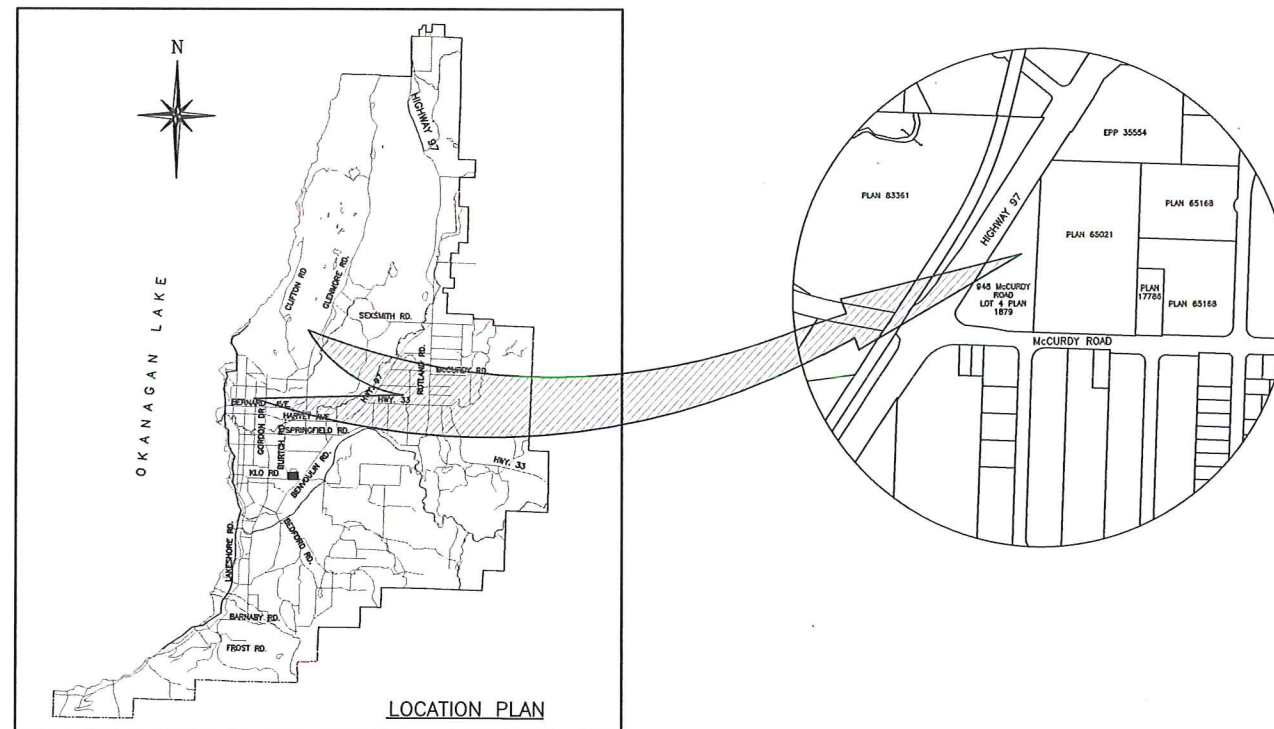


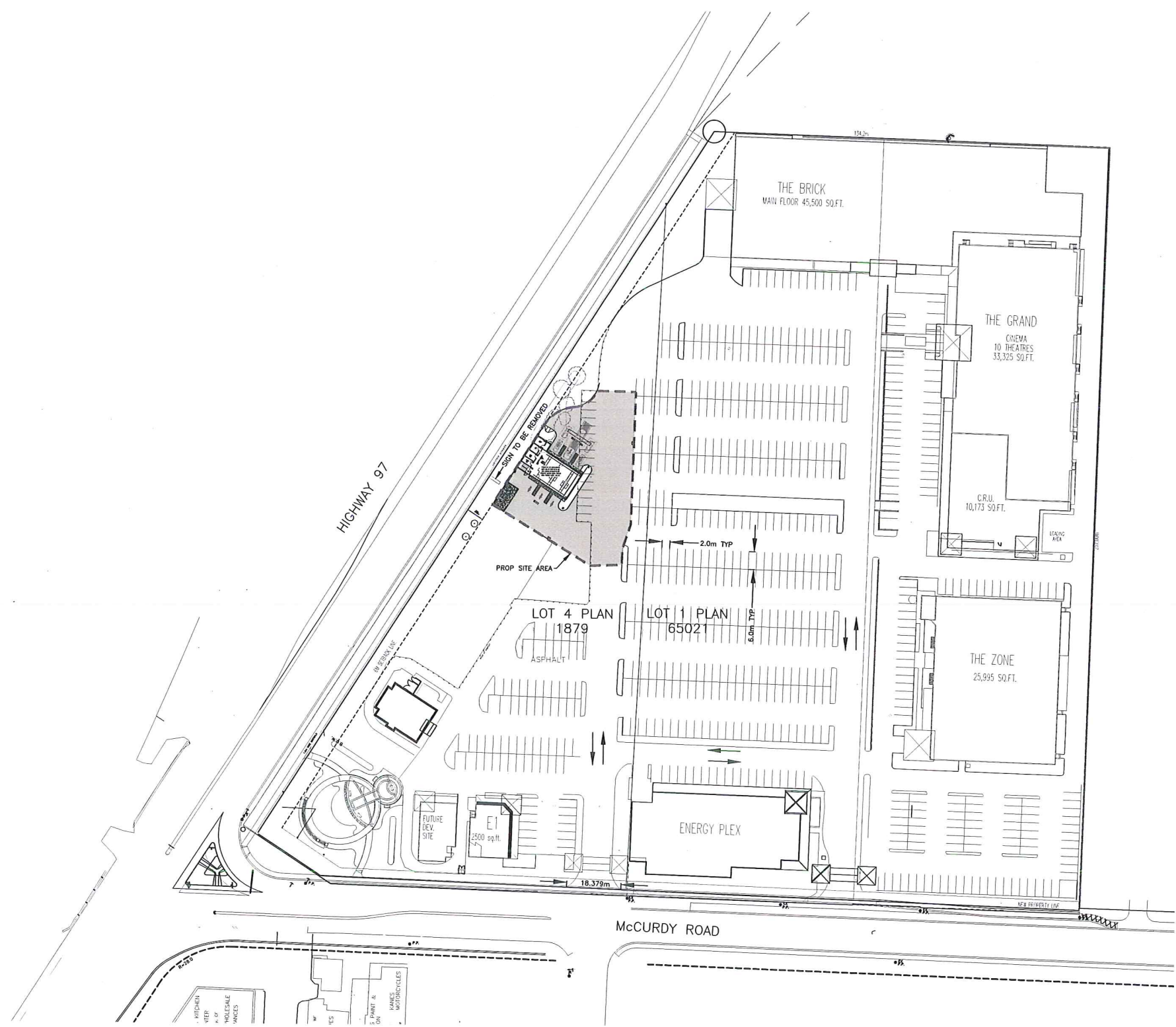
**MR. LUBE CANADA
948 McCURDY ROAD
LOT 4 PLAN 1879
KELOWNA, BC**



GENERAL NOTES

- CONSTRUCTION SHALL ONLY PROCEED WITH APPROVED ISSUED FOR CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR RESPONSIBILITY TO ASSURE THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET OF DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT FROM DIGITAL INFORMATION. ACCURACY FROM DIGITAL FILES IS NOT GUARANTEED. LAYOUT TO CONFORM TO DISTANCES AND OFFSETS AS SHOWN ON THE CONTRACT DRAWINGS. CONTRACTOR TO CONFIRM THE ACCURACY OF THE LAYOUT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR CONSTRUCTION & ARRANGING FOR DISPOSAL OF GROUND WATER AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE ALL TESTING REQUIRED WITH THE TESTING FIRM SPECIFIED BY THE ENGINEER.
- INITIAL TESTING COSTS TO BE BORN BY THE DEVELOPER WITH THE COST OF RETESTS OF FAILED TESTS BORN BY THE CONTRACTOR.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, UNDERGROUND, ABOVEGROUND UTILITIES & STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS. WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING AROUND LEGAL PINS TO AVOID DISTURBANCE. IF THE CONTRACTOR IS UNABLE TO AVOID DISTURBANCE OF ANY PIN BECAUSE OF PHYSICAL CONSTRAINTS OF THE SITE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO DISTURBING THE SURVEY PIN. ANY SURVEY PIN DISTURBED WITHOUT NOTIFYING THE ENGINEER, SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY.
- ALL HYDRO AND COMMUNICATION INSTALLATION TO CONFORM TO INDIVIDUAL UTILITY COMPANY STANDARDS & CITY OF KELOWNA STANDARDS.
- SEE UTILITY COMPANY DRAWINGS FOR DETAILED INSTALLATION PLANS. PRIOR TO STARTING SHALLOW UTILITY CONSTRUCTION THE CONTRACTOR MUST CONTACT THE INDIVIDUAL UTILITY COMPANIES (FORTIS, TERASEN, TELUS & SHAW CABLE) TO ENSURE THEY ARE IN POSSESSION OF THE MOST RECENT DRAWINGS AND SPECIFICATIONS AND ARRANGE FOR INSPECTIONS. ANY CHANGES TO THE WORK IN THE FIELD MUST BE APPROVED BY THE UTILITY COMPANIES AND RECORDED BY THE CONTRACTOR FOR AS BUILT INFORMATION.
- THE CONTRACTOR SHALL BE APPROVED BY THE CITY OF KELOWNA ENGINEERING DEPARTMENT.
- BEDDING MATERIAL AND PIPE COVER ON ALL PIPES TO BE CLEAN SAND OR 3/4" CRUSHED GRAVEL PER CITY SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.
- BEDDING MATERIAL TO BE HAND TAMPED AROUND PIPES AND MACHINE TAMPED TO 95% M.P.D. FROM 300mm ABOVE PIPE TO SURFACE.
- SANITARY SEWER AND STORM SEWER MAINS TO BE VIDEO INSPECTED TO CITY OF KELOWNA STANDARDS.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES HYDRANTS, SERVICE BOXES ETC. TO MATCH FINAL GRADES.
- EXISTING EDGE OF PAVEMENT ELEVATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION TO ENSURE CROSSFALL OF BETWEEN 1% - 3%.
- THE CONTRACTOR'S SURVEYOR SHALL PROVIDE ELEVATIONS OF TOP OF ASPHALT AT THE EDGE OF THE SAWCUT PRIOR TO POURING CURB AND GUTTER IN ORDER THAT CURB DESIGN GRADES MAY BE CHECKED BY THE ENGINEER.
- ALL CATCH BASIN GRATE ELEVATIONS TO BE SET A MIN. OF 30mm BELOW DESIGN GUTTER ELEVATION.
- WHERE PAVEMENT IS LEFT LOW FOR FUTURE OVERLAY CATCH BASIN GRATES TO BE SET 40mm BELOW DESIGN GUTTER ELEVATIONS.
- ALL SANITARY SEWER SERVICES AND ALL STORM SEWER CONNECTIONS TO HAVE 2x4 MARKERS AT INVERTS OF PIPES TO ABOVE GROUND SURFACE WITH MARKERS TO SHOW DEPTH TO INVERT.
- SANITARY AND STORM SEWER SERVICES TO BE INSTALLED AT 2% GRADE UNLESS OTHERWISE NOTED. RISER TYPE NOT APPROVED UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST EDITION OF M.M.C.D., CITY OF KELOWNA BYLAW #7900 AND APPLICABLE PLUMBING CODE UNLESS OTHERWISE NOTED ON DRAWING. WHERE DISCREPANCIES OCCUR THE CITY OF KELOWNA BYLAW SHALL GOVERN.
- STORM SEWER TO BE ULTRA RIB PVC (PERFORATED WHERE SHOWN).
- ALL STORM SEWER CATCH BASIN LEADS TO BE 200mm DIAMETER SDR 35 PVC.
- THE CONTRACTOR AND CONSULTANT ARE TO COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF CITY PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICE PERSON (250-470-0490) AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING. FOR WATER TIE-INS, PRIOR APPROVAL IS REQUIRED FROM THE WATER UTILITY ENGINEERING TECHNOLOGIST (250-469-8783) TO CONFIRM SUCCESSFUL PRESSURE TESTING, CHLORINATION AND FLUSHING. PRIOR TO SCHEDULING, THE CONTRACTOR MUST OBTAIN A ROAD USAGE PERMIT AND A THIRD PARTY WORK ORDER FROM THE CITY YARD OFFICE.
- ALL NEW MANHOLES AND DRAINAGE DRYWELLS TO COME WITH FRAME AND COVER MEETING CITY OF KELOWNA STANDARD SS-51b & CSA STANDARD A257.4-M92. CONCRETE TOP TO HAVE 762mm OPENING. STEEL FRAME TO HAVE 610mm OPENING. ALL EXISTING MANHOLES AND DRAINAGE DRYWELLS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION TO HAVE THE CONCRETE TOP, AND THE STEEL FRAME & COVER UPGRADED TO THAT STANDARD.
- ALL MANHOLE FRAMES AND COVERS INSTALLED IN HARD SURFACE APPLICATIONS TO BE ADJUSTABLE (TERMINAL CITY C44A OR EQUIVALENT).

