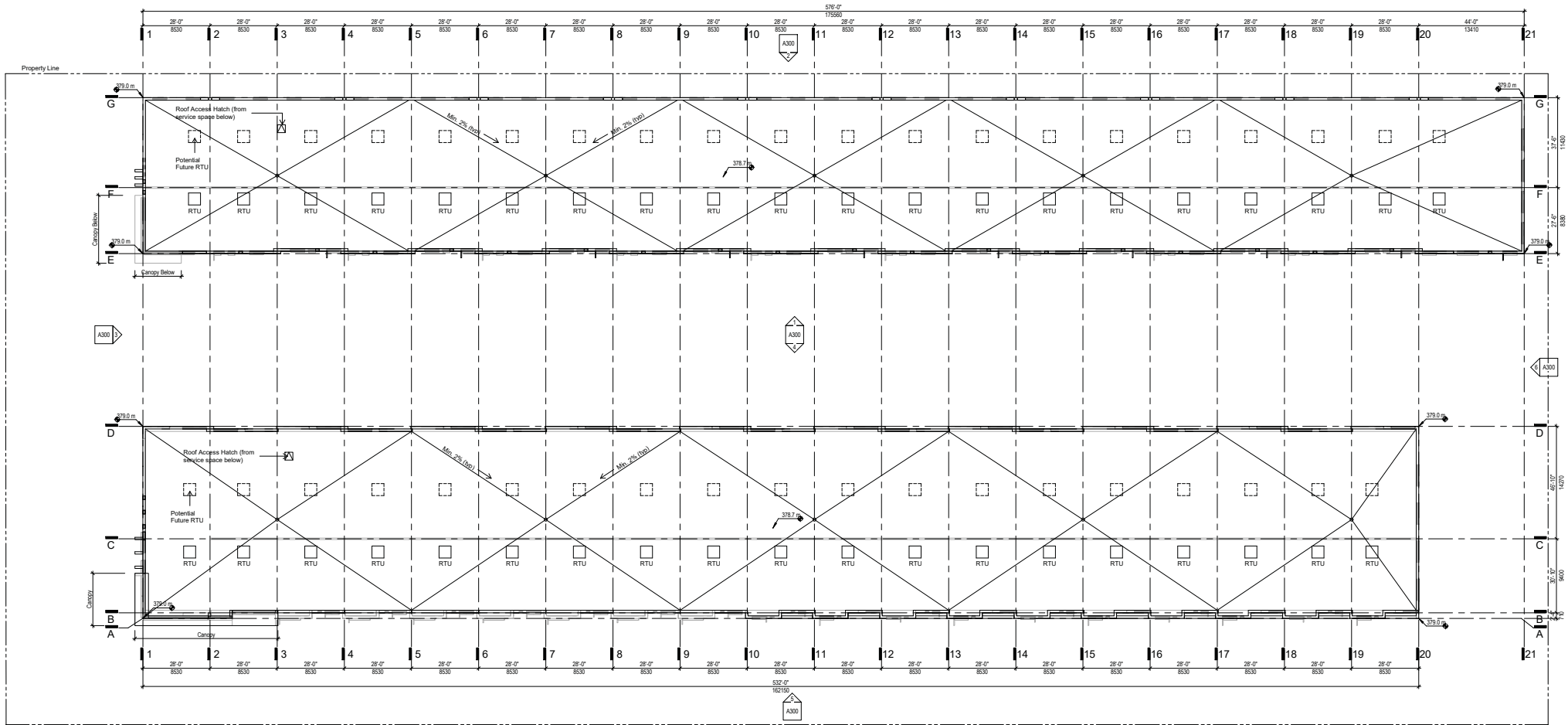
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A102

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1 **Roof**
1 : 240

1655 Dilworth
Roof Plan

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Scales 50% @ 11"x17"

