

Okanagan College Kelowna Student Housing

Design Rationale Statement

Reflective of this region

The new student residence uses exterior materials, colours, and textures that are reflective of the patterns of the Okanagan valley landscape. The project highlights the use of wood as a structural element, an important regional material. Vertical shading elements on the south facades captures the dynamic nature of the Okanagan sun throughout the day. *The image below highlights the exterior materials of the student residence.*

Attractive to students & community

The angled form of the student residence and circular entry volume creates a welcoming and attractive building that will add visual interest to complement the surrounding neighbourhood. The building addresses both KLO Road and West Campus Road creating a sense of prominence and identity to this key entrance to the campus. The new exterior amenity spaces create gathering spaces for community and students.



Integrated into the campus

The new student residence was designed to strengthen pedestrian connections to main campus buildings and the western entrance to campus along West Campus Road. Knowing that student will approach the residence primarily from the northwest corner of the site as well as from the existing promenade in front of the Trades Building, this project has placed importance on developing new sidewalks to create a safe and walkable campus. The siting of the new building was designed to create a vibrant and functional outdoor amenity space shared with the Skaha residence creating a quad between the residences for gathering and circulation.

Integrated interior and exterior space

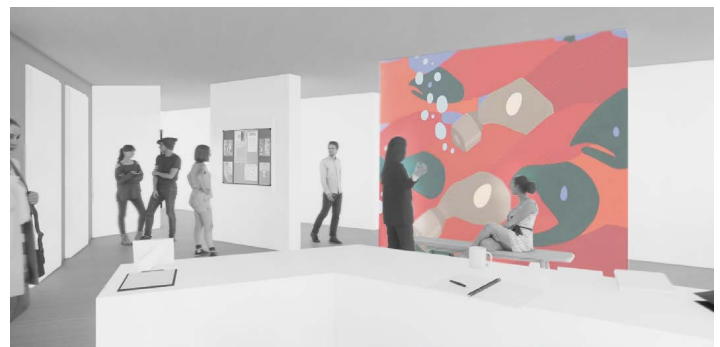
Large windows throughout the individual suites, multi-purpose spaces, club room and play room connect the interior and exterior spaces, provide daylight and views as well as access to fresh air through operable windows. Landscaping, both formal and natural, is located proximate to entrances and student amenity spaces on the ground floor to create visual and physical connections to the outdoors.

Flexible multi-use space

A range of common amenity spaces are provided to accommodate different activities and functions of those living in the new student residence. Each floor is provided with a central multi-purpose space adjacent the elevator core allowing different activity levels (quiet study or active gathering). The decision to separate the club room and play room from the main structure on the ground floor level allows it to host activities or events without disrupting residents.

Indigenous Design

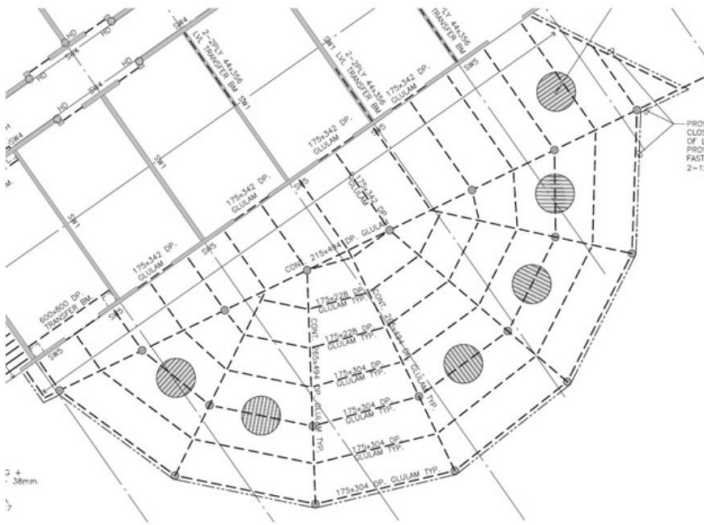
The Design-Build Team met with representatives from the Westbank First Nation (WFN) to review the project design and solicit feedback on how best to integrate indigenous design principles in a meaningful and culturally relevant way. Our project team is committed to further engagement of the WFN artists moving forward through design and construction. *The following image highlights an area in the lobby designated for an indigenous art opportunity.*



Structural Design

The use of wood as a primary building material speaks to the important relationship between nature and the building occupant. The club room and play room has been designed to mimic the form of a leaf with a radial structural grid of glu-laminated beams that speaks to importance of the circle to indigenous culture. Round wood columns that define the space provide an opportunity to create a cultural narrative through story poles. One idea discussed was to incorporate captikwl stories which instruct how to relate to, and live on, the land, including Syilx natural laws and protocols. The overall structural system of the 'leaf' allows for a significant amount of glazing that connects the student to the natural environment allowing for refection

and comfort. *The following drawing shows the radial structure of the club and play room.*



Spaces for Art and Cultural Installments

The idea behind the exterior metal sunshades is that they provide a place to integrate indigenous art. The intent is to create a narrative that speaks to the traditions and stories of the Syilx People of the Okanagan Nation across the building facade. The building lobby includes two feature walls that are placeholders for indigenous art or incorporation of educational features. These feature walls provide a place to share information on the stories woven into the sunshades and/or to incorporate territorial land acknowledgments. *The following image features the exterior metal sunshades that are dedicated to be an opportunity for indigenous art.*

Functionality of the Spaces

The inclusion of the talking circle within the outdoor celebration space integrates a significant element of first nations culture as a central element of the open space. By centering the celebration space on the talking circle, the hope is to create a gathering place for, and to used by, everyone inclusively. The circular form of the club room and play room was in specific response to the prominence that the circle has to indigenous gatherings. When the operable partition is folded away the space can accommodate a range of gathering and ceremonial activities that can foster mentorship, connection and healing. *The following image depicts the interior of the club room and play room.*



Sustainable Design

From our recent experience working with Okanagan College, we understand your institution's commitment to sustainable design practices. Bird is committed sustainable construction practices and will aim to divert 75% of construction waste from the landfill.

Energy Use

A high-performance building envelope that prioritizes air tightness and thermal performance aims to reduce energy use overall to achieve the Thermal Energy Demand Intensity required by the Step Code 4. The mechanical systems for this building play a large role in reducing energy consumption and lowering GHG emissions. The systems selected include air-air heat pumps on both the suite terminals units and the central ventilation unit. This allows the building to be almost completely electric with the exception of backup gas heat for ventilation at lower ambient temperatures. This system overall aids in exceeding our Step Code 4 target while keeping occupant health and comfort in mind. Vertical sunshades have been incorporated into the south and southeast facing facades to provide shading during from the south and west light during the hotter times of the day which helps offset the cooling demand

Lifecycle Costing

Our design proposes durable materials and systems to promote long-term sustainability of the student residence. The proposed mechanical system has a positive impact on the lifecycle cost of this building. In coordination with our Mechanical Contractor, we've determined that the annual mechanical service cost for this building will be in the range of 50%. This is in large part due to the fact that there will be no boiler maintenance, no water treatment, nor ongoing pump maintenance. In addition to this, the proposed system will yield significant energy cost savings, in the order of 20-30% over a traditional code-minimum building.

CPTED rationale

The landscape design for the new student residence building aims to create an inviting and inclusive space for students living on campus. The front of the building serves as the gateway to the west end of the campus by highlighting the entry point with feature planting and enhancing the landscape for the existing campus sign. The building is accessed by a variety of pathways, connecting it both to the campus and the greater community. An arrival plaza serves as a gathering place for those accessing the residence as well as the larger campus. Seating, shaded by tree canopy, and feature paving as well as opportunities to include public art are key features of the arrival plaza.

The parking lot is accessed by a well-lit pathway that divides the landscape at the rear of the building into 2 separate areas. Separating the parking lot from the building is a rain garden planted with a native grass seed mix and clusters of native planting. This rain garden will take the storm water runoff from the parking area and slowly infiltrate it back into the ground, lessening the volume of water rapidly entering the storm system. The rain garden also buffers the celebration

space from the parking lot and roadways. The open space that separates the new residence building from the existing Skaha residence will serve as a communal gathering space with a talking circle, barbecue area, and seat walls. The inclusion of the talking circle within the outdoor celebration space integrates a significant element of first nations culture as a central element of the open space. By centering the celebration space on the talking circle, the hope is to create a gathering place for, and to used by, everyone inclusively. *The following image shows a precedent image of the healing circle concept.*



Crime Prevention Through Environmental Design principles guiding the landscape design include natural access control, natural surveillance and territorial reinforcement. Natural access control is achieved by strongly defined, well lit foot paths to the main and secondary entrances. The main entrance is highlighted by an arrival plaza with feature paving and seating areas. Windows, which oversee the landscape on all

four sides, will maintain clear views out by adhering to the 2'/6' rule of thumb for planting that maintains a view corridor over shrub planting and under tree canopies. Gathering spaces will generate pedestrian activity, animating spaces both at the front and the back of building.

Additionally, the celebration space can be used as an outdoor classroom generating additional activity during the day, as well as campus events generating activity on weekends. Territorial reinforcement will also be achieved via the gathering spaces by creating a sense of ownership and pride in place of an inclusive and welcoming environment. Maintenance will be simplified by planting native species that thrive in the local conditions and by using hardscape materials that are aesthetic and durable.

All landscaping will meet or exceed minimum standards as set out in the Canadian Landscape Standard (CLS). While every effort will be made to retain existing trees on site, new trees will be planted to achieve the required density as well as minimum soil volumes. Tree density will be achieved in part by including landscape islands in the parking area that include one tree per island. A fully automated high efficiency irrigation system will be part of the design, and native plant material will be used along with a sizable portion of the landscape serving to infiltrate storm water run off, to minimize water use.

OKANAGAN COLLEGE STUDENT RESIDENCE KELOWNA



PROJECT NO.: 5870

ISSUED FOR: DEVELOPMENT PERMIT

PRELIMINARY - NOT FOR CONSTRUCTION

07/04/22

DRAWING LIST

ARCHITECTURAL

16137	EXISTING SITE SURVEY
DP- 102	EXISTING SITE PHOTOS
DP- 103	SITE PLAN
DP- 104	SITE DETAILS
DP- 105	SITE DETAILS
DP- 201	LEVEL 01 FLOOR PLAN
DP- 201A	LEVEL 01 FLOOR PARTIAL PLAN
DP- 201B	LEVEL 01 FLOOR PARTIAL PLAN
DP- 202	LEVEL 02 FLOOR PLAN
DP- 202A	LEVEL 02 FLOOR PARTIAL PLAN
DP- 202B	LEVEL 02 FLOOR PARTIAL PLAN
DP- 203	LEVEL 03 & 05 FLOOR PLAN
DP- 203A	LEVEL 03 & 05 FLOOR PARTIAL PLAN
DP- 203B	LEVEL 03 & 05 FLOOR PARTIAL PLAN
DP- 204	LEVEL 04 FLOOR PLAN
DP- 204A	LEVEL 04 FLOOR PARTIAL PLAN
DP- 204B	LEVEL 04 FLOOR PARTIAL PLAN
DP- 205	SD- LEVEL 6 FLOOR PLAN
DP- 205A	LEVEL 06 FLOOR PARTIAL PLAN
DP- 205B	LEVEL 06 FLOOR PARTIAL PLAN
DP- 206	ROOF PLAN
DP- 207	ENLARGED SUITE PLANS
DP- 301	EXTERIOR ELEVATIONS
DP- 302	EXTERIOR ELEVATIONS
DP- 303	EXTERIOR ELEVATIONS
DP- 304	COLOURED ELEVATIONS
DP- 305	COLOURED ELEVATIONS
DP- 306	COLOURED ELEVATIONS
DP- 307	EXTERIOR RENDERINGS

ELECTRICAL

E-100 SITE PLAN

LANDSCAPE

LDP 1	LANDSCAPE PLAN
LDP 2	HYDRAZONE PLAN

CIVIL

C-01	SERVICING SITE PLAN
C-02	FIRE HYDRANT COVERAGE PLAN
C-03.0	SITE SECTIONS
C-04.0	EROSION SEDIMENT CONTROL AND SITE GRADING PLAN
C-05.0	STANDARD DETAILS





NOTE: Survey Dates: June 28th, July 9th, 13th, 26th and 28th, 2021. Elevations are geodetic (CCVD 28 HTV2.0) and derived from GPS observations. This plan is not to be used to define property line locations.		TITLE: SITE PLAN OF LOT A, PLAN 43211, AND PART OF LOT B, PLAN 16150, ALL IN DISTRICT LOT 135, O.D.Y.D. (860 KLO ROAD, KELOWNA)		DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: neil@runnallsdenby.com CLIENT: FACTION PROJECTS		SCALE: 1:325 (22"x34") DATE: August 4, 2021 DWG: 16137 Site FILE No: 16137 REV. 0
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okanagan
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1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE
Drawing History		
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OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING
860 - 1000 KLO Rd

Drawing Title

EXISTING SITE PHOTOS

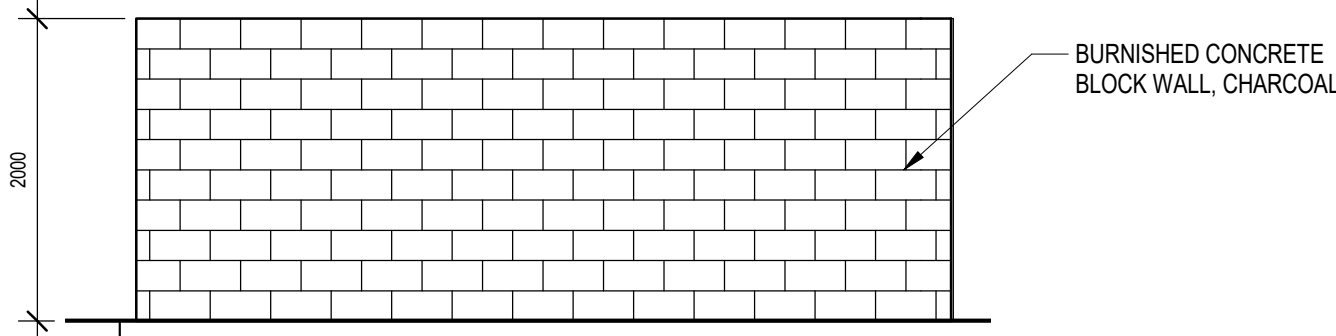
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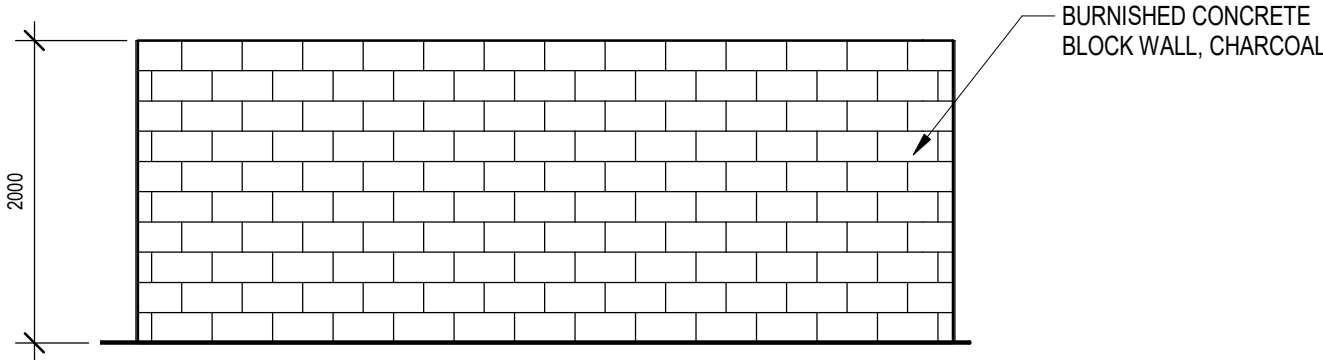
pyright © 2014 GEC Architecture

82 UNITS TOTAL
62 MICRO UNITS
MICRO ACCESSIBLE UNITS
DOUBLE UNITS
0 QUAD UNITS

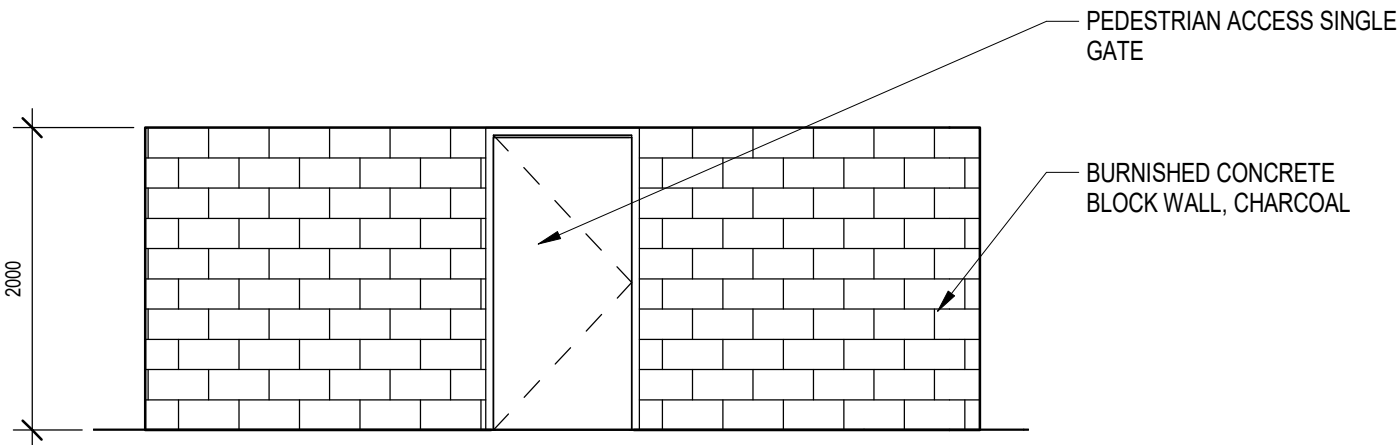
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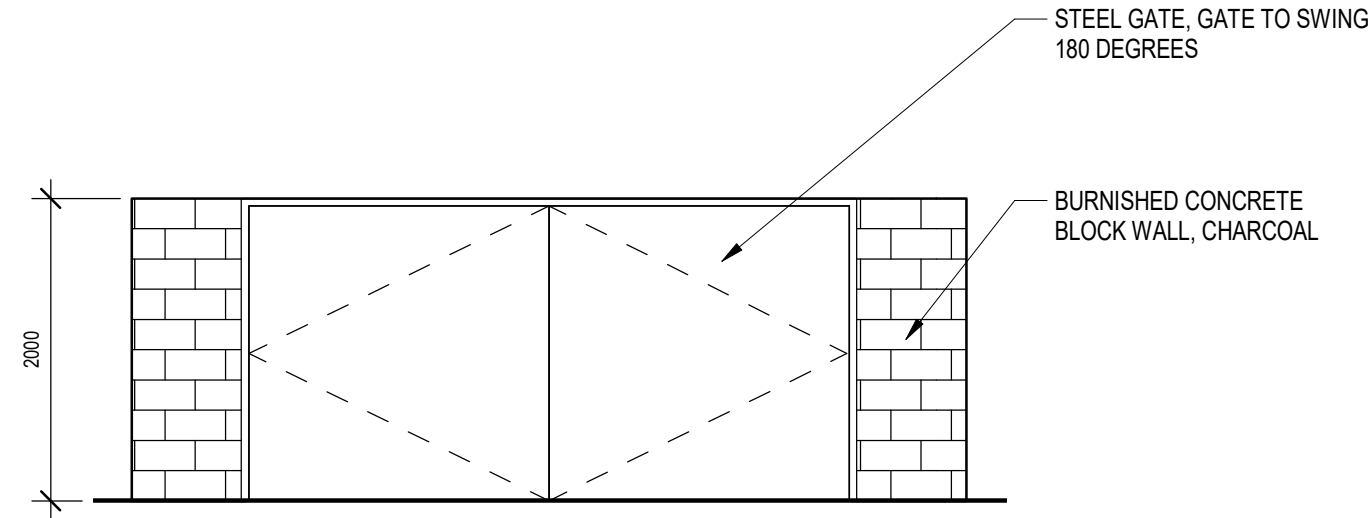
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DP- 104 Scale: 1 : 50