DRAWING LIST	
16053-00	COMPOSITE UTILITY AND SITE GRADING PLAN
16053-01	BUILDING CROSS SECTION DETAIL
16053-02	SITE PLAN
16053-03	SITE PHOTOS
16053-04	LANDSCAPING AEA

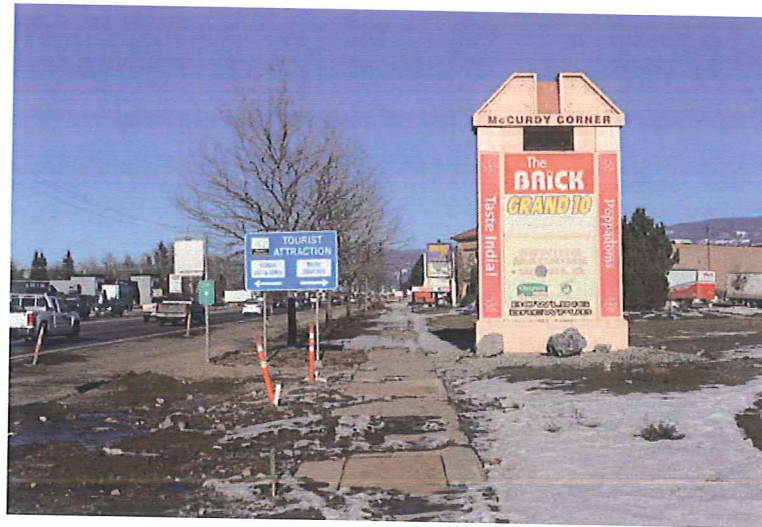


TEL: 250.860.1111 FAX: 250.860.1112 WWW.PROTECHCONSULTING.COM PRINTED ON 7/2/2017 1:52 PM

LEGEND	WATER ———— SAN. SEWER ———— STORM SEWER ———— GAS ———— U/G UTILITY (ALIGNMENT) - - - - -	EX. MANHOLE ○ MH / PROP. MANHOLE ● MH / POWER POLE ● P.P. LAMP STANDARD X L.S. CATCH BASIN □ C.B. HYDRANT ⊕ H.D. SURVEY MONUMENT ⊙	—○— WATER CURB STOP —○— SANITARY INSPECTION CHAMBER —○— EX. 393.30 EXISTING ELEVATION —○— PR. 394.62 PROPOSED ELEVATION	PROTECH CONSULTING 2012 200 - 1461 St. Paul Street Kelowna B.C. Phone: 860-1771 FAX: 860-1994	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>YY/MM/DD</th> <th>BY</th> <th>REVISION</th> <th>CHK'D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	YY/MM/DD	BY	REVISION	CHK'D						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BASE</td> <td>DESIGN</td> </tr> <tr> <td>BZ</td> <td>BZ</td> </tr> <tr> <td>APPROVED</td> <td>DRP</td> </tr> <tr> <td>DATE</td> <td>JAN 2017</td> </tr> <tr> <td>SCALE</td> <td>HORIZ. 1:750</td> </tr> <tr> <td colspan="2" style="text-align: center;">SCALE NOT ACCURATE OVER LONG DISTANCES</td> </tr> </table>	BASE	DESIGN	BZ	BZ	APPROVED	DRP	DATE	JAN 2017	SCALE	HORIZ. 1:750	SCALE NOT ACCURATE OVER LONG DISTANCES		THE CITY OF KELOWNA DESIGN AND CONSTRUCTION MR. LUBE CANADA 948 McCURDY ROAD LOT 4 PLAN 1879 SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">DIVISION</td> </tr> <tr> <td>DRAWING NO.</td> <td>REV NO</td> </tr> <tr> <td>16053-02</td> <td> </td> </tr> </table>	DIVISION		DRAWING NO.	REV NO	16053-02	
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(1) VIEWING NORTH AT SITE



(2) HIGHWAY 97 BOULEVARD



(3) EXISTING LANDSCAPING/PORION TO BE REMOVED



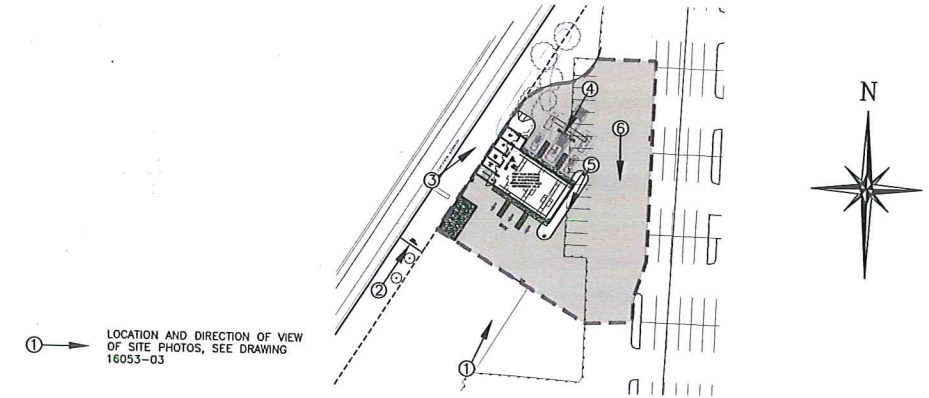
(4) VIEWING SOUTH



(5) VIEWING SOUTH AT SITE



(6) VIEWING SOUTH AT ACCESS ROAD



PROTECH CONSULTING 2012
 200 - 1461 St. Paul Street Kelowna B.C.
 Phone: 860-1771
 FAX: 860-1994

NO.	YY/MM/DD	BY	REVISION	CHKD

BASE	BZ	DESIGN	BZ
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THE CITY OF KELOWNA
 DESIGN AND CONSTRUCTION

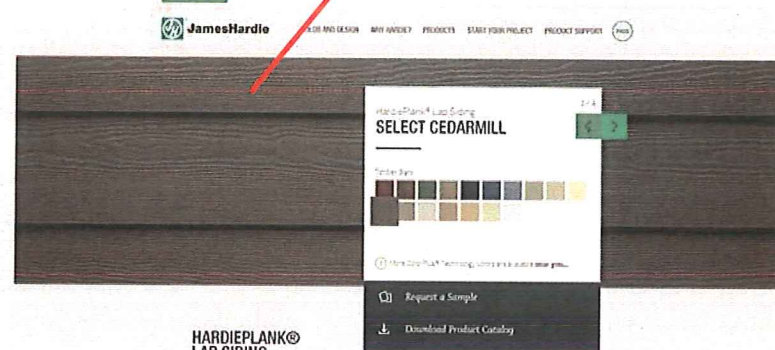
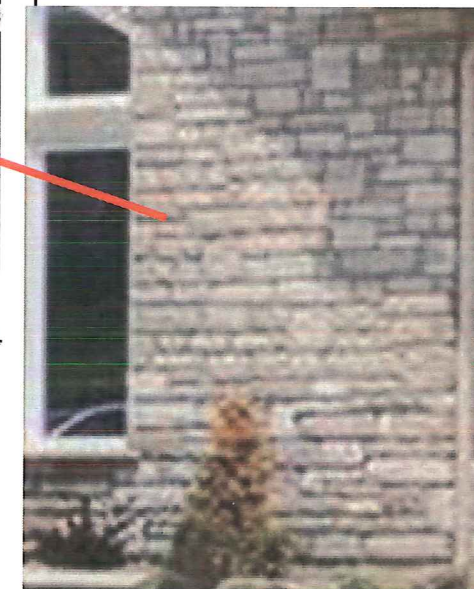
MR. LUBE CANADA
 948 McCURDY ROAD LOT 4 PLAN 1879
 SITE PHOTOS

