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Jinyong Yum Principal
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March 22nd, 2022

Re: Architectural Design Rationale of the proposed Mixed-Use building at 1864 Gordon Drive, Kelowna, BC.

1.0 PROJECT DESCRIPTION

The building site is close to Gordon Drive and Sutherland Avenue, both major traffic arteries. Adjacent existing single-family homes surround the area to the West, Kelowna Buddhist Temple on the North, and Oasis Inn on the South. The project will be a modern esthetic, multi-level apartment-style building form. The units will be creatively expressed within the main structure, evoking a sense of class and style found in the upscale neighbourhoods of many large Canadian cities. The layouts, features, and quality materials will define these units as a positive contribution to the neighbourhood streetscape. The building is six stories in height with a whole basement level parkade floor, commercial units, townhomes and additional parking space on grade. Construction will consist of one level basement floor, and one level podium concrete construction with wood-frame above and will use finish materials and construction techniques appropriate to an upper-end residential offering. The proposed gross floor area is 13,0000sf which consists of approximately 9,000sf gross living area making up the 16 residential units, including five ground-oriented townhomes and four commercial units. The basement and ground-level parkade provide private storage and ancillary space. The required parking is satisfied by 18 private parking stalls in the parkade and ten commercial parking stalls. Space has also been provided for long-term bicycle parking and refuses bins located within the property.
The project has abundant space on the podium that provides extensive amenities and landscaped open space. The residents will use the area for private yards and amenity space for all the units. The circulation and surrounding green space garden planting areas will encourage outdoor social interaction.

Our project proposes to address the transition from high-density developments on the East side of Gordon Drive to C-NHD (Core Area Neighbourhood) designation for the West side of the property. This project manages the challenge of an abrupt to the higher density Capri Landmark Urban Centre. The single-storey podium and residential massing setback above allow the building form and character to adjust to the future development of the Capri Landmark Urban Centre. It enables a smooth transition to the existing single residential neighbourhood while maximizing the opportunity for architectural quality.
With pedestrian-friendly ground-oriented units placed along Lequime Street, the project also responds to the scale of the surrounding houses and any future projects that the C2 zoning allows and encourages.
Beyond the benefits of the improved streetscape, the ground-oriented units form was designed to appeal to a local demographic that is underserved with housing options, and commercial units embrace retail streets along Gordon Drive.

The full basement parking structure ground-oriented residential and commercial units activate the streetscape and allow the building to engage with pedestrians. It creates a gentle transition from the one or two-storey massing across the street and provides a pedestrian-friendly interface. The parking access ramp and loading bay face Lequime Street, and utility and refuse areas are located within the ground floor to minimize the blank facade to the facing street.

Utilizing the rooftop area of the podium for amenity and green space provides ample opportunity for soft landscaping. The growing medium for the grass and planters will retain significant amounts of rainwater. Once situated, the potential of on-site storage tanks will further reduce the infiltration rate into municipal storm drains. Exterior flatwork (drive lanes, sidewalks) potentially will be of permeable construction to accelerate absorption into the natural grade and further softens the landscape.
The rear yard at Lequime Street is primarily service-oriented, providing access to the parkade, access to refuse, and bicycle parking. Our proposed setback takes the distance usually intended as a minimum rear yard and shifts it to the green spaces to provide a more desirable outdoor living space.

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2.0 SITE and parking ACCESS

Most residential parking is located at the basement level, and commercial and townhome parking is at ground level in a covered and secured parkade. The parkade is accessed by a ramp located off Equine Street, and there are several accessible parking stalls located in the underground parkade. The elevator and central stair core facilitate access from the private garage to the building.
Access to the electrical/mechanical room and refuse and bicycle areas are provided off the rear and side of the building. The rear facade along Lequime Street has ground-oriented access to the townhomes and the main residential entry lobby. All condo unit residents have access to the indoor and outdoor amenities on the second level providing accessible walkways and elevators.

3.0 URBAN CONNECTIVITY

The project is located close to Downtown and the Capri Landmark Urban Centre, allowing pedestrians and cyclists easy access to all the shopping, recreational opportunities and cultural events. Gordon Drive will always be a significant Corridor for pedestrians, cycling & automobiles to downtown and the City's south end. Transit is available on Sutherland Avenue and Gordon Drive. When going further from the immediate area, and a car is the only option, Sutherland Avenue & Gordon Drive offer excellent connectivity to the rest of the City and the region.

4.0 SUSTAINABILITY

South and west-facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons. Providing windows in all occupied spaces lets natural daylighting and views reduce the energy consumption required for illumination.
Other sustainable measures will include drought-resistant landscaping. Eco-friendly waste receptacles and electric charging stations will be incorporated into the parking structure and lane development.

5.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontage and educed setback increasing the presence of the building. The sight-lines of the occupants from balconies and windows will discourage vandalism and crime.
Site lighting along Gordon Drive and Lequime Street and pathways will be balanced to provide enough illumination to ensure no high contrast that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

6.0 LANDSCAPING

The owner has selected M2 Landscape Architects to create an exciting and aesthetically pleasing landscape solution that responds to the project's architectural style. It will also complement the character of the surrounding neighbourhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site and in unique groupings in the podium rooftop amenity.

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Trees will be planted in the front and rear yard and the podium rooftop spaces. Given enough time to mature, the trees will help the project blend with the existing neighbourhoods' numerous established and mature trees lining Lawson Avenue and in back yards.
The landscape concept for the setback areas will provide a visually exciting and high volume of green space. Please refer to the attached design rationale letter from the landscape architect.

7.0 SUMMARY

JY Architecture design team feels that combining a modern design esthetic coupled with pedestrian-friendly landscape features and contemporary building materials will provide a very active and highly desirable residential neighbourhood project.
By massing and density transition from the Capri Landmark Urban Centre, we intend that this project will set a precedent for future development in the area to follow a similar form.

We look forward to your support for all this project brings to our community and this unique opportunity to create a better future.

Sincerely,
JY Architecture Inc.

Per:

Jinyong Yum, Architect-AIBC, LEED BD+C
Principal

PROJECT DATA

Address	**1864 Gordon Drive Kelowna BC**
Legal Description	**PLAN KAP42637 LOT B DISTRICT LOT 138**
Current Zoning	**C9**
Site Area	**3,397.43** m2 after land dedication

FLOOR AREA RATIO

Allowed	PROPOSED
1.5	**1.50**

LOT COVERAGE

Allowed	PROPOSED
N/A	**69.1%**

FLOOR AREA SUMMARY

Floor Level	Residential	Commercial	Indoor Amenity	Outdoor Amenity
L1	236.71	393.61	0	0
L2	772.87	0	304.00	324.42
L3	846.64	0	0	0
L4	846.64	0	0	0
L5	846.64	0	0	0
L6	846.64	0	0	0
Total	4,396.14 m2	393.61 m2	304 m2	324.42 m2

UNIT SUMMARY

Floor	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	Total
L1	0	0	5	0	0	5
L2	3	2	1	2	0	8
L3	5	3	2	2	1	13
L4	5	3	2	2	1	13
L5	5	3	2	2	1	13
L6	5	3	2	2	1	13
Total	**23**	**14**	**14**	**10**	**4**	**65**
%	**35%**	**22%**	**22%**	**15%**	**6%**	**100%**

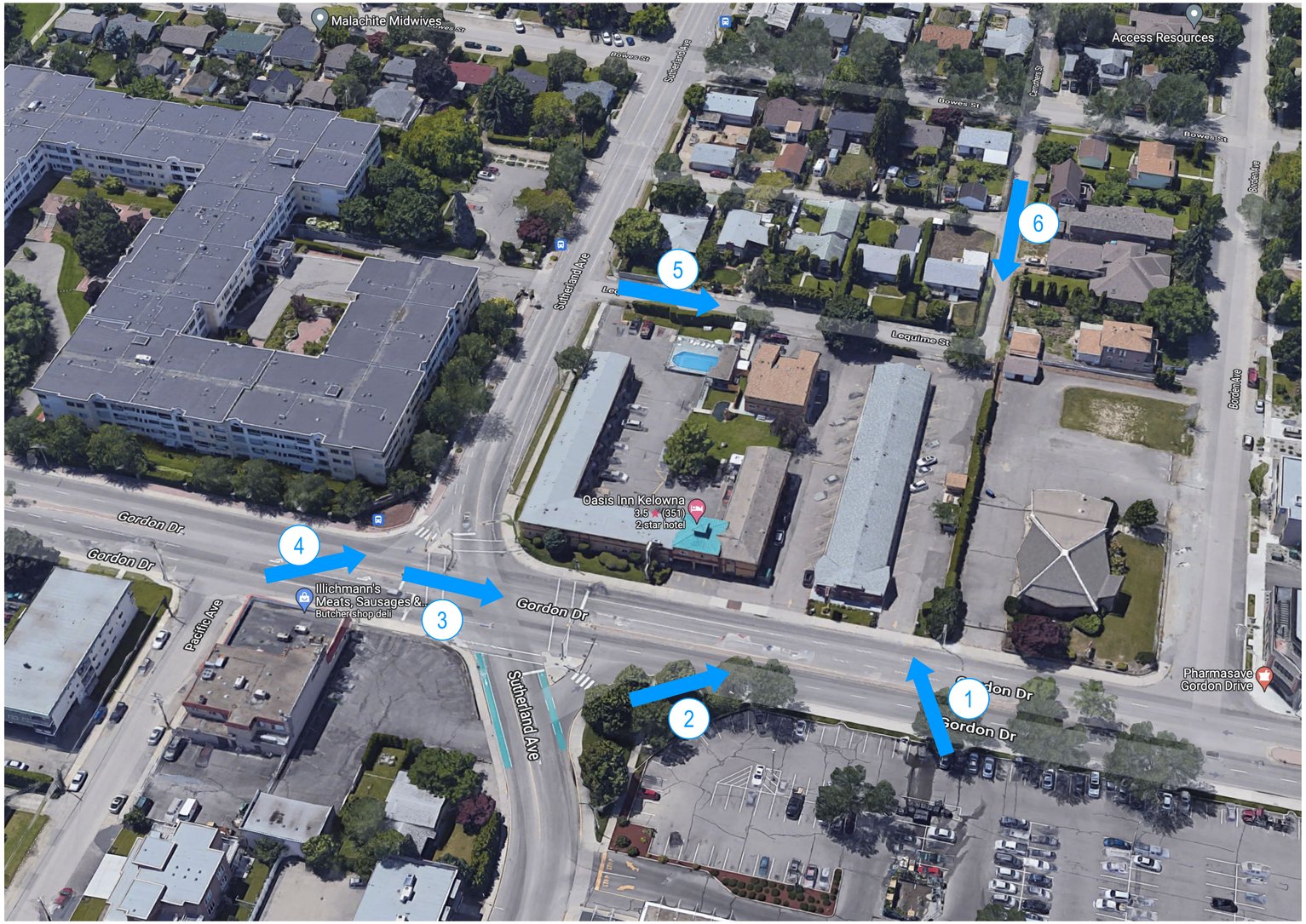
PARKING / LOADING / BICYCLE

OFF-STREET PARKING

Residential	REQ.	**PROV.**	
1 space / unit (STUDIO)	0.0	**85**	P1 RES.
1.25 space / unit (1 bed)	46.3	**7**	P1 VISITOR
1.5 space / unit (2 bed)	36.0	**9**	L1 TOWNHOME
2 space / unit (3 bed)	8.0	**2**	L1 VISITOR
0.14 visitor space / unit	9.1		
Total	99.4	**103**	
***Accessible Parking Spaces incl. Van accessible stalls**	5	**5**	
Commercial			
2.5 space / 100 m2	9.8	**10**	
Commercial Loading (1 per 1,900 m2)	1	**1**	

BICYCLE PARKING

Residential	REQ.	**PROV.**	
Short-Term (6 per entrance, 1 space for every addation 5 units greater than 70 units)	6	**6**	
Long-Term (0.75 per 2 Bed or less / 1 per 3 Bed or more)	49.75	**25**	P1 LEVEL
		38	L1 LEVEL
commercial			
Short-Term (2 per entrance)	**8**	**8**	
Long-Term (1 per 500m2)	1	**1**	



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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

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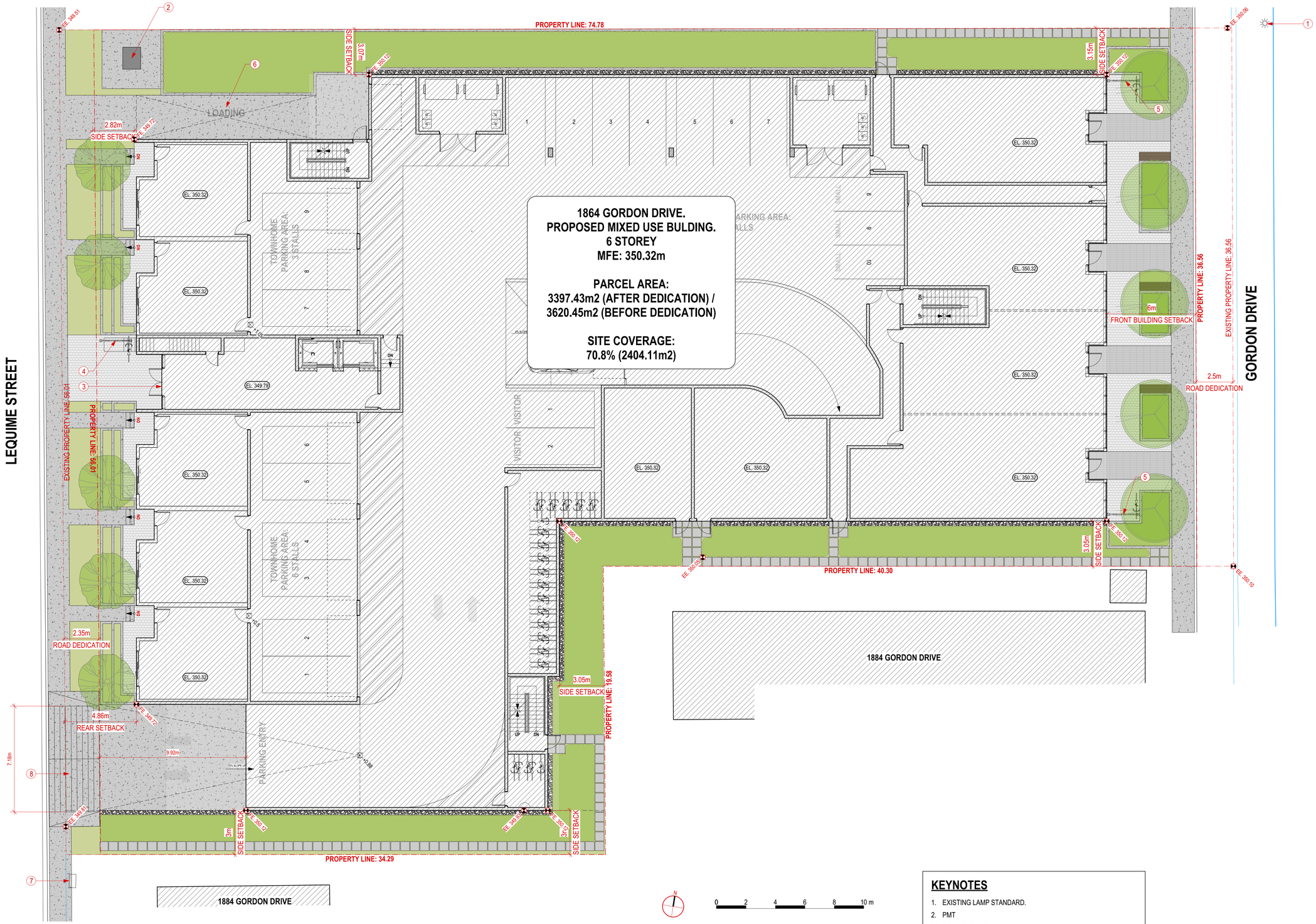
CONTEXT VIEW

Sheet No.