A103

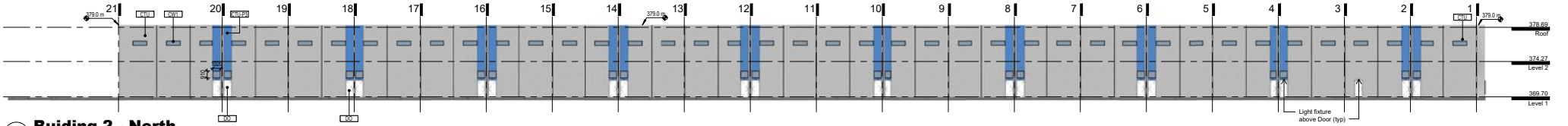
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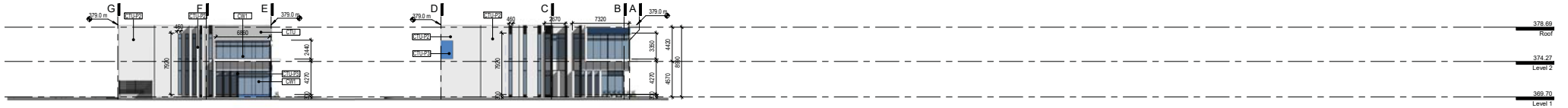
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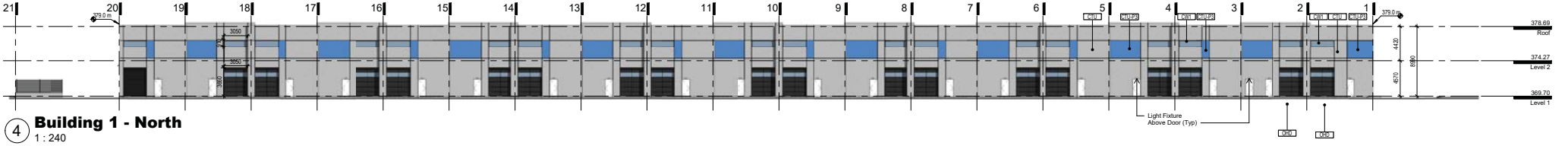
1 Building 2 - South
1 : 240



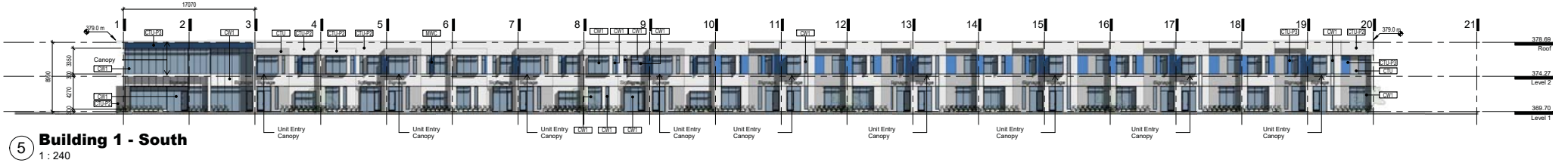
2 Buiding 2 - North
1 : 240



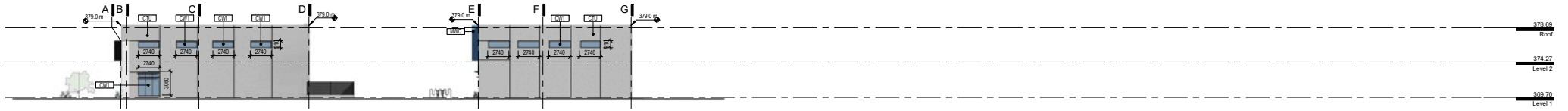
3 Building 1&2 - West
1 : 240



4 Building 1 - North
1 : 240



5 Building 1 - South
1 : 240



6 Building 1&2 - East
1 : 240

KEYNOTE LEGEND

TAG	DESCRIPTION
CTU	CONCRETE - TILT UP
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
CTU-P3	CONCRETE - TILT UP - PAINTED P3

KEYNOTE LEGEND

TAG	DESCRIPTION
CW1	CURTAIN WALL - TYPE 1
DO	DOOR
MWC	METAL WALL CLADDING
OHD	OVERHEAD DOOR

1655 Dilworth
Elevations

6/12/2017 1:48:23 PM
Scales 50% @ 11"x17"