DIVISION	
DRAWING NO.	16053-03
REV NO	

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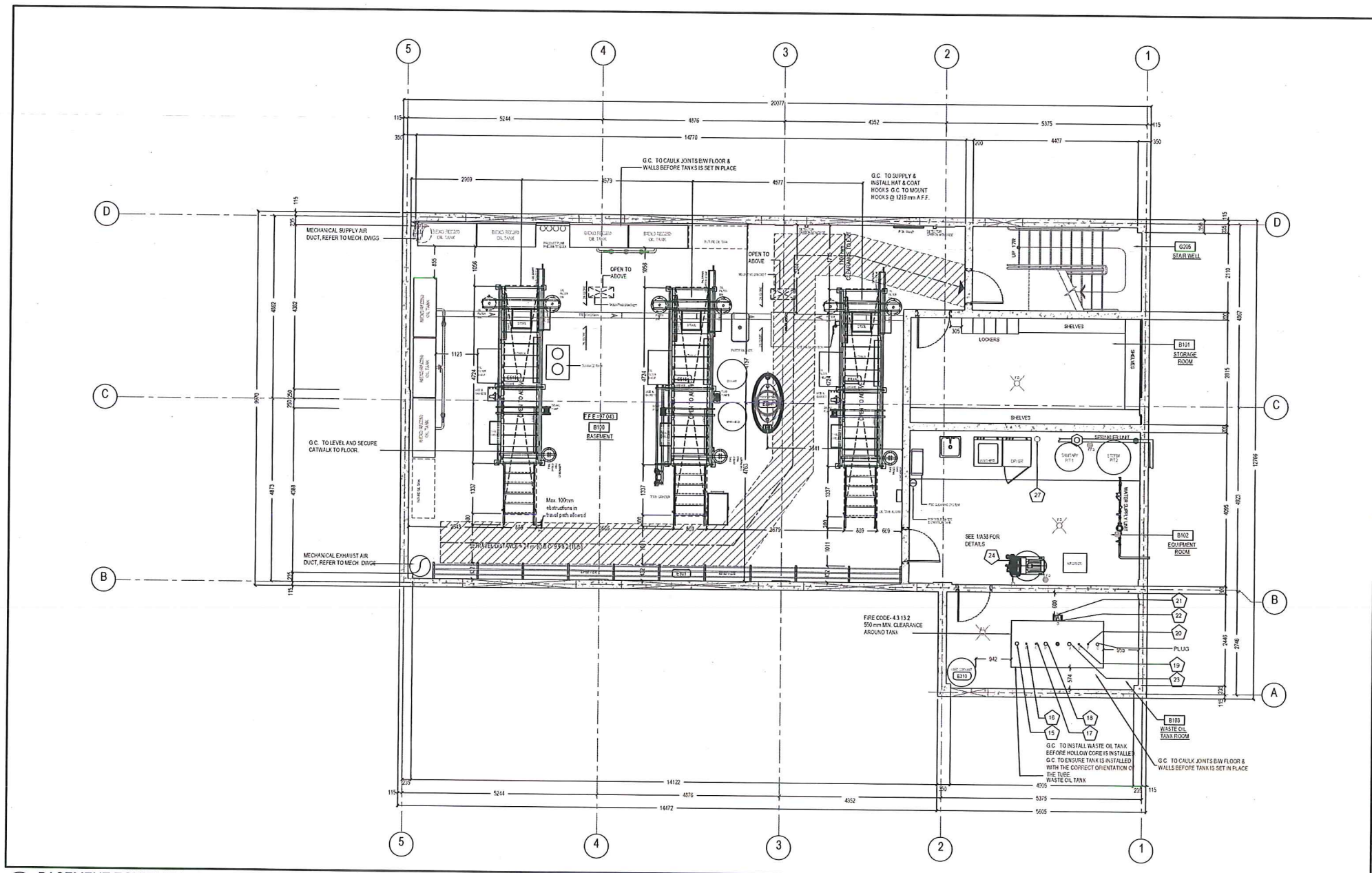


Loc 197 – Mr. Lube, Kelowna McCurdy's Corner



Timber Bark Hardie Plank Siding with the Cedarmill texture

Stone finish - Sholdice, stone veneer, designer stone, Colour Mix of Slate & Husdon.



1 BASEMENT EQUIPMENT & FIXTURES PLAN
SCALE 1:50

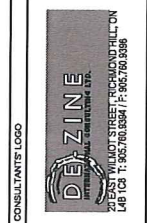
WASTE OIL TANK ROOM	
CONTAINMENT AREA REQUIRED: 1 x 4500 L 110% = 4950 LITERS	
CONTAINMENT AREA PROVIDED: 4.7m x 1000 = 4700 LITERS 5.13m x 254 + 0.4m = 5212 LITERS THEREFORE: 5072 L > 4950 L COMPLIES W/ FIRE CODE 4.3.13.1	
BASEMENT CONTAINMENT FOR NEW OIL TANKS	
7 NEW OIL TANKS CONTAINMENT AREA: 2 TANKS x 2250 L x 110% = 4950 LITERS 5 TANKS x 1125 L x 110% = 6187 LITERS REQUIRED CONTAINMENT: = 11137 LITERS	TOTAL BASEMENT AREA: 201 m ² TOTAL BASEMENT AREA WITHOUT STORAGE: 129.85 m ² NET WORKING AREA: 71.15 m ²
CONTAINMENT AREA PROVIDED: PROCESSOR OIL 300 OIL SEPARATOR: 1150 LITERS (20' OIL) SAND OIL FTR: 0.274 x 0.714 x 0.714 x 1000 = 137 LITERS TRENCH OIL: 11.2m x 0.152m x 0.152m x 1000 = 261 LITERS TOTAL: 1537 LITERS	
THEREFORE: 1537 L x 100% = 1537 L BALANCE OF BASEMENT USED AS CONTAINMENT AREA = 3778 LITERS	
12.85 8.0 M x Y = 100 = 302 LITERS 12.85 8.0 x 302 LITERS 1/2 302 x 12.85 = 0.9363 m Y = 30.92 m	

LEGEND	
FIXED EQUIPMENT	_____
MOVEABLE EQUIPMENT	_____
FUTURE EQUIPMENT	_____

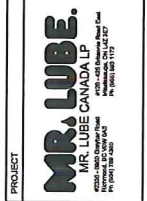
EQUIPMENT DISCLAIMER	
1.	ALL EQUIPMENT AND FIXTURES ARE SHOWN FOR PLACEMENT ONLY.
2.	FINAL ASSEMBLY, CONNECTION AND OPERATION MUST BE APPROVED BY MR. LUBE.
3.	GENERAL CONTRACTOR IS RESPONSIBLE TO CONTACT DE-ZINE WITH ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY EQUIPMENT AND/OR FIXTURES.
4.	G.C. IS RESPONSIBLE TO INSTALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5.	THE G.C. IS RESPONSIBLE TO OBTAIN A STRUCTURAL REVIEW FOR THE COMPLETED CATWALK ASSEMBLY WITH ALL ATTACHMENTS AND STAFF. THE STRUCTURAL REVIEW MUST BE CARRIED OUT BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE. A PROFESSIONAL SEALED REVIEW LETTER MUST BE PROVIDED BY THE SAME ENGINEER WARRANTING CATWALK DESIGN, INSTALLATION AND USE. THE G.C. IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING STRUCTURAL REVIEW.

GENERAL NOTES	
1	ALL SHELVING MATERIALS OVER EXHAUST DUCT TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR. ALL MATERIALS TO BE GALVANIZED.
2	PROVIDE BACKER ROD AND PETROLEUM RESISTANCE. SELF-LEVELING CAULKING WHERE BASEMENT FLOOR MEETS WALL. SEAL FLEX SELF-LEVELING SEALANT (TYP).
3	PROVIDE 5% IN FLEX SF 312 WRAPPED AROUND ALL PLUMBING, ELECTRICAL CONDUIT, SUMP PITS AND OIL INTERCEPTOR WHERE THESE ITEMS MEET THE BASEMENT FLOOR SLAB.
FOR BASEMENT WALL PREPARATION (ALL CONCRETE WALLS)	
1	CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR & WALL PREPARATION TO ASSURE THAT THE NEW FLOOR FINISHES ARE LEVELLED IN APPROPRIATE AREAS AND ARE COMPLETED IN A PROFESSIONAL WORKMANSHIP MANNER.
2	ANY MATERIALS OR EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR APPROVAL BY PROJECT MANAGER WILL BE SUIT IN REPLACEMENT WITH CORRECT MATERIALS OR EQUIPMENT AS SPECIFIED AT THE SOLE COST TO THE GENERAL CONTRACTOR.
3	G.C. TO WET DOWN WALL, GRIND DOWN HIGH SPOTS.
4	APPLY NON AGGREGATE GROUT TO FILL HONEYCOMBS, FORM CONES AND ROUGH AREAS.
5	SPONGE TROWEL AND SACK RUB TO A SMOOTH FINISH AND LET DRY THOROUGHLY.
6	ENTIRE FLOOR TO BE SLOPED ADEQUATELY TOWARDS THE FLOOR DRAINS WITHOUT EDGE SIVE PADLING.
7	FRENCH GREY COLOUR HARDENER (NON METALLIC) APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.
8	SUPERVISION AND INSTALLATION DURING APPLICATION OF COLOUR HARDENER TO BE VERIFIED BY GEOTECHNICAL ENGINEER. 51X COLORETE MINERAL PIGMENTED, SURFACE HARDENER.
9	SEE DRAWING SHEET A3 & A3.5 FOR COLOUR AND APPLICATION SPECIFICATIONS.
10	PROVIDE NECESSARY OPENINGS IN INTERIOR WALL FOR SERVICES.