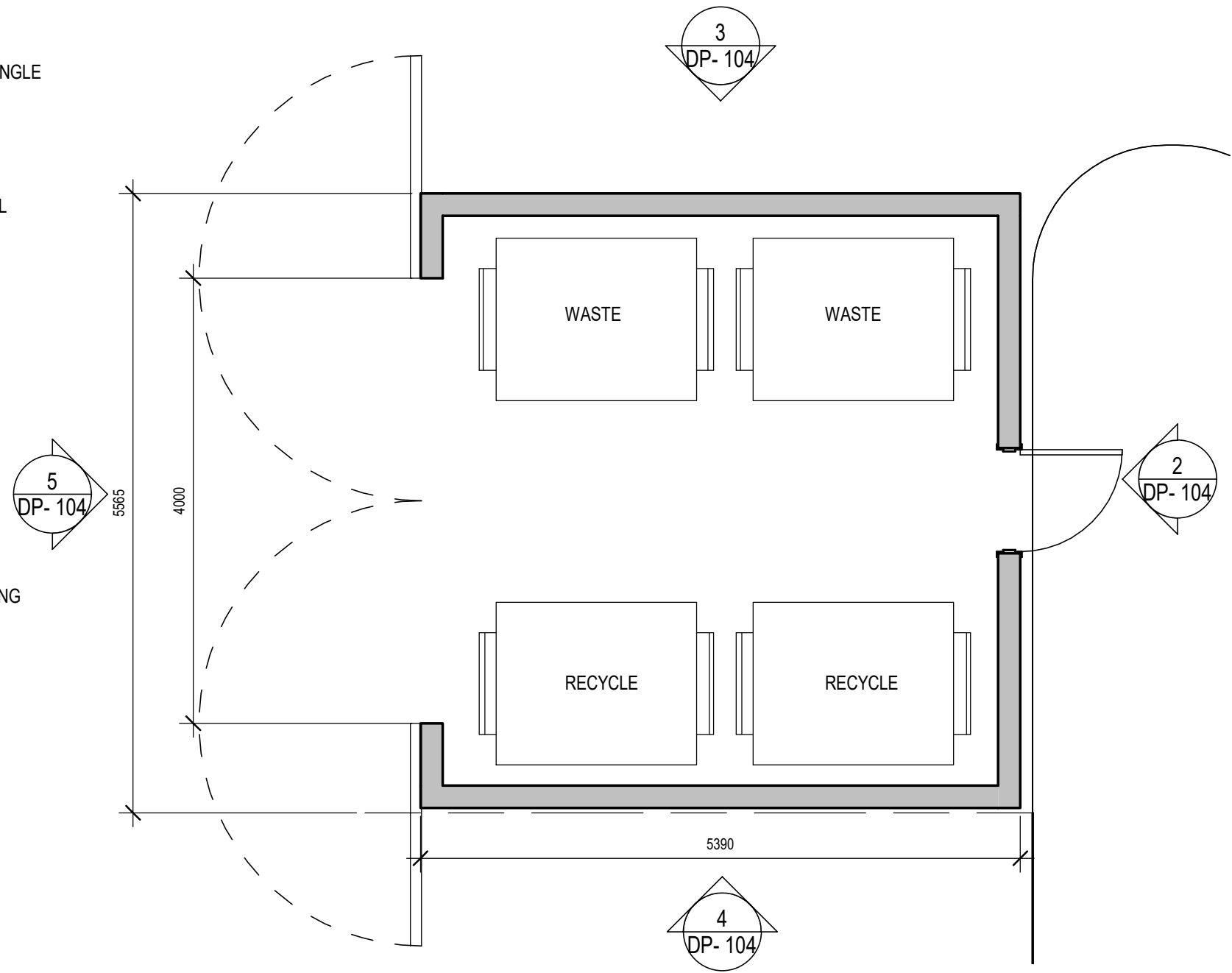
4 WASTE AND RECYCLE ENCLOSURE SOUTH ELEVATION
DP- 104 Scale: 1 : 50



2 WASTE AND RECYCLE ENCLOSURE EAST ELEVATION
DP- 104 Scale: 1 : 50



5 WASTE AND RECYCLE ENCLOSURE WEST ELEVATION
DP- 104 Scale: 1 : 50



1 SD - WASTE AND RECYCLE ROOM
DP- 104 Scale: 1 : 50

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College



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1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
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Project
**OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING**

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

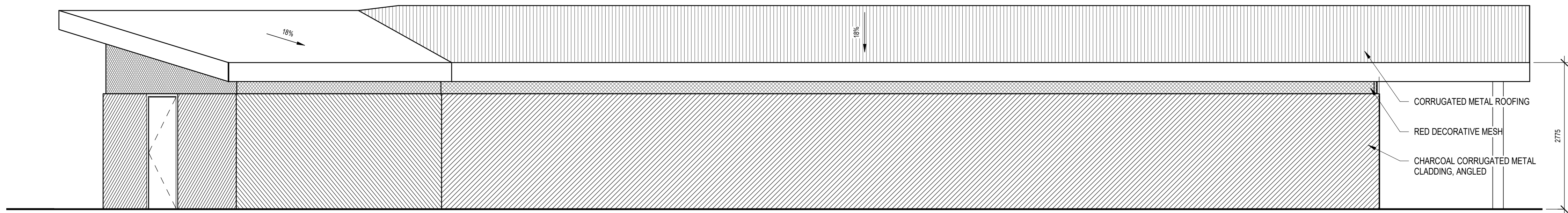
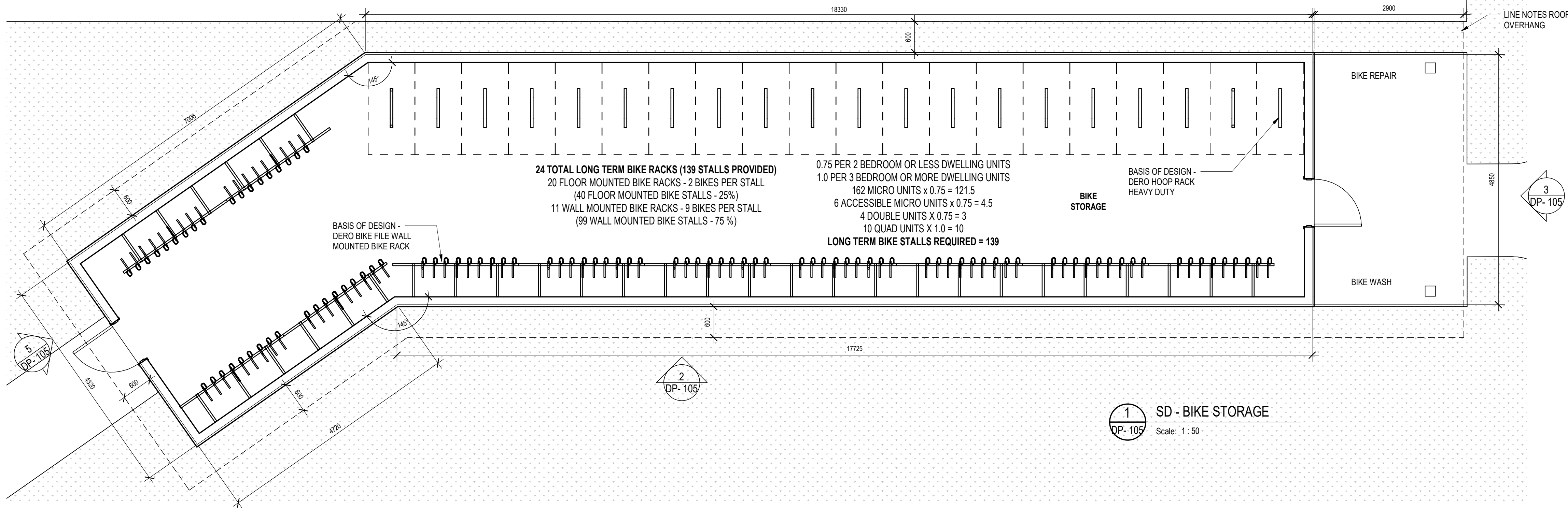
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Project Number

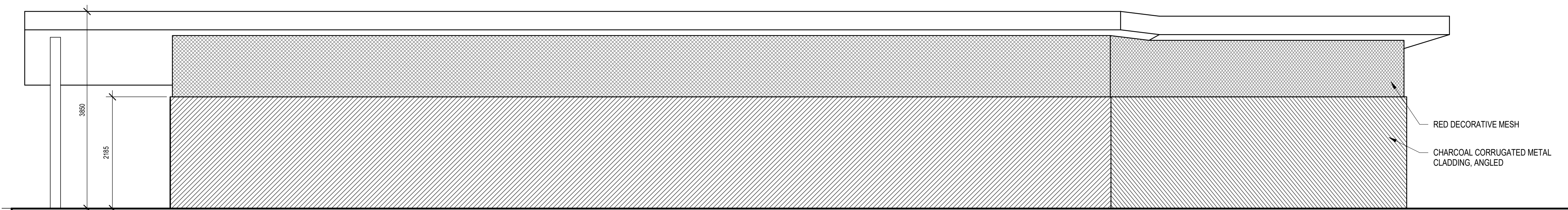
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Drawing Number

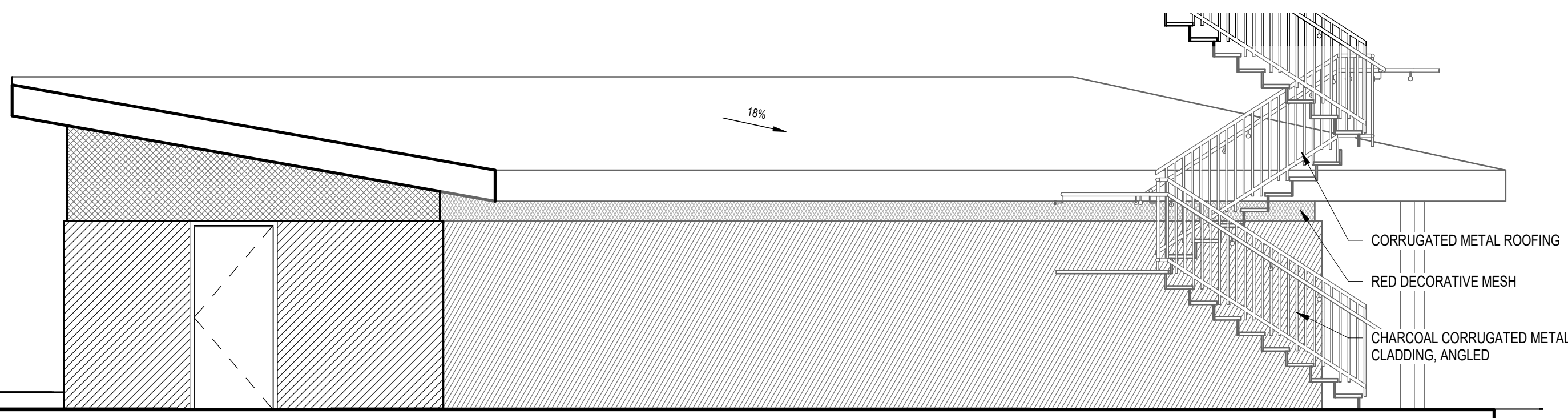
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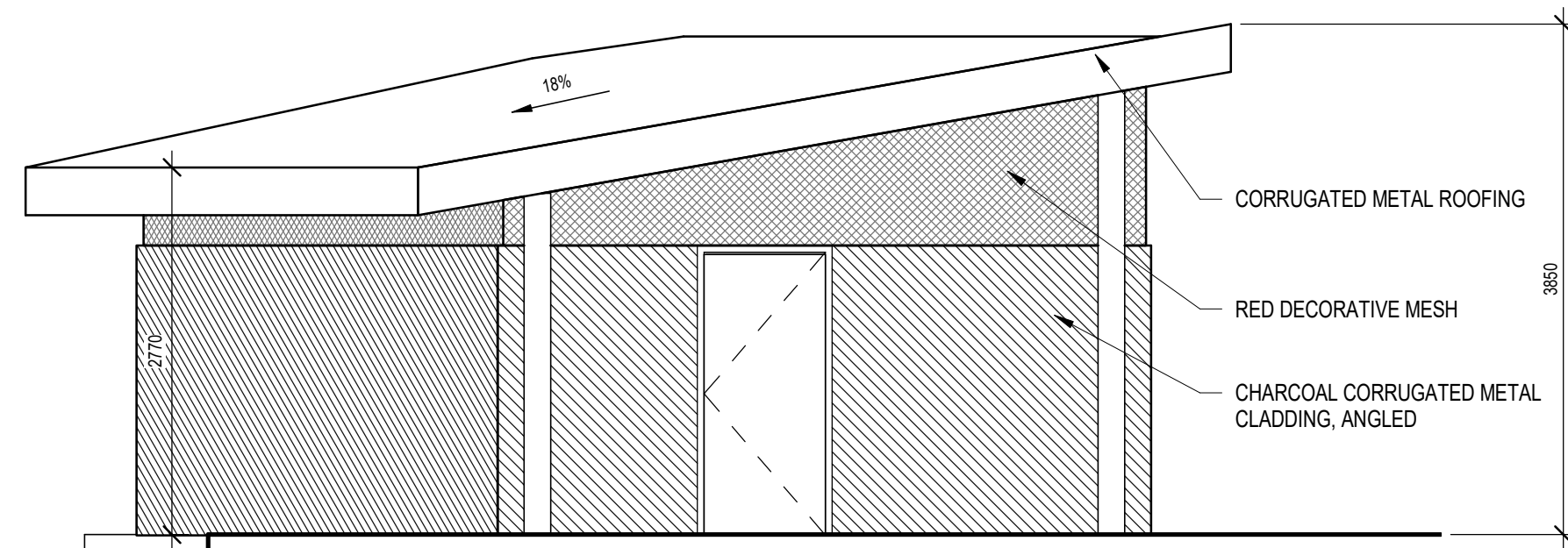
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DP-105 Scale: 1 : 50



4 SD - BIKE STORAGE NORTH ELEVATION
DP-105 Scale: 1 : 50



5 SD - BIKE STORAGE WEST ELEVATIONS
DP-105 Scale: 1 : 50



3 SD - BIKE STORAGE EAST ELEVATION
DP-105 Scale: 1 : 50

Project Team:

Prime Consultant
GEC Architecture

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Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

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Drawing History

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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

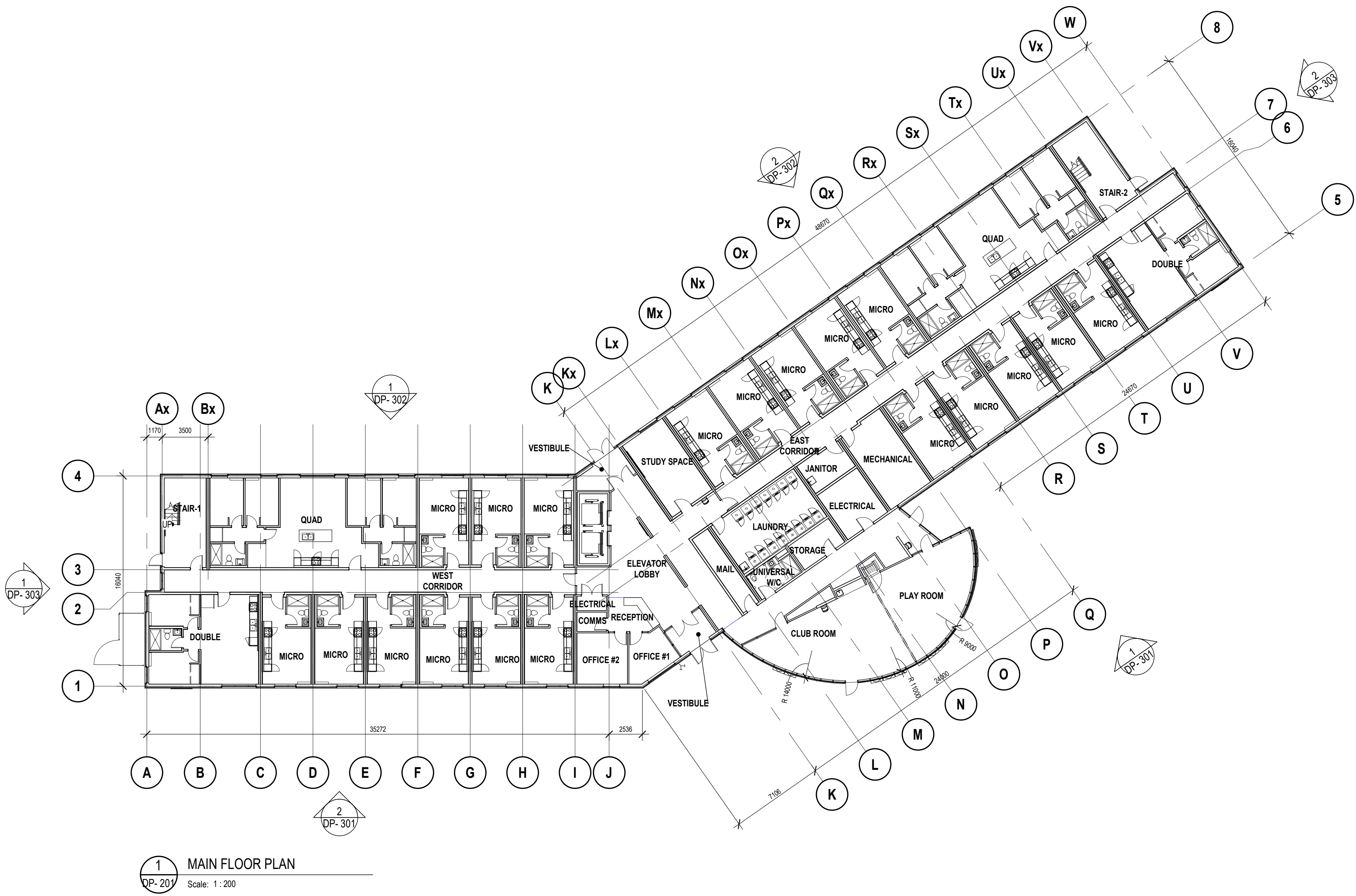
SITE DETAILS

Project Number

5870

Drawing Number

DP- 105



1 MAIN FLOOR PLAN
Scale: 1 : 200



Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
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Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

LEVEL 01 FLOOR PLAN

Project Number

5870

Drawing Number

DP- 201



1 MAIN FLOOR WEST PLAN
Scale: 1 : 100

Project Team:

Prime Consultant
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RJC Engineers

Mechanical Consultant
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Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

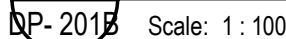
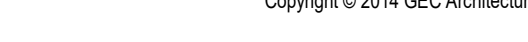
LEVEL 01 FLOOR PARTIAL PLAN

Project Number

5870

Drawing Number

DP- 201A



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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd

Working Title

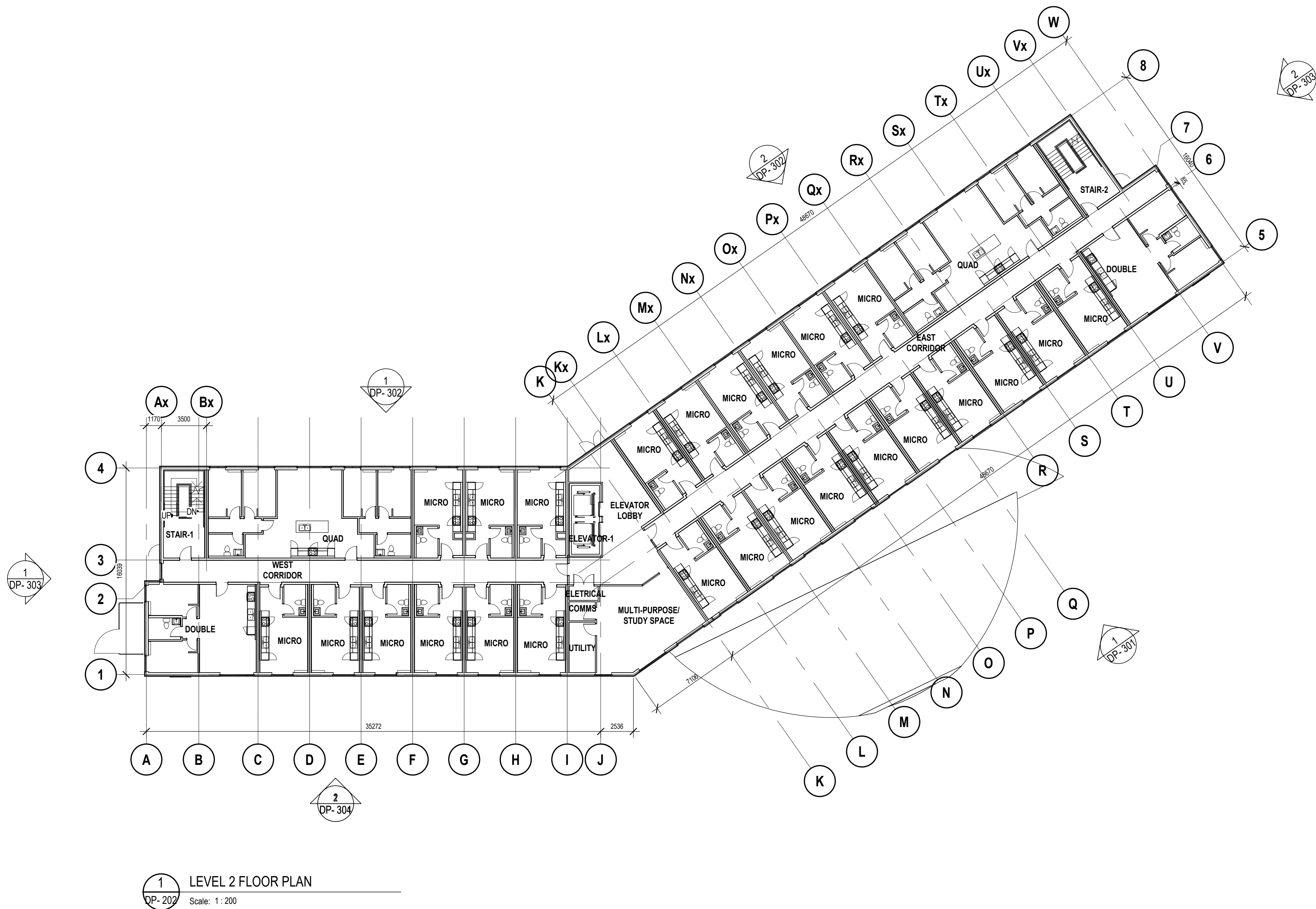
LEVEL 02 FLOOR PLAN

Project Number

Drawing Number

587C

DP- 202



Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

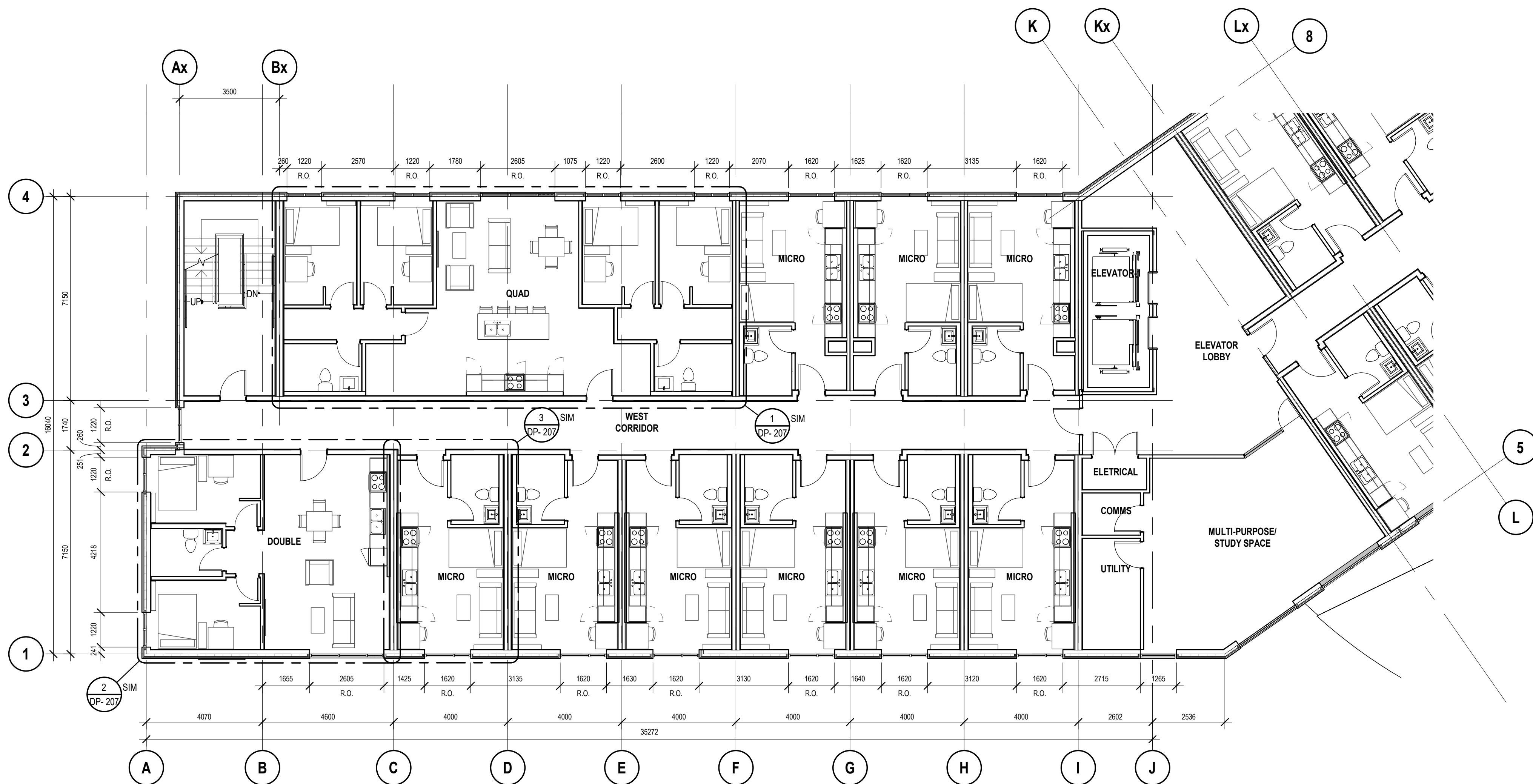
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1 TYPICAL FLOOR WEST PLAN
Scale: 1 : 100