A300

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Bldg_1_from drive aisle



Bldg_1_from drive aisle 2



Bldg_1_front corner



Bldg_1_loading area

1655 Dilworth
Building 1 Perspective Views
6/12/2017 1:49:07 PM Scales 50% @ 11"x17"
A900

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Bldg_2_from drive aisle



Bldg_2_front corner



Bldg_2_from drive aisle 2

1655 Dilworth
Building 2 Perspective Views
6/12/2017 1:49:38 PM Scales 50% @ 11"x17"
A901

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Unpainted Concrete (CTU)

Primary Finish - Building Facade

Blue (CTU-P3)*Utah Sky - Benjamin Moore*

Accent Finish - Building Facade, Canopies,
Trim, Vertical Sunshades

White (CTU-P2)

Primiary Finish - Building Facade

Black (CTU-P1)

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

1655 Dilworth
Colour Palette
6/12/2017 1:49:38 PM Scales 50% @ 11"x17"
A902

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LANDSCAPE ARCHITECTURAL SET - ISSUED FOR REVIEW - 08 JUNE 2017

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	COVER SHEET AND CONTEXT PLAN
L1.1	CONCEPT PLAN - WEST
L1.2	CONCEPT PLAN - EAST
L2.0	PLANT SCHEDULE AND MATERIALS
L2.1	PLANTING PLAN - WEST
L2.2	PLANTING PLAN - EAST
L2.3	IRRIGATION PLAN

GENERAL NOTES

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

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

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

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

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

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

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

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

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



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

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

2	ISSUED FOR CLIENT REVIEW	17-06-08
1	ISSUED FOR CLIENT REVIEW	17-05-24

REVISIONS

1655 Dilworth

Dilworth Drive and Enterprise Way
Kelowna, British Columbia

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

LANDCAPE COVER PAGE AND CONTEXT PLAN

L1.0

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connect
LANDSCAPE ARCHITECTURE

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

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2	ISSUED FOR CLIENT REVIEW	17-06-08
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REVISIONS

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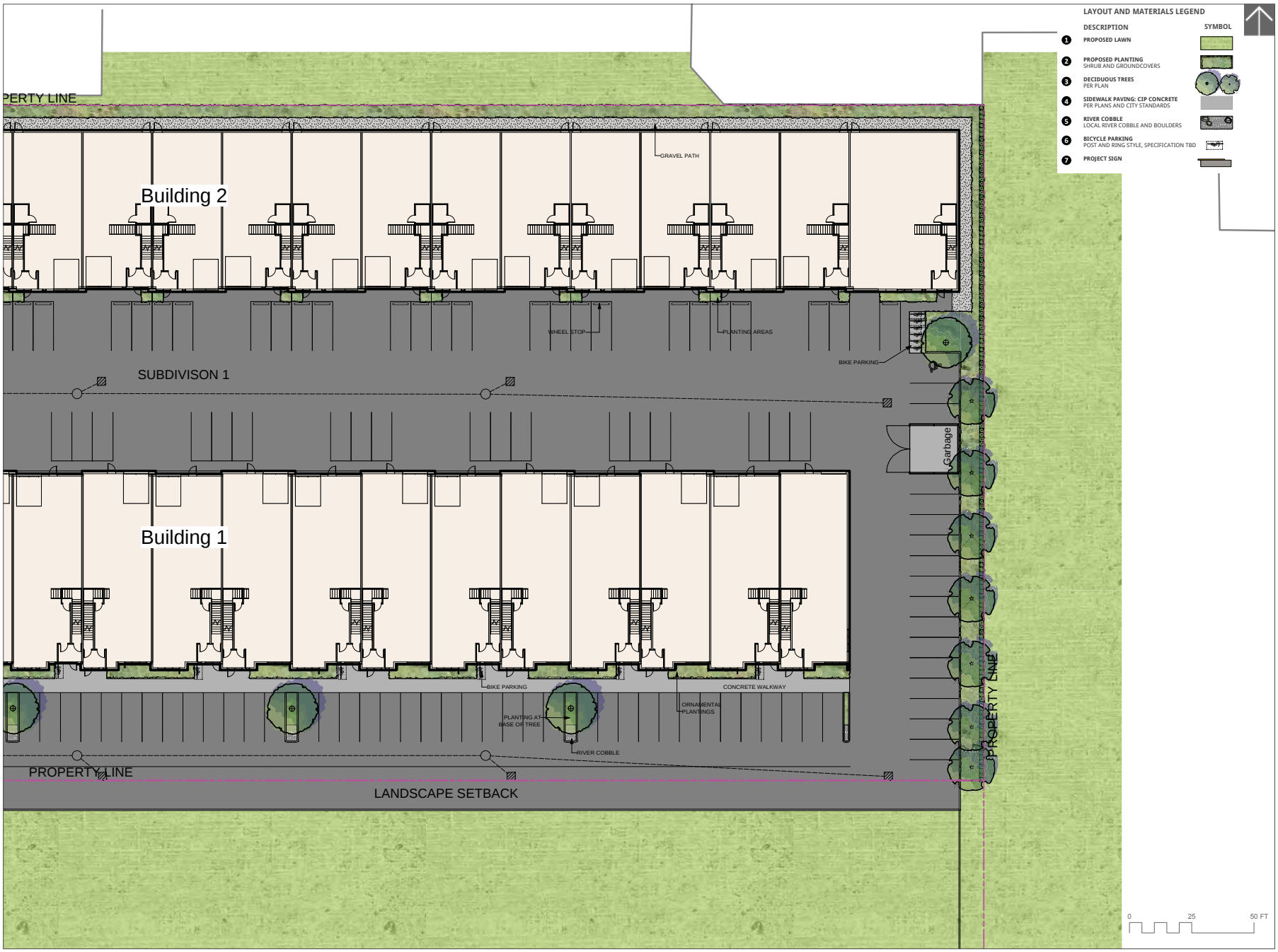
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Kelowna, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-544