A101



1 SITE PLAN

KEYNOTES

1. EXISTING LAMP STANDARD.
2. PMT
3. RESIDENTIAL ENTRY.
4. RESIDENTIAL SHORT TERM BICYCLE PARKING. 6 SPACES.
5. COMMERCIAL SHORT TERM BICYCLE PARKING. 4 SPACES.
6. LOADING SPACE. 3m x 12.5m.
7. EXISTING HYDRO KIOSK
8. PROPOSED LETDOWN FOR PARKING ENTRY.

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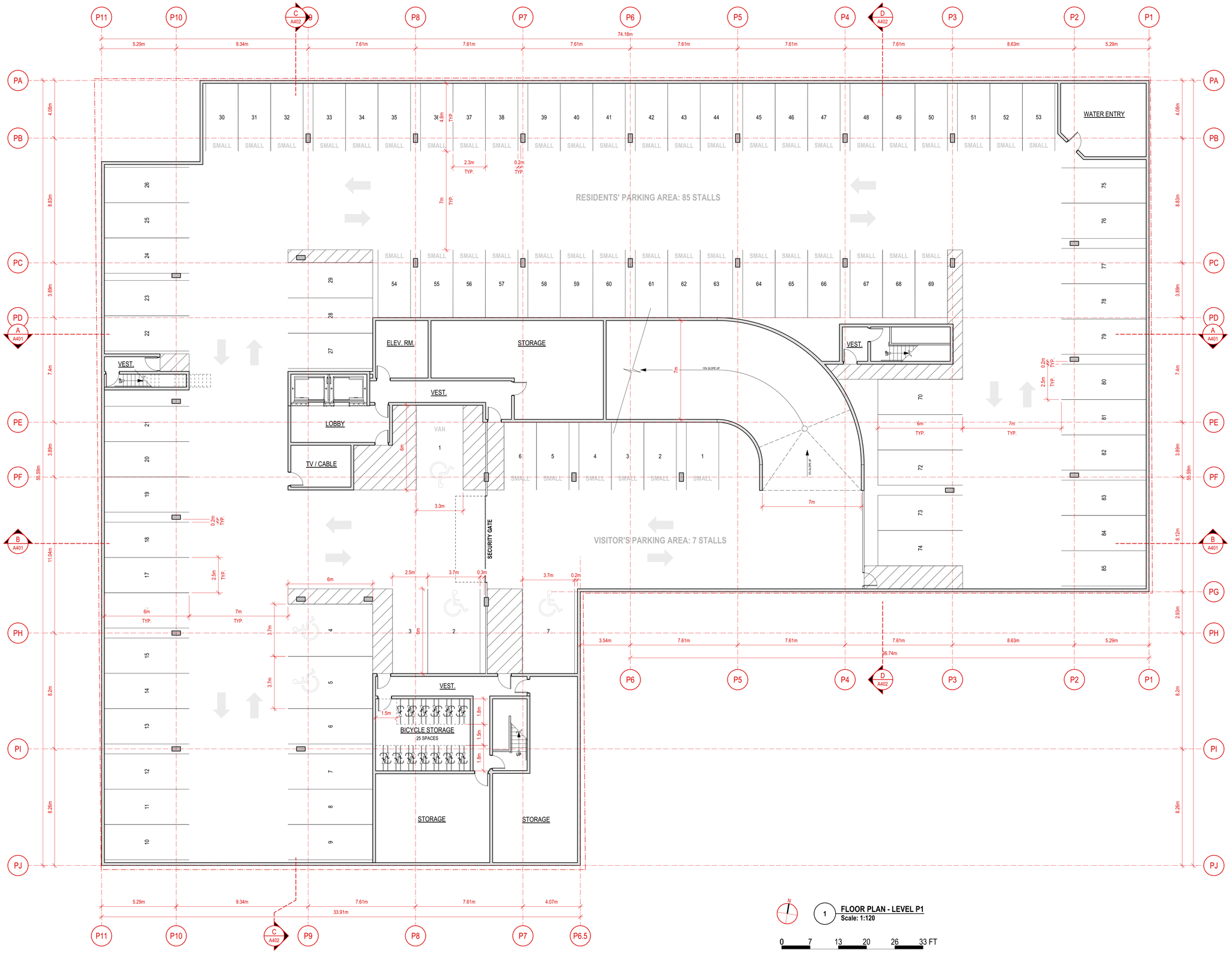
Sheet Title

SITE PLAN

Sheet No.

A102



1 **FLOOR PLAN - LEVEL P1**
Scale: 1:120

0 7 13 20 26 33 FT

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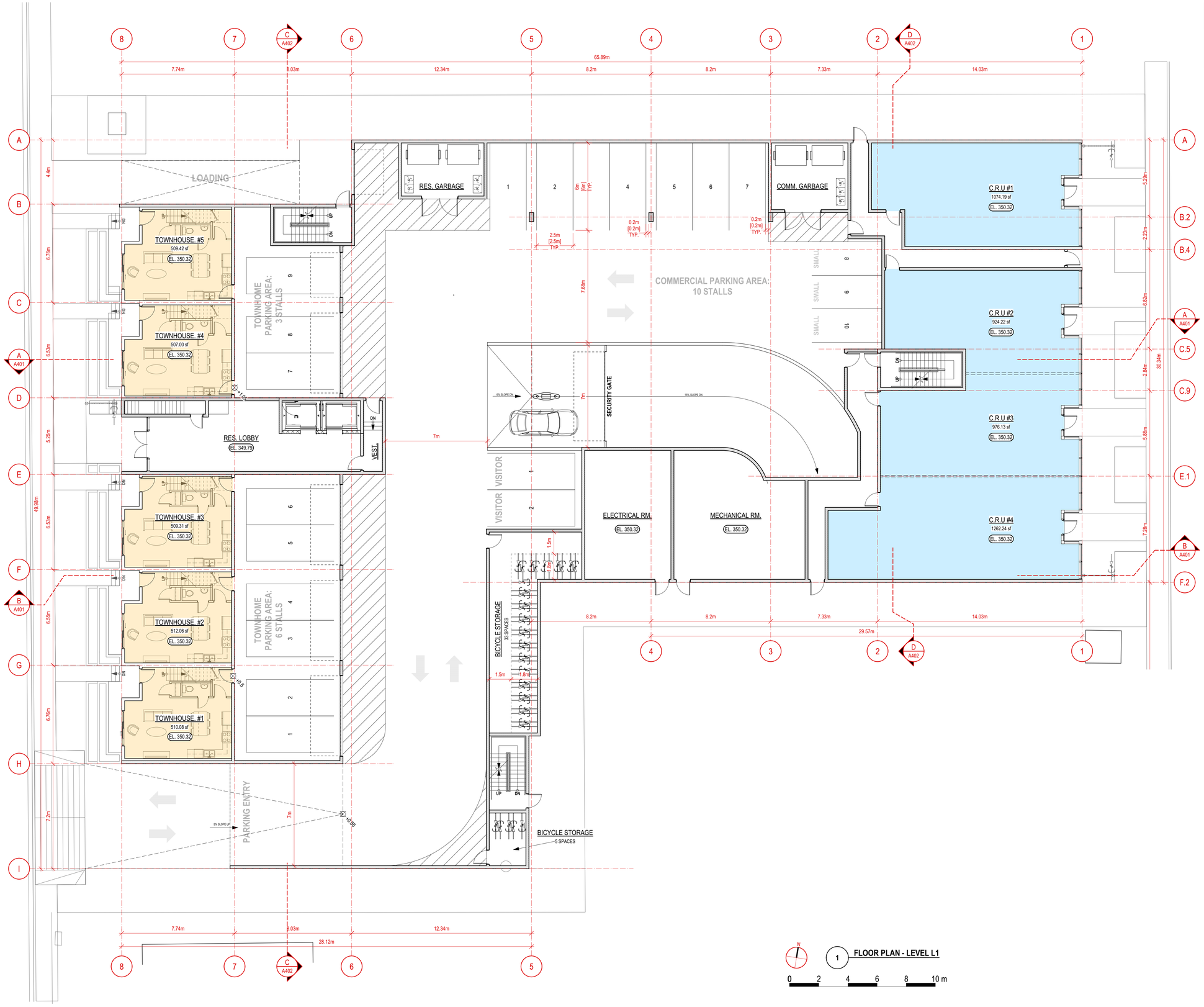
FLOOR PLAN_LEVEL P1

Sheet No.

A201



1 FLOOR PLAN - LEVEL L1

0 2 4 6 8 10 m

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Sheet Title

FLOOR PLAN_LEVEL L1

Sheet No.

A202

1 FLOOR PLAN - LEVEL L2
Scale: 1:120

0 2 4 6 8 10 m

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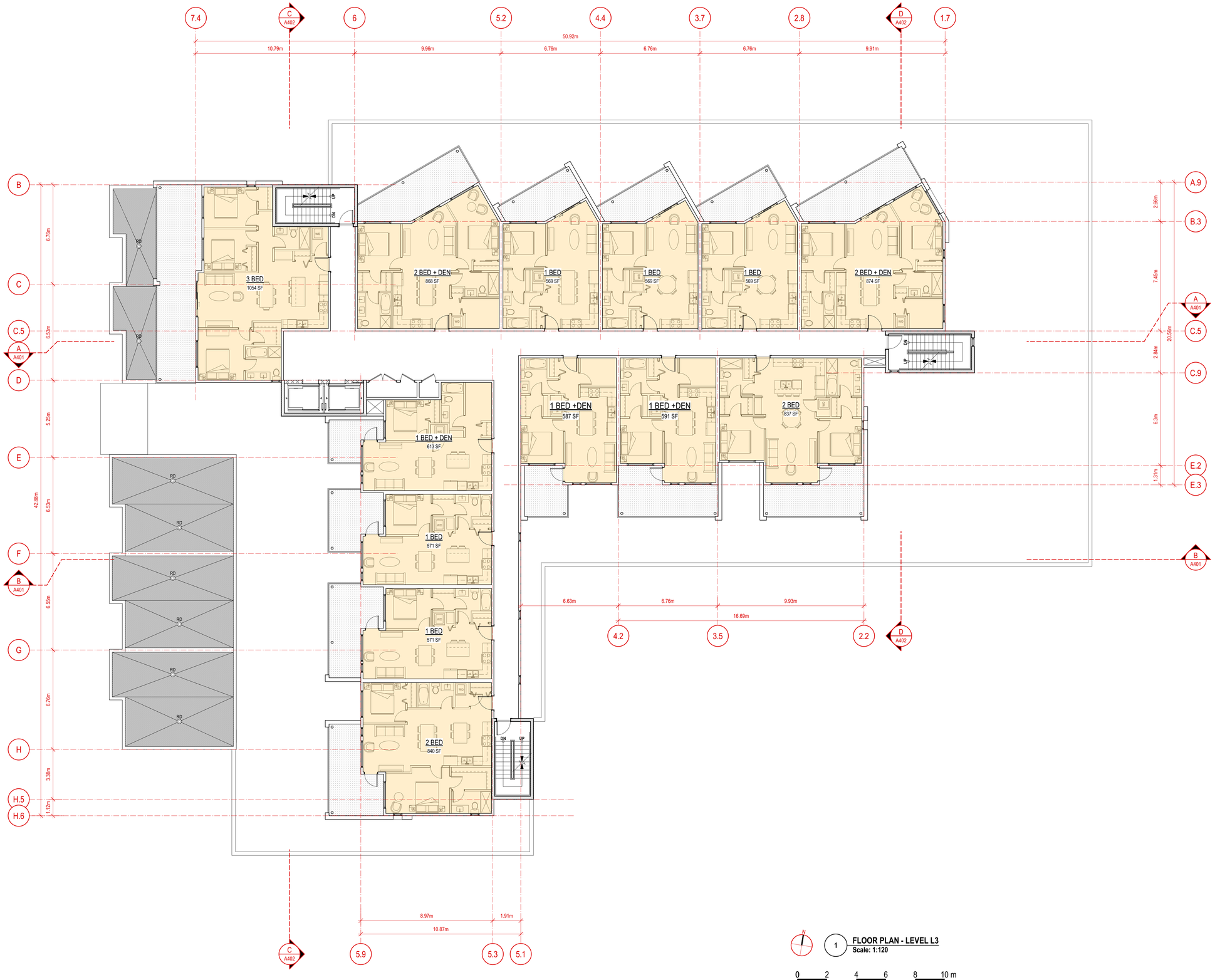
Sheet Title

FLOOR PLAN_LEVEL L2

Sheet No.