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
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Project
**OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING**

860 - 1000 KLO Rd
860 - 1000 KLO Rd

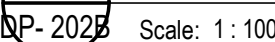
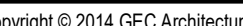
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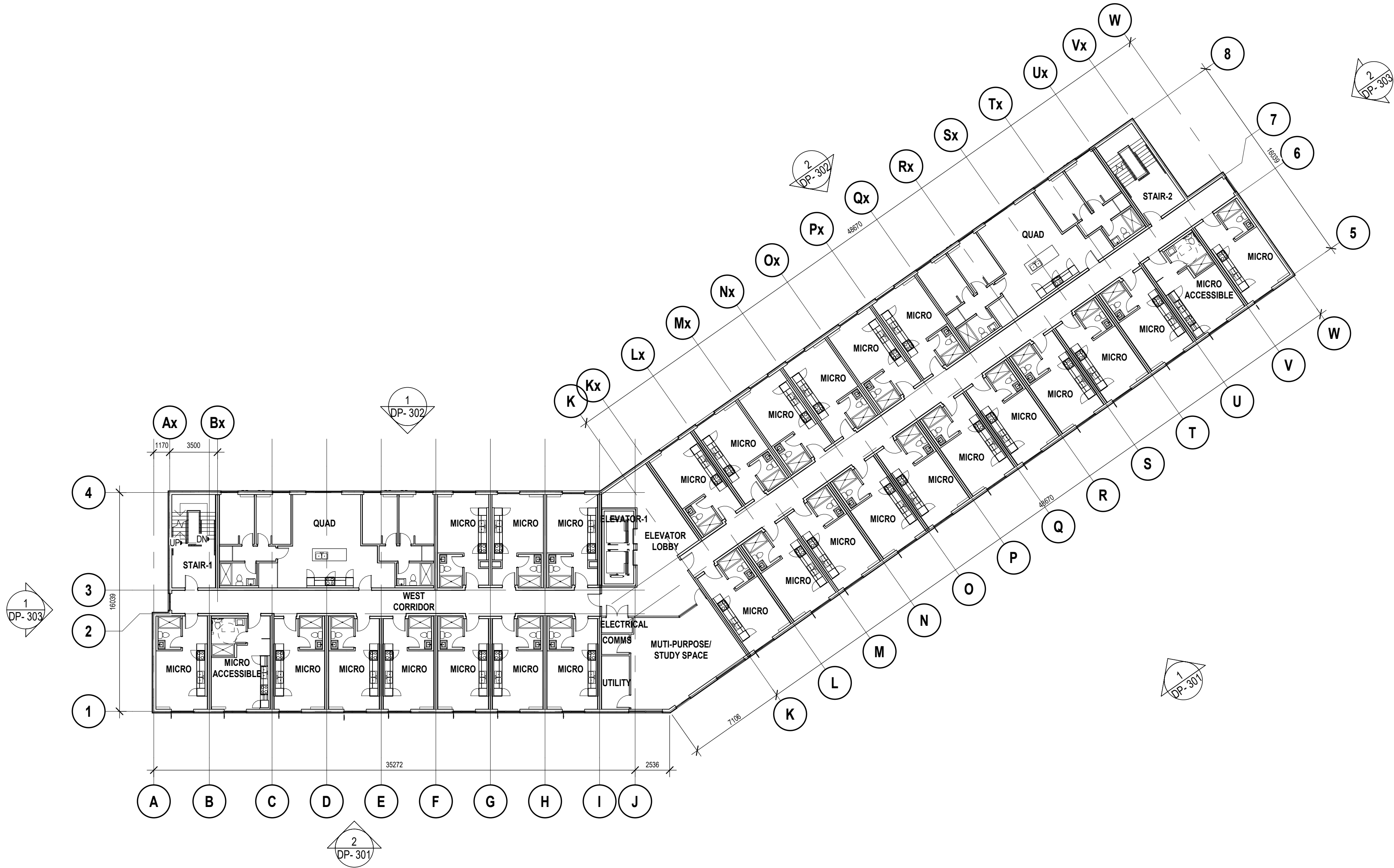
LEVEL 02 FLOOR PARTIAL PLAN

Project Number	Drawing Number
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5870

DP- 202A





1 LEVEL 03 & 05 FLOOR PLAN
DP-203 Scale: 1 : 200

Project Team:

Prime Consultant
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Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

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1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
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NO.	ISSUED FOR	DATE
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title

LEVEL 03 & 05 FLOOR PLAN

Project Number

5870

Drawing Number

DP- 203

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1 LEVEL 03 & 05 FLOOR PLAN WEST
DP-203A Scale: 1:100



Project Team:

Prime Consultant
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Ecora Engineering

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WSP

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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title

LEVEL 03 & 05 FLOOR PARTIAL
PLAN

Project Number

5870

Drawing Number

DP-203A

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860 - 1000 KLO Rd

LEVEL 03 & 05 FLOOR PARTIAL
PLAN

Project Number	Drawing Number
6870	DP- 203B

PRELIMINARY -
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NO.	ISSUED FOR	DATE

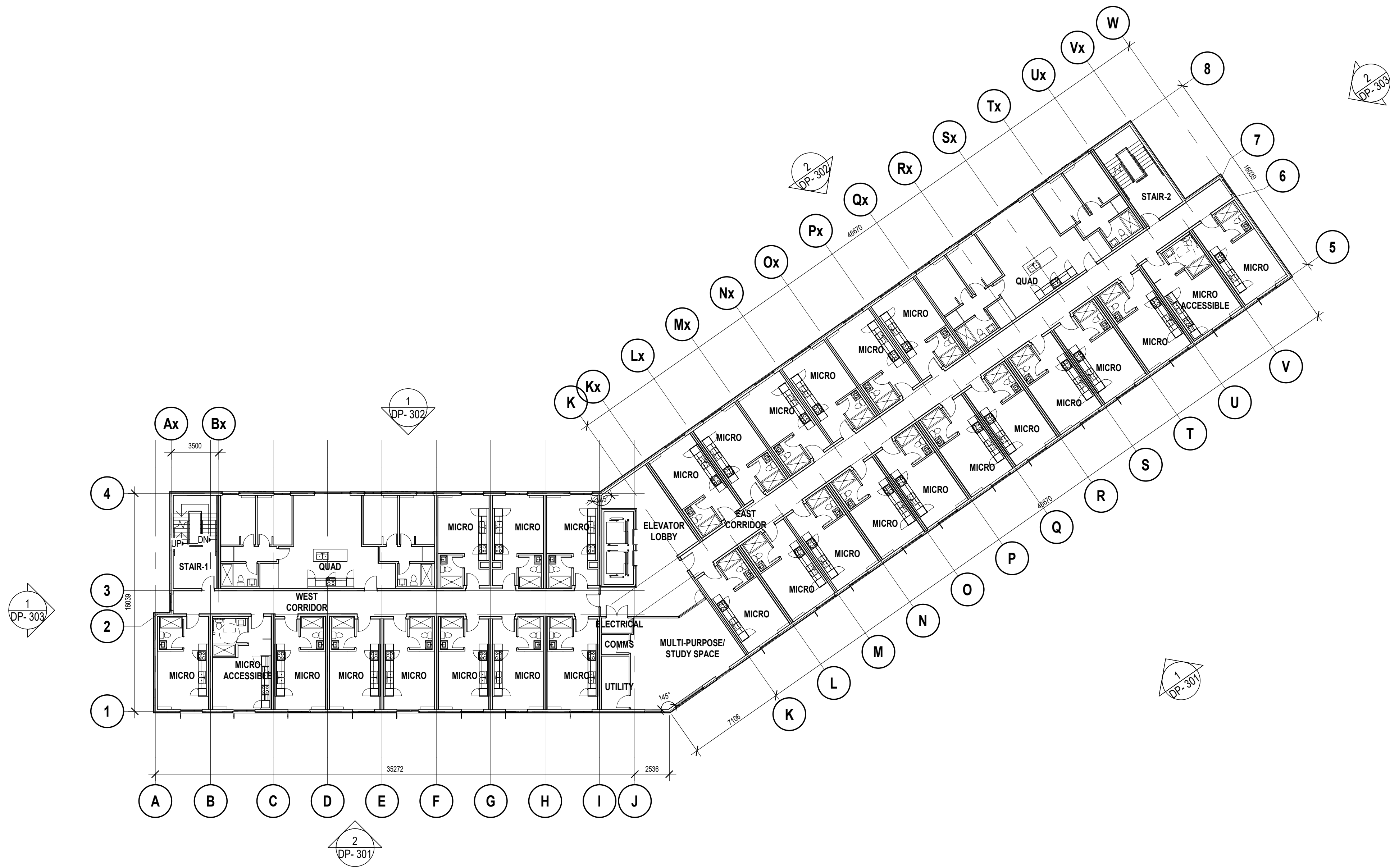
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING
0 - 1000 KLO Rd
860 - 1000 KLO Rd

LEVEL 04 FLOOR PLAN

Project Number **DP- 204**



1 LEVEL 04 FLOOR PLAN
DP- 204 Scale: 1 : 200

Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

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AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College



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Drawing History

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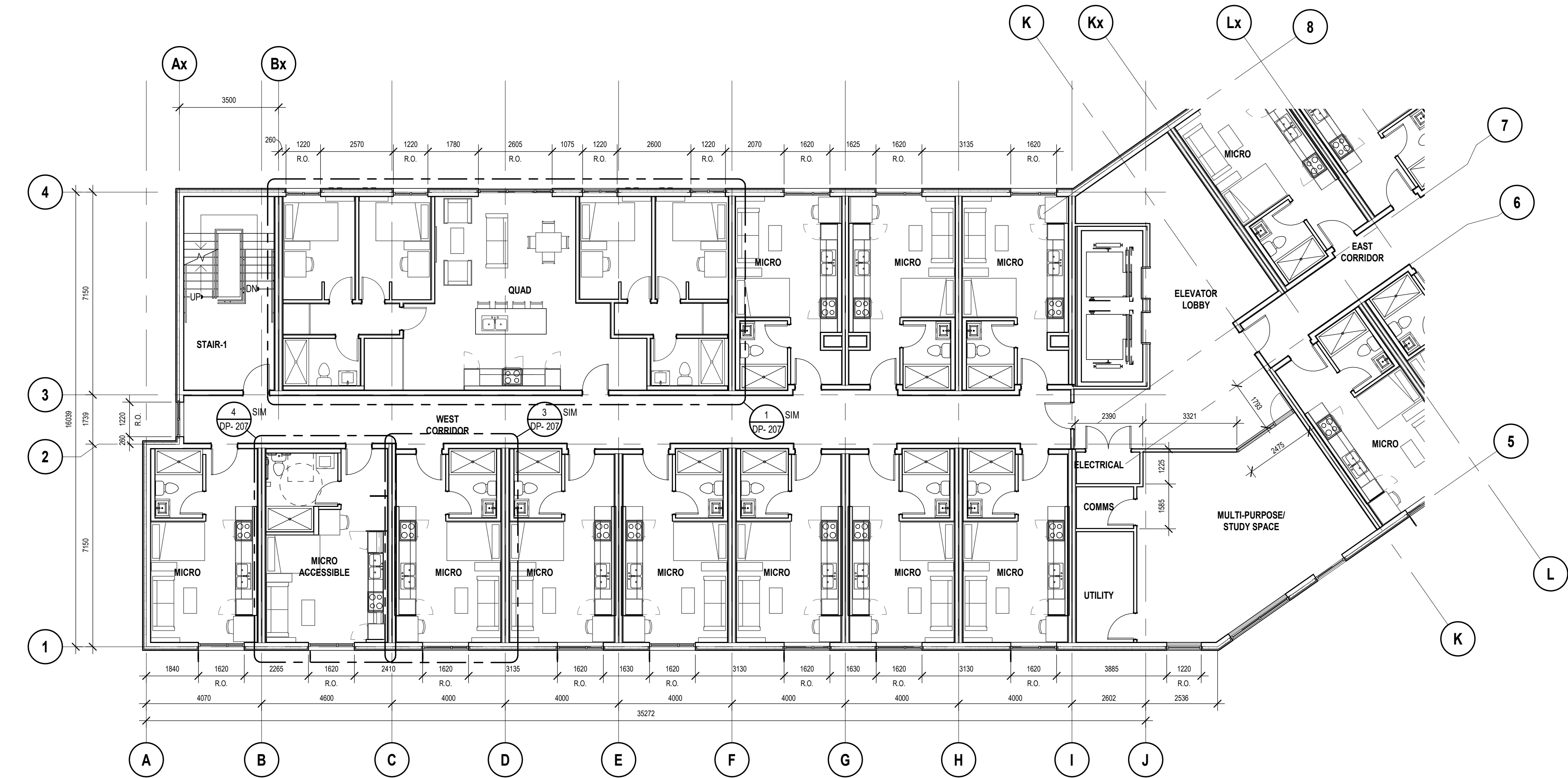
Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

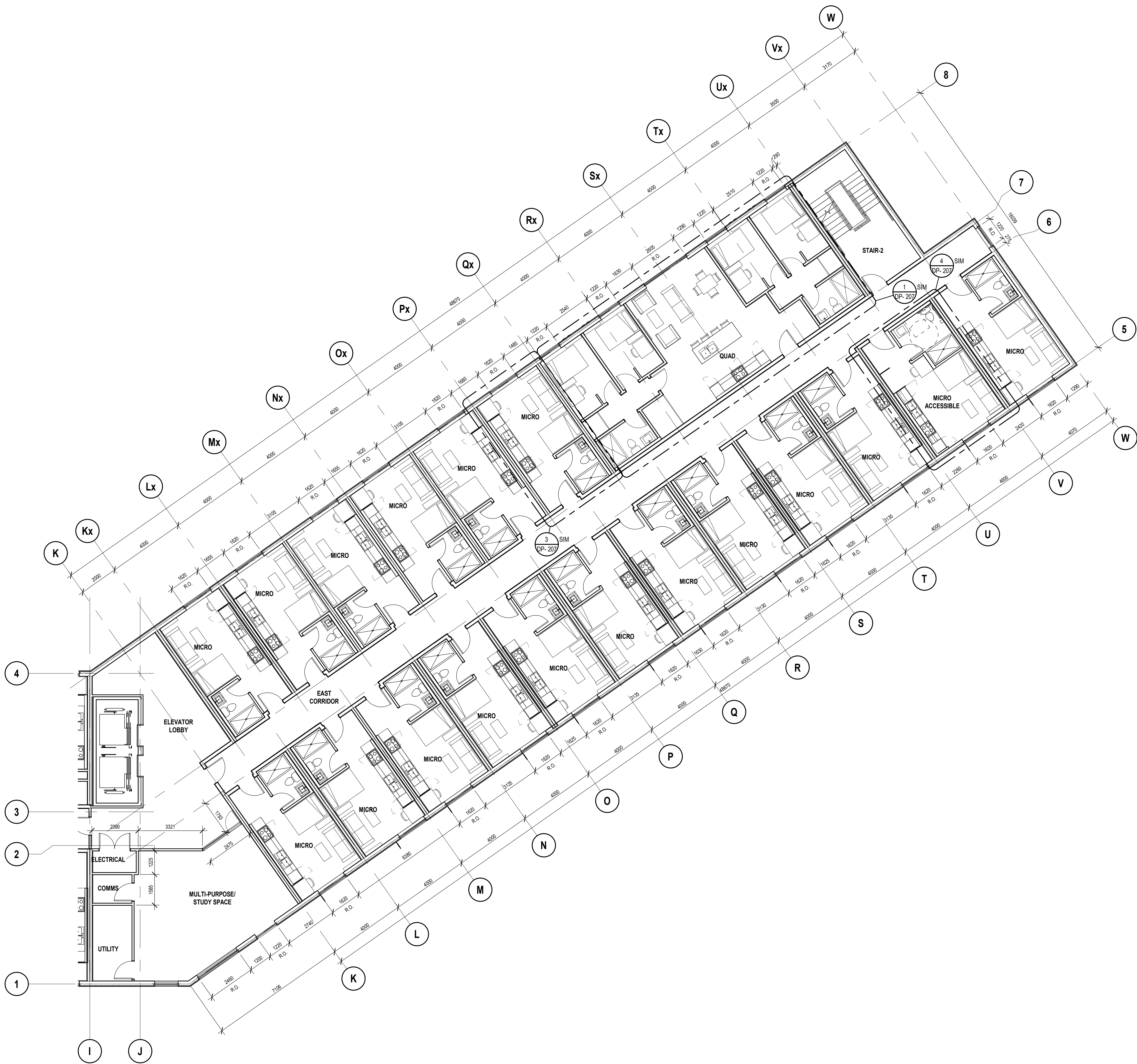
LEVEL 04 FLOOR PARTIAL PLAN

Project Number	Drawing Number
5870	DP- 204A



1 LEVEL 04 FLOOR PLAN WEST
DP- 204A Scale: 1 : 100

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DWG 2044/2045 Okanagan College



1 LEVEL 04 FLOOR PLAN EAST

DP-2045 Scale: 1:100



Project Team:

Prime Consultant
GEC Architecture

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RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
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WSP

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Drawing History

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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd

860 - 1000 KLO Rd

Drawing Title

LEVEL 04 FLOOR PARTIAL PLAN

Project Number

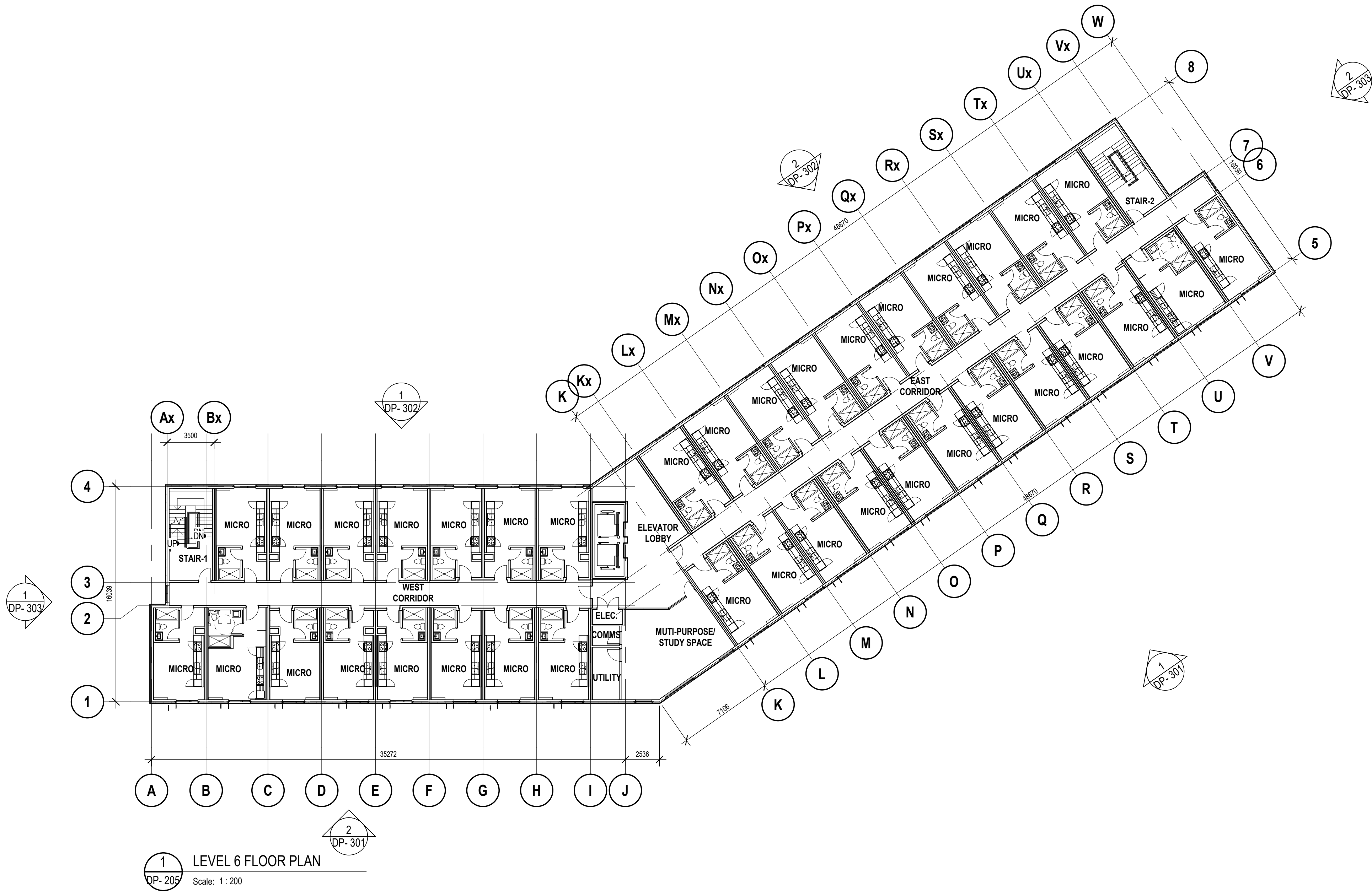
5870

Drawing Number

DP- 204B

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2022-04-11 1:24:44 PM R:\User\Brett\working\2022\Okanagan College\40-205.rvt
B:\2022\2022\Okanagan College - Student Housing\2022\Okanagan College\40-205.rvt



Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College



Seal & Permit

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE

Drawing History

Scale	1 : 200	Checked By	Checker
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Project
**OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING**

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

SD- LEVEL 6 FLOOR PLAN

Project Number

5870

Drawing Number

DP- 205

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE

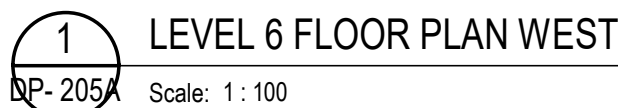
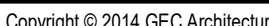
1 : 100	Checked By Checker
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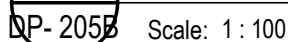
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd

LEVEL 06 FLOOR PARTIAL PLAN

Project Number **DP- 205A**





PRELIMINARY -
NOT FOR
CONSTRUCTION

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE

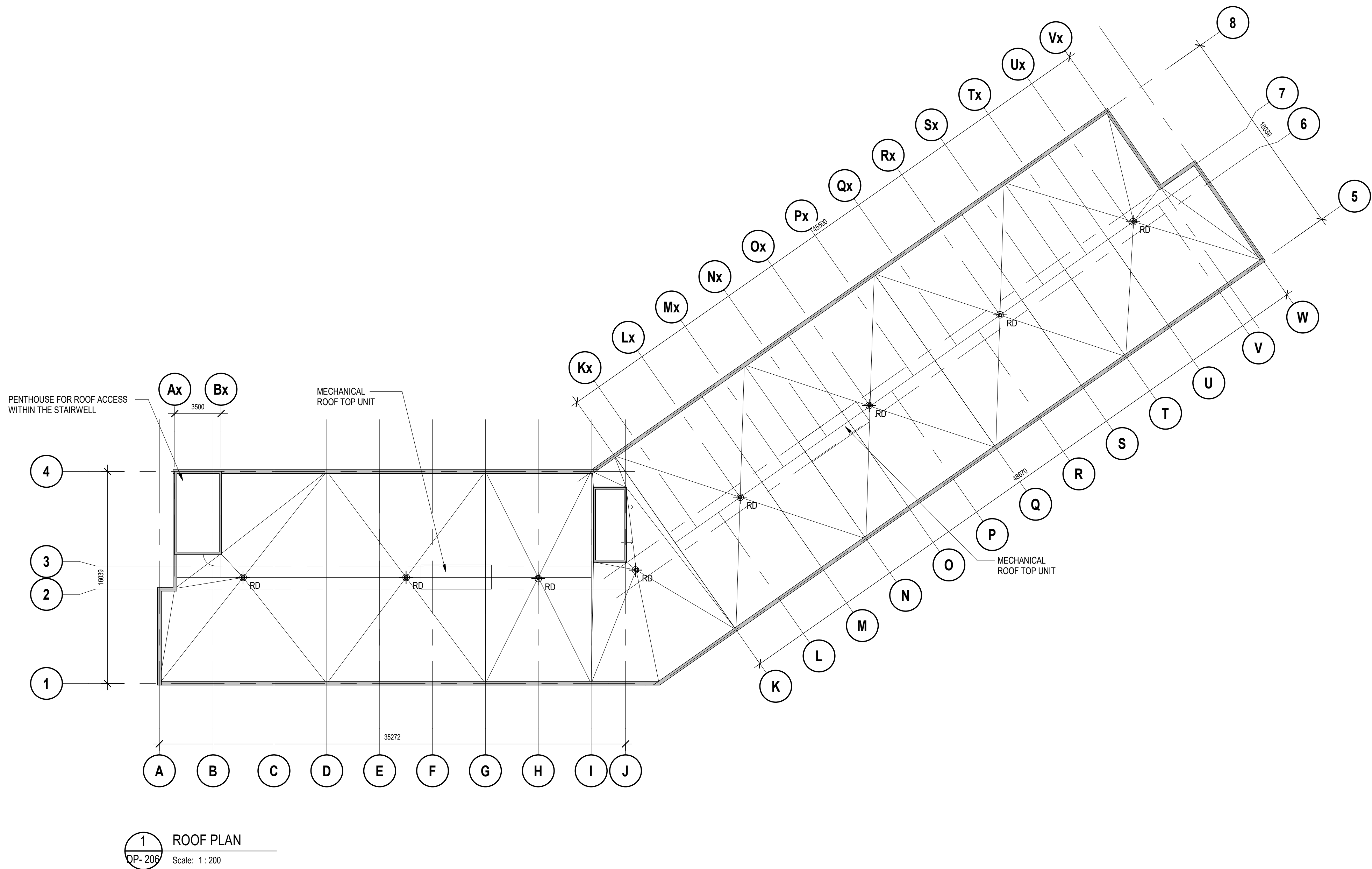
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Drawing History		

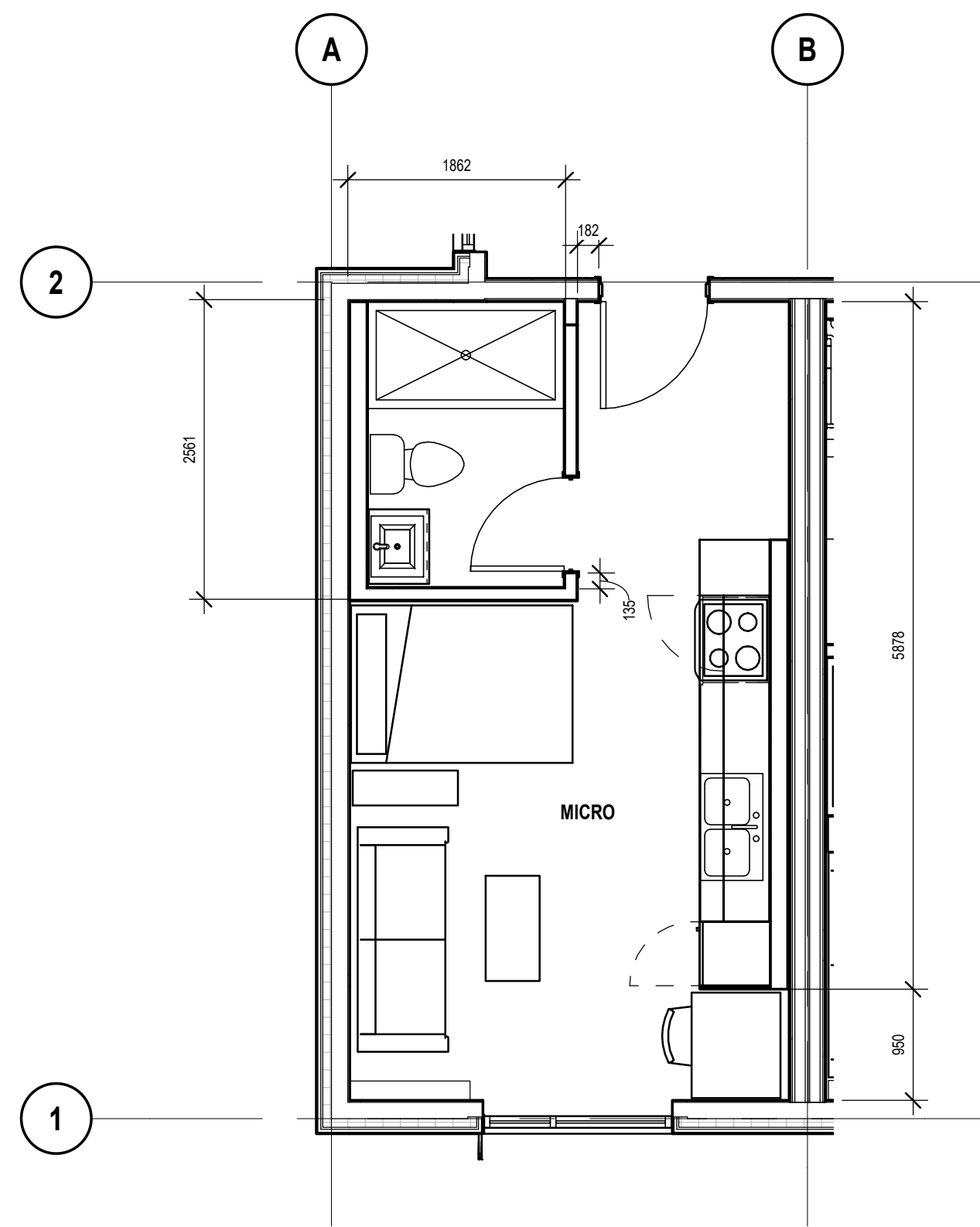
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING
0 - 1000 KLO Rd
860 - 1000 KLO Rd

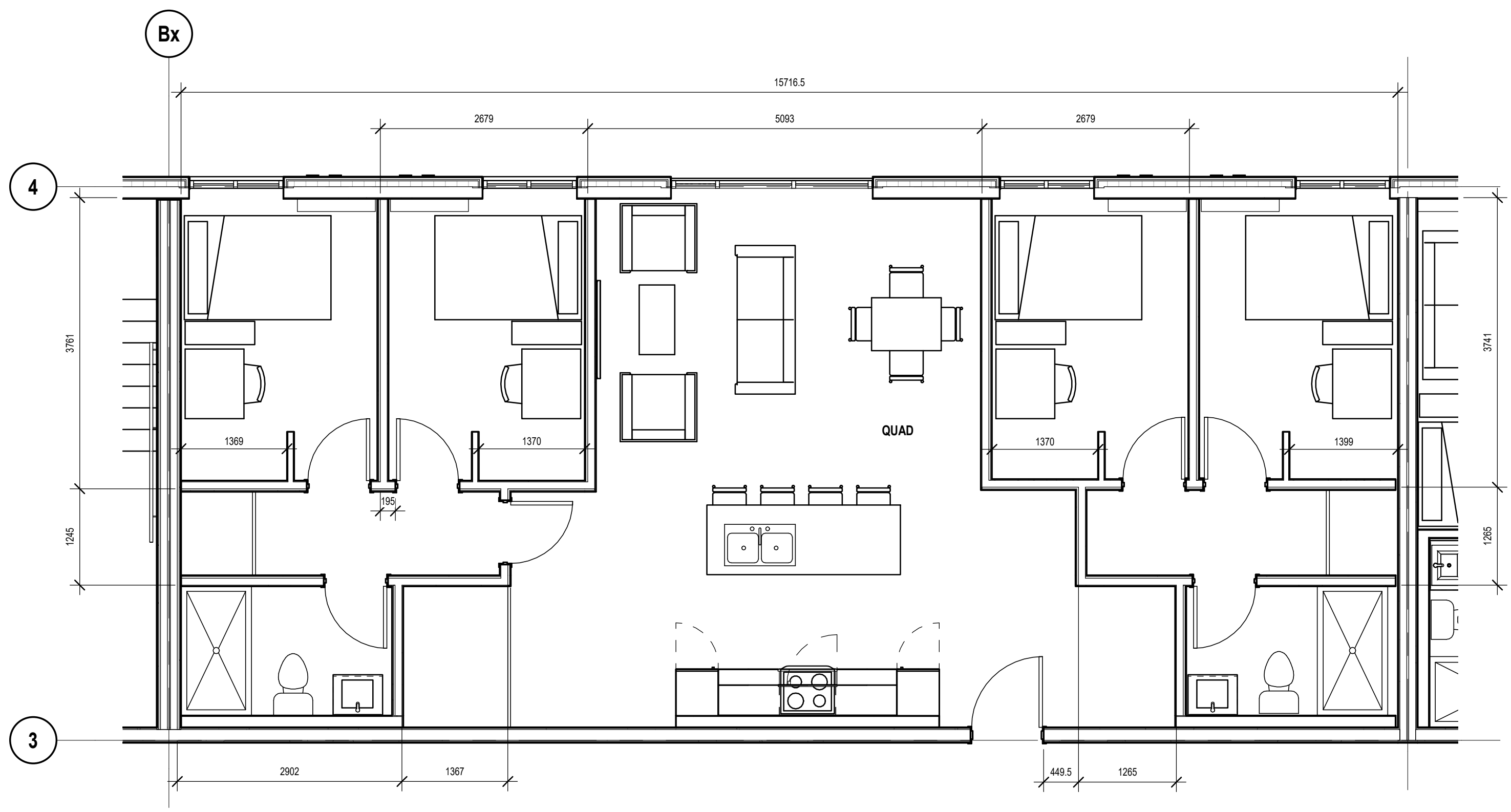
ROOF PLAN

Project Number **DP- 206**

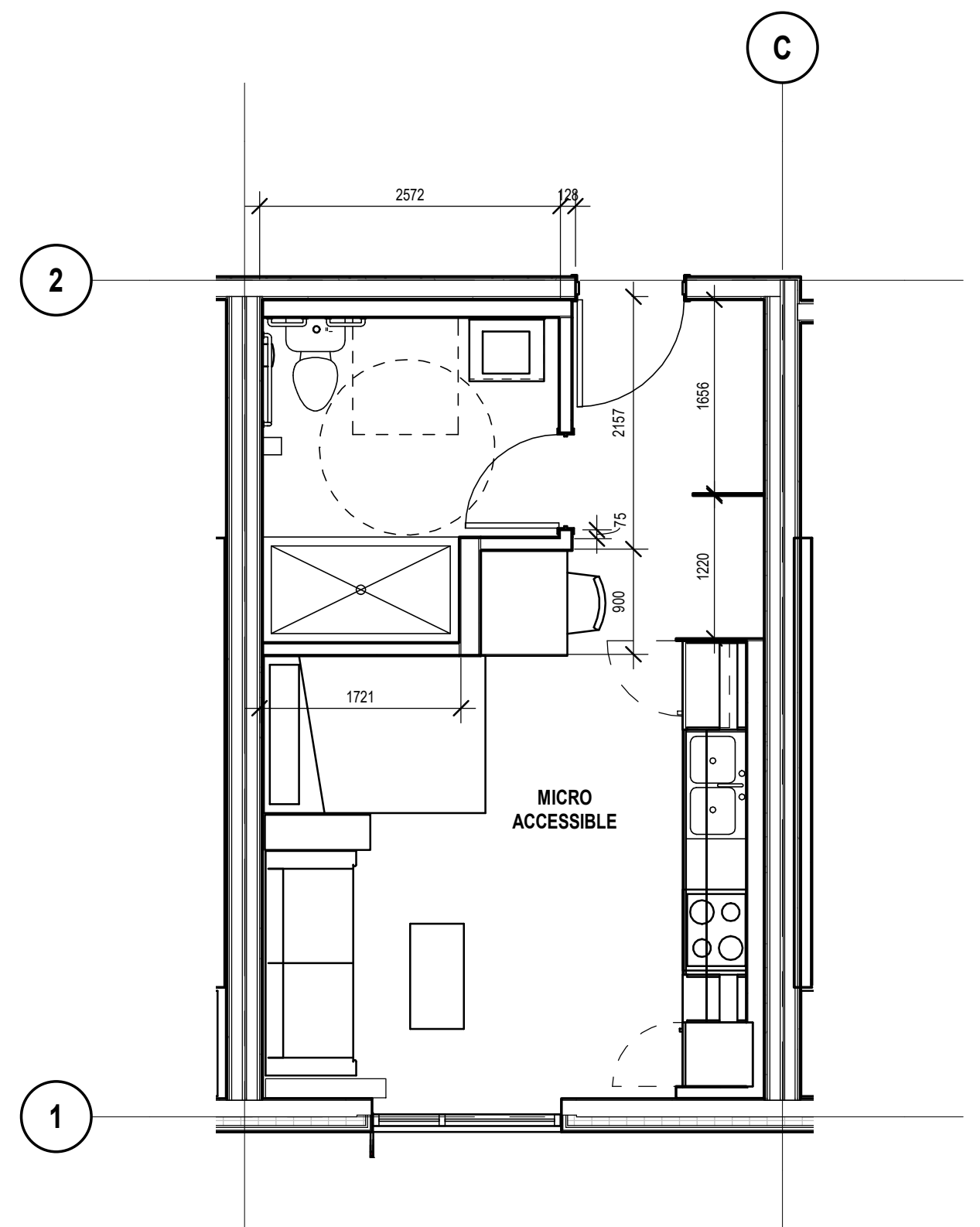




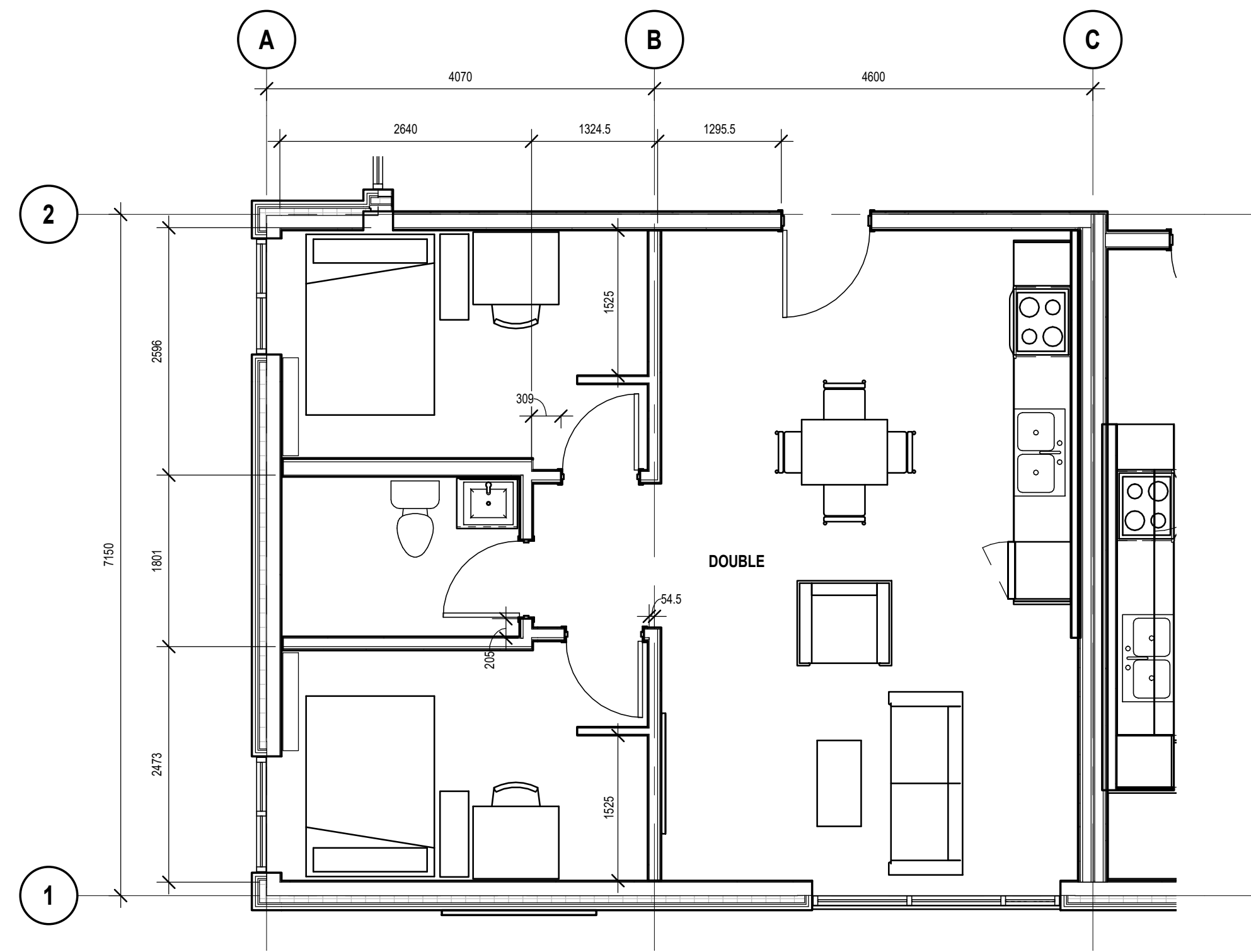
3 TYP. MICRO SUITE ENLARGED FLOOR PLAN
DP-207 Scale: 1 : 50