LANDCAPE CONCEPT
WEST SIDE

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LANDCAPE CONCEPT
EAST SIDE

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LANDSCAPE CHARACTER

•RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.

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

•LOCAL MATERIALS, RIVER COBBLE, BOULDERS

•WEATHERED (CORTEN) STEEL BICYCLE RACKS









PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	14	*Robinia pseudoacacia 'Frisia'*	Golden Locust	7cm cal. 1.8m std. Full braching B&B	As Shown	○◑
	8	*Fraxinus pennsylvanica 'Prairie Spire'*	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	○◑
Shrubs						
	23	*Artemesia tridentata*	Mountain Sage	#2 pot	@600mm O.C.	○
	178	*Berberis 'Ruby Glow'*	Dwarf Red Barberry	#3 pot	@600mm O.C.	○
	146	*Clethra alnifolia*	Sweet Pepper Bush	#2 pot	@900mm O.C.	○◑●
	75	*Cornus sericea 'Arctic Fire'*	Dwarf Dogwood	#2 pot	@750mm O.C.	○◑
	60	*Cotoneaster dammeri*	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	○◑
	207	*Ericameria nauseousus*	Rabbit Bush	#2 pot	@600mm O.C.	○◑
	331	*Picea abies 'Nidiformus'*	Bird's Nest Spruce	#2 pot	@600mm O.C.	○◑
	124	*Rhus aromatica 'Gro-Low'*	Gro'Low Sumac	#2 pot	@750mm O.C.	○◑
	96	Ribes alpinum	Alpine Flowering Current	#3 pot	@900mm O.C.	○◑
	221	Symphoricarpos albus	Snowberry	#3 pot	@600mm O.C.	○◑
	384	Taxus X Media 'Hicksii'	Hick's Yew	1.2m High, B&B	@600mm O.C.	○◑●
Ornamental Grasses						
	65	*Calamagrostis x Acutiflora 'Karl Foerster'*	Feather Reed Grass	#2 pot	@750mm O.C.	○◑
	73	*Pennisetum alopecuroides*	Dwarf Fountain Grass	#2 pot	@750mm O.C.	○◑
	46	*Sporobolus heterolepis*	Prairie Dropseed	#2 pot	@450mm O.C.	○
Perennials						
	71	*Achillea millefolium*	Yarrow	10cm pot	@450mm O.C.	○
	86	*Echinacea purpurea*	Purple Cone Flower	#1 pot	@600mm O.C.	○◑
	43	*Rudbeckia triloba*	Browneyed Susan	#1 pot	@600mm O.C.	○
	311	*Salvia nermerosa 'Caradonna'*	Midnight Salvia	10cm pot	@450mm O.C.	○