A203



1 FLOOR PLAN - LEVEL L3
Scale: 1:120

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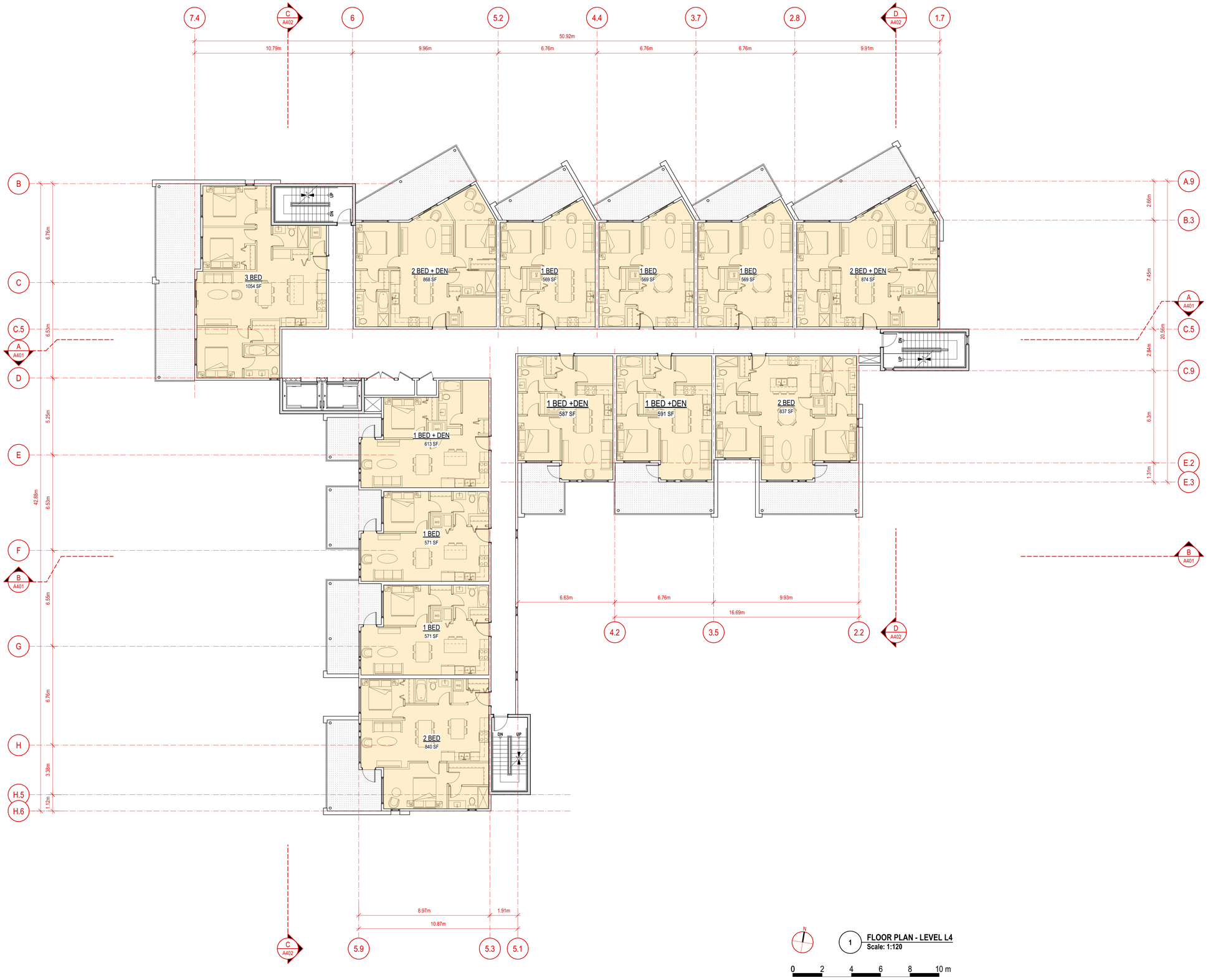
Sheet Title

FLOOR PLAN_LEVEL L3

Sheet No.

A204



1 FLOOR PLAN - LEVEL L4
Scale: 1:120

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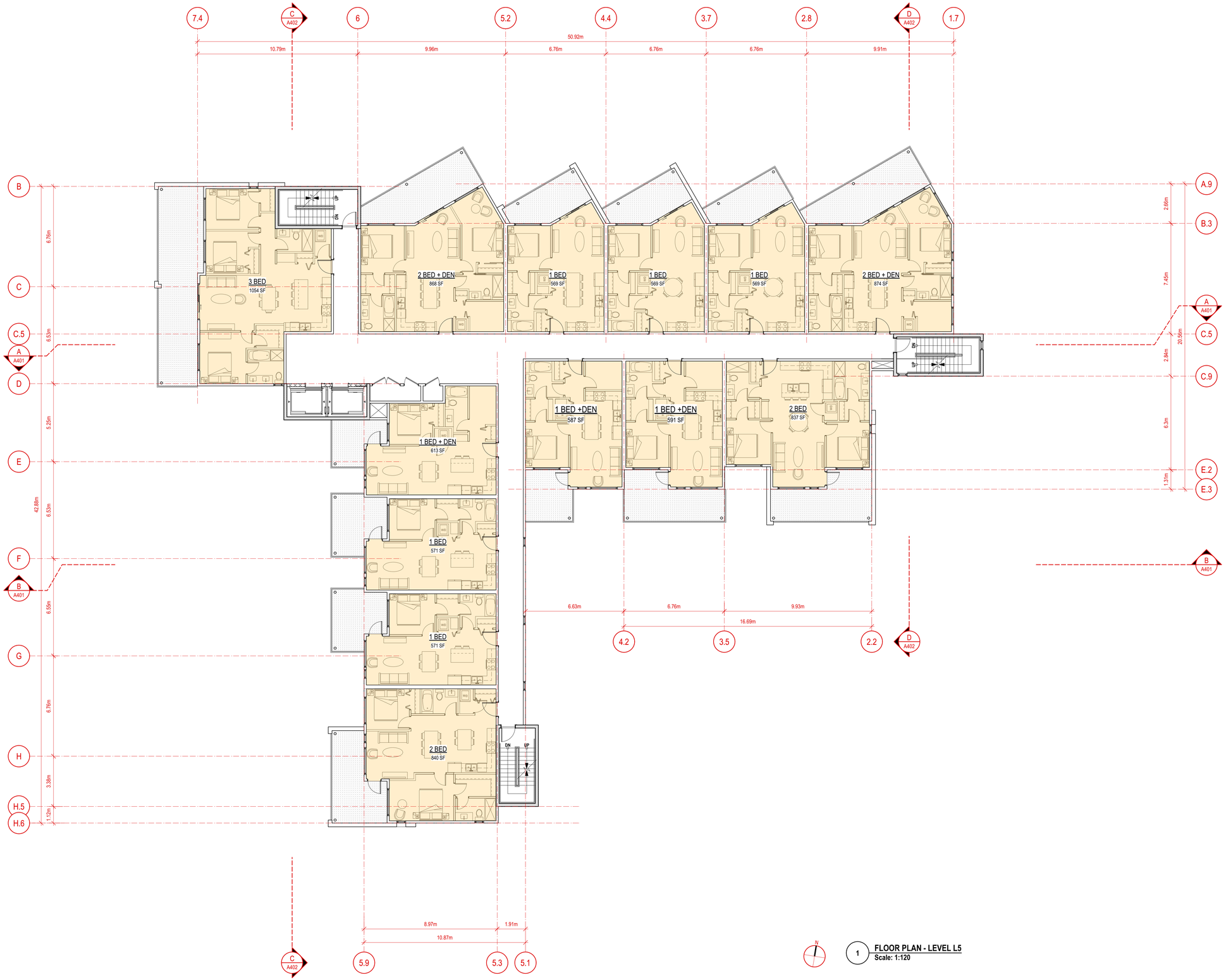
FLOOR PLAN_LEVEL L4

Sheet No.

A205



1 **FLOOR PLAN - LEVEL L5**
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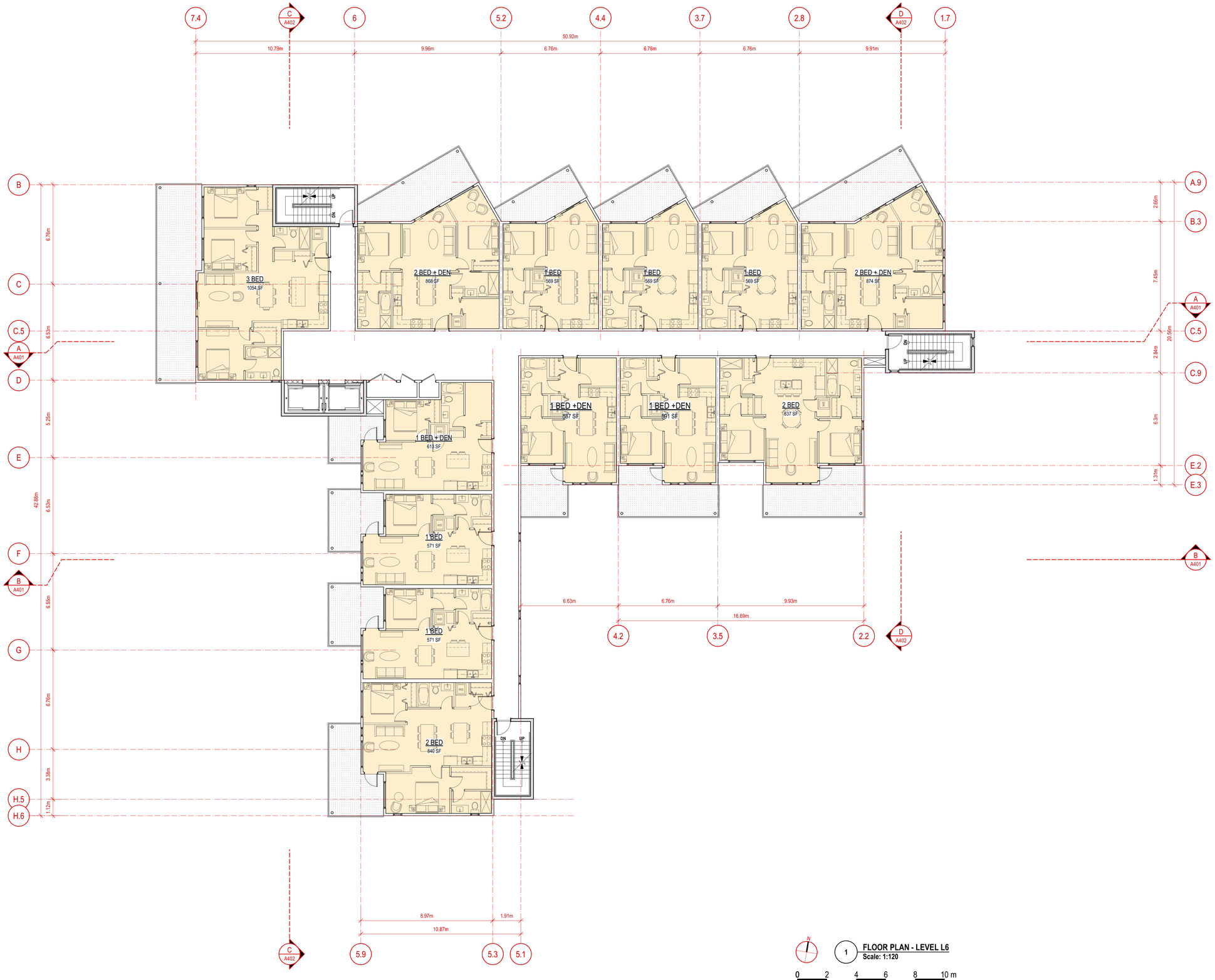
FLOOR PLAN_LEVEL L5

Sheet No.

A206



1 FLOOR PLAN - LEVEL L6
Scale: 1:120

0 2 4 6 8 10 m

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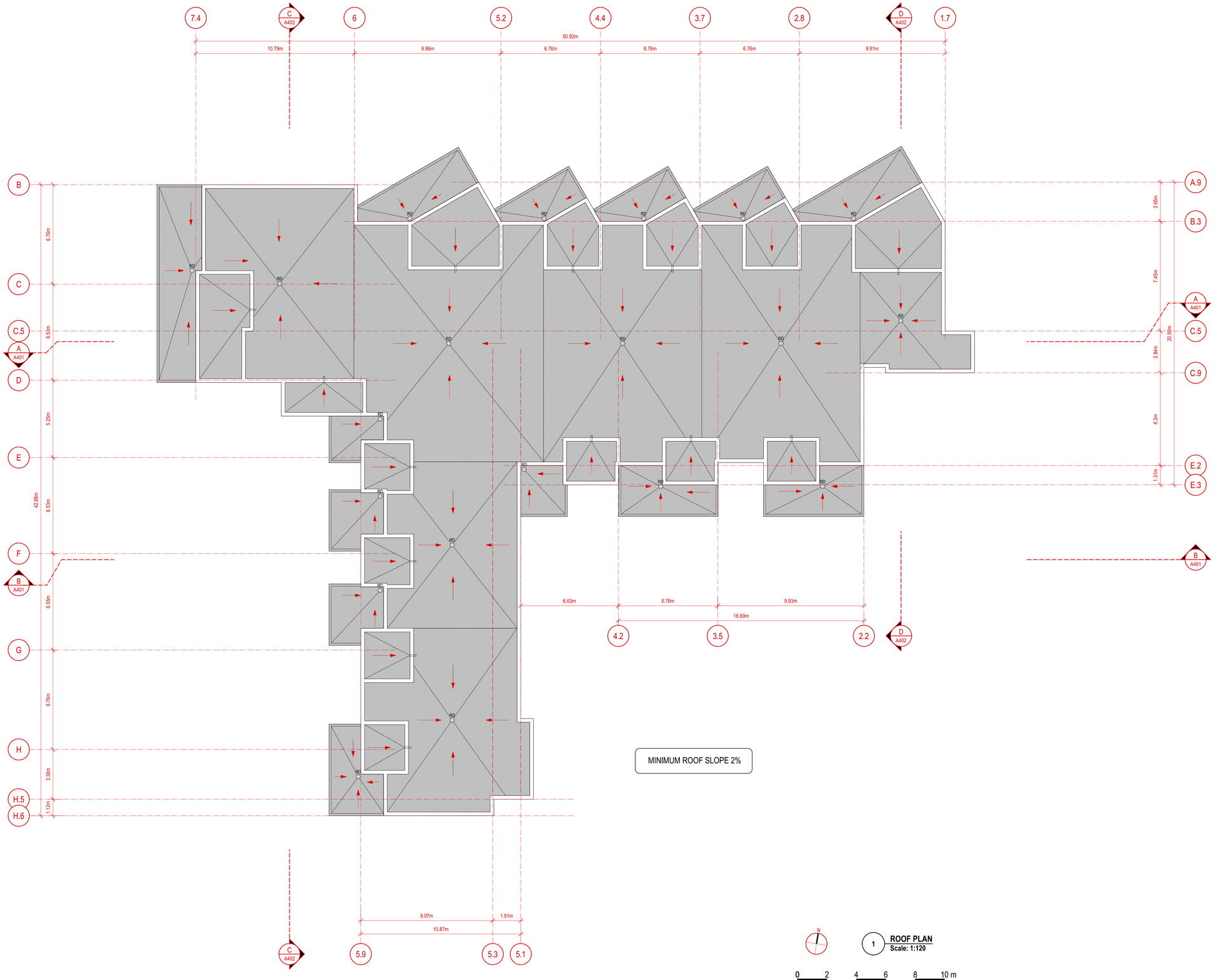
FLOOR PLAN_LEVEL L6

Sheet No.

A207



1 **ROOF PLAN**
Scale: 1:120

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Sheet Title

ROOF PLAN

Sheet No.