1 TYP. QUAD SUITE ENLARGED FLOOR PLAN
DP-207 Scale: 1 : 50



4 TYP. MICRO ACCESSIBLE ENLARGED FLOOR PLAN
DP-207 Scale: 1 : 50



2 TYP. DOUBLE SUITE ENLARGED FLOOR PLAN
DP-207 Scale: 1 : 50

Project Team:
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GEC Architecture
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Mechanical Consultant
AME Group
Electrical Consultant
Smith + Andersen
Civil + Geotechnical Consultant
Ecora Engineering
Landscape Consultant
WSP

Client
Okanagan College

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**PRELIMINARY -
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CONSTRUCTION**

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE
Drawing History		
Scale	1 : 50	Checked By Checker

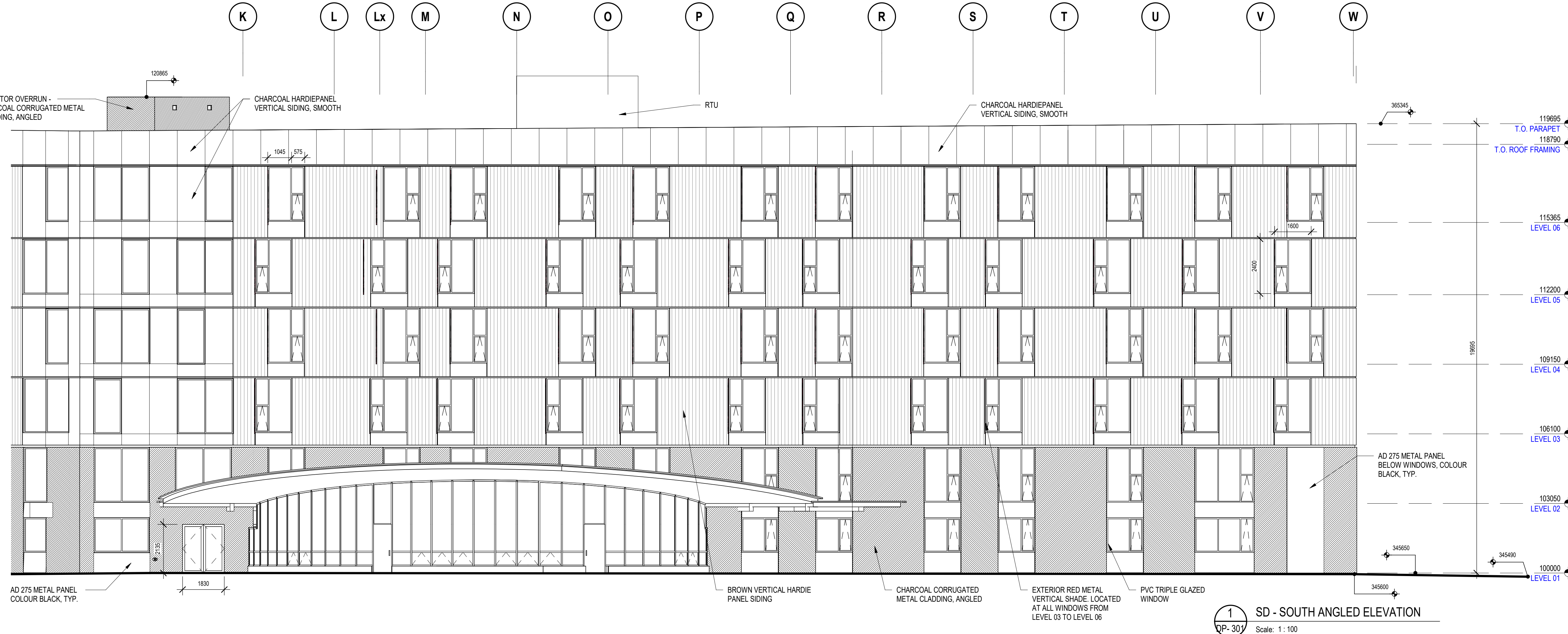
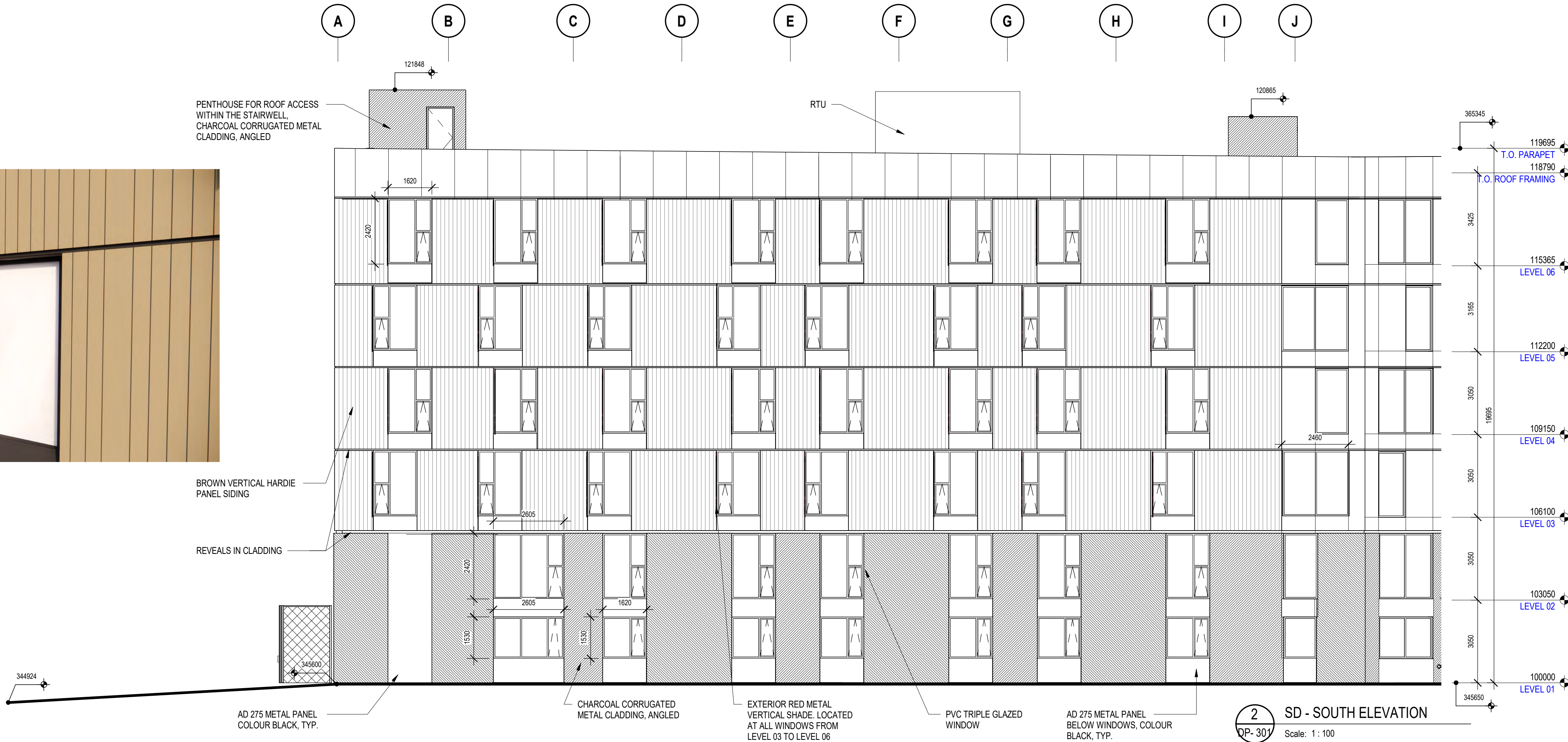
Project
**OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING**
860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
ENLARGED SUITE PLANS

Project Number
5870
Drawing Number
DP-207



3D VIEW OF RED METAL SHADE AT THE EXTERIOR WINDOWS



Project Team:

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Ecora Engineering

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1 ISSUED FOR DEVELOPMENT PERMIT 2022-04-07

NO. ISSUED FOR DATE

Drawing History

Scale 1:100 Checked By Checker

Project OKANAGAN COLLEGE KELOWNA STUDENT HOUSING

860 - 1000 KLO Rd

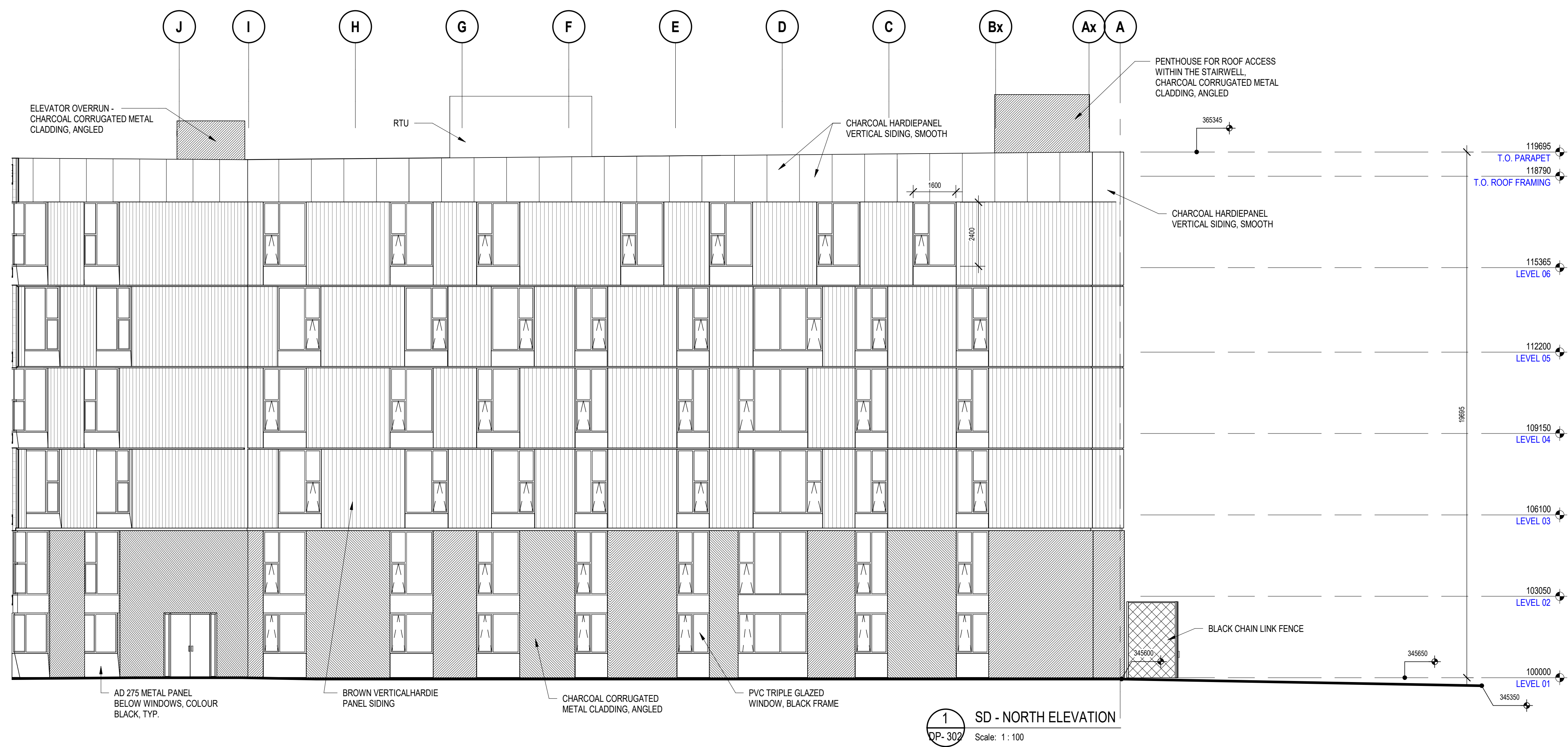
860 - 1000 KLO Rd

Drawing Title

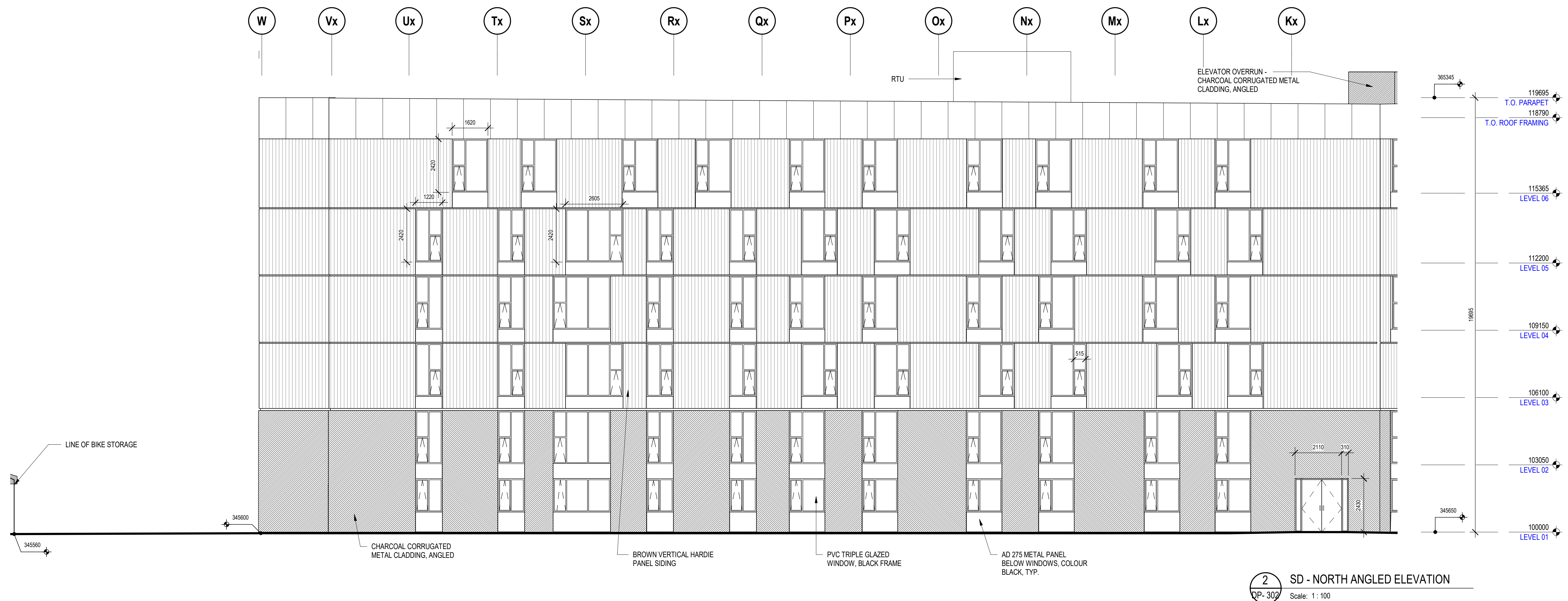
EXTERIOR ELEVATIONS

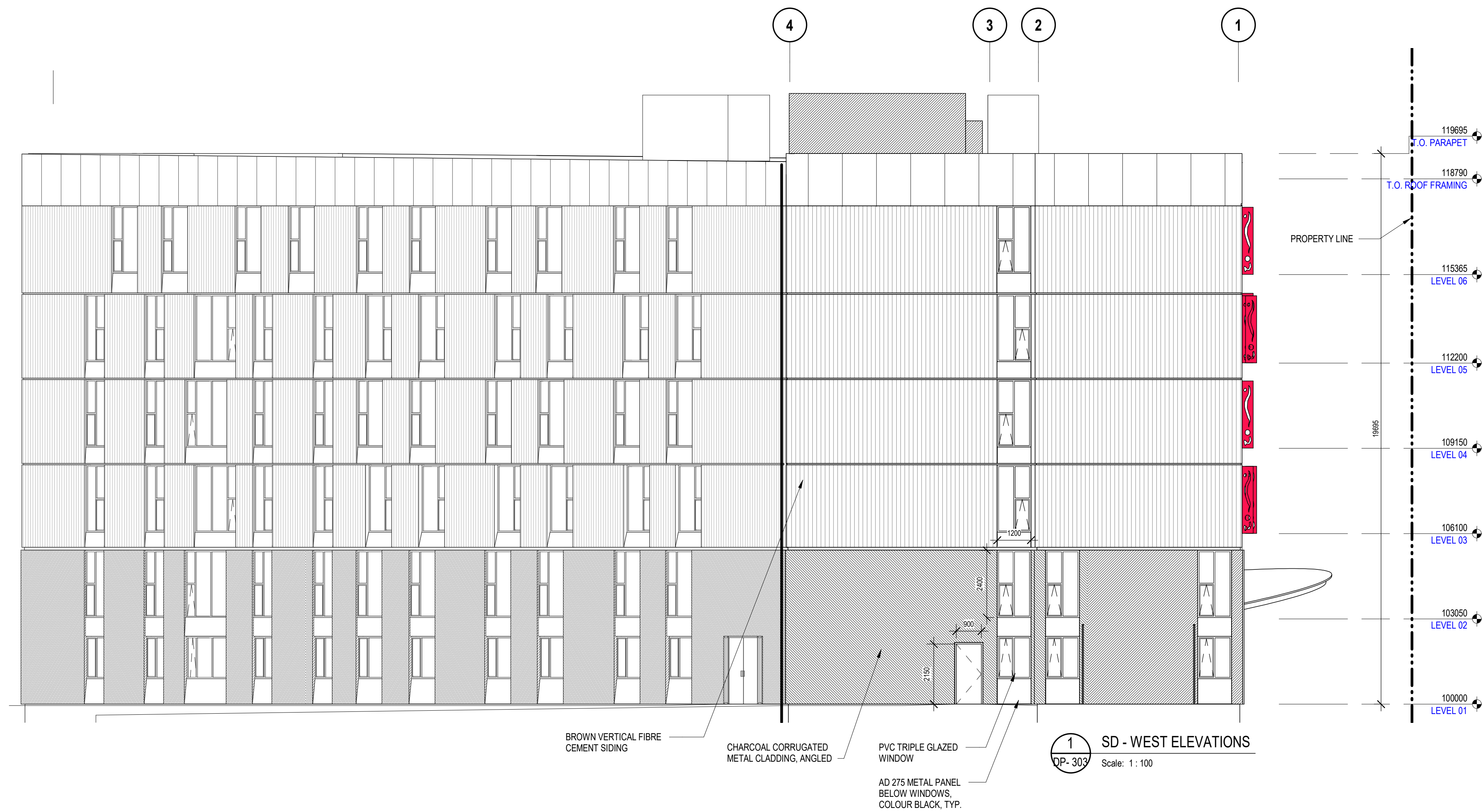
Project Number 5870 Drawing Number DP-301

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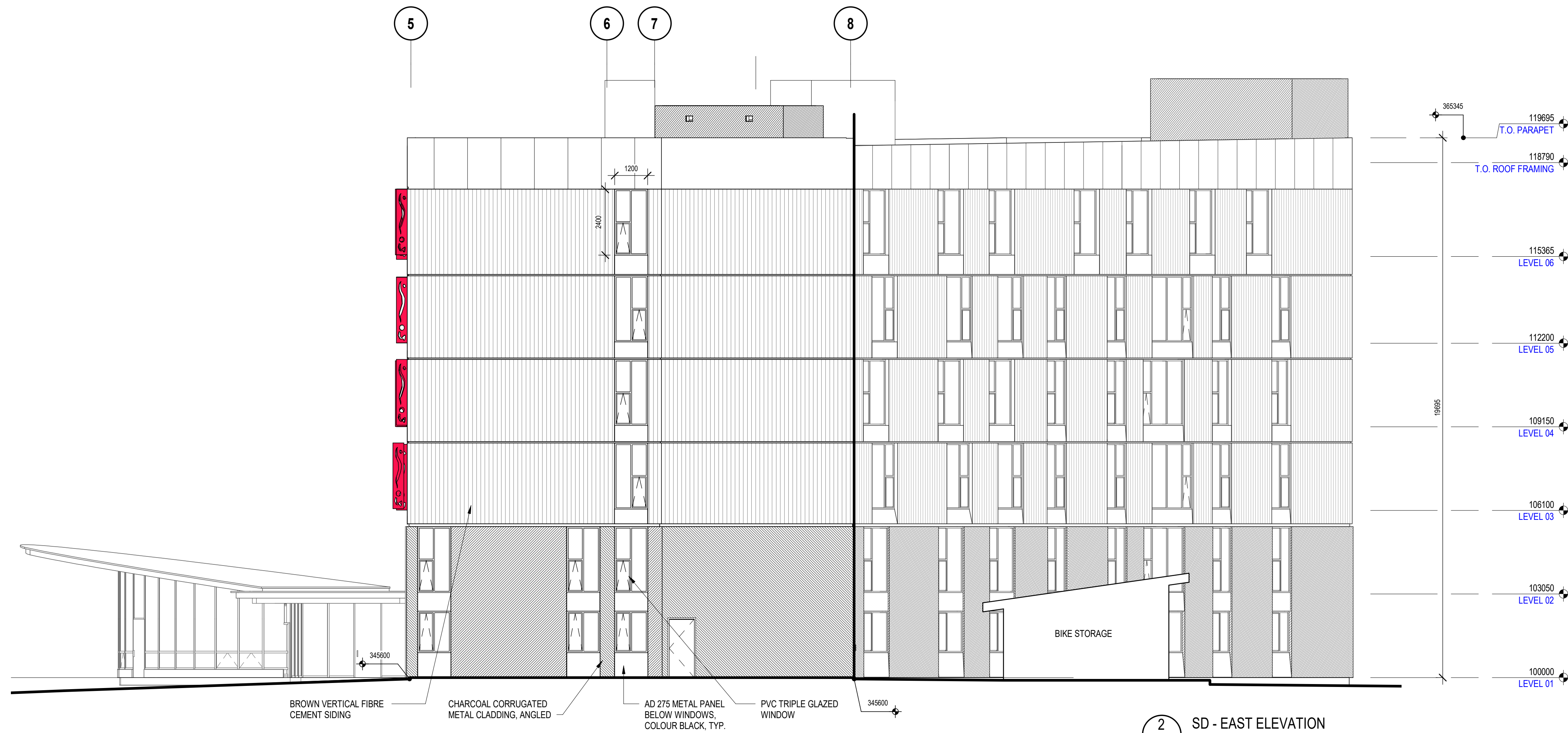