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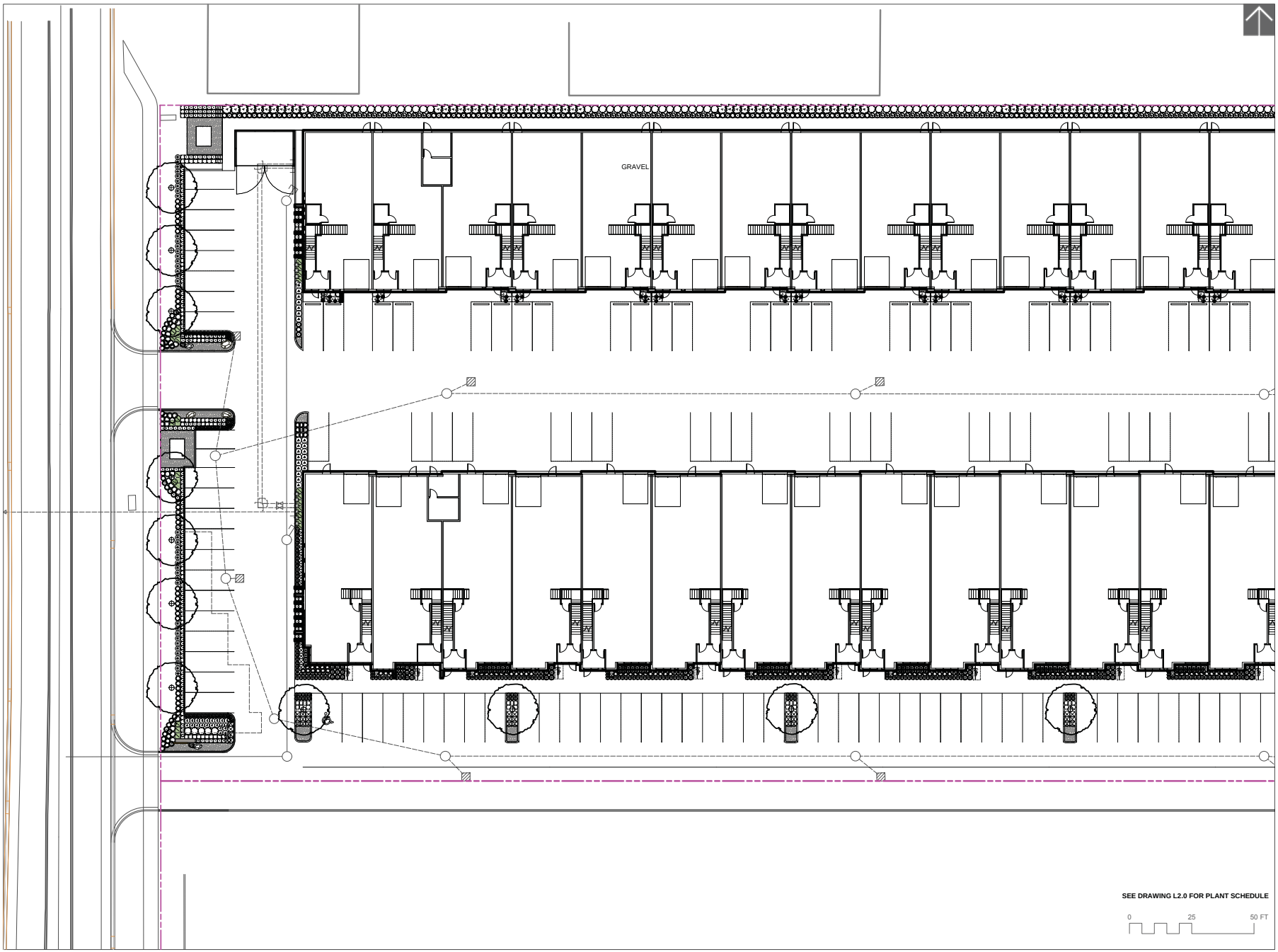
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PLANT SCHEDULE AND MATERIALS