CONSTRUCTION NOTES	
1	GROUP TOP OF FOUNDATION WALL DOWN 127mm AT ON DOORS, MAN DOORS AND RUN INTERIOR SLAB OVER 127mm EXTERIOR SLAB TO BUTT UP W/ FLOOR SLAB AND BE FLUSH AT GROUND FLOOR TIE (TYP).
2	MIN. 6mm PARAVING FROM 9' BELOW GRADE AND UP. WATERPROOFING MEMBRANE BLUE SWIN FLORED CONG. FOUNDATION WALLS TO HAVE THE HOLES FILLED WITH CEMENT MORTAR OR GRAP PROTECTIVE ALONG THE LENGTH AND HEIGHT OF FOUNDATION WALL (TYP) (C) WATER STOPPS EVEN ON FLOOR WATER STOP BIRTS COATING AND WALL BIRTS COATING AND BASEMENT FLOOR SLAB (5% IN FLEX SF 312 WATER STOP FR) AND BETWEEN WALL AND BASEMENT SLAB.
3	POURED CONG. FOUNDATION WALL (SEE STRUCTURAL DWGS) C/W 64mm THK. STYROFOAM 5 M. ELITE ALL SIDES OF FOUNDATION WALL AND FULL HEIGHT OF FOUNDATION WALL (TYP).
4	CONG. FOOTING, REFER TO STRUCT DWGS.
5	TRICKEN SLAB UNDER INTERIOR OIL STORAGE TANKS. REFER TO STRUCT DWGS (HATCH AREA).
6	150mm THICK x 400mm HIGH POURED CONCRETE CURB FOR CONTAINMENT AREA.
7	STEP FOOTING, SEE STRUCT DWGS.
8	SANITARY FIT 1 (90mm Ø x 213mm DEEP) FIBER GLASS. PROVIDE HEAVY DUTY STEEL COVER. REFER TO MECH DWGS.
9	STORM PIT 2 (FIBERGLASS PIT 91mm Ø x 243mm DEEP), SET TOP 150mm ABOVE TOP OF FLOOR SLAB. BARNES FB 24.30 W/ FIBERGLASS BASIN C/W 14 BCP BLANK CHECKER PLATE COVER. REFER TO MECH DWGS.
10	STORM PIT 2 (FIBERGLASS PIT 91mm Ø x 150mm DEEP), SET TOP 150mm ABOVE TOP OF FLOOR SLAB. BARNES FB 24.30 W/ FIBERGLASS BASIN C/W 14 BCP BLANK CHECKER PLATE COVER. REFER TO MECH DWGS.
11	PROCEPTOR. SEE DETAIL # 8 BALL. REFER TO MECH DWGS.
12	MECHANICAL SUPPLY AIR DUCT PROVIDE METAL SLEEVE TO PENETRATE FLOOR PENETRATION ON GROUND FLOOR. G.C. TO COORDINATE WITH MECHANICAL. REFER TO MECH DWGS.
13	MECHANICAL EXHAUST AIR DUCT. PROVIDE METAL SLEEVE TO PENETRATE FLOOR PENETRATION ON GROUND FLOOR. G.C. TO COORDINATE WITH MECHANICAL. REFER TO MECH DWGS.
14	75mm (Ø) FLOOR DRAIN. REFER TO MECH DWGS.
15	EMERGENCY BLOW OFF VALVE - 75mm (Ø) (NPT) STD. W/ HALF COUPLING C/W 75mm x 50mm x 50mm DT REDUCER BUSHING & 50mm DIA. SCH. 40 PIPE (SECTION). REFER TO MECH DWGS.
16	SEALY GAUGE - 50mm (Ø) (NPT) STD. W/ HALF COUPLING. REFER TO MECH DWGS. SEE EQUIPMENT SCHEDULE (EES).
17	WASTE OIL TANK FULL PIPE - 50mm (Ø) (NPT) STD. W/ HALF COUPLING. REFER TO MECH DWGS.
18	VENTILATION PIPE - 150mm (Ø) (NPT) STD. W/ HALF COUPLING C/W 150mm DIA. MCKINSON TYPE EMERGENCY VENT FITTINGS. REFER TO MECH DWGS (VENT TANK TO ROOF).
19	VENTILATION PIPE - 50mm (Ø) (NPT) STD. W/ HALF COUPLING. REFER TO MECH DWGS (VENT TANK TO ROOF).
20	LEVEL GAUGE - 50mm (Ø) (NPT) STD. W/ HALF COUPLING. REFER TO MECH & ELEC DWGS.
21	38mm (1 1/2") S.S. SOCKET WELDED COUPLING WITH RUBBER GASKET (INTERSTITIAL SPACE EMERGENCY VENT). REFER TO MECH DWGS.
22	15mm (1/2") (NPT) WELDED FLANGE C/W 15mm x 3mm DIA. REDUCER BUSHING & VACUUM GAUGE ASSEMBLY AND PROTECTOR (WITHOUT VACUUM SWITCH). REFER TO MECH DWGS.
23	SUCTION VENT - 150mm (Ø) (NPT) STD. W/ HALF COUPLING. REFER TO MECH DWGS (VENT TANK TO ROOF).
24	75mm (Ø) Ø SUCTION PIPE FOR WASTE OIL TANK ROOM FLOOR DRAIN. SEE DETAIL 3.22.
25	SPRINKLER UNIT. REFER TO MECH DWGS.
26	WATER METER. REFER TO MECH DWGS.
27	DRYER EXHAUST VENT LOCATION. REFER TO MECH DWGS.
28	GALVANIZED STEEL DRYER BAFFLE.
29	STEEL PIT, SEE DETAILS A3.3 & A3.4 FOR DETAILS.
30	POURED CONCRETE ON STEEL PLATE. SEE STRUCT DWGS.
31	100mm Ø CONG. FILLED STEEL BOLLARDS. POSTS C/W 2000mm L. G. EMBED 100mm INTO 300mm Ø CONG. FILLED POST HOLE. G.C. TO INSTALL 300mm AWAY FROM WALL-TYP. AT ENTRY ON DOORS AND ARCHWAY CORNERS. CONFIRM W/ SITE PLAN. REFER TO SANS FOR DETAILS.
32	PROVIDE 275mm x 600mm OPENING FOR OUN CADIE W/ METAL SLEEVE AT TIME OF CORE SLAB INSTALLATION TO PERMIT HOSE PENETRATION. SEE DETAIL 3.21.
33	600mm CONCRETE SLAB ABOVE FLOOR W/ ASPHALT FINISH AND SLOPE AWAY FROM DOOR WITH 64mm THK. STYROFOAM 5 M. BLUE UNDERNEATH (TYP) REFER TO SITE PLAN.
34	RAY AREA TRENCH DRAIN. SEE DETAILS 2.222 & 2.223. REFER TO MECH DWGS.
35	BASEMENT TRENCH DRAIN. REFER TO MECH DWGS.
36	BASEMENT CATCH BASIN. REFER TO MECH DWGS.
37	DEMARCATION FOR TELEPHONE. REFER TO ELECTRICAL DWGS.
38	POWER DOOR OPERATOR. SUPPLIED & INSTALLED BY G.C.
39	PUSH BUTTON FOR DOOR OPERATION (MAIN ENTRANCE DOOR).
40	CONCRETE SHAFT BELOW STEEL STAIRS. REFER TO STRUCT DWGS.
41	150mm Ø FLOOR DRAIN FOR AIR COMPRESSOR PIPING. REFER TO MECH DWGS.
42	LUNCH RM SINK PLUMBING TO BE RED FROM INTERIOR WALL. SEE MECH DWGS.



DE-ZINE CONSULTANT'S LOGO
30 EAST WILSON STREET, KICHINGWILLTON, ALB. T5C 1G5
TEL: 403.690.8841 FAX: 403.690.8848



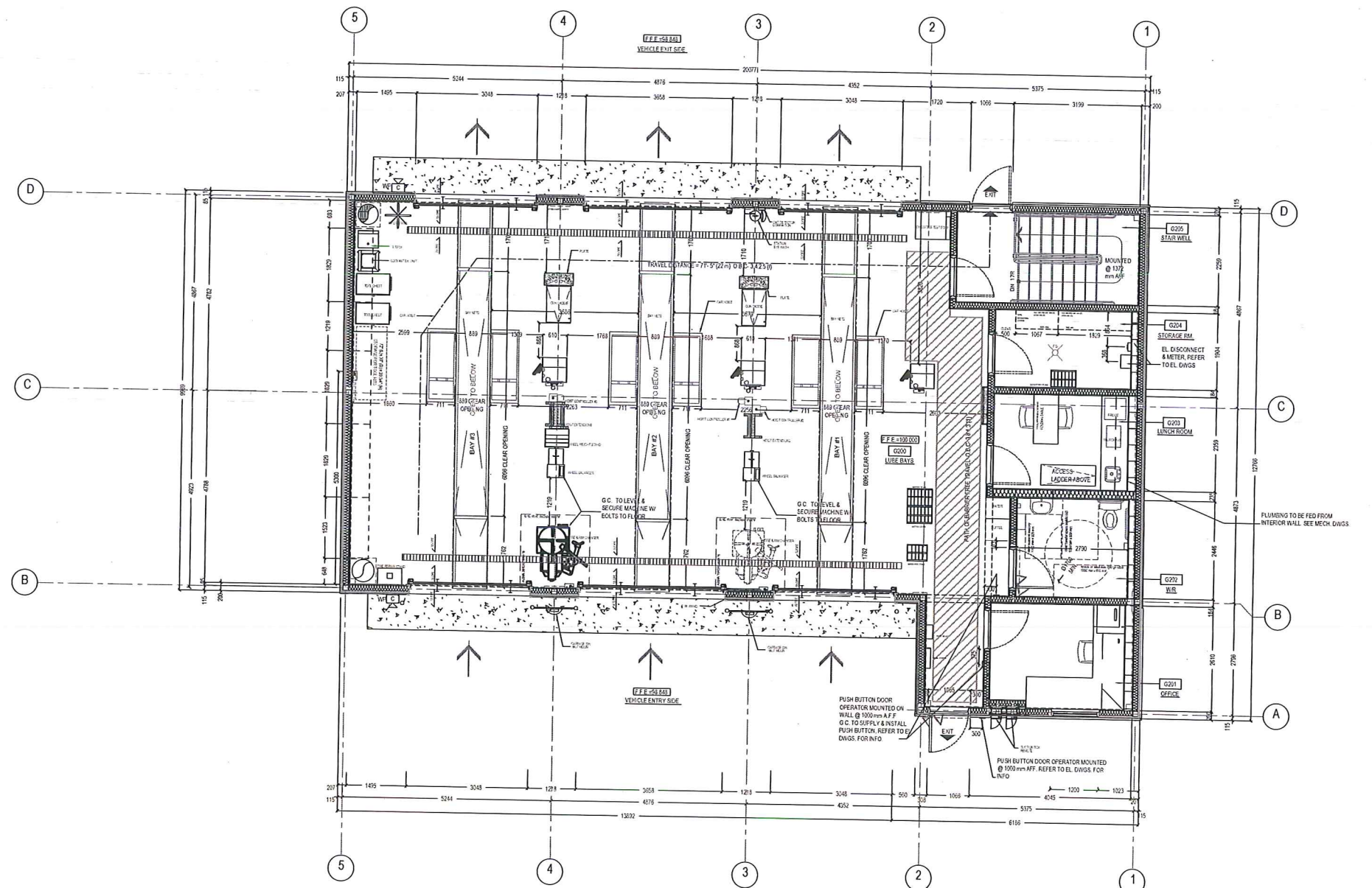
MR. LUBE - 197
KELOWNA
JOB NUMBER:
JOB NUMBER:

ISSUE BLOCK	
NO.	DATE

CHECKED BY: V.T.
DRAWN BY: V.T.
FILE NAME:
SCALE: AS SHOWN

BASEMENT EQUIPMENT & FIXTURES PLAN

SHEET
A8



1 GROUND FLOOR EQUIPMENT & FIXTURES PLAN
SCALE 1:50

LEGEND	EQUIPMENT DISCLAIMER
FIXED EQUIPMENT _____	<p>1. ALL EQUIPMENT AND FIXTURES ARE SHOWN FOR PLACEMENT ONLY.</p> <p>2. FINAL ASSEMBLY, CONNECTION AND OPERATION MUST BE APPROVED BY MR. LUBE.</p> <p>3. GENERAL CONTRACTOR IS RESPONSIBLE TO CONTACT DE-ZINE WITH ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY EQUIPMENT AND/OR FIXTURES.</p> <p>4. G.C. IS RESPONSIBLE TO INSTALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.</p> <p>5. THE G.C. IS RESPONSIBLE TO OBTAIN A STRUCTURAL REVIEW FOR THE COMPLETED CATWALK ASSEMBLY WITH ALL ATTACHMENTS AND STAFF. THE STRUCTURAL REVIEW MUST BE CARRIED OUT BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE. A PROFESSIONAL SEALED REVIEW LETTER MUST BE PROVIDED BY THE SAME ENGINEER WARRANTING CATWALK DESIGN, INSTALLATION AND USE. THE G.C. IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING STRUCTURAL REVIEW.</p>
MOVEABLE EQUIPMENT _____	
FUTURE EQUIPMENT _____	

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR & WALL PREPARATION TO ASSURE THAT THE NEW FLOOR FINISHES ARE LEVELLED IN APPROPRIATE AREAS AND ARE COMPLETED IN A PROFESSIONAL WORKSMANSHIP MANNER.
- ANY MATERIALS OR EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR APPROVAL BY PROJECT MANAGER WILL RESULT IN REPLACEMENT WITH CORRECT MATERIALS FOR EQUIPMENT AS SPECIFIED AT THE SOLE COST TO THE GENERAL CONTRACTOR.
- ENTIRE FLOOR TO BE SLOPED ADEQUATELY TOWARDS THE FLOOR DRAINS WITHOUT EXCESSIVE PADDING.
- ANY PENETRATION MADE THROUGH THE CEILING (DRYWALL) OF MAIN FLOOR ROOMS TO THE SERVICE PLATFORM AREA TO BE ENCLOSED IN A 3/4" HR. FIRE RATED SHIRT.
- ANY PENETRATION MADE INTO THE JOIST SPACE THROUGH THE CEILING (DRYWALL) FROM ANY MAIN FLOOR ROOMS TO BE COVERED WITH ALL SURFACES COVERED WITH DRYWALL TO KEEP FIRE RATING.
- ANY HOLES IN FLOOR WITH LESS THAN 6" CLEAR TO LINE TO BE CAULKED WITH OR TEMP AUTOMATIC RED DIALON. 6" OR MORE GROUT IN WITH NO SIFTING GROUT.
- PROVIDE BLOCKING IN WALLS WHERE REQUIRED FOR SUPPORT OF ALL MILLWORK BEING HUNG FROM WALL.
- PROVIDE BLOCKING IN WALLS FOR _____ COMPRESSED AIR LINE ASSEMBLIES.
- WHERE NOTED F.F.E. = 100.00 IN BAY AREA MEANS IT IS EQUIVALENT TO F.F.E. = 87.500 REFER TO GRADING PLAN.

CONSTRUCTION NOTES

- DROP TOP OF FOUNDATION WALL DOWN 12mm AT OH DOORS, MAIN DOORS AND RUN INTERIOR SLAB OVER 12mm EXTERIOR SLAB TO BUTT UP W/ FLOOR SLAB AND BE FLUSH AT GROUND FLOOR TILE (TYP).
- MIN. 6mm PARALLEL FROM 0' BELOW GRADE AND UP, WATERPROOFING MEMBRANE BLUSH IN POURED CONG. FOUNDATION WALLS TO HAVE THE HOLES FILLED WITH GROUT (WATER OR GROUT PROPOF) ALONG ENTIRE LENGTH AND HEIGHT OF FOUNDATION WALL (TYP) CW WATERSTOP (CONVALEX WATERSTOP 600 FOOTING AND WALL, BW FOOTING AND BASEMENT FLOOR SLAB (BY W/O FLEX. 212 WATERSTOP FLEX) AND BETWEEN WALL AND EASEMENT SLAB.
- POURED CONG. FOUNDATION WALL (SEE STRUCT. DWGS.) ON 64mm THK. STYROFOAM S.M. BLUE ALL SIDES OF FOUNDATION WALL AND FULL HEIGHT OF FOUNDATION WALL (TYP).
- CONG. FOOTING, REFER TO STRUCT. DWGS.
- THICKEN SLAB UNDER INTERIOR OIL STORAGE TANKS. REFER TO STRUCT. DWGS. (MATCH AREA).
- 150mm THICK x 400mm HIGH FORMED CONCRETE CURB FOR CONTAINMENT AREA.
- STEP FOOTING, SEE STRUCT. DWGS.
- 150mm (H) CONG. PAD FOR WASHER, DRIVER, LAUNDRY BSK., STORM PITS 1 & 2, G.C. TO INST. 150mm DIA. 150mm PL. BATTERY YELLOW STRIP (MATCH AREA) AROUND EDGE OF CONCRETE CURB.
- SANITARY PIT (1000mm x 2100mm DEEP) FIBER GLASS. PROVIDE HEAVY-DUTY STEEL COVER. REFER TO MECH. DWGS.
- STORM PIT (2' FIBER GLASS PIT 814mm x 2400mm DEEP). SET TOP 150mm ABOVE TOP OF FLOOR SLAB. BASKET PER 2100mm HALF REBAR AS BASKET CW L4 EOP BLANK CHECKER PLATE COVER. REFER TO MECH. DWGS.
- PROTECTOR. SEE DETAIL 3.4.3. REFER TO MECH. DWGS.
- MECHANICAL SUPPLY AIR DUCT. PROVIDE METAL SLEEVE TO PERMIT FLOOR PENETRATION ON GROUND FLOOR. G.C. TO COORDINATE WITH MECHANICAL. REFER TO MECH. DWGS.
- MECHANICAL EXHAUST AIR DUCT. PROVIDE METAL SLEEVE TO PERMIT FLOOR PENETRATION ON GROUND FLOOR. G.C. TO COORDINATE WITH MECHANICAL. REFER TO MECH. DWGS.
- 75mm (7") FLOOR DRAIN. REFER TO MECH. DWGS.
- EMERGENCY BLOW OFF VALVE. 75mm (7") (NPT) STD. W/ HALF COUPLING CW 75mm x 50mm x 50mm DT REDUCER BUSHING & 50mm DIA. SCH. 40 PIPE (EUCON). REFER TO MECH. DWGS.
- SEALY GAUGE. 50mm (2") (NPT) STD. W/ HALF COUPLING. REFER TO MECH. DWGS. SEE EQUIPMENT SCHEDULE (E32).
- WASTE OIL TANK. FILL PIPE. 50mm (2") (NPT) STD. W/ HALF COUPLING. REFER TO MECH. DWGS.
- VENTILATION PIPE. 100mm (4") (NPT) STD. W/ HALF COUPLING CW 100mm DIA. MCKISSON TYPE EMERGENCY VENT FITTINGS. REFER TO MECH. DWGS. (VENT TANK TO ROOF).
- VENTILATION PIPE. 50mm (2") (NPT) STD. W/ HALF COUPLING. REFER TO MECH. DWGS. (VENT TANK TO ROOF).
- LEVEL GAUGE. 50mm (2") (NPT) STD. W/ HALF COUPLING. REFER TO MECH. & ELEC. DWGS.
- 36mm (1 1/2") S.S. SOCKET WELDED COUPLING WITH RUBBER GASKET (INTERSTITIAL SPACE EMERGENCY VENT). REFER TO MECH. DWGS.
- 15mm (1/2") (NPT) WELDED FLANGE CW 13mm x 3mm DIA. REDUCER BUSHING & VACUUM GAUGE ASSEMBLY AND PROTECTOR (WITHOUT VACUUM SWITCH) REFER TO MECH. DWGS.
- SUCTION VENT. 100mm (4") (NPT) STD. W/ HALF COUPLING. REFER TO MECH. DWGS. (VENT TANK TO ROOF).
- 75mm (7") SUCTION PIPE FOR WASTE OIL TANK ROOM FLOOR DRAIN. SEE DETAIL 3.4.2.
- SPRINKLER UNIT. REFER TO MECH. DWGS.
- WATER METER. REFER TO MECH. DWGS.
- DRIVER EXHAUST VENT LOCATION. REFER TO MECH. DWGS.
- GALVANIZED STEEL SMOKE BIFFLE.
- STEEL PIT. SEE DETAILS 3.4.3.4.3 FOR DETAILS.
- POURED CONCRETE ON STEEL PLATE. SEE STRUCT. DWGS.
- 100mm DIA. CONG. FILLED STEEL BOLLARDS. POSTS CW 200mm LG. EMBED 100mm INTO 300mm DIA. CONG. FILLED POST HOLES. G.C. TO INSTALL 300mm AWAY FROM WALL-TYP. AT ENTRY ON DOORS AND ARCHWAY CORNERS. CONFORM TO SITE PLAN. REFER TO 3.4.3.1 FOR DETAILS.
- PROVIDE 270mm x 160mm OPENING FOR GUN CADEW W/ METAL SLEEVE AT THE ON CORE SLAB INSTALLATION TO PERMIT FLOOR PENETRATION. SEE DETAIL 3.4.3.1.
- 600mm CONCRETE SLAB AROUND FLUSH W/ ADJACENT FLOORING AND SLOPE AWAY FROM DOOR WITH 64mm THK. STYROFOAM S.M. BLUE UNDERNEATH (TYP) REFER TO SITE PLAN.
- BAY AREA TRENCH DRAIN. SEE DETAILS 2.4.1.1 & 2.4.2.1. REFER TO MECH. DWGS.
- BASEMENT TRENCH DRAIN. REFER TO MECH. DWGS.
- BASEMENT CATCH BASIN. REFER TO MECH. DWGS.
- DEMARCATION FOR TELEPHONE. REFER TO ELECTRICAL DWGS.
- POWER DOOR OPERATOR. SUPPLIED & INSTALLED BY G.C.
- PUSH BUTTON FOR DOOR OPERATION (MAIN ENTRANCE DOOR).
- CONCRETE SHAFT BELOW STEEL STAIRS. REFER TO STRUCT. DWGS.
- 150mm DIA. FLOOR DRAIN FOR AIR COMPRESSOR PIPING. REFER TO MECH. DWGS.
- LUNCH RM. SKV. PUMPING TO BE FED FROM INTERIOR WALL. SEE MECH. DWGS.