A208

1 **BUILDING ELEVATION - WEST**
Scale: 1:120

2 **BUILDING ELEVATION - SOUTH**
Scale: 1:120

KEYNOTES

1. BRICK CLADDING.
2. WEATHERED METAL PANEL.
3. CEMENTITIOUS FASCIA BOARD.
4. CEMENTITIOUS PANEL CLADDING.
5. PRE-CAST CONCRETE WINDOW SILL.
6. METAL CLADDING.
7. 6" DIA. STEEL COLUMN.
8. GLASS & METAL GUARD.
9. DOUBLE GLAZED VINYL WINDOW.
10. CONCRETE COLUMN.
11. PRE-FINISHED INSULATED ENTRY DOOR WITH GLAZING.
12. PRE-FINISHED METAL OVERHEAD LOADING DOOR.
13. GLAZED RESIDENTIAL MAIN ENTRY.
14. WOOD PATTERNED METAL SIDING.
15. PRE-CAST CONCRETE CAP.
16. SINGLE STOREY WORSHIP BUILDING
17. CAST-IN-PLACE CONCRETE WALL.
18. WALL SCONE LIGHT FIXTURE.
19. SINGLE STOREY RESIDENTIAL BUILDING

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CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

BUILDING ELEVATIONS

Sheet No.

A301

1 **BUILDING ELEVATION - EAST**
Scale: 1:120

2 **BUILDING ELEVATION - NORTH**
Scale: 1:120

KEYNOTES

1. STOREFRONT GLAZING.
2. WEATHERED METAL PANEL.
3. 6" DIA. STEEL COLUMN.
4. METAL CLADDING.
5. WOOD PATTERNED METAL SIDING.
6. BRICK CLADDING.
7. GLASS & METAL GUARD.
8. ARCHITECTURAL CONCRETE BASE.
9. GLASS & STEEL CANOPY.
10. WALL SCONE LIGHT FIXTURE.
11. SINGLE STOREY WORSHIP BUILDING
12. CEMENTITIOUS FASCIA BOARD.
13. DOUBLE GLAZED VINYL WINDOW.
14. CEMENTITIOUS PANEL CLADDING.
15. PRE-CAST CONCRETE CAP.
16. CAST-IN-PLACE CONCRETE WALL.
17. DOUBLE STOREY MOTEL BUILDING

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Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

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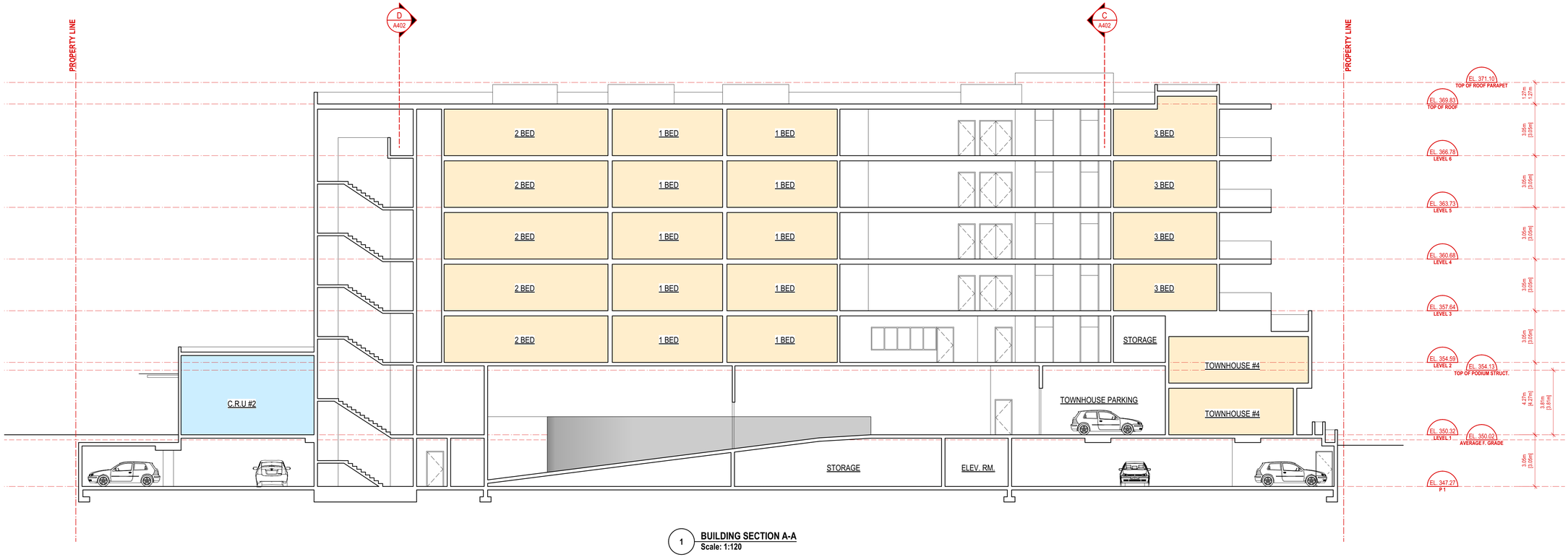
Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

BUILDING ELEVATIONS

Sheet No.

A302



1 **BUILDING SECTION A-A**
Scale: 1:120

2 **BUILDING SECTION B-B**
Scale: 1:120

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Project Title

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1864 GORDON DRIVE, KELOWNA, BC

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

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Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

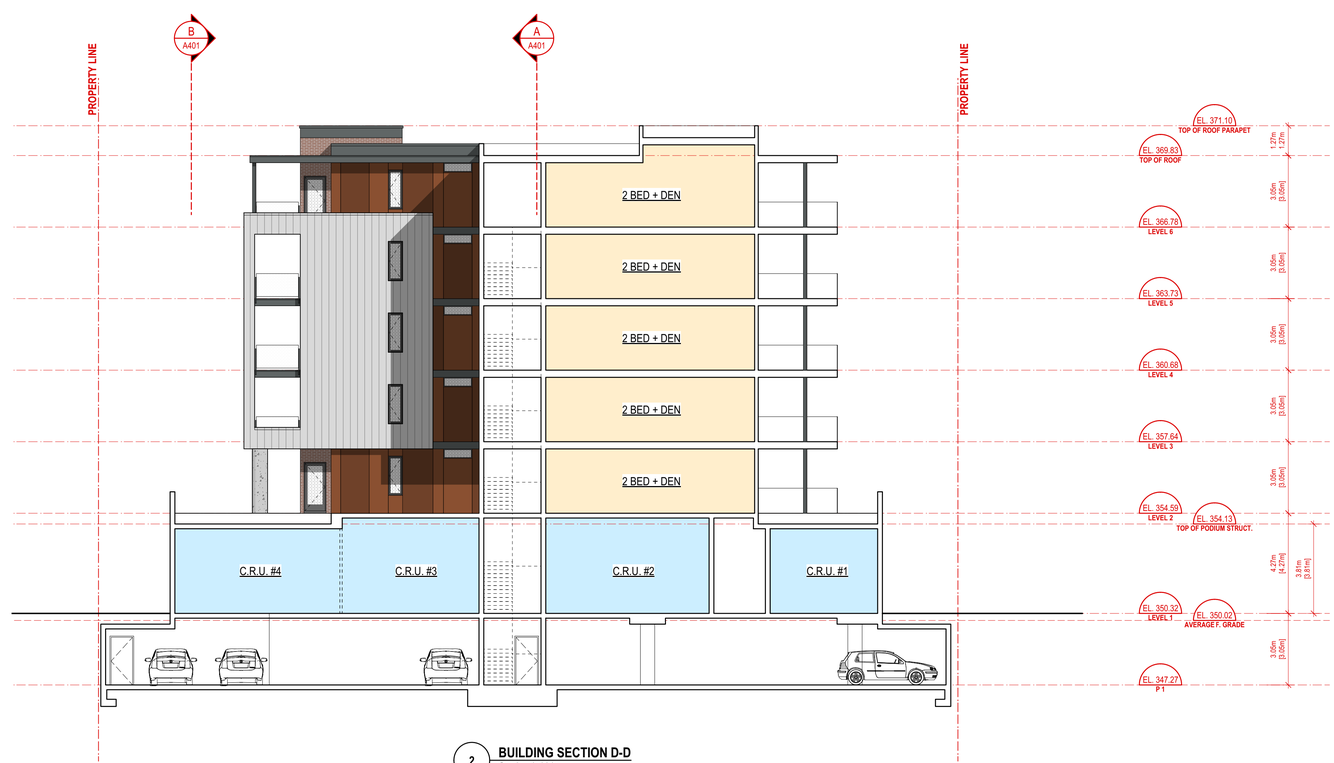
Sheet Title

BUILDING SECTIONS

Sheet No.

A401

1 **BUILDING SECTION C-C**
Scale: 1:120



2 **BUILDING SECTION D-D**
Scale: 1:120

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Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

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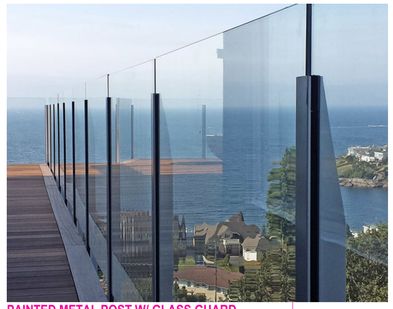
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

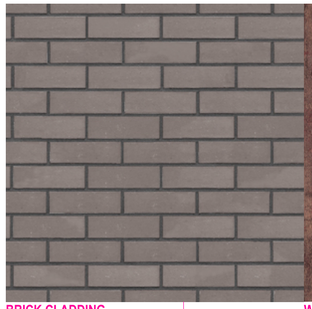
BUILDING SECTIONS

Sheet No.

A402



PAINTED METAL POST W/ GLASS GUARD



BRICK CLADDING

WEATHERED METAL PANNELS

CEMETITIOUS PANELS

WOOD PATTERN METAL SOFFIT & CLADDING

STANDING SEAM METAL CLADDING

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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

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Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

EXTERIOR MATERIALS

Sheet No.

A501

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1864 GORDON DRIVE, KELOWNA, BC

Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

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Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

3D VIEWS

Sheet No.

A502

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Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

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Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

3D VIEWS

Sheet No.

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1864 GORDON DRIVE, KELOWNA, BC

Architect

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Consultant

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Project ID: 211210	

Sheet Title

3D VIEWS

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Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

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Project ID: 211210	

Sheet Title

3D VIEWS

Sheet No.

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Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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NO.	DATE	ISSUE NOTE

Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

3D VIEWS

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Project Title

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Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

3D VIEWS

Sheet No.

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Project Title

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1864 GORDON DRIVE, KELOWNA, BC

Architect

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2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

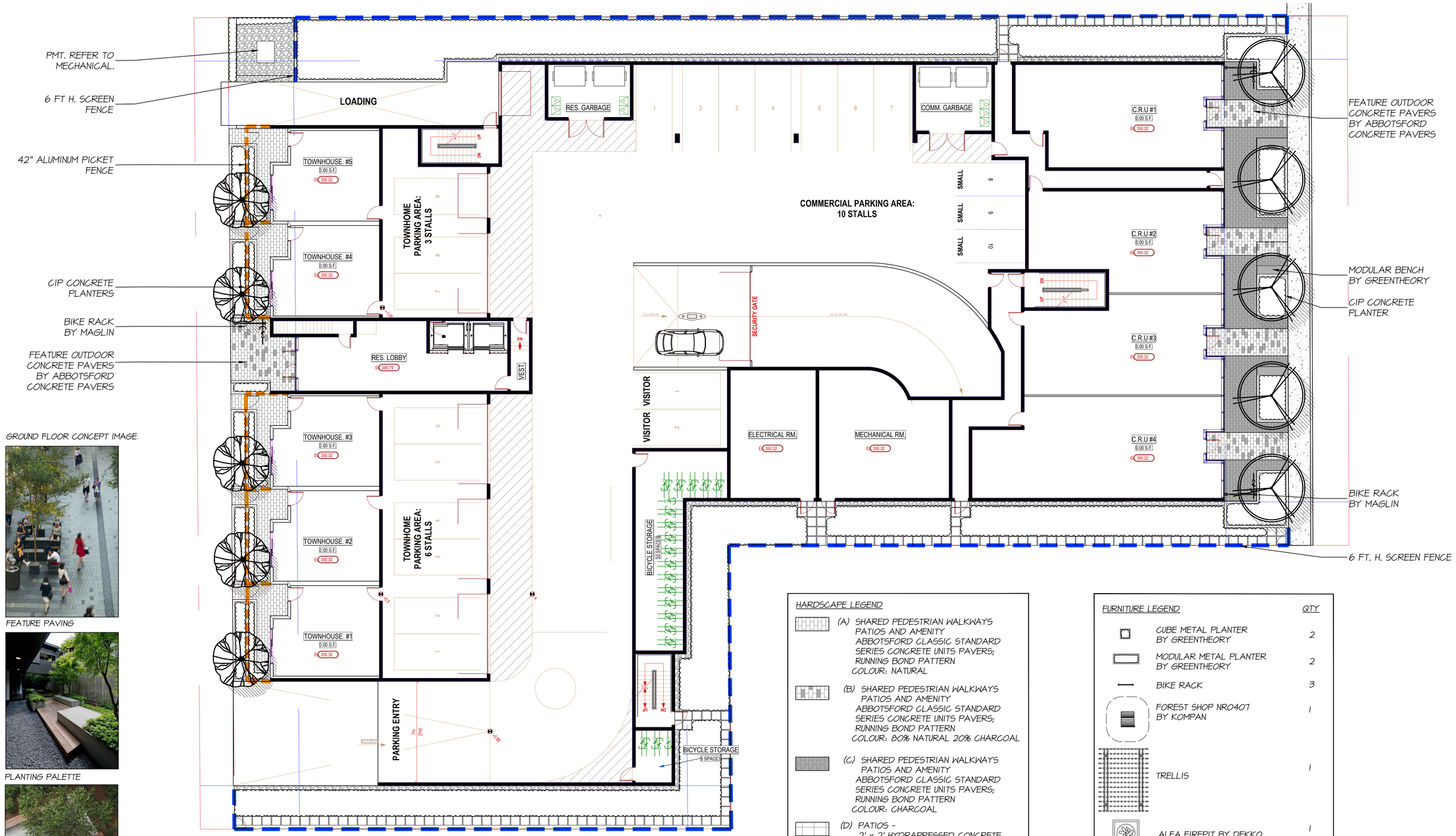
Scale: AS NOTED	Drawn By:
Date: 2022-01-30	Reviewed By: JY
Project ID: 211210	

Sheet Title

3D VIEWS

Sheet No.