L2.0



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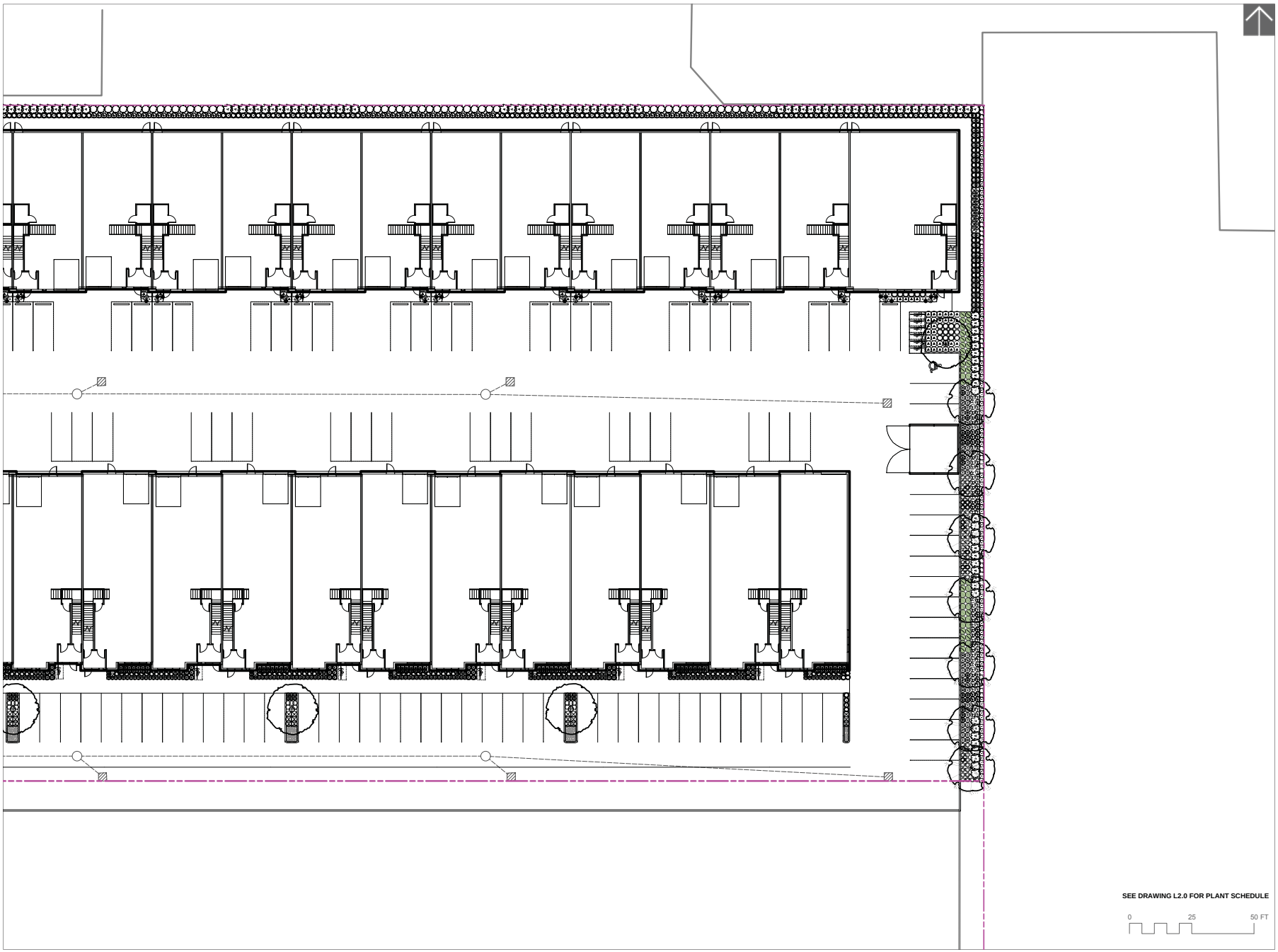
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LANDCAPE PLANTING PLAN - WEST