CONSULTANTS' LOG

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MR. LUBE - 197
KELOWNA

JOB NUMBER: _____
JOB NUMBER: _____

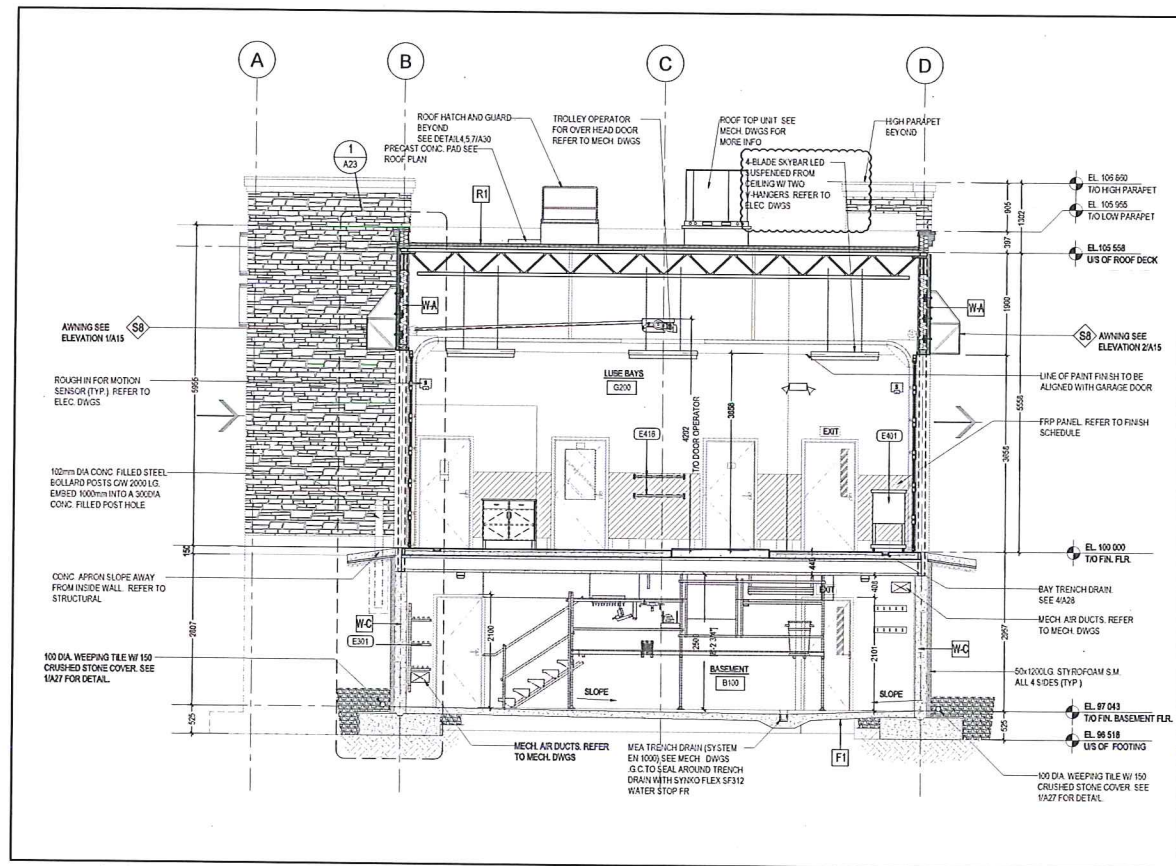
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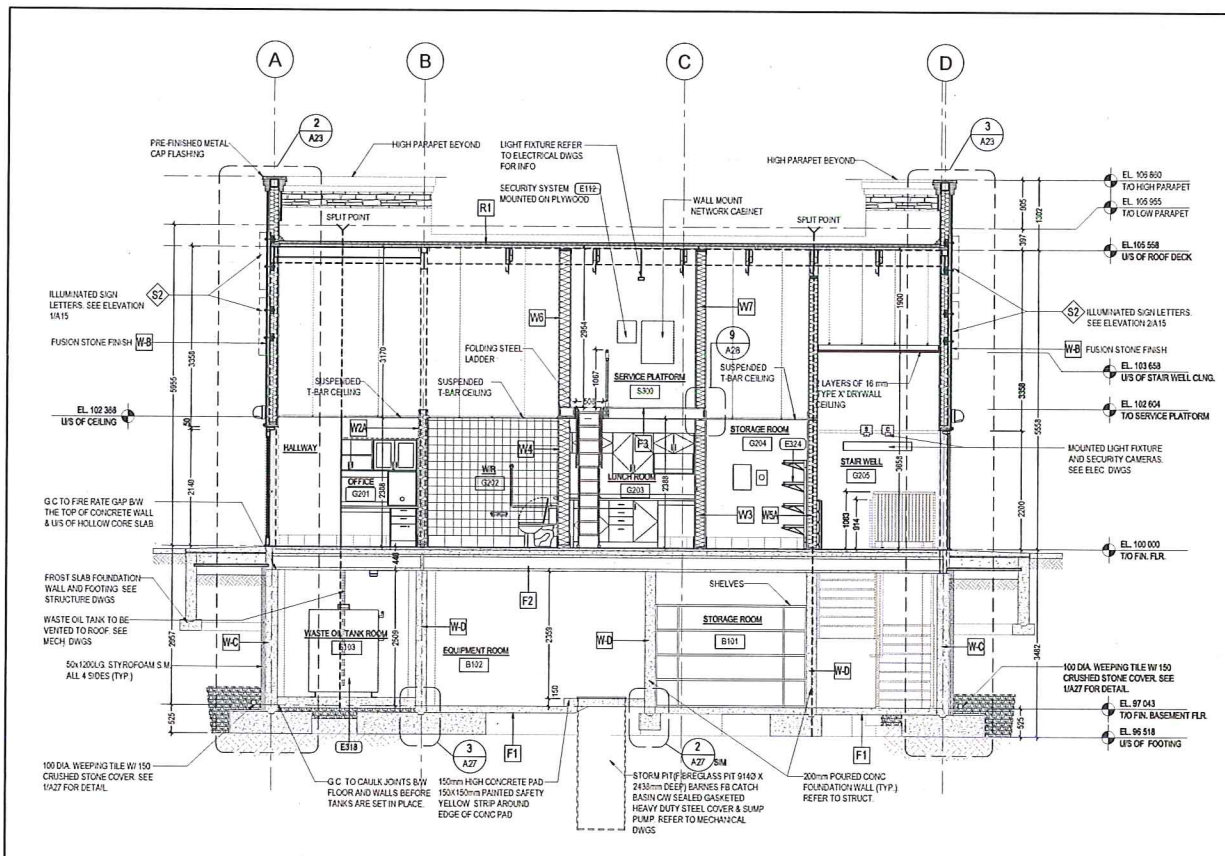
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FILE NAME: _____
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GROUND FLOOR EQUIPMENT & FIXTURES PLAN

SHEET
A9

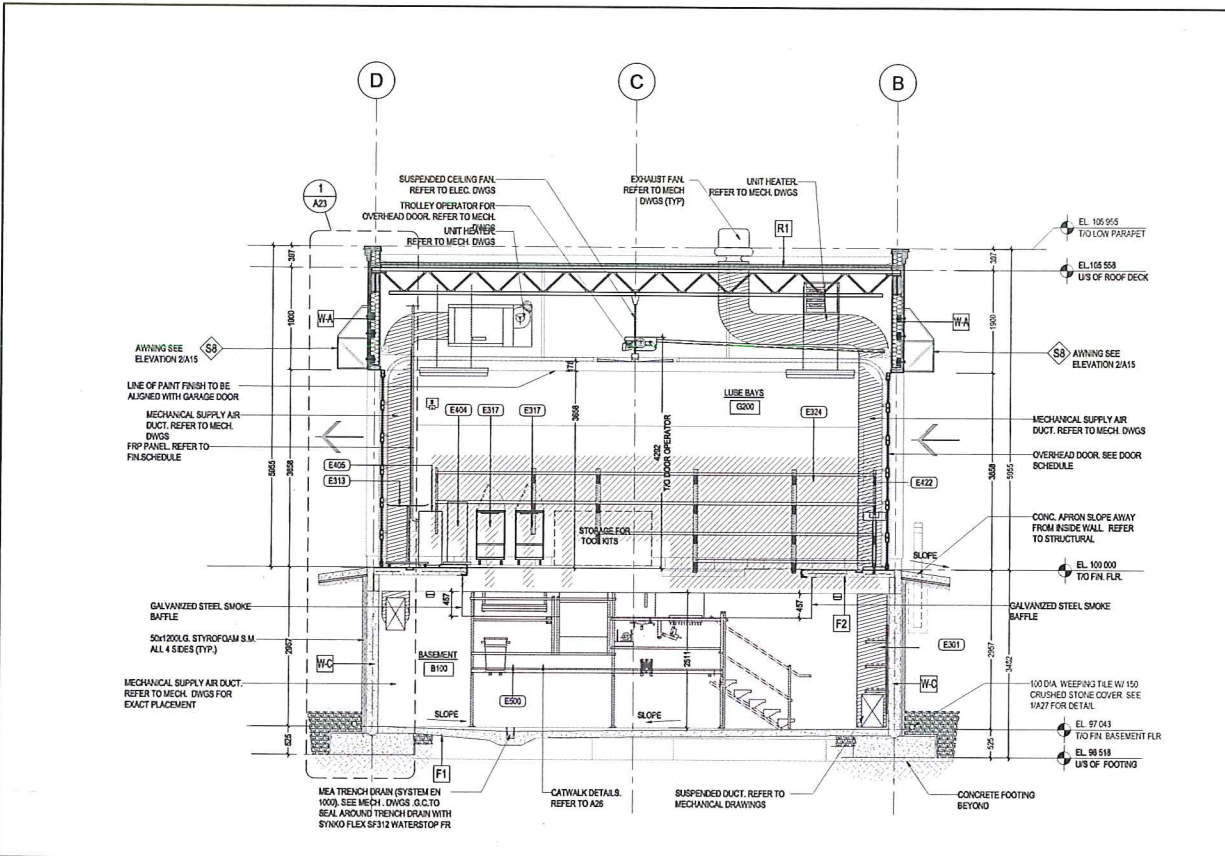


2 CROSS SECTION B
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1 CROSS SECTION A
SCALE 1:50

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3 CROSS SECTION C
SCALE 1:50