Project Number	Drawing Number
5870	DP- 302





1 SD - WEST ELEVATIONS
Scale: 1 : 100



2 SD - EAST ELEVATION
Scale: 1 : 100



Project Team:

Prime Consultant
GEC Architecture

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Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College



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PRELIMINARY -
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CONSTRUCTION

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
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NO.	ISSUED FOR	DATE
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Drawing History

Scale	1 : 100	Checked By
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Checker

Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

EXTERIOR ELEVATIONS

Project Number
5870

Drawing Number
DP- 303

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2022-04-11 14:42 PM
BIM 2022/04/11 14:42 PM
2022-04-11 14:42 PM
BIM 2022/04/11 14:42 PM



Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College

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CONSTRUCTION**

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
NO.	ISSUED FOR	DATE
Drawing History		
Scale		Checked By
1 : 100		Checker

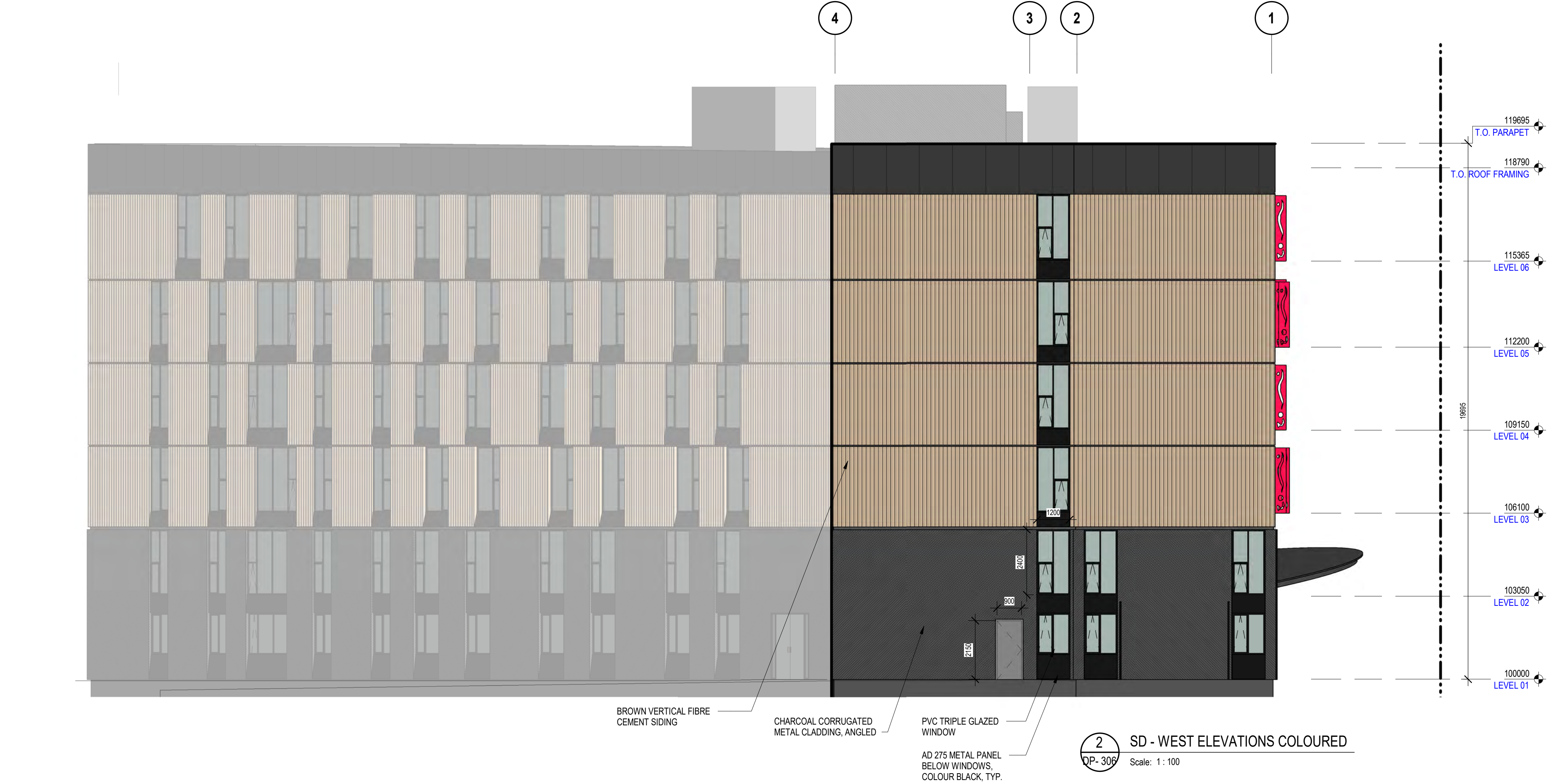
Project
**OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING**

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title
COLOURED ELEVATIONS

Project Number 5870	Drawing Number DP- 305
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2 SD - WEST ELEVATIONS COLOURED
Scale: 1 : 100



1 SD - EAST ELEVATION COLOURED
Scale: 1 : 100



Project Team:

Prime Consultant
GEC Architecture

Structural Consultant
RJC Engineers

Mechanical Consultant
AME Group

Electrical Consultant
Smith + Andersen

Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College



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NOT FOR
CONSTRUCTION

1	ISSUED FOR DEVELOPMENT PERMIT	2022-04-07
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NO.	ISSUED FOR	DATE
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Drawing History

Scale	1 : 100	Checked By Checker
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Project
OKANAGAN COLLEGE KELOWNA
STUDENT HOUSING

860 - 1000 KLO Rd
860 - 1000 KLO Rd

Drawing Title

COLOURED ELEVATIONS

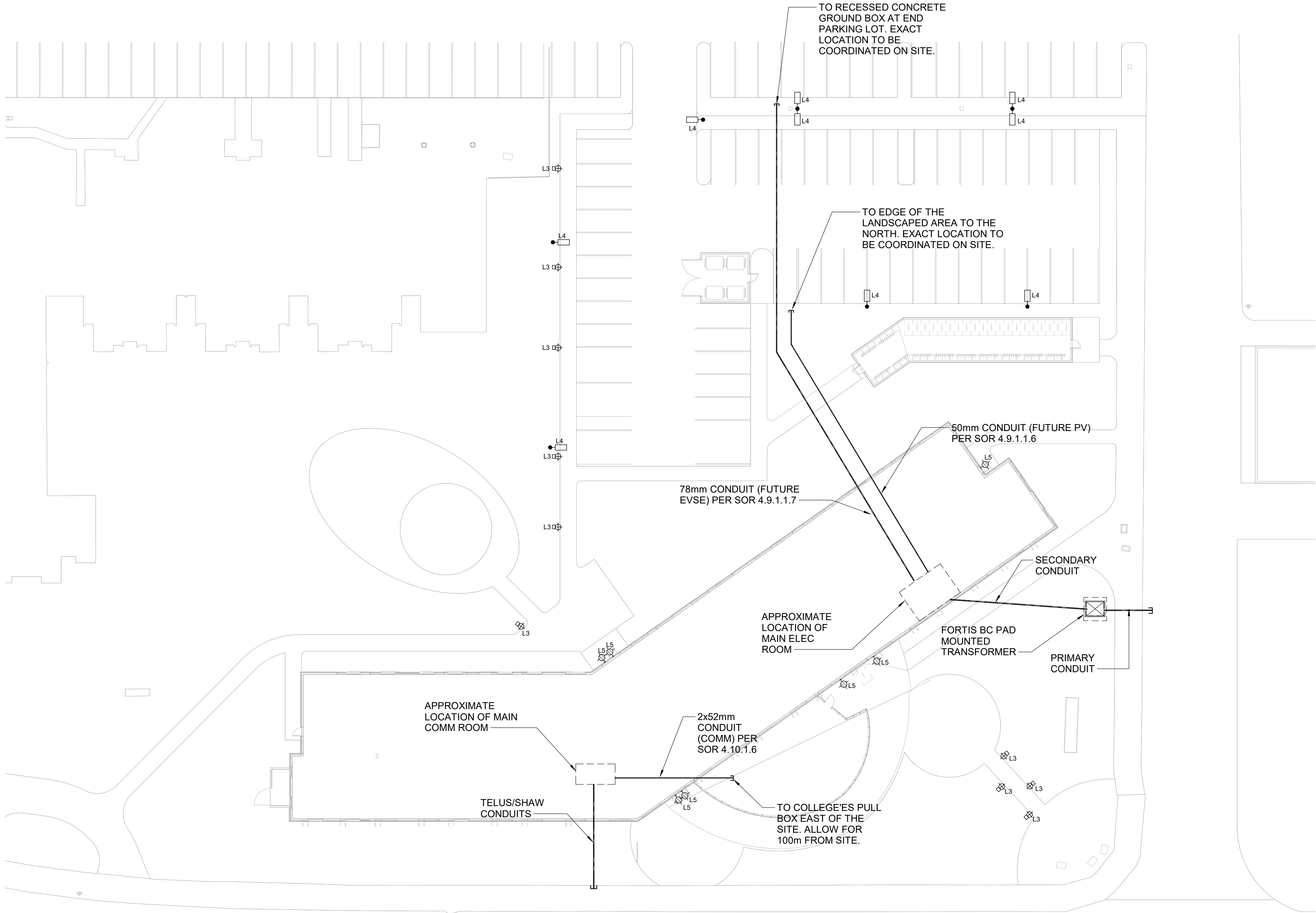
Project Number

5870

Drawing Number

DP- 306

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Project Team:

Prime Consultant

Structural Consultant

Mechanical Consultant

Electrical Consultant

Civil + Geotechnical Consultant

Landscape Consultant

Client

Owner



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NOT FOR
CONSTRUCTION**

1	Issued for Development Permit	April 08, 2022
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NO.	ISSUED FOR	DATE
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Drawing History

Scale	1 : 250	Checked By
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Checker

Project

Okanagan College - Student
Residence

Kelowna, BC

Kelowna, BC

Drawing Title

SITE PLAN

Project Number

21630

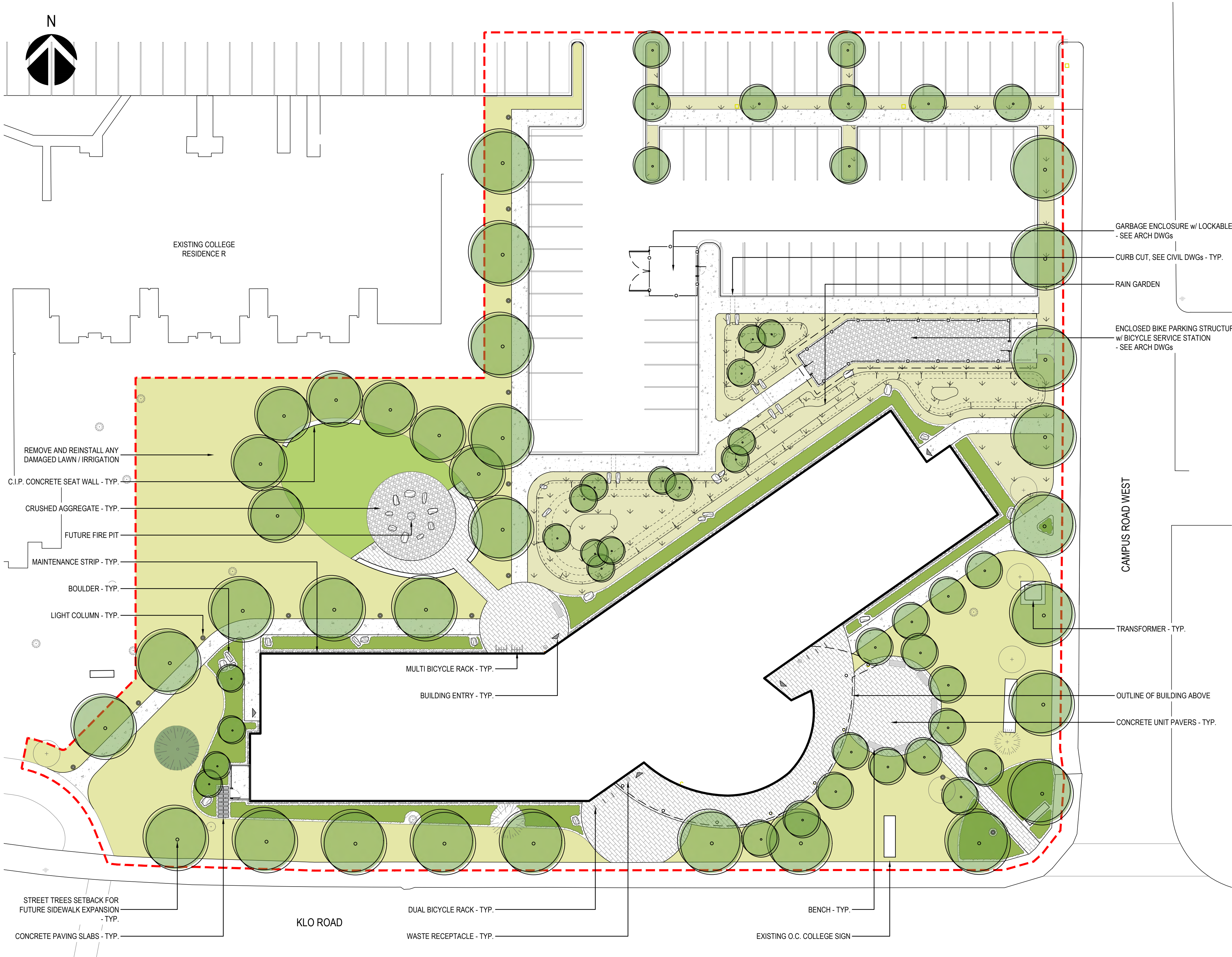
Drawing Number

E-100

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1
E-100 SITE PLAN

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2022-10-17 10:10:10 PM - Okanagan College - Student Residence - E-100.dwg



- LEGEND
- BUILDING ENTRY
 - LIMIT OF WORK
 - BENCH
 - BICYCLE RACK
 - BOULDER
 - C.I.P. CONCRETE PAVING w/ SAWCUTS
 - C.I.P. CONCRETE SEAT WALL
 - CONCRETE PAVING SLABS
 - CONCRETE UNIT PAVERS
 - CRUSHED AGGREGATE
 - EDGER
 - FIRE PIT
 - FENCE
 - LIGHT COLUMN
 - RIVER ROCK COBBLES
 - WASTE RECEPTACLE
 - EXISTING TREE TO BE RELOCATED AS REQUIRED
 - LAWN
 - NATIVE HYDROSEED
 - NATIVE PLANTING
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE

- DEVELOPMENT PERMIT NOTES:
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

Project Team:
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Ecora Engineering
Landscape Consultant
WSP



Seal & Permit

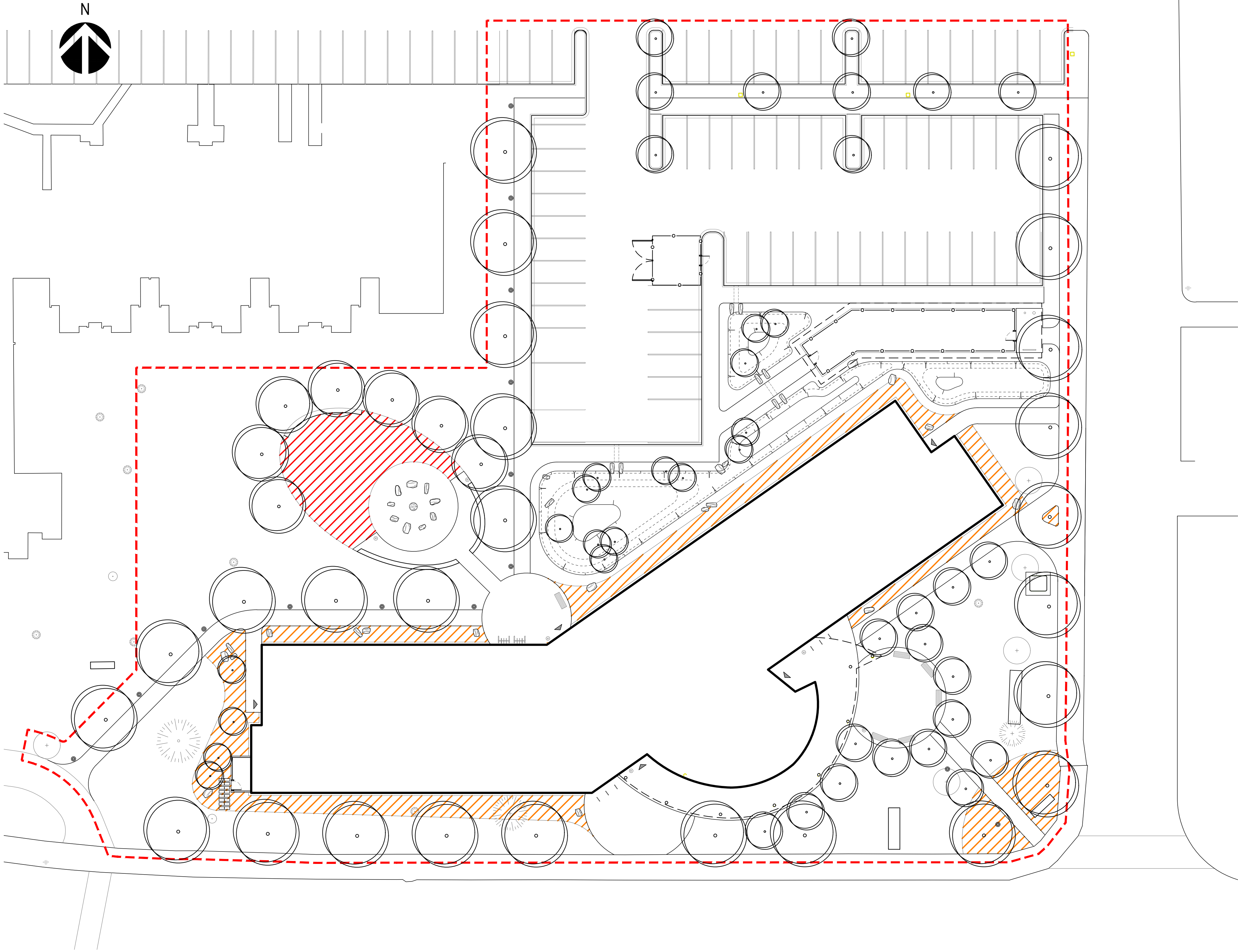
PRELIMINARY - NOT FOR CONSTRUCTION



REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Acer x freemani</i> 'Jeffersred'	AUTUMN BLAZE MAPLE	60mm Cal.	B&B	15.00m x 12.00m
<i>Larix occidentalis</i>	WESTERN LARCH	2.5m Hgt.	B&B	15.00m x 5.50m
<i>Populus tremuloides</i> 'NE Arb'	PRAIRIE GOLD ASPEN	50mm Cal.	B&B	12.00m x 3.00m
<i>Quercus palustris</i>	PIN OAK	50mm Cal.	B&B	16.00m x 7.50m
PERRENIALS / GRASSES				
<i>Arctostaphylos uva-ursi</i>	KINNICKINNICK	#01	POTTED	0.10m x 0.60m
<i>Calamagrostis rubescens</i>	PINE GRASS	#01	POTTED	0.30m x 0.30m
<i>Cornus sericea kelseyi</i>	KELSEY DOGWOOD	#02	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i> 'Magnus'				
<i>Mahonia aquifolium</i> 'Compacta'	COMPACT OREGON GRAPE	#02	POTTED	0.90m x 0.90m
<i>Perovskia atriplicifolia</i>	RUSSIAN SAGE	#02	POTTED	1.25m x 1.00m
<i>Salix purpurea</i> 'Nana'	ARCTIC WILLOW	#02	POTTED	0.90m x 1.50m

1	ISSUED FOR DP	08/04/2022
NO.	ISSUED FOR	DATE
Drawing History		Checked By
Scale		TC
1:250		
Project		
Okanagan College Kelowna Student Housing Design Build		
Project Address		
Drawing Title		
LANDSCAPE PLAN		
Project Number		Drawing Number
5870		LDP 1



HYDROZONE LEGEND

LIMIT OF WORK

LOW WATER REQUIREMENTS

MEDIUM WATER REQUIREMENTS

HIGH WATER REQUIREMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

gec

architecture

Project Team:

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Civil + Geotechnical Consultant
Ecora Engineering

Landscape Consultant
WSP

Client

Okanagan College

okanagan college

Seal & Permit

1	ISSUED FOR DP	08/04/2022
NO.	ISSUED FOR	DATE

Drawing History

Scale 1:250	Checked By TC
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Project

Okanagan College Kelowna
Student Housing Design Build

Project Address

Drawing Title

HYDRAZONE PLAN

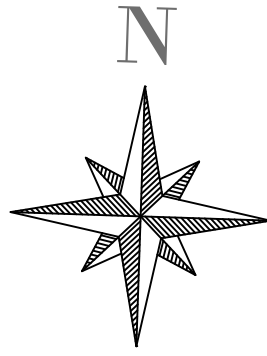
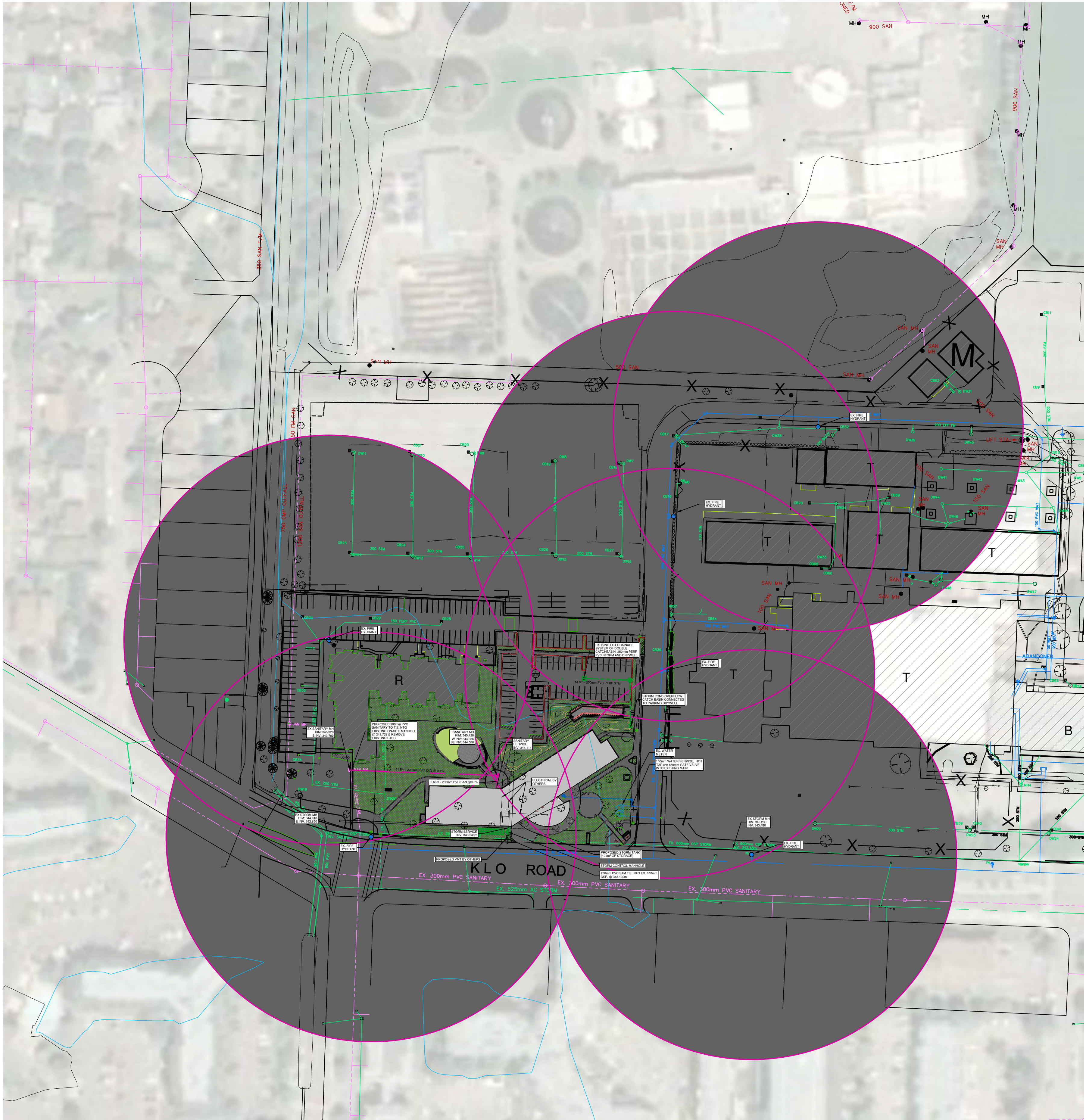
Project Number
5870

Drawing Number
LDP 2

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- GENERAL NOTES
- CONSTRUCTION SHALL ONLY PROCEED WITH APPROVED ISSUED FOR CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S 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 OWNER.
 - 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, WATERMAINS, 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 (BC HYDRO, FORTIS BC, 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 AND MUST OBTAIN RIGHT OF WAY USAGE PERMIT FOR WORK IN CITY ROW PRIOR TO CONSTRUCTION
 - ALL WATERLINES SHALL BE TESTED & CHLORINATED BEFORE TIE INTO CITY OF KELOWNA MAINS TO CITY OF KELOWNA STANDARDS.
 - 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.
 - INSPECTION PORTS ARE REQUIRED ON ALL SANITARY SEWER SERVICES
 - 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%
 - ASPHALT RESTORATION TO BE KEYS IN AS PER DETAIL SS-GS.
 - 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. FILTER FABRIC IN CB UNTIL FINAL LIFT APPLIED.
 - 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 SUBDIVISION & DEVELOPMENT SERVING BYLAW AND APPLICABLE PLUMBING CODE UNLESS OTHERWISE NOTED ON DRAWING.
 - SANITARY AND STORM SEWER INCLUDING CB LEADS 150mm AND SMALLER TO BE SDR28 PVC.
 - STORM SEWER 200mm AND LARGER TO BE ULTRA RIB PVC OR KOP-F10.
 - ALL STORM SEWER CATCH BASIN LEADS TO BE 150mm DIAMETER SDR 28 PVC
 - ALL STORM SEWER SERVICES TO HAVE BACK FLOW PREVENTERS
 - ALL UTILITY TIE-INS TO EXISTING CITY OF KELOWNA MAINS TO BE SUPERVISED BY CITY AT DEVELOPER'S EXPENSE.
 - CONTRACTOR TO COMPLETE TIE-INS AND DISCONNECTIONS OF EXISTING SERVICES FOR CITY WATER, SANITARY AND DRAINAGE IN THE PRESENCE OF THE CONSULTANT'S REPRESENTATIVE AND UNDER SUPERVISION OF CITY OF KELOWNA PERSONNEL AFTER APPROPRIATE CITY APPROVALS ARE OBTAINED.
 - CONTRACTOR TO FOLLOW ALL RECOMMENDATION OF PIPE MANUFACTURERS RECOMMENDED DEFLECTIONS AND BENDING OF PRESSURE PIPE. WHEN REQUIREMENT OF DEFLECTION OF RADIUS EXCEEDS MANUFACTURERS AND CITY SPECIFICATIONS CONTRACTOR TO UTILIZE 9° BENDS. MIN RADIUS OF CURVATURE IS EQUAL TO 175m FOR ALL PIPES UP TO AND INCLUDING 250mm WATERMAIN. ANY BENDS & TEES INSTALLED ON WATERMAINS TO BE ASBUILT SURVEYED WITH LOCATION AND ELEVATION BY CONTRACTOR.
 - DO NOT BUILD UNLESS LABELLED 'ISSUED FOR CONSTRUCTION'

STORM DRAINAGE CALCULATIONS				(MODIFIED RATIONAL METHOD)			
DEVELOPMENT LOCATION							
Okanagan College, KLO Road Kelowna, B.C.							
PRE DEVELOPMENT FLOW RATES							
Q=0.0028CIA WHERE				Q=FLOWRATE C=WEIGHTED RUNOFF COEFFICIENT I=RAINFALL INTENSITY A=AREA Ca=ANTECEDENT PRECIPITATION COEFFICIENT			
Assuming	6686 m2	Natural	C=	0.15			
	0 m2	Landscaping	C=	0.3			
	0 m2	Asphalt/Concrete	C=	0.8			
	0 m2	Building	C=	0.9			
		Weighted C=	0.15				
Area=	p						
	0.67 Ha						
CALCULATING THE TIME OF CONCENTRATION USING THE AIRPORT FORMULA AS FOLLOWS:							
Tc = 3.26 (1.1 - C) L ^{0.5} Sw ^{0.33}							
WHERE				C=WEIGHTED RUNOFF COEFFICIENT L=WATERSHED LENGTH Sw=WATERSHED SLOPE			
	L=	135 m					
	Sw=	1 %					
	Tc=	36.0 min.					
Tc		0.0028 *	C	*	I	*	A
36.0	5 Year Event	0.0028	0.15		17.61		0.67
				Q=			
				0.005 m³/s			
POST DEVELOPMENT FLOW RATES							
Q=0.0028CIA WHERE				Q=FLOWRATE C=WEIGHTED RUNOFF COEFFICIENT I=RAINFALL INTENSITY A=AREA			
Assuming	0 m2	Natural	C=	0.15			
	3268 m2	Landscaping	C=	0.3			
	1855 m2	Asphalt	C=	0.8			
	1563 m2	Building	C=	0.9			
		Weighted C=	0.43				
Area=	0.00 Ha, Previous	0.00	%				
Area=	0.34 Ha, Impervious	51.12	%				
Area=	0.67 Ha, Total						
Tc	100 year Event	0.0028 *	C	*	I	*	A
5		0.0028	0.43		143		0.67
10		0.0028	0.43		84		0.67
15		0.0028	0.43		62		0.67
30		0.0028	0.43		37		0.67
60		0.0028	0.43		21.3		0.67
STORAGE VOLUME REQUIRED				(Post Dev Flow - Pre Dev Flow) * Duration * 10% safety Factor Q100(POST) - Q 5 (PRE) X DURATION X 10% SAFETY FACTOR			
Tc							
5	0.115	-	0.005				36.165 m³
10	0.067	-	0.005				41.061 m³
15	0.050	-	0.005				44.102 m³
30	0.030	-	0.005				48.456 m³
60	0.017	-	0.005				46.988 m³
REQUIRED VOLUME				48.46 m³			
STORAGE VOLUME PROVIDED							
C= CLOSED PIPE P= PERF. PIPE				P			
TOTAL IN				4 DRYWELLS AND SURROUNDING STONE			
TOTAL IN				41 l.m. 450 mm PIPE AND SURROUND			
TOTAL IN				43 l.m. 375 mm PIPE AND SURROUND			
No allowance has been made for exfiltration from drywells and piping This is deliberate and intended to introduce an additional safety factor							
TOTAL IN STORMWATER DETENTION STRUCTURE				0.00 m³			



NOT FOR CONSTRUCTION

LEGEND

- | | | | |
|----------------|---|-----------------|--------|
| WATER | — | MANHOLE | ○ M.H. |
| SAN. SEWER | — | UTILITY POLE | ● U.P. |
| STORM SEWER | — | POWER POLE | ● P.P. |
| GAS | — | LAMP STANDARD | □ L.S. |
| U/G TELEPHONE | — | CATCH BASIN | ⊞ C.B. |
| U/G ELECTRICAL | — | HYDRANT | ⊕ H.D. |
| | | TREES | ○ T |
| | | SURVEY MONUMENT | ⊙ |

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Civil + Geotechnical Consultant
Ecora Engineering
Landscape Consultant
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Client
Okanagan College


Seal & Permit

A	ISSUED FOR DP	04/11/2022
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Scale	1:1000	Checked By MDY

Project
**Okanagan College Kelowna
Student Housing Design Build**

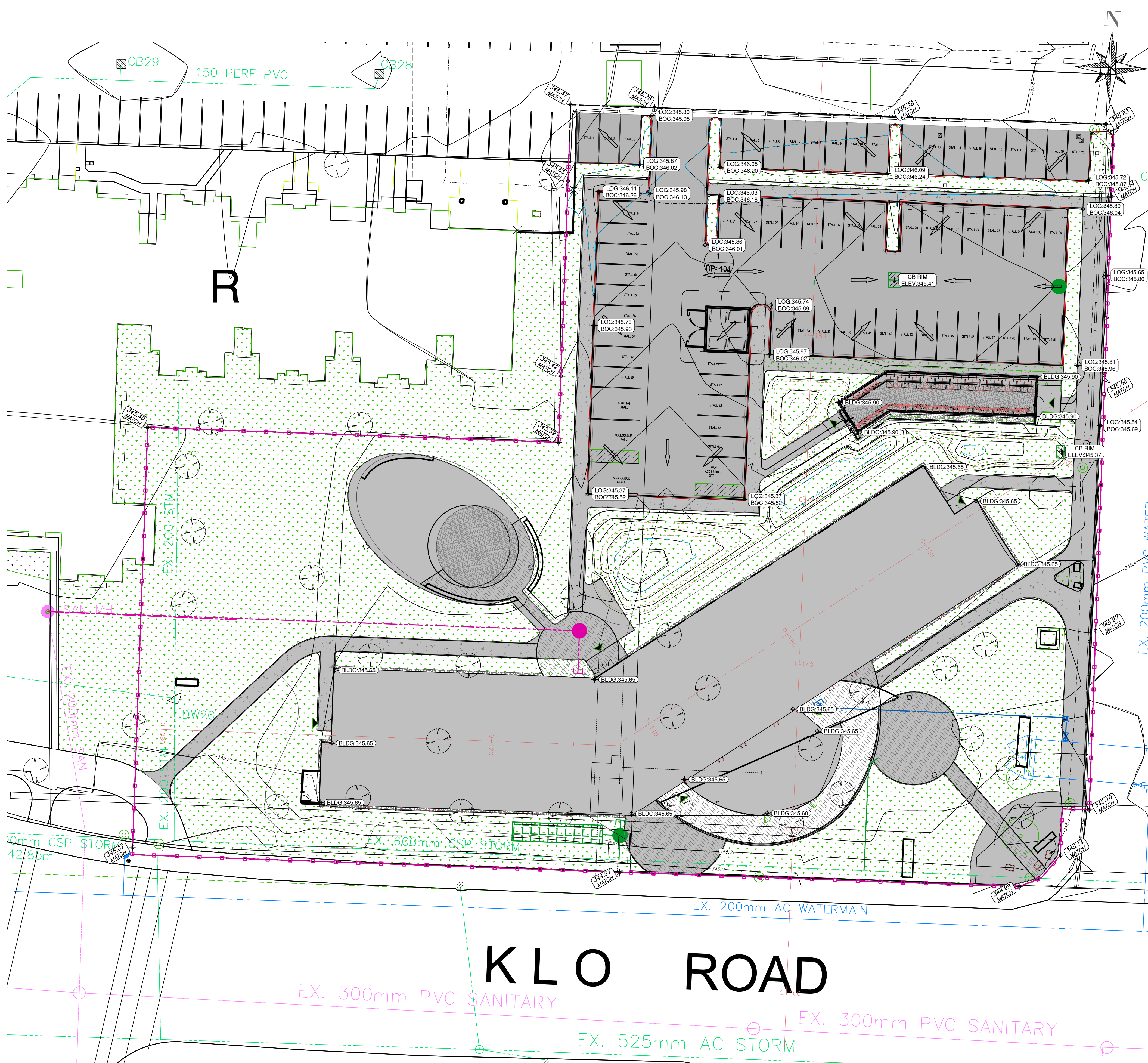
Project Address
K L O ROAD

Drawing Title

**FIRE HYDRANT
COVERAGE PLAN**

Project Number
5870

Drawing
Number
C-02



LEGEND

- PROPOSED 0.2m INTERVAL CONTOURS
- EXISTING 0.2m INTERVAL CONTOURS
- OVERLAND FLOW ROUTE
- SILT FENCE

EROSION AND SEDIMENT CONTROL PLAN

GENERAL NOTES:

- EROSION AND SEDIMENT CONTROL DRAWINGS ARE PROVIDED FOR REFERENCE ONLY AND WERE PREPARED SPECIFICALLY FOR APPROVALS FROM THE CITY OF KELLOWNA. THEY MAY NOT INCLUDE ALL THE MEASURES REQUIRED. THE CONTRACTOR(S) SHALL COMPLY WITH ALL REGULATORY AUTHORITIES, MINISTRY OF THE ENVIRONMENT, DEPARTMENT OF FISHERIES AND OCEANS CANADA AND CITY OF KELLOWNA IN THE PROTECTION OF FISH AND RECEIVING WATER BODIES DURING THE CONSTRUCTION OF THE WORKS AND SHALL BE RESPONSIBLE FOR ALL COSTS IN COMPLYING WITH THESE REQUIREMENTS.
- PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ADEQUATE STEPS, INCLUDING BUT NOT LIMITED TO: DIVERTING FLOWS FROM EXPOSED AREAS, PROVIDING CHECK DAMS AND CHANNEL PROTECTION IN TEMPORARY AND PERMANENT ON SITE DRAINAGE COURSES, INSTALLATION OF SEDIMENT FENCES AROUND THE DEVELOPMENT PERIMETER AS SHOWN AND SOIL STOCKPILES, INSTALLATION OF FILTER OR COMPOST TUBES AROUND THE PERIMETER OF ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCES, POLY SHEETING, HYDRO SEEDING, STRAWING, DITCHING AND ANY OTHER MEASURES AS MAY BE NECESSARY TO PREVENT SEDIMENT AND OTHER DELECTORIOUS MATERIALS FROM THE WORKS ENTERING THE STORM SEWER SYSTEM AND RECEIVING WATER COURSE.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF TURBID AND SEDIMENT LADEN WATER INTO ANY WATER COURSE AND STORM SEWER. THE QUALITY CRITERIA FOR THE SITE IS THAT ALL RUNOFF GENERATED FROM THE SITE IS TO CONTAIN LESS THAN 75mg/L TSS AFTER SIGNIFICANT RAINFALL EVENTS. TURBIDITY TO BE 25 NTU'S OR LESS DURING NORMAL WEATHER CONDITIONS (LESS THAN 25mm OF RAIN IN A 24 HOUR PERIOD).
- ALL SEDIMENT CONTROLS FACILITIES TO REMAIN IN PLACE UNTIL 90% OF ON-SITE CONSTRUCTION IS COMPLETE.
- WHILE CIVIL SITE CONSTRUCTION IS ONGOING, THE SITE SERVING CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE INSTALLED, MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE. ALL FACILITIES SHALL BE INSPECTED BY ECORA ENGINEERING ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT TO ENSURE PROPER OPERATION UNTIL REMOVAL.
- DURING BUILDING CONSTRUCTION AND ONCE ALL CIVIL SITE WORKS ARE COMPLETE, THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE.
- ANY IRREGULARITIES BE SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PAVED ROAD SURFACES ARE KEPT CLEAN OF ANY ACCUMULATIONS OF SOIL UNTIL COMPLETION OF ALL CIVIL WORKS FOLLOWING WHICH IT WILL BECOME THE DEVELOPERS RESPONSIBILITY. FLUSHING IS PROHIBITED. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DUST CONTROL MEASURES ON SITE AT ALL TIMES.
- DURING CONSTRUCTION, THE CONTRACTOR MAY NEED TO EMPLOY ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, INTERCEPTOR DITCHES, SILT FENCES, ROCK CHECK DAMS, ETC TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER TO THE EXISTING WATERCOURSES. THE CONTRACTOR SHALL HAVE AN EMERGENCY SUPPLY OF EROSION CONTROL MEASURES ON SITE AT ALL TIMES.
- SITE SOIL COMPOSITION: ORGANIC TOPSOIL UNDERLAIN BY NATIVE SANDS AND GRAVELS. SOME BEDROCK EXPECTED.
- ALL WORK IN AND AROUND THE EXISTING WATERCOURSES SHALL BE COMPLETED FOLLOWING SPRING FRESHET.

STAGE 1-CLEARING, GRUBBING, STRIPPING & GRADING

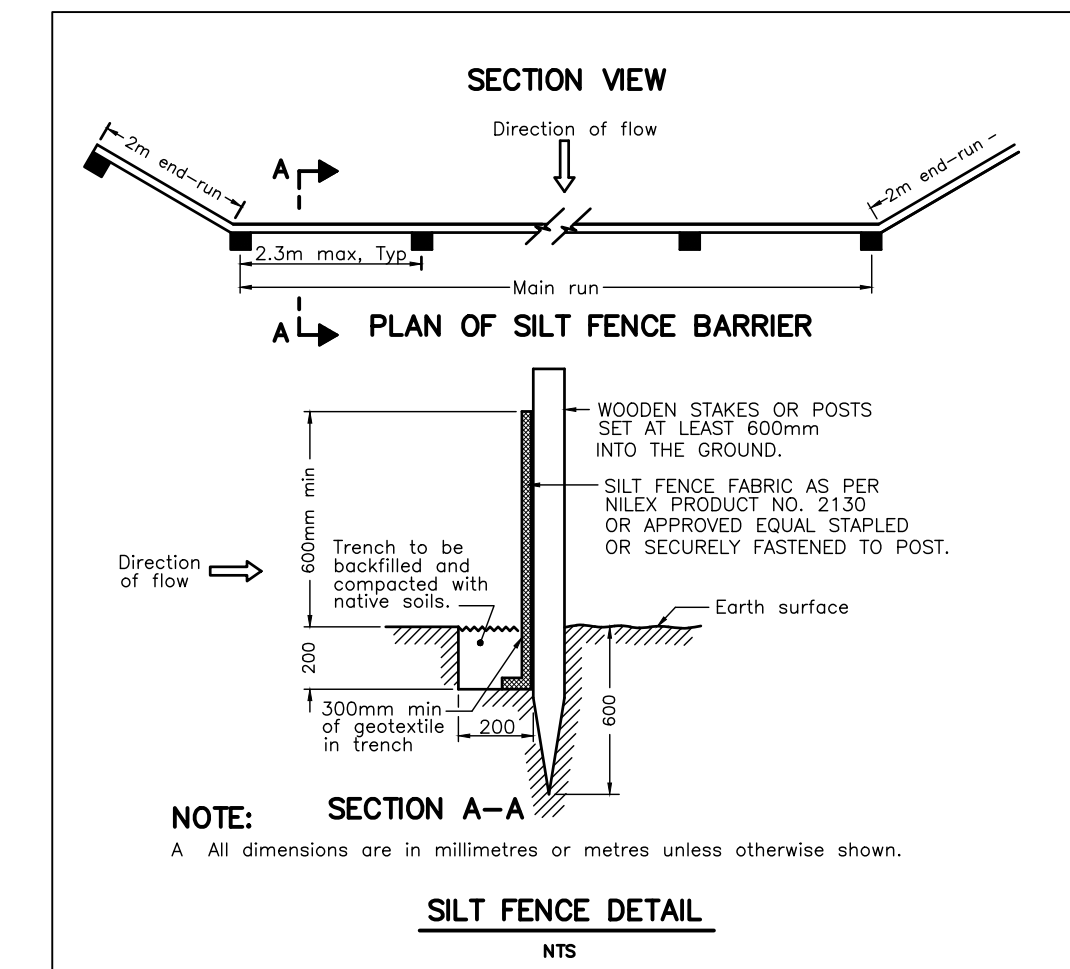
- CONTRACTOR TO INSTALL SILT FENCE AT LOCATIONS AS SHOWN ON THIS DRAWING.
- CONTRACTOR TO INSTALL GRAVEL SITE ACCESS PAD OFF CAMPUS WEST ROAD/PARKING LOT. ALL VEHICLES TO ENTER AND EXIT THE SITE VIA THE GRAVEL ACCESS PAD. THE ACCESS PAD SHALL BE CONSTRUCTED WITH 150MM- CLEAN, WELL GRADED RIP RAP 300MM THICK OR NON-WOVEN FILTER FABRIC. SINCE THE PAD IS LOCATED WITHIN THE ROAD ALIGNMENT, THE PAD SHALL BE REMOVED PRIOR TO PLACEMENT OF PIT RUN GRAVEL.
- CONTRACTOR TO BE RESPONSIBLE FOR SUPPLYING, INSTALLING, AND REMOVING ANY TEMPORARY CULVERTS AT WATERCOURSE CROSSING LOCATIONS TO ENSURE FREE FLOW OF WATER THROUGH THE WATERCOURSES AT ALL TIMES.
- CONTRACTOR TO PROVIDE MECHANICAL SWEEPING OF ROADS (CAMPUS WEST ROAD/PARKING LOT) TO REMOVE ANY ACCUMULATIONS OF SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES. SUCH OPERATIONS TO BE CARRIED OUT ON A WEEKLY BASIS (MIN) OR AS DIRECTED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE, PARTICULARLY IN ADVANCE OF INCLEMENT WEATHER CONDITIONS. NO FLUSHING ALLOWED.
- CONTRACTOR SHALL INSTALL CATCH BASIN SEDIMENT TRAPS BY LAYFIELD (OR APPROVED EQUAL) IN EXISTING CATCH BASINS ON CAMPUS WEST ROAD/PARKING LOT PRIOR TO COMMENCING CONSTRUCTION.

STAGE 2-CONSTRUCTION OF ROADS AND UNDERGROUND UTILITIES

- STOCKPILES OF EXCAVATED MATERIALS ARE TO BE PROTECTED WITH 6MM THICK POLYETHYLENE SHEETING (OR SIMILAR) AND SURROUNDED BY SILT FENCE TO MINIMIZE SOIL EROSION DUE TO RAINFALL EVENTS.
- FOLLOWING INSTALLATION OF THE CB'S AND DITCH INLET, INSTALL "FILTERSOXX", "TERRATUBE" OR APPROVED EQUAL SUBGROUNDS AROUND THE CB AND DITCH INLET TO PREVENT SEDIMENT FROM ENTERING THE NEW STORM SEWER SYSTEM.
- DURING THE CONSTRUCTION PERIOD, PROVIDE MECHANICAL STREET SWEEPING ALONG CAMPUS WEST ROAD/PARKING LOT TO REMOVE ANY ACCUMULATION OF SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES, AS DIRECTED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE.

DECOMMISSIONING

- DECOMMISSIONING OF ALL SEDIMENT CONTROL FACILITIES: ON COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND 90% LANDSCAPING, THE CHECK DAMS, SILT TRAPS ON THE CATCHBASINS AND DITCH INLETS CAN BE REMOVED. THE BALANCE OF SILT FENCE SHALL ALSO BE REMOVED.



NOT FOR CONSTRUCTION

LEGEND

- WATER
- SAN. SEWER
- STORM SEWER
- GAS
- U/G TELEPHONE
- U/G ELECTRICAL
- MANHOLE
- UTILITY POLE
- POWER POLE
- LAMP STANDARD
- CATCH BASIN
- HYDRANT
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- T

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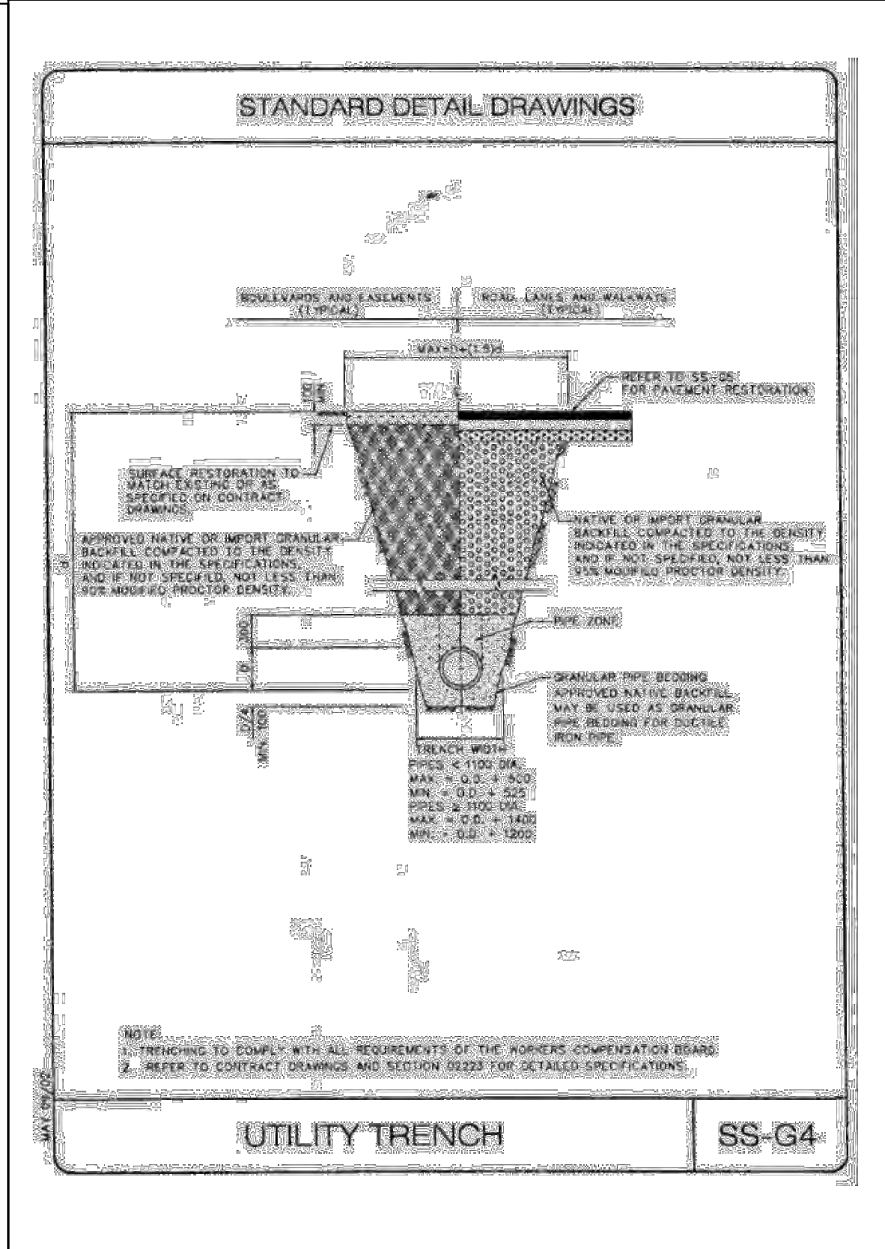
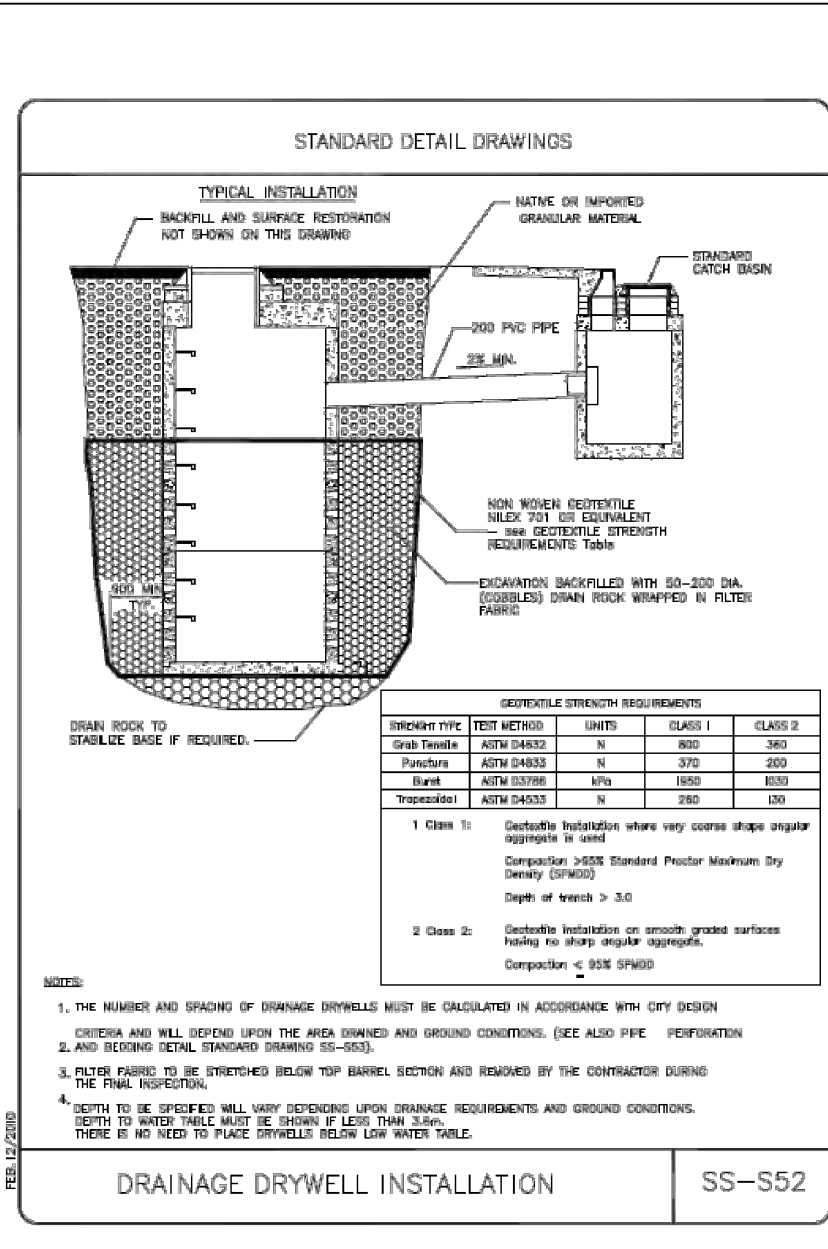
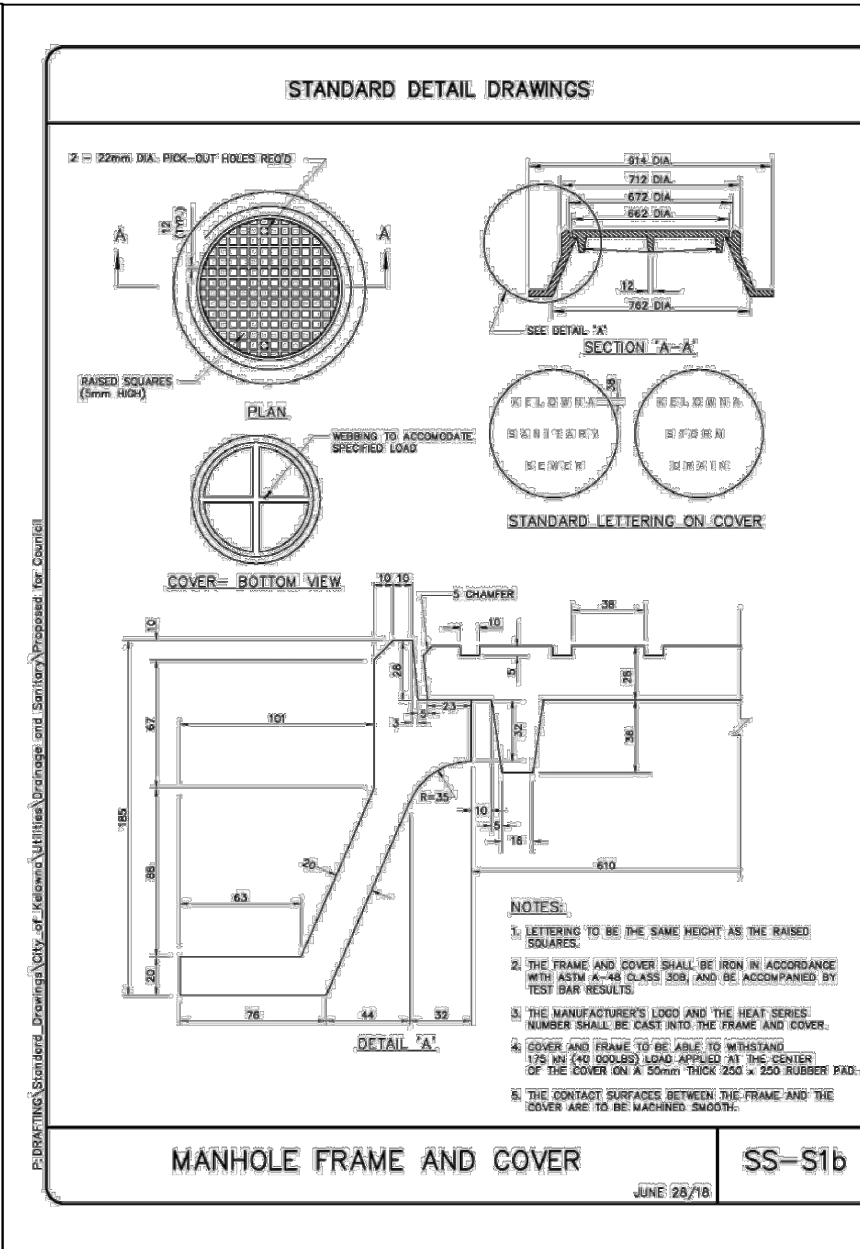
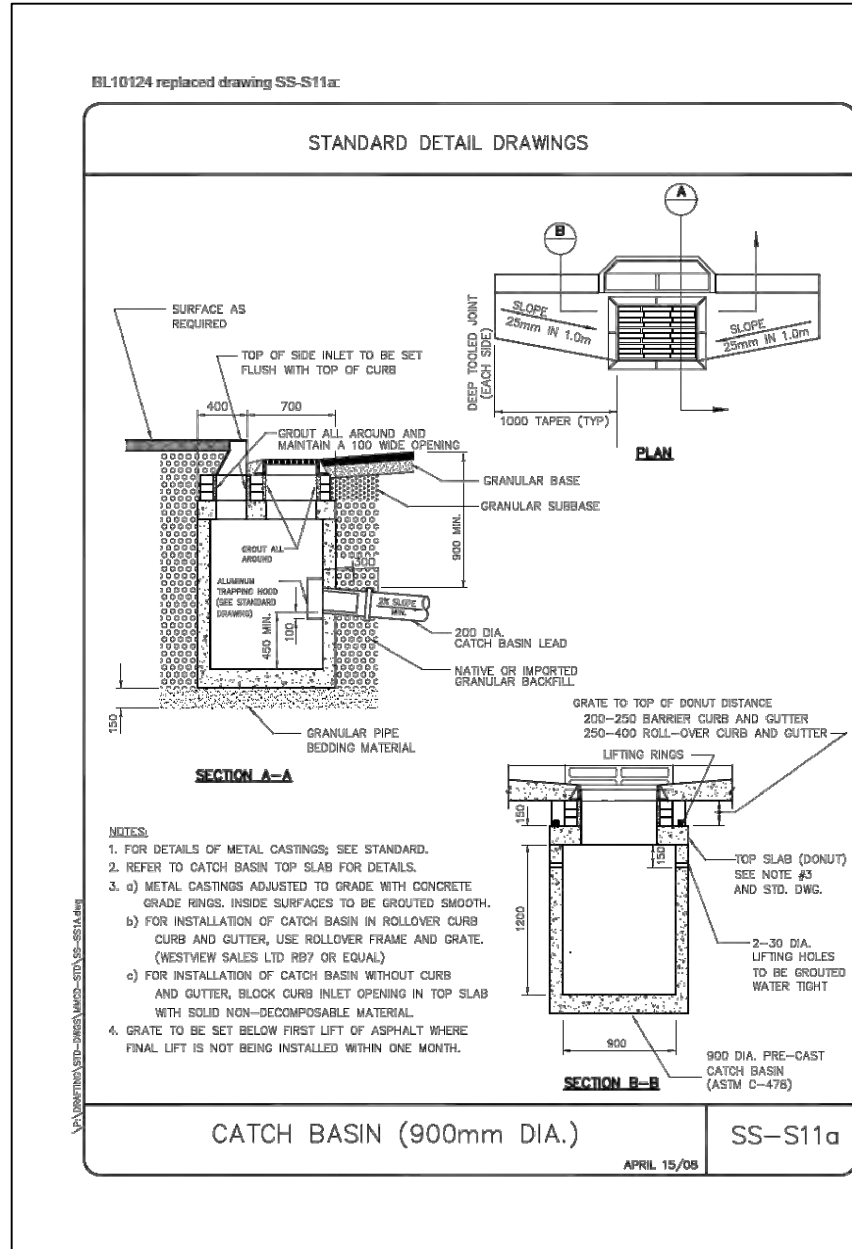
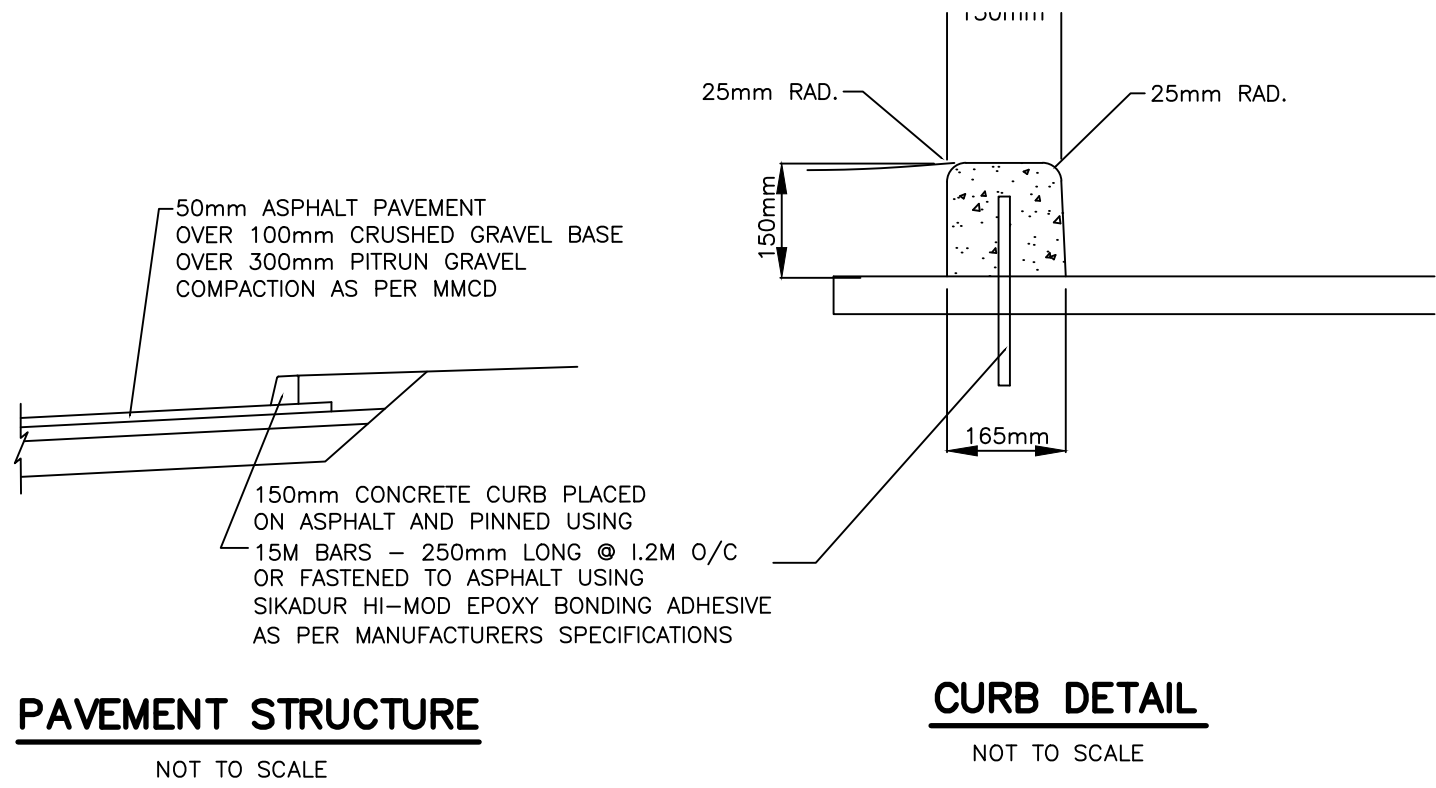
Project
**Okanagan College Kelowna
Student Housing Design Build**

Project Address
K L O ROAD

Drawing Title

**EROSION SEDIMENT
CONTROL AND SITE
GRADING PLAN**

Project Number	Drawing Number
5870	C- 04.0



LEGEND

WATER	—	MANHOLE	○ M.H.
SAN. SEWER	—	UTILITY POLE	● U.P.
STORM SEWER	—	POWER POLE	● P.P.
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		TREES	○ T
		SURVEY MONUMENT	⊗

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Project
Okanagan College Kelowna
Student Housing Design Build

Project Address
K L O ROAD

Drawing Title

STANDARD DETAILS

Project Number	Drawing Number
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