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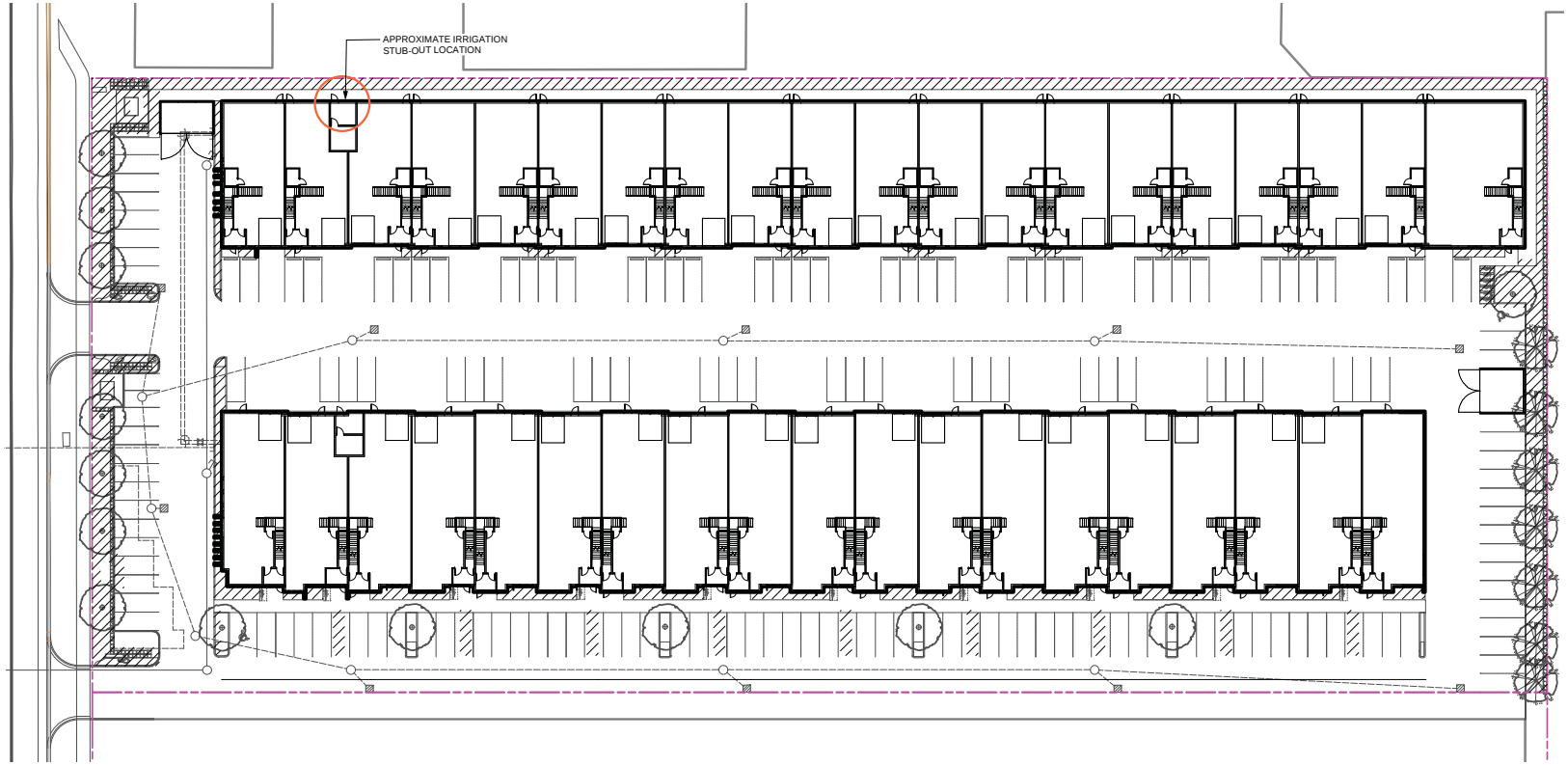
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LANDCAPE PLANTING PLAN - EAST

L1.2

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0 25 50 FT

DESIGN - BUILD IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.

2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

4. IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
   a. MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
   b. MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL

5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.

6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.

7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.

8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGARTION LINES AND MOTION SENOR/RAIN DELAY CONTROLLER

9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).

10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.

11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.

12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.