CONSULTANTS' LOG
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3 BAY PROTOTYPE
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JOB NUMBER:

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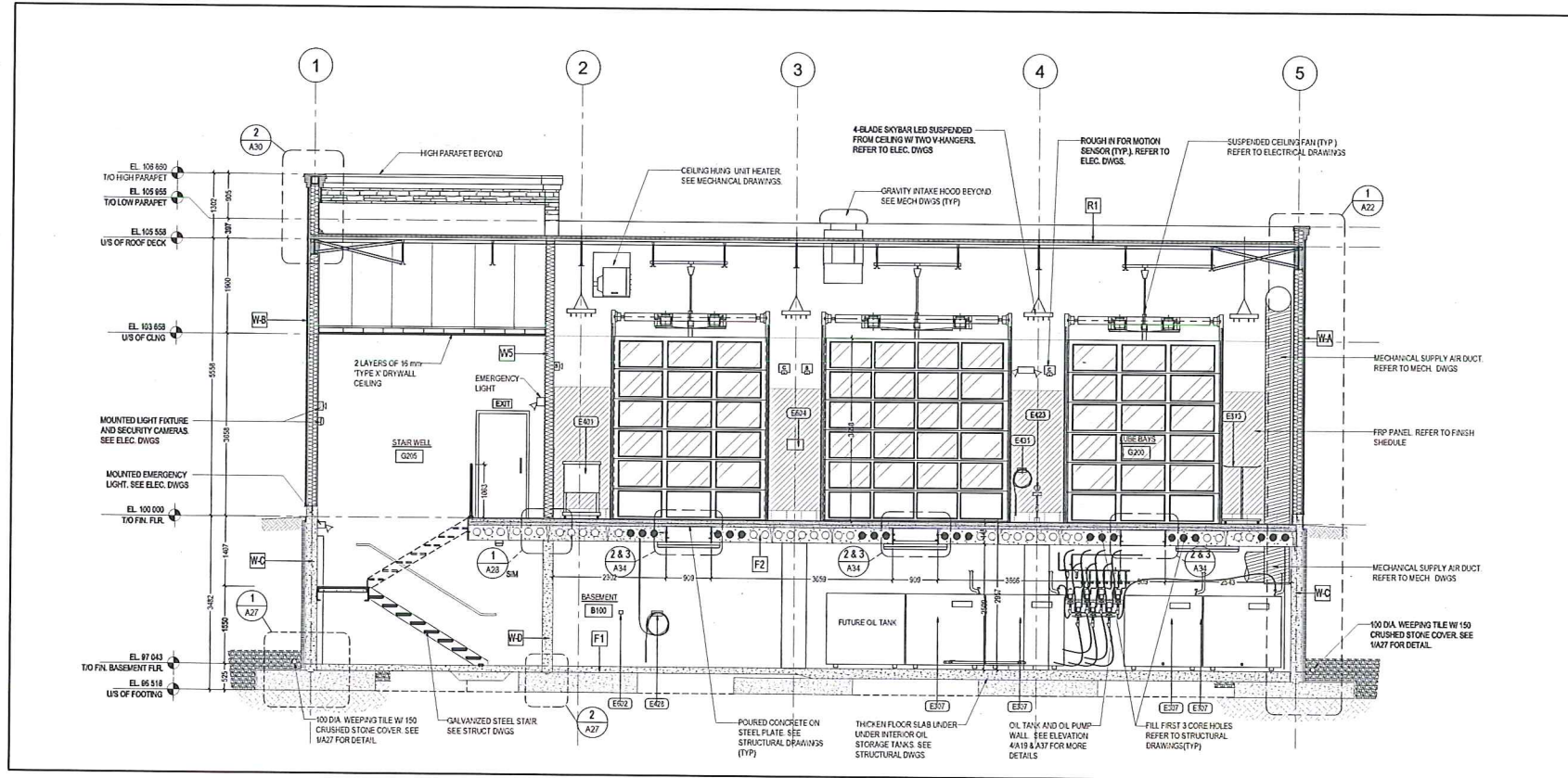
Y.T. ARCHITECTURAL SERVICES INC.
25 SPADINA AVE.
TORONTO, ONTARIO
M5S 2E7
TEL: (416) 593-9410
FAX: (416) 593-9418

100 DIA. WEAVING TILE W/ 150
CRUSHED STONE COVER. SEE
1A27 FOR DETAIL.

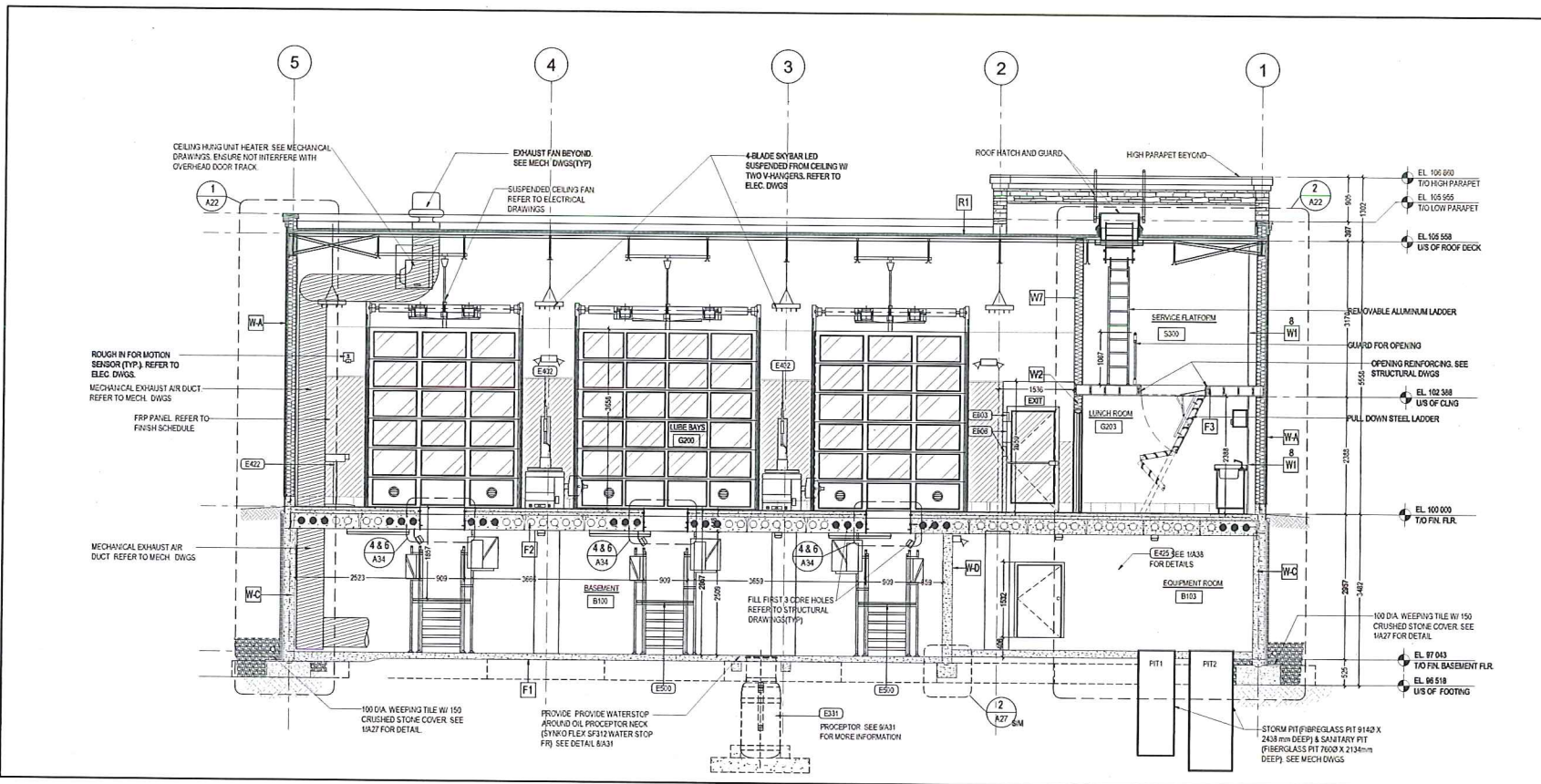
CROSS
SECTIONS
A, B & C

SHEET
A20

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SCALE 1/50



2 CROSS SECTION E
SCALE 1/50



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MR. LUBE
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JOB NUMBER:

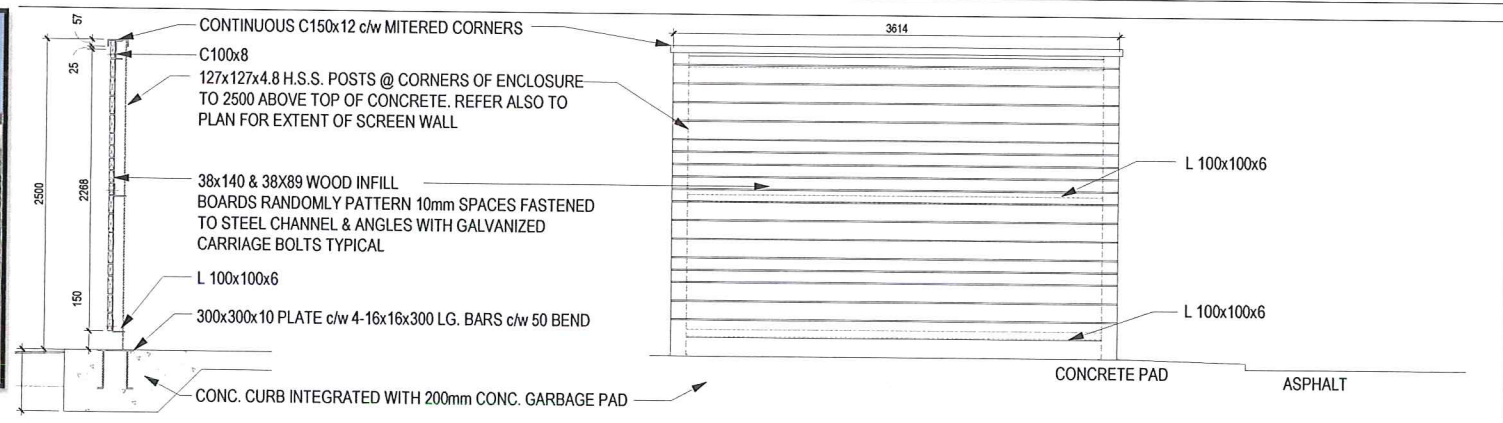
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FILE NAME:
SCALE: 1/50

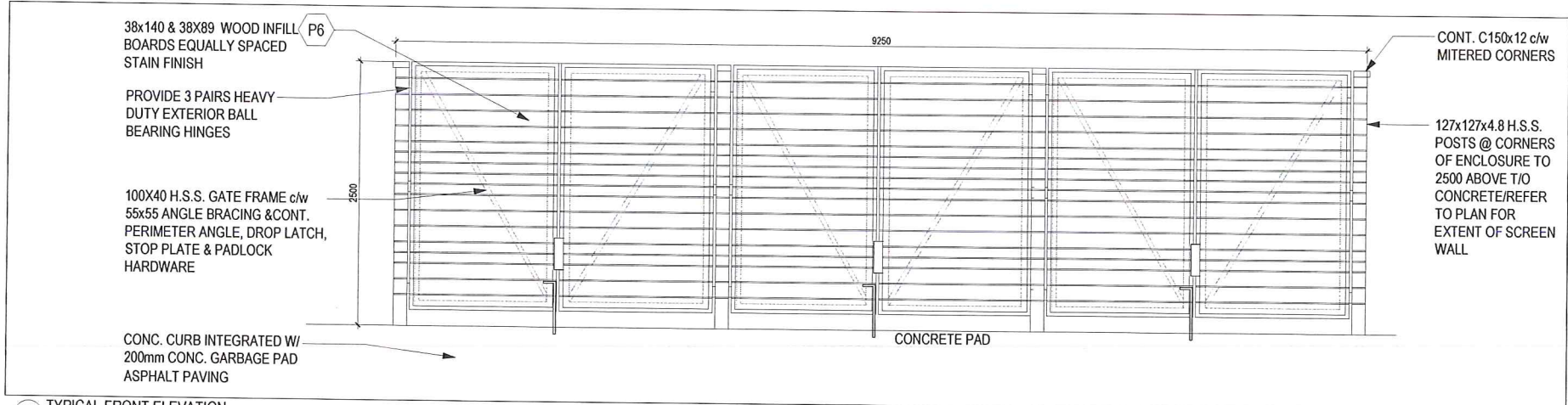
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CROSS SECTION
D & E

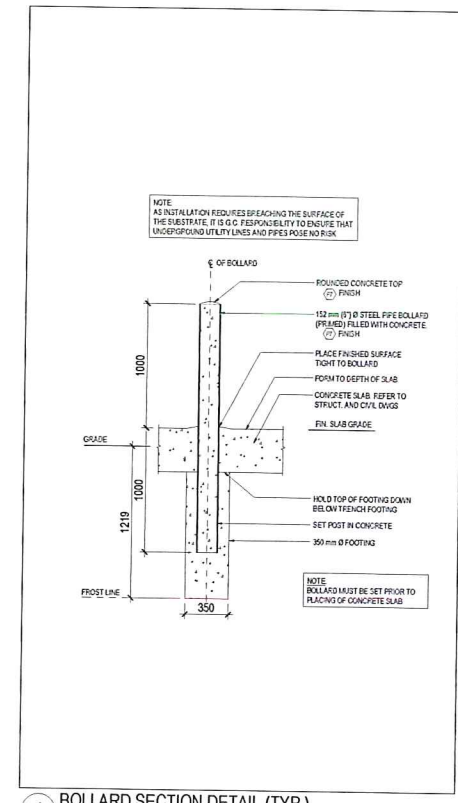
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A21



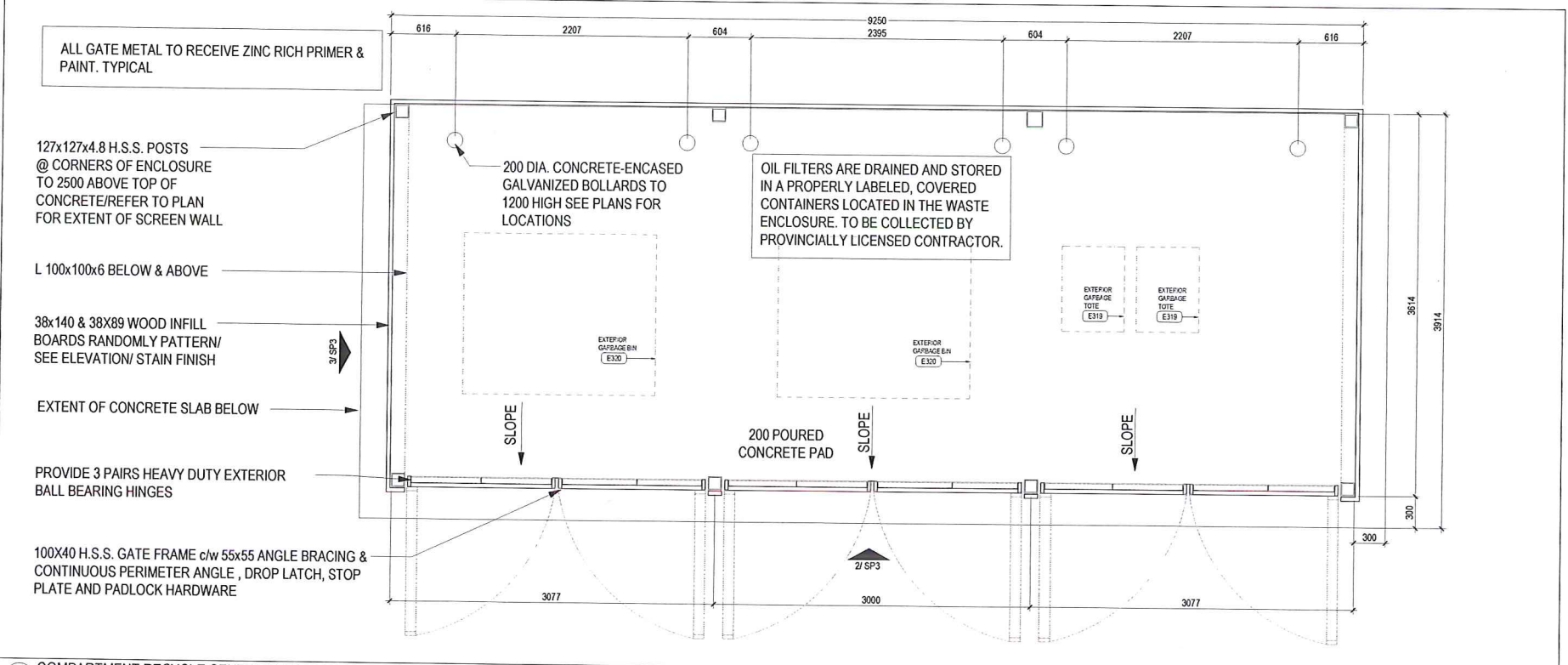
3 SIDE ELEVATION & SECTION
SCALE 1/2"



2 TYPICAL FRONT ELEVATION
SCALE 1/2"



4 BOLLARD SECTION DETAIL (TYP.)
SCALE 1/2"



1 COMPARTMENT RECYCLE CENTER PLAN
SCALE 1/2"

CONSULTANT'S LOGO
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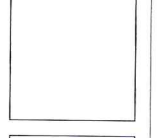
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PROJECT
**MR. LUBE - 3 BAY
OPTION #2**
2885 TRINITY LINE ROAD
OTTAWA, ON
K1H 8T2
JOB NUMBER: []
JOB NUMBER: []

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1		ISSUED FOR PERMIT REVIEW
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8		ISSUED FOR PERMIT REVIEW
9		ISSUED FOR PERMIT REVIEW
10		ISSUED FOR PERMIT REVIEW

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SCALE: AS SHOWN

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RECYCLE
CENTER
PLAN
ELEVATIONS
& DETAILS

SHEET
SP3



PROJECT TITLE
MR LUBE
 Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR/ REVISION	DATE	BY
1	17/01/20	Review
2		
3		
4		
5		

PROJECT NO	17009
DESIGN BY	DF
DRAWN BY	HS
CHECKED BY	FB
DATE	JAN 30, 2017
SCALE	1:150

SEAL



DRAWING NUMBER

L1/2

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NOTES



1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM ARMSTRONG	ARMSTRONG RED MAPLE	10	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	69	#01 CONT. /1.2M O.C. SPACING
PINUS MUGO	MUGO PINE	24	#01 CONT. /1.2M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	64	#01 CONT. /1.2M O.C. SPACING
WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	120	#01 CONT. /1.2M O.C. SPACING
ORNAMENTAL GRASSES			
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. /1.0M O.C. SPACING



- ### IRRIGATION NOTES
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
 8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

- ### IRRIGATION LEGEND
-  ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 216 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 121 cu.m.
 -  ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 205 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 115 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 421 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 232 cu.m. / year
 WATER BALANCE = 187 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



PROJECT TITLE
MR LUBE

Kelowna, BC

DRAWING TITLE
WATER CONSERVATION PLAN

ISSUED FOR/ REVISION		
1	17/01/30	Review
2		
3		
4		
5		

PROJECT NO.	17009
DESIGN BY	DF
DRAWN BY	NS
CHECKED BY	FB
DATE	JAN. 30, 2017
SCALE	1:150

SEAL



DRAWING NUMBER
L2/2