A508



GROUND FLOOR CONCEPT IMAGE

FEATURE PAVING

PLANTING PALETTE

CIP CONCRETE BENCHES W/WOOD TOP

PLANT SCHEDULE

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	5	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

HARDSCAPE LEGEND

- (A) SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: NATURAL
- (B) SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: 80% NATURAL 20% CHARCOAL
- (C) SHARED PEDESTRIAN WALKWAYS PATIOS AND AMENITY ABBOTSFORD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: CHARCOAL
- (D) PATIOS - 2' x 2' HYDRAPRESSED CONCRETE UNIT PAVER TEXADA SERIES ABBOTSFORD COLOUR: NATURAL
- BROOM FINISH CONCRETE
- FIBAR ON SLAB
- DRAIN ROCK
- WOOD DECK

FENCING LEGEND

- 42" HT. ALUMINUM FENCE
- 6' HT. SOLID WOOD PERIMETER FENCE

FURNITURE LEGEND

	QTY
CUBE METAL PLANTER BY GREENTHEORY	2
MODULAR METAL PLANTER BY GREENTHEORY	2
BIKE RACK	3
FOREST SHOP NR0407 BY KOMPAN	1
TRELLIS	1
ALEA FIREPIT BY DEKKO	1
OUTDOOR SOFA SET BY CLIENT	1
OUTDOOR LOUNGE CHAIR BY CLIENT	7
OUTDOOR HOT TUB BY CLIENT	1
MODULAR BENCH BY GREENTHEORY	3

22 010-03DP-BN/JC.zip

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
3	MAR.18.2022	ISSUED FOR DP	BN/JC
2	MAR.4.2022	REV. AS PER CLIENT'S COMMENTS	BN/JC
1	FEB.14.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

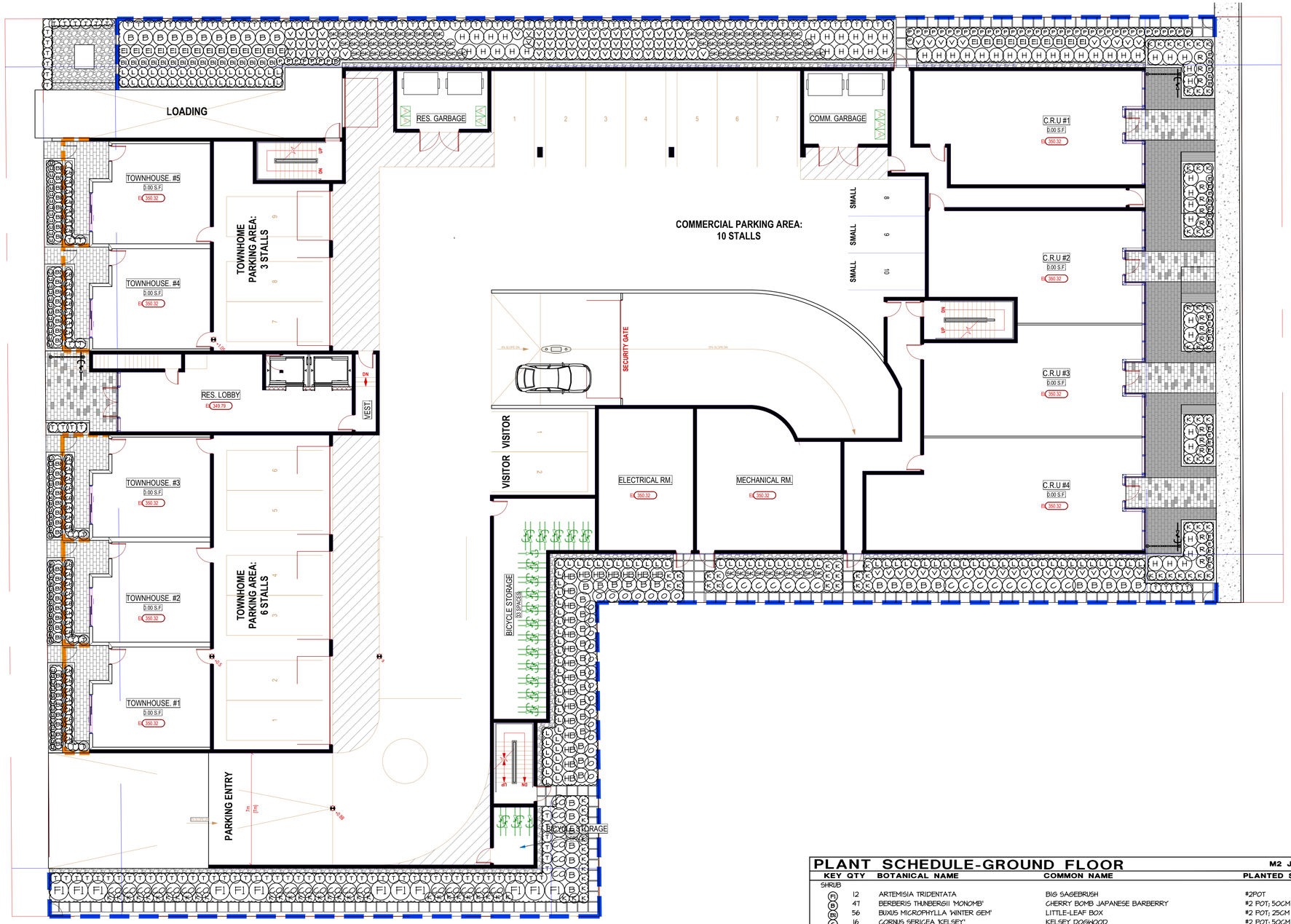
DRAWING TITLE:

GROUND FLOOR TREE PLAN

DATE: 11.FEB.2022
SCALE: 3/32"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

DRAWING NUMBER: L1 OF 7

M2LA PROJECT NUMBER: 22-010



PLANT SCHEDULE-GROUND FLOOR

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AT	12	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	#2POT
B	47	BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB JAPANESE BARBERRY	#2 POT; 50CM
BB	56	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
C	16	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT; 50CM
H	54	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3POT; 40CM
O	21	OSMANTHUS DELAVAYI	FALSE HOLLY	#2 POT; 30CM
PM	25	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT; 25CM
R	101	RHODODENDRON 'RAMAPO'	RHODODENDRON; PINK/VIOLET	#2 POT; 30CM
RB	24	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
RK	16	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
SJ	82	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 36" O.C.
HB	21	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
T	156	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
V	97	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CH	38	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
PERENNIAL				
E	25	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1POT; 30CM
LI	64	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
GC				
L	113	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
P	45	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
3	MAR.8.2022	ISSUED FOR DP	BN/JC
2	MAR.4.2022	REV. AS PER CLIENT'S COMMENTS	BN/JC
1	FEB.14.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

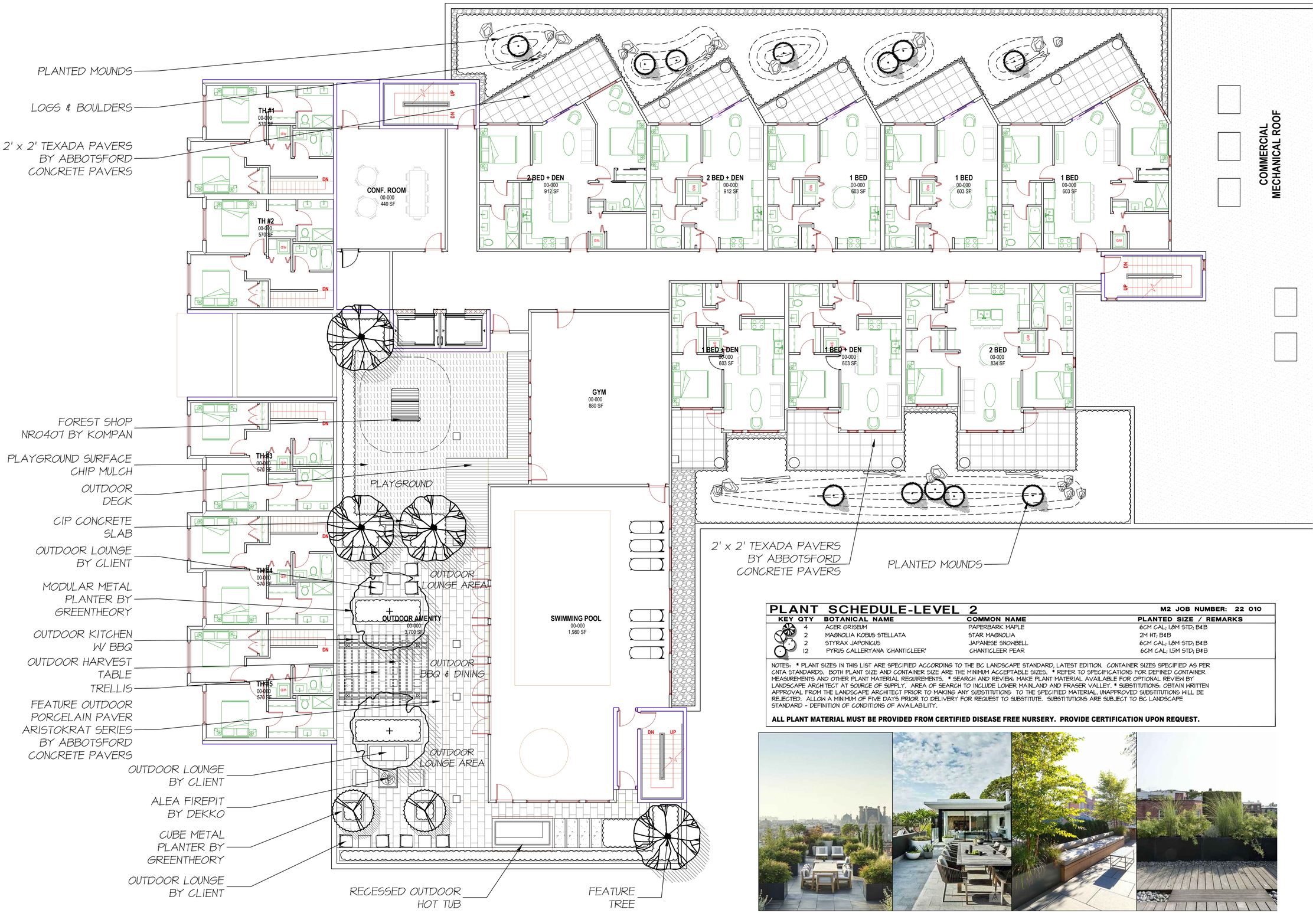
DRAWING TITLE:

GROUND FLOOR SHRUB PLAN

DATE: 11.FEB.2022
SCALE: 3/32"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

DRAWING NUMBER: L2 OF 7

M2LA PROJECT NUMBER: 22-010



PLANT SCHEDULE-LEVEL 2

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	2	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	2M HT; B&B
	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B
	12	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B

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OUTDOOR LOUNGE W/ METAL PLANTERS

OUTDOOR DINING

SOFAS WITH PLANTERS

METAL PLANTERS

22 010-03DP-BN JK.zip

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
3	MAR.18.2022	ISSUED FOR DP	BN/JK
2	MAR.14.2022	REV. AS PER CLIENT'S COMMENTS	BN/JK
1	FEB.14.2022	PRELIMINARY DRAWING	BN/JK

SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:

LEVEL 2 TREE PLAN

DATE: 11.FEB.2022
SCALE: 1/8"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

DRAWING NUMBER: L2 OF 7

M2LA PROJECT NUMBER: 22-010

PLANT SCHEDULE-LEVEL 2

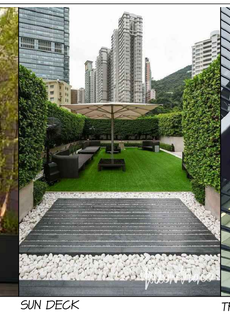
M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	16	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#2 POT
AJ	66	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	#1 POT
C	20	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT; 50CM
CS	129	NEPETA X FAASSENII	NEPETA	#2 POT; 40CM
AS	115	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL; GOLD	#2 POT; 30CM
B	80	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
R	11	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
GRASS				
CH	30	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
F	24	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	#1 POT
FX	74	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
PERENNIAL				
LI	110	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
RI	104	RUDBECKIA FULGIDA GOLDSTURM'	BLACK-EYED SUSAN	#1 POT
GC				
L	98	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAY'S PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

OUTDOOR LOUNGE



SUN DECK

TRELLIS DETAIL

22 010-03DP-BN-JC.zip

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SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

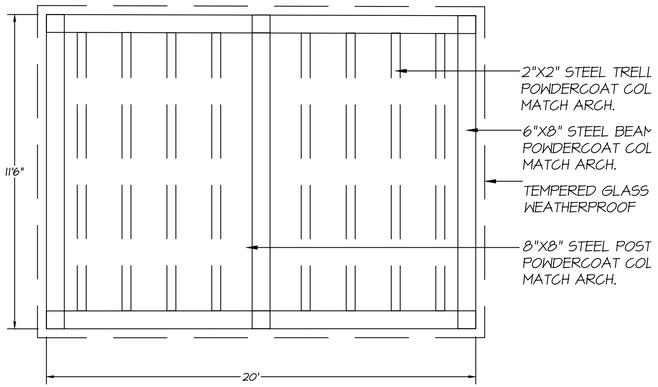
DRAWING TITLE:

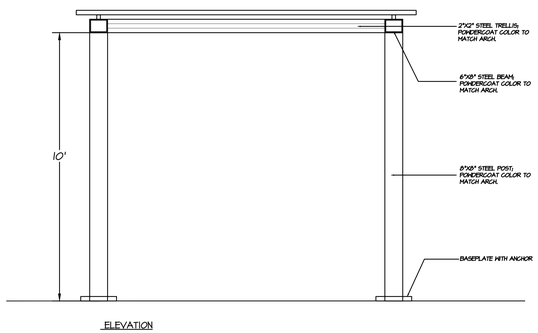
LEVEL 2 SHRUB PLAN

DATE: 11.FEB.2022
SCALE: 1/8"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

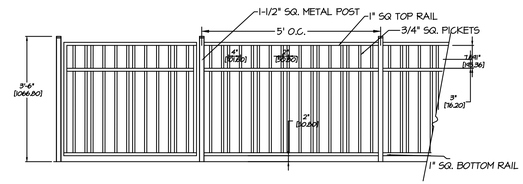
DRAWING NUMBER: L4 OF 7

M2LA PROJECT NUMBER: 22-010





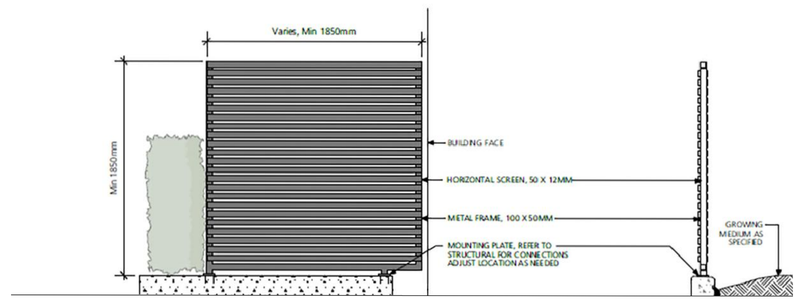
1 / L5 TRELLIS DETAIL
SCALE : 3/8" = 1'-0"



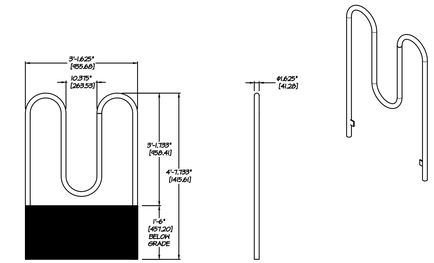
2 / L5 42" H. ALUMINUM PICKET FENCE
SCALE : 1/2" = 1'-0"

NOTE:

- Length of privacy screens vary with location, refer to plans.
- All welds to be continuous along joints and ground smooth prior to shop priming and powder coating.
- Provide shop drawings to be provided for approval.
- Shop drawings required for all metal components, including but not limited to, gates, handrails and fences. shop drawings to show all connection details.
- All metal components to have powder coat finish to match metal work by architecture.



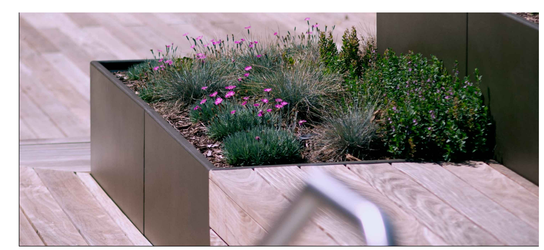
3 / L5 6' H. WOOD PERIMETER FENCE
SCALE : 1/2" = 1'-0"



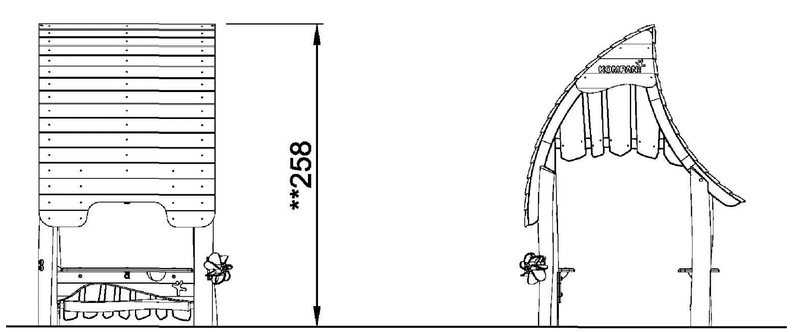
4 / L5 BIKE RACK
SCALE : 1/2" = 1'-0"

SQUARE METAL PLANTER BY GREENTHEORY
https://greentheorydesign.com/join/

5 / L5 SQUARE METAL PLANTER BY GREENTHEORY
SCALE : N.T.S.

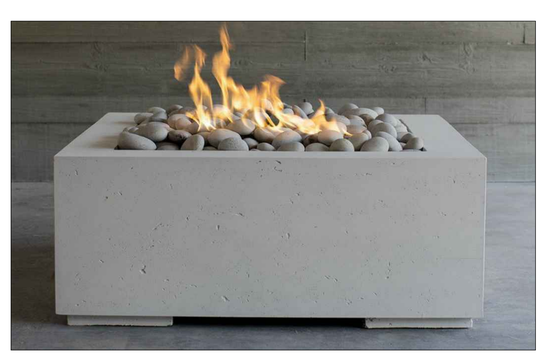


MODULAR METAL PLANTER BY GREENTHEORY
https://greentheorydesign.com/join/



FOREST SHOP NR0407 BY KOMPAN
https://www.kompan.com/play/nature-play/robinia-village/forest-shop

6 / L5 FOREST SHOP BY KOMPAN
SCALE : 1/2" = 1'-0"



ALEA FIREPIT BY DEKKO
https://www.dekko.ca/portfolio-item/alea/

7 / L5 ALEA FIREPIT BY DEKKO
SCALE : N.T.S.

MODULAR BENCH BY GREENTHEORY
https://greentheorydesign.com/join/

8 / L5 MODULAR METAL PLANTER & BENCH BY GREENTHEORY
SCALE : N.T.S.

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SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

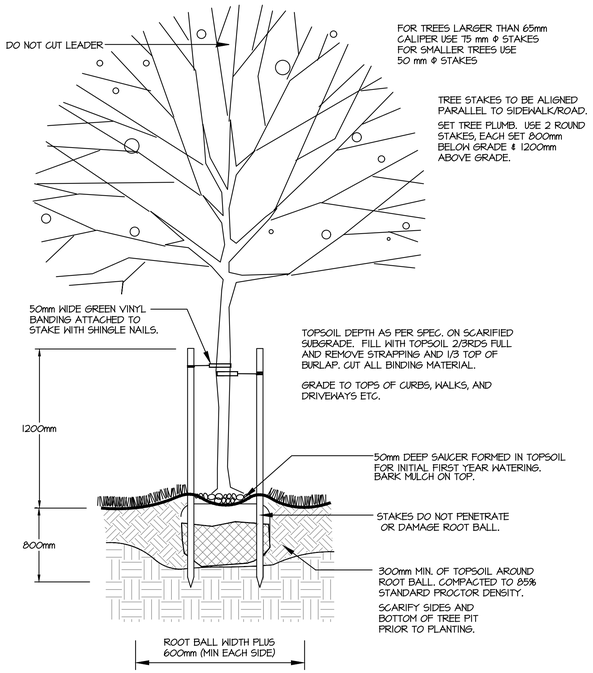
DRAWING TITLE:

LANDSCAPE DETAILS (1)

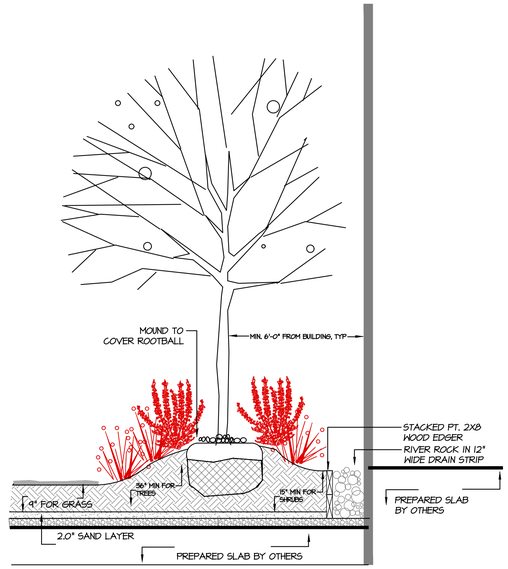
DATE: 11.FEB.2022
SCALE:
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

DRAWING NUMBER: **L5** OF 7

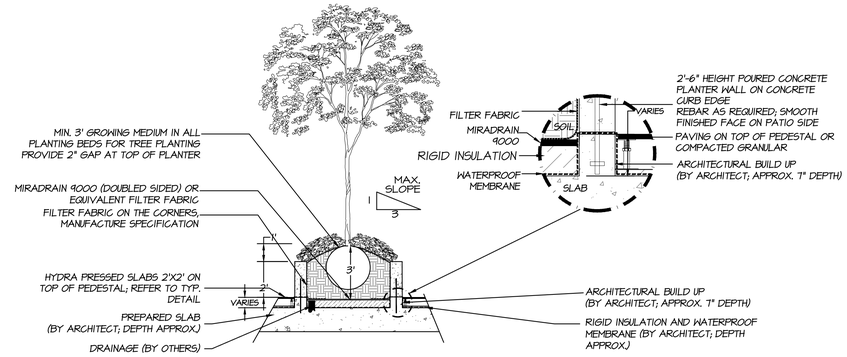
M2LA PROJECT NUMBER: 22-010



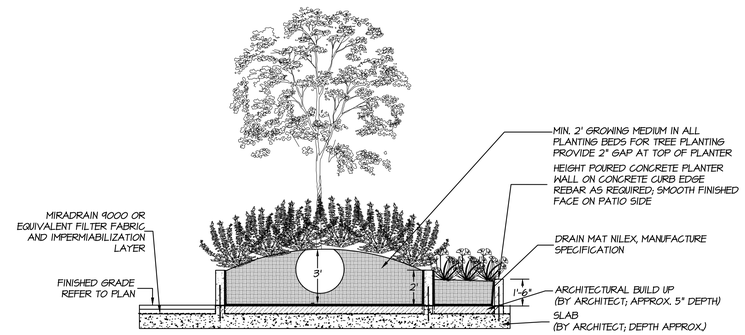
1 / L6 TREE PLANTING
SCALE : N.T.S.



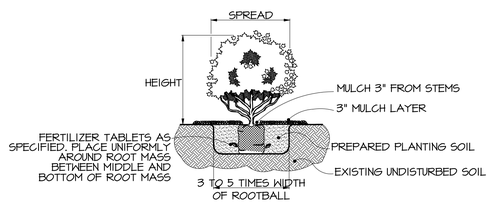
2 / L6 DRIP STRIP AND PLANTING ON SLAB
SCALE : 1/2" = 1'-0"



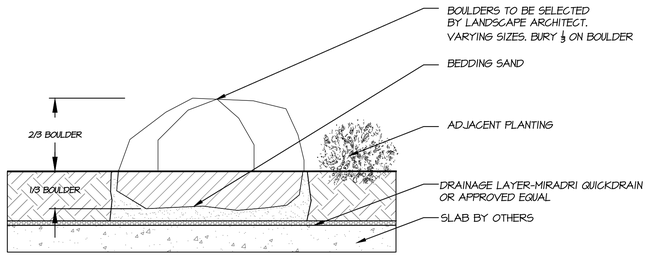
3 / L6 PLANTER ON SLAB
SCALE : 1/4" = 1'-0"



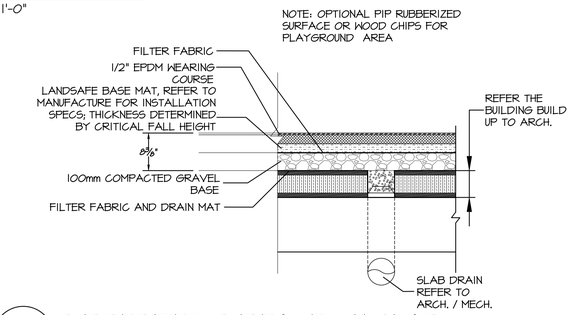
4 / L6 PLANTER ON SLAB
SCALE : 1/4" = 1'-0"



5 / L6 SHRUB PLANTING
SCALE : 3/4" = 1'-0"

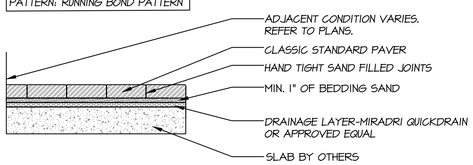


6 / L6 BOULDER ON SLAB
SCALE : 3/4" = 1'-0"



7 / L6 RUBBERIZED SURFACE ON SLAB
SCALE : 3/4" = 1'-0"

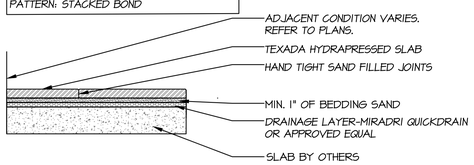
NAME: CLASSIC STANDARD SERIES
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 8 7/8" X 2 3/8" X 3 3/8"
COLOUR: REFER TO PLAN
PATTERN: RUNNING BOND PATTERN



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

8 / L6 PAVER TYPE A B & C ON SLAB
SCALE : 3/4" = 1'-0"

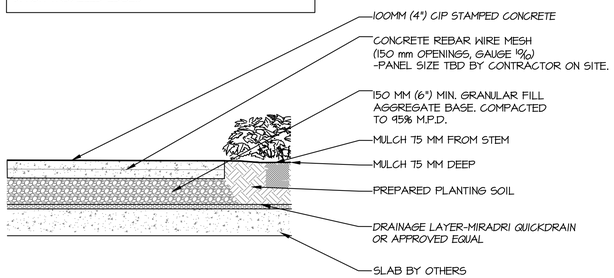
NAME: TEXADA HYDRAPRESSED SLAB
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 24" X 24" X 2".
COULOUR: CHARCOAL
PATTERN: STACKED BOND



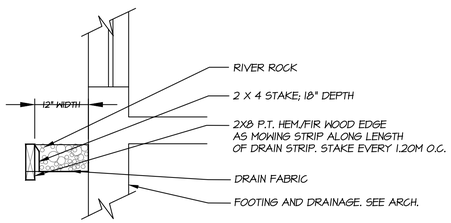
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

9 / L6 PAVERS TYPE D ON SLAB
SCALE : 3/4" = 1'-0"

NOTES:
1. CONTROL JOINT EVERY 0.91 M (3 FT)
2. EXPANSION JOINT EVERY 20' W/ FELT LINER
3. WET/DRY 1/4" SAW BLADE CUT 1" DEEP
4. STRAIGHT CONTINUOS POUR
5. NON-TROWELED EDGES



10 / L6 PIP CONCRETE ON SLAB
SCALE : 3/4" = 1'-0"



11 / L6 DRIP STRIP
SCALE : 3/4" = 1'-0"

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SEAL:

PROJECT:

1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:

LANDSCAPE DETAILS (2)

DATE: 11.FEB.2022
SCALE:
DRAWN: BN
DESIGN: BN
CHK'D: MTLM

DRAWING NUMBER: L6 OF 7

M2LA PROJECT NUMBER: 22-010

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
1258 Ellis Street, Kelowna, BC, Canada V1Y 1Z4
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

DRAWINGS FOR PROPOSED DEVELOPMENT 1864 GORDON DRIVE KELOWNA, BC

PROJECT LOCATION

CITY OF KELOWNA

SCALE: NTS

MARCH 2022

INDEX OF DRAWING SHEETS

SHEET NUMBER	SHEET TITLE
22-3013-C10	COVER
22-3013-C20	STANDARD NOTES
22-3013-C30	SERVICING PLAN
22-3013-C40	GRADING PLAN
22-3013-C50	STORMWATER MANAGEMENT PLAN
22-3013-C60	EROSION AND SEDIMENT CONTROL PLAN

INDEX MAP

SCALE: 1:2000

APLIN & MARTIN PROJECT NO: 22-3013
ISSUED FOR DEVELOPMENT PERMIT
2022-03-22

FILE LOCATION: M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C10 - COVER.dwg PRINTED ON: 3/22/2022 2:57 PM

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

GENERAL NOTES:

1. ALL WORKS TO CONFORM TO THE CITY OF KELOWNA BYLAW NO. 7900 AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS UNLESS OTHERWISE SPECIFIED.
2. ALL MATERIALS SHALL CONFORM TO THE CITY OF KELOWNA'S APPROVED PRODUCTS LIST.
3. SCHEDULE 40 PLASTIC PIPE AND/OR SCHEDULE 80 PLASTIC PIPE SHALL NOT BE USED FOR ANY SITE APPLICATION IN THE WORK.
4. ANY REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD, WHO SHALL REVIEW ANY CHANGES WITH THE CITY OF KELOWNA DEVELOPMENT ENGINEERING MANAGER.
5. CONTRACTOR MUST REQUEST A UTILITY LOCATE THROUGH BC ONE CALL BEFORE EXCAVATING WITH POWER EQUIPMENT.
6. WORKSAFE BC IS TO BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION AND CONTRACTOR SHALL BE REGISTERED WITH WORK SAFE BC.
7. CONTRACTOR TO EXPOSE ALL EX. UTILITIES AT ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY LOCATION AND INVERTS AND REPORT TO ENGINEER ANY CONFLICTS OR DISCREPANCIES.
8. FOR TYPICAL TRENCH SECTION DETAILS SEE CITY OF KELOWNA STANDARD DETAILS DRAWING "SS–G4" OR MMCD STANDARD DRAWING "G4"
9. EXISTING UNDERGROUND UTILITIES MAY NEED TO BE LOWERED OR RAISED TO SUIT THE FINAL DESIGN GRADES IN ACCORDANCE WITH MINIMUM AND MAXIMUM COVER REQUIREMENTS FOR EACH UTILITY. IN PARTICULAR, THE DEPTH OF COVER ATOP A HIGH PRESSURE GAS MAIN CANNOT BE REDUCED TO LESS THAN 1200mm OR INCREASED TO MORE THAN 1800mm COVER FROM TOP OF PIPELINE TO FINISHED GRADE. IT MAY BE REQUIRED TO EXCAVATE TEST HOLES TO DETERMINE EXACT DEPTHS OF EXISTING UTILITIES. ANY AREAS OF CONCERN MUST BE REPORTED TO THE DESIGN ENGINEER AND THE UTILITY OWNER. NO WORK SHALL PROCEED ON EXISTING UTILITIES WITHOUT THE APPROVAL OF THE UTILITY OWNER.
10. RESIDENTS AND BUSINESS OWNERS AFFECTED BY THE PROPOSED CONSTRUCTION ARE TO BE NOTIFIED BY THE CONTRACTOR IN WRITING 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PROVIDED WITH THE CONTRACTORS PHONE NUMBER AND SCHEDULE.
11. THE DEVELOPER AND CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY, AND REPAIR OF ANY PAVEMENT DAMAGE OR DAMAGE TO PRIVATE PROPERTY.
12. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE DEVELOPER'S CONTRACTOR AND SHALL COMPLY WITH THE CITY OF KELOWNA'S TRAFFIC MANAGEMENT GUIDE (DECEMBER 2010). THE DEVELOPER'S CONTRACTOR SHALL COMPLY WITH PART 18 OF THE OCCUPATIONAL HEALTH AND SAFETY REGULATIONS OF WORKSAFE B.C.. THE DEVELOPER IS TO HAVE, ON SITE, A COPY OF THE CURRENT "B.C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS" AS PUBLISHED BY THE MINISTRY OF TRANSPORTATION (MOT). VEHICULAR AND PEDESTRIAN ACCESS IS TO BE MAINTAINED ALONG EXISTING ROADS DURING CONSTRUCTION.
13. A TRAFFIC MANAGEMENT PLAN WITH LANE CLOSURES MUST BE APPROVED BY THE CITY OF KELOWNA AND/OR THE MINISTRY OF TRANSPORTATION (AS APPLICABLE) PRIOR TO CONSTRUCTION.
14. LEGAL SURVEY MONUMENTS ARE TO BE PROTECTED. SHOULD THEY REQUIRE RAISING OR RELOCATING, THE CONTRACTOR MUST NOTIFY THE MUNICIPAL INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK AFFECTING THEM.
15. PIPE BEDDING TO BE MMCD TYPE 1 GRANULAR PIPE BEDDING COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
16. PIPE BACKFILL TO BE IMPORTED 75mm MINUS PIT RUN GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY. WHEN NATIVE SITE GRANULAR BACKFILL IS PROPOSED FOR USE IN TRENCHES THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL GEOTECHNICAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING FOR PERFORMANCE OF IN PLACE DENSITY AND SIEVE TESTING. THE SITE MATERIAL MUST FALL WITHIN ONE OF THE GRANULAR BACKFILL MATERIAL SPECIFICATIONS AS PER MMCD.
17. WHERE INFILLING OF EXISTING DITCHES, ETC., IS REQUIRED OR PROPOSED, AND WHERE SERVICES ARE CONSTRUCTED IN FILL SECTIONS, THE FILL MATERIAL IS TO BE APPROVED GRANULAR MATERIAL PLACED IN LIFTS NOT EXCEEDING 300mm AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
18. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
19. AFTER CONSTRUCTION, DEVELOPER TO SUBMIT AS–BUILT DRAWINGS TO THE CITY OF KELOWNA.
20. THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ENGINEER TO DESIGN, INSTALL AND MAINTAIN A SEDIMENT AND EROSION CONTROL SYSTEM IN THE DEVELOPMENT IN ORDER TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES. CONSTRUCTION IN AND ABOUT A WATERCOURSE MUST RECEIVE PRIOR APPROVAL FROM THE PROVINCIAL MINISTRY OF ENVIRONMENT AND/OR THE FEDERAL DEPARTMENT OF FISHERIES AND OCEANS, WHERE APPLICABLE.
21. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO THE START OF EXCAVATION.
22. AFTER CONSTRUCTION, RESTORE WORK AREAS AND EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
23. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
24. ALL SURPLUS GRANULAR MATERIAL SHALL BE COORDINATED WITH THE OWNER FOR DISPOSAL.

ROADWORKS NOTES:

1. THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING FOR PERFORMANCE OF IN–PLACE TESTING DURING THE PREPARATION OF THE SUBGRADE AND CONSTRUCTION OF THE ROAD STRUCTURE TO VERIFY THE ADEQUACY OF THE PROPOSED AND EXISTING ROAD STRUCTURE AND SUBGRADE.
2. CHANGES OF GRADE ARE TO BE FORMED BY SMOOTH VERTICAL CURVES.
3. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY UNDER DIRECTION OF GEOTECHNICAL ENGINEER.
4. SUB–BASE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
5. THE ROAD BASE SHALL EXTEND A MINIMUM OF 0.3m BEYOND BACK OF CURB.
6. CATCH BASIN RIM ELEVATIONS GIVEN ARE THE ELEVATION OF THE SURFACE INLET (STANDARD 2.5cm DROP).
7. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND P.C. CONCRETE SHALL BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARD CONSTRUCTION DOCUMENTS AND MMCD SPECIFICATIONS AND STANDARD DETAIL DRAWINGS APPLICABLE AT THE TIME OF CONSTRUCTION. WEATHER CONDITIONS MUST ALSO BE IN CONFORMANCE WITH MMCD SPECIFICATIONS. SHOULD DEVIANCES BE ALLOWED FROM THESE SPECIFICATIONS, THE CONTRACTOR IS TO ASSUME ALL RESPONSIBILITY FOR THESE PRODUCTS.
8. ASPHALTIC CONCRETE ≤ 60MM THICK SHALL BE LAID IN A SINGLE LIFT. REQUIRED ASPHALTIC CONCRETE THICKNESS PROVIDED ON TYPICAL CROSS SECTIONS.
9. TIE–INS TO EXISTING PAVEMENT SHALL BE MADE BY CUTTING BACK THE EXISTING PAVEMENT TO SOUND MATERIAL AS NECESSARY TO PRODUCE A NEAT, VERTICAL FACE AND PROVIDE A KEYWAY. PRIOR TO PLACING ASPHALTIC CONCRETE, EXPOSED PAVEMENT FACES AND OTHER ABUTTING STRUCTURES SHALL BE TACK COATED WITH ASPHALT EMULSION.
10. ALL EXISTING ASPHALT TO BE REMOVED MUST BE DISPOSED OF AT AN APPROVED SITE.
11. PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
13. ALL ACCESS TO CONFORM TO MMCD SPECIFICATIONS & THE CITY OF KELOWNA BYLAW NO. 7900.

WATERWORKS NOTES:

1. WATER MAIN AND SERVICE CONNECTION MATERIALS SHALL CONFORM TO THE CITY OF KELOWNA APPROVED PRODUCTS LIST AND MMCD SECTION 33 11 01. 100–300mm DIAMETER WATER MAINS TO BE PVC CLASS 165 TO AWWA C900. 350–900mm DIAMETER WATER MAINS TO BE DUCTILE IRON PRESSURE CLASS 250 TO AWWA C151 OR PVC CLASS 165 TO AWWA C905 EXCEPT AS NOTED ABOVE. ALL FITTINGS AND VALVES TO BE DUCTILE IRON (DI) TYTON JOINT WITH CLOSED LUGS UNLESS OTHERWISE SPECIFIED. ALL CURB STOPS TO BE FITTED WITH MUELLER TELESCOPING SERVICE BOXES OR APPROVED EQUIVALENT.
2. TIE–INS OF PROPOSED WATER MAINS TO EXISTING WATER MAINS ARE TO BE WITNESSED BY APLIN MARTIN AND CITY OF KELOWNA FORCES AT THE DEVELOPER'S EXPENSE UNLESS OTHERWISE NOTED. THE DEVELOPER SHALL SUPPLY ALL MATERIALS AND FITTINGS REQUIRED FOR THE TIE–IN OF THE PROPOSED WATER MAINS BY THE CITY. AT TIE–IN POINTS, THE CONTRACTOR SHALL CAP ALL PROPOSED WATER MAINS 1.5m FROM THE EXISTING WATER MAIN WITH THE PROPOSED WATER MAIN SET AT THE LINE AND GRADE OF THE EXISTING WATER MAIN. THE CONTRACTOR SHALL PROVIDE MINIMUM 48 HOURS NOTICE TO CITY OF KELOWNA FORCES TO WITNESS THE TIE–IN.
3. CONTRACTOR TO PROVIDE A MINIMUM 1.5m COVER OVER ALL PROPOSED WATER MAINS. WHERE 1.5m COVER CANNOT BE PROVIDED, PIPES SHALL BE INSULATED AS PER ENGINEER'S SPECIFICATIONS.
4. MINIMUM GRADE OF WATER MAINS TO BE 0.10%.
5. ALL DOMESTIC SERVICE CONNECTIONS TO BE A MINIMUM OF 19mm DIAMETER UNLESS OTHERWISE SPECIFIED.
6. DURING CONSTRUCTION AND AT ANY TIME PRIOR TO ACCEPTANCE AND PRESSURIZING OF WATER MAINS BY THE CITY OF KELOWNA, THE CONTRACTOR, ON BEHALF OF THE DEVELOPER, SHALL INSTALL A 300mm SQUARE x 18mm SHEET OF PLYWOOD OVER THE PUMPER NOZZLE OF EACH HYDRANT TO INDICATE THAT HYDRANT IS NOT IN USE.
7. WATER MAINS SHALL BE MARKED BELOW GRADE USING A METALLIC DETECTABLE REINFORCED UNDERGROUND UTILITY MARKING TAPE. THE TAPE SHALL BE MINIMUM 150mm WIDE, METALLIC BLUE IN COLOUR AND SHALL BE MARKED "CAUTION: WATER LINE BURIED BELOW" THE TAPE IS TO BE INSTALLED ON TOP OF THE PIPE CUSHION, A MINIMUM OF 300mm ABOVE THE TOP OF PIPE. MARKING TAPE SHALL BE "THORTEC" OR APPROVED EQUAL.
8. A MINIMUM OF 3m HORIZONTAL SEPARATION EDGE–TO–EDGE AND 0.45m VERTICAL SEPARATION EDGE–TO–EDGE SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL SANITARY AND STORM SEWERS/SERVICES EXCEPT WHERE NOTED. WHERE THE ABOVE–NOTED SEPARATIONS CAN NOT BE ACHIEVED, THE SANITARY/STORM SEWER SHALL BE CONSTRUCTED OF PRESSURE PIPE SUCH AS HDPE OR PVC WITH FUSED JOINTS AND PRESSURE TESTED TO ASSURE IT IS WATERTIGHT. SANITARY SEWER MAINS SHALL NOT CROSS OVER WATER MAINS.
9. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, THE JOINTS OF THE WATER MAIN, OVER A LENGTH EXTENDING 3m EITHER SIDE OF THE SANITARY/STORM SEWER ARE TO BE WRAPPED WITH "AQUAWRAP" COMPOSITE WRAP OR APPROVED NSF CERTIFIED EQUIVALENT IN ACCORDANCE WITH THE LATEST VERSION OF THE AWWA STANDARDS C217, AND C214 OR C209.
10. WHERE NEW CATCHBASIN (CB) LEADS CROSS A WATER MAIN AND DO NOT HAVE A 450mm EDGE–TO–EDGE VERTICAL SEPARATION, THE CB LEAD JOINTS ARE TO BE WRAPPED WITH PETROLATUM TAPE.
11. A MINIMUM OF 1.5m HORIZONTAL EDGE–TO–EDGE AND 150mm VERTICAL SEPARATION EDGE–TO–EDGE SHALL BE MAINTAINED BETWEEN WATER MAINS AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE CONDUITS EXCEPT WHERE NOTED.
12. CONTRACTOR SHALL CONDUCT PRESSURE TEST IN ACCORDANCE WITH THE CITY OF KELOWNA SPECIFICATIONS.
13. CONTRACTOR SHALL FLUSH AND DISINFECT WATER MAINS IN ACCORDANCE WITH THE CITY OF KELOWNA STANDARDS AND AS APPROVED BY THE CITY OF KELOWNA.
14. CHLORINE SOLUTIONS SHALL BE NEUTRALIZED IN ACCORDANCE WITH MINISTRY OF THE ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE. CITY PERMIT REQUIRED IF DISCHARGING INTO CITY INFRASTRUCTURE.
15. WHERE PRACTICAL, SERVICE LINES AND METER BOXES SHALL BE INSTALLED TO FINISHED GRADE, OUTSIDE OF DRIVEWAYS OR PAVED AREAS.
16. WHERE TIE–INS ARE TO EXISTING ASBESTOS CEMENT WATER MAINS, THE CONTRACTOR WILL REPLACE A MINIMUM OF ONE SEGMENT OF ASBESTOS CEMENT PIPE EITHER SIDE OF CONNECTION.
17. CATHODIC PROTECTION TO BE INSTALLED AS PER MMCD SPECIFICATIONS IF REQUIRED.

SANITARY AND STORM SEWER NOTES:

1. SANITARY SEWER AND STORM SEWER MATERIALS SHALL CONFORM TO THE CITY OF KELOWNA APPROVED PRODUCTS LIST AND MMCD SECTIONS 33 30 01 AND 33 40 01. SANITARY AND STORM SEWER MAINS UNDER 600mm DIAMETER TO BE SDR35 PVC PROFILE PIPE TO ASTM D2412 AND ASTM D3034 UNLESS OTHERWISE NOTED. SANITARY AND STORM SEWER MAINS 600mm DIAMETER AND LARGER TO BE PVC SDR35 TO ASTM D2412 AND ASTM D3034 OR NON–REINFORCED CLASS 3 CONCRETE CIRCULAR (UP TO AND INCLUDING 675mm DIAMETER) TO ASTM C14M OR REINFORCED CLASS III CONCRETE CIRCULAR TO ASTM C76M OR AS NOTED ON THE DRAWINGS.
2. CONTRACTOR TO PROVIDE A MINIMUM 1.2m COVER OVER ALL PROPOSED SANITARY MAINS AND 1.2m COVER OVER ALL PROPOSED STORM MAINS. WHERE 1.2m COVER CANNOT BE PROVIDED, PIPES SHALL BE INSULATED AS PER ENGINEER'S SPECIFICATIONS.
3. CONTRACTOR IS TO EXPOSE AND CONFIRM LOCATION AND INVERTS OF ALL EXISTING SANITARY AND STORM SERVICE CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT TO ENGINEER ANY CONFLICTS OR DISCREPANCIES. ALL EXISTING SERVICE CONNECTIONS TO BE REPAIRED IF REQUIRED AND TIED IN TO THE PROPOSED SANITARY OR STORM SEWER.
4. RESIDENTIAL SANITARY SEWER SERVICE CONNECTIONS ARE TO BE A MINIMUM 100mm DIAMETER, A MINIMUM 2% GRADE, AND TO BE PVC SDR28 TO ASTM D3034, COMMERCIAL AND INDUSTRIAL SEWER SERVICE CONNECTIONS ARE TO BE A MINIMUM 150mm DIAMETER, A MINIMUM 1% GRADE, AND TO BE PVC SDR28 TO ASTM D3034. STORM SERVICE CONNECTIONS ARE TO BE A MINIMUM 150mm DIAMETER, A MINIMUM 2% GRADE, AND TO BE PVC SDR28 TO ASTM D3034. REFER TO MMCD DRAWINGS S7 AND CITY OF KELOWNA DRAWINGS SS–S7 FOR DETAILS.
5. ALL EXISTING AND PROPOSED SERVICE CONNECTIONS ARE TO BE PROVIDED WITH AN INSPECTION CHAMBER. SANITARY AND STORM SERVICE CONNECTIONS TO HAVE A 200mm DIAMETER INSPECTION CHAMBER AS PER COK DRAWING SS–S9.
6. CONNECTIONS TO NEW SANITARY AND STORM MAINS UNDER 450mm DIAMETER SHALL BE MADE USING STANDARD WYE FITTINGS, AND CONNECTIONS OVER 450mm DIAMETER TO EXISTING MAINS SHALL BE MADE USING WYE SADDLES OR INSERTA–TEES WHERE NOTED.
7. CONNECTIONS TO EXISTING SANITARY AND STORM MAINS SHALL BE MADE USING WYE SADDLES OR INSERTA–TEES, UNLESS OTHERWISE NOTED.
8. A MINIMUM OF 3m HORIZONTAL EDGE–TO–EDGE SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL SANITARY AND STORM SEWERS/SERVICES EXCEPT WHERE NOTED.
9. WHERE A SANITARY SEWER OR STORM SEWER CROSSES A WATER MAIN, THE SEWER SHALL BE BELOW THE WATER MAIN WITH A MINIMUM VERTICAL SEPARATION EDGE–TO–EDGE OF 0.45m ALL APPURTENANCES AND FITTINGS WITHIN 3.0m OF CROSSINGS, OVER A LENGTH EXTENDING 3.0m EITHER SIDE OF THE SEWER MAIN, ARE TO BE WRAPPED WITH "AQUAWRAP" COMPOSITE WRAP OR APPROVED NSF CERTIFIED EQUIVALENT IN ACCORDANCE WITH THE LATEST VERSION OF THE INTERIOR HEALTH AUTHORITY STANDARDS, AND THE AWWA STANDARDS C217, AND C214 OR C209.
10. ALL MANHOLES TO BE A MINIMUM OF 1050mm DIAMETER PRE–CAST REINFORCED CONCRETE TO ASTM C478 OR AS NOTED ON DRAWINGS. REFER TO CITY OF KELOWNA DRAWING SS–S1a AND MMCD DRAWINGS S1–S5 FOR DETAILS. ALL MANHOLES LABELED WITH DW TO BE DRAINAGE DRYWELLS AS PER COK DRAWINGS SS–S51 AND SS–S52.
11. ALL MANHOLE FRAMES WITHIN PAVED ROADWAYS TO BE TERMINAL CITY IRONWORKS LTD. C44A ADJUSTABLE MH FRAME WITH SR–SUPPORT RING. IF ROAD GRADE IS GREATER THAN 8%, A TAPERED CONCRETE GRADE RING UNDER THE DI SUPPORT RING IS ALSO REQUIRED. MANHOLE FRAMES OUTSIDE PAVED ROADWAYS TO BE IN ACCORDANCE WITH THE CITY OF KELOWNA APPROVED PRODUCTS LIST.
12. ALL MANHOLE COVERS TO BE IN ACCORDANCE WITH CITY OF KELOWNA DWG SS–S1b.
13. SANITARY AND STORM PIPE LENGTHS SHOWN IN PROFILE REPRESENT THE LENGTH FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
14. TIE–INS OF PROPOSED MAINS TO EXISTING SANITARY AND STORM SEWER SYSTEMS ARE TO BE PERFORMED BY THE CONTRACTOR. ALL CONNECTIONS TO BE INSPECTED BY APLIN MARTIN AND CITY OF KELOWNA FORCES PRIOR TO BACKFILL. NEW SANITARY AND STORM SEWER MAINS TIED INTO EXISTING MAINS MUST BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
15. SANITARY SEWER, STORM SEWER, CATCH BASIN LEAD, AND SUB DRAIN TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VIDEO INSPECT COMPLETED SANITARY AND STORM SEWERS UNDER 900MM IN DIAMETER FOLLOWING COMPLETION OF INSTALLATION. SHOULD VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT WILL BE REQUIRED AT THE DIRECTION OF THE CONTRACT ADMINISTRATOR AND AT THE COST OF THE CONTRACTOR.
16. STORM SEWERS ARE TO BE CONSTRUCTED WITH SEALED JOINTS UNLESS OTHERWISE SPECIFIED ON THE DESIGN DRAWINGS.
17. ALL CATCH BASINS TO BE DOBNEY FOUNDRY LTD. B–39B SIDE INLET WITH B–39A FRAME, B–39 GRATE AND ALUMINUM TRAPPING HOOD. ALL CATCH BASINS LOCATED WITHIN ASPHALT AREAS TO BE DOBNEY FOUNDRY LTD. B–39 TOP INLET GRATE WITH B–39A FRAME AND ALUMINUM TRAPPING HOOD. CATCH BASIN LEADS TO BE A MINIMUM 200mm DIAMETER PVC DR35 @ 2.0% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
18. ALL LAWN BASINS TO BE 600mm DIAMETER WITH CLOSED BOTTOM AND ALUMINUM TRAPPING HOOD AND SHALL CONFORM TO MMCD DWG. S12 (TYPE 2) UNLESS OTHERWISE NOTED. LAWN BASIN LEADS TO BE A MINIMUM 150mm DIAMETER PVC DR35 @ 1.0% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
19. WHERE TIE–INS ARE TO EXISTING ASBESTOS CEMENT MAINS, THE CONTRACTOR WILL REPLACE A MINIMUM OF ONE SEGMENT OF ASBESTOS CEMENT PIPE ON EITHER SIDE OF CONNECTION.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE TO BE TO MINISTRY OF TRANSPORTATION AND CITY OF KELOWNA STANDARDS (MANUAL OF STANDARD TRAFFIC SIGNS & PAVEMENT MARKINGS).
2. ALL PROPOSED PAVEMENT MARKINGS TO BE DURABLE MARKINGS (I.E. THERMOPLASTIC LINES) UNLESS OTHERWISE NOTED. COLOR TO BE YELLOW 505–308 OR WHITE 513–301 AS PER MMCD.

NOT FOR CONSTRUCTION

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LEGAL DESCRIPTION: PLAN KAP42637 LOT B D.L. 138

B.M. MONUMENT NO.: 783605 ELEVATION: 350.295m

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

LEGEND

NEW PAVEMENT
ASPHALT REPLACEMENT
MILL AND OVERLAY

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

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NO.	YY/MM/DD	BY	REVISION	CH'KD
0	22/03/11	JMR	ISSUED FOR DEVELOPMENT PERMIT	JDB

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. D. BEACH #48918 — 2022-03-22

BASE JMR	DESIGN JMR
APPROVED JDB	
DATE MARCH 2022	
SCALE	HORIZ. N/A VERT. N/A

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
1864 GORDON DRIVE
MIXED-USE DEVELOPMENT

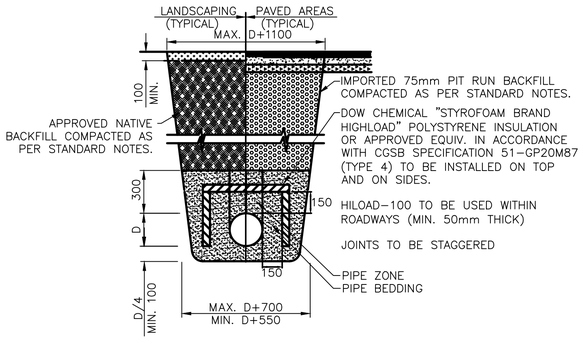
STANDARD NOTES

DIVISION

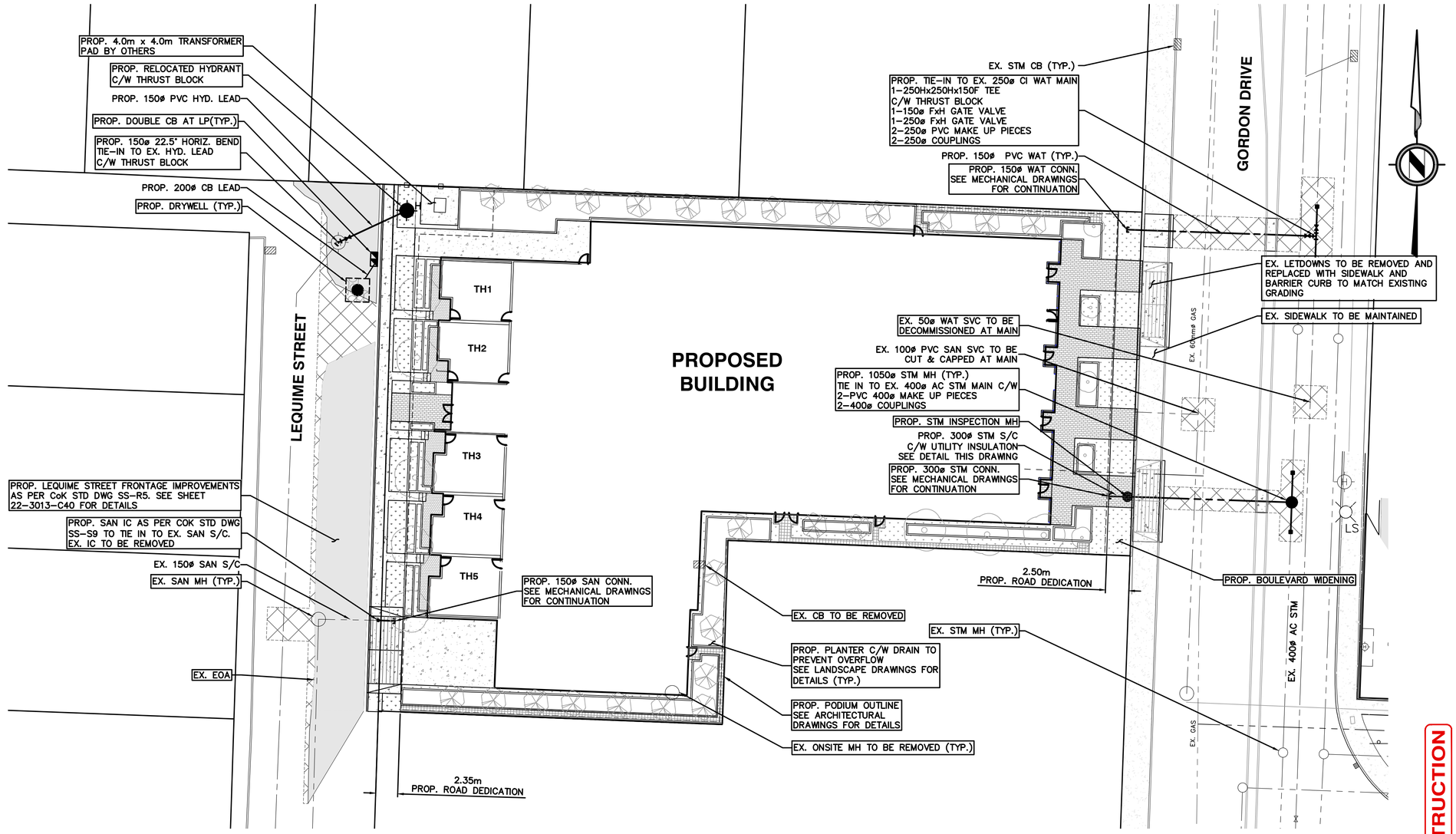
DRAWING NO. 22-3013-C20
REV NO 0
CITY DRAWING NO.

Mar 22 2022 – 2:57pm M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C20 – STANDARD NOTES.dwg/D20 Thegyi

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



DETAIL A
UTILITY INSULATION
N.T.S.



UTILITY NOTES:

- TIE-IN TO BE COMPLETED BY THE CONTRACTOR UNDER SUPERVISION OF AN APLIN & MARTIN REPRESENTATIVE AND WITNESSED BY THE CITY OF KELOWNA
- WATER METER AND DOUBLE CHECK VALVE TO BE LOCATED WITHIN BUILDING. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
- WHERE TIE-INS ARE TO EXISTING ASBESTOS CEMENT MAINS THE CONTRACTOR WILL REPLACE A MINIMUM OF ONE SEGMENT OF THE ASBESTOS CEMENT PIPE ON EITHER SIDE OF CONNECTION
- WHERE MINIMUM COVER IS NOT ACHIEVABLE ON PROPOSED SERVICE CONNECTIONS, INSULATION IS REQUIRED INSULATION WIDTH AND SPECIFICATIONS AS DIRECTED BY ENGINEER.
- CONTRACTOR TO CONFIRM EXISTING INVERTS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER

* TIE-INS AND DISCONNECTIONS OF EXISTING SERVICES FOR CITY WATER, SANITARY, AND STORM TO BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF APLIN MARTIN CONSULTANT