13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

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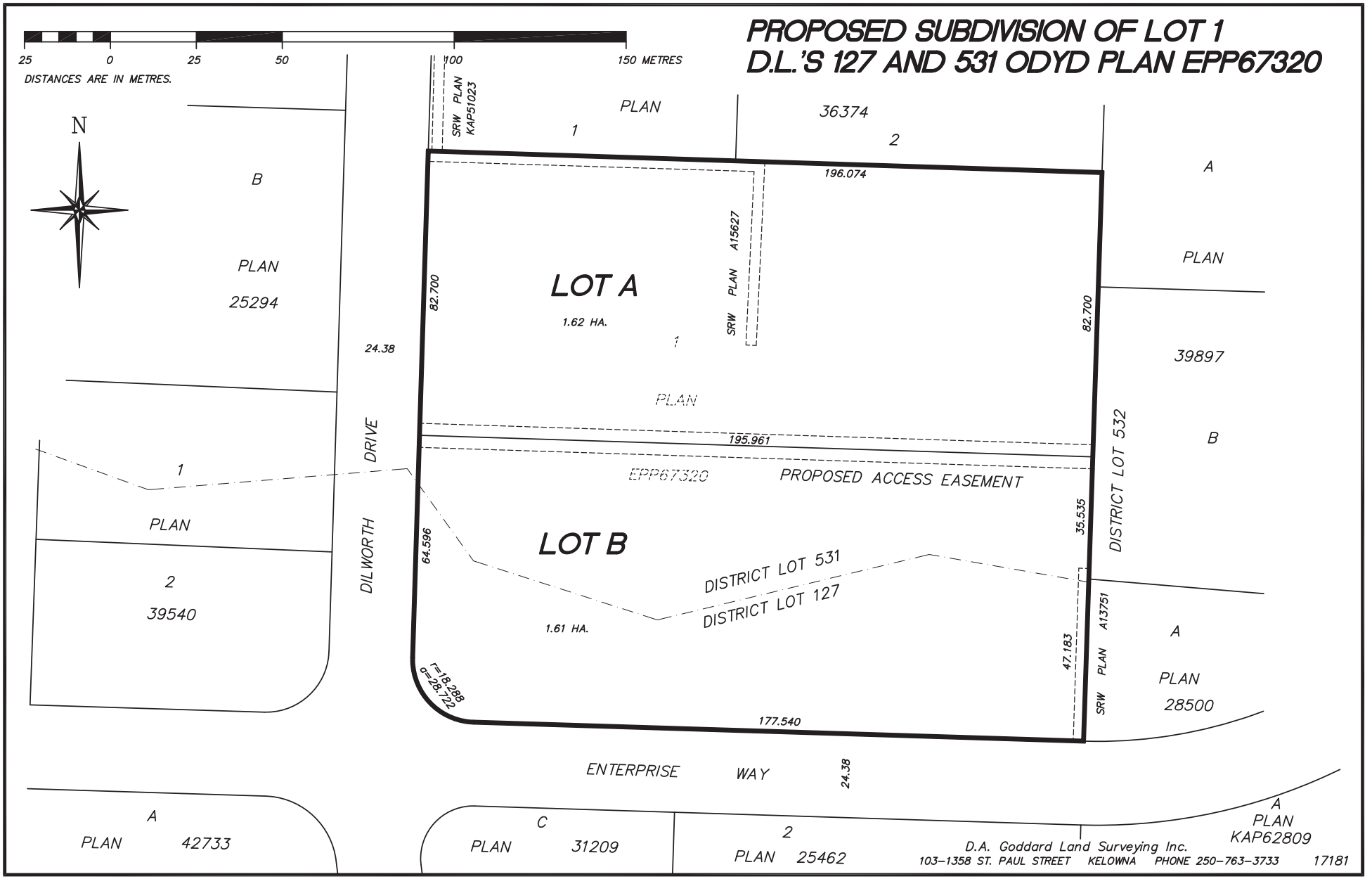
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Drawn:	KD
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LANDCAPE IRRIGATION DESIGN / BUILD

L1.1

PROPOSED SUBDIVISION OF LOT 1
D.L.'S 127 AND 531 ODYD PLAN EPP67320



D.A. Goddard Land Surveying Inc.
103–1358 ST. PAUL STREET KELOWNA PHONE 250–763–3733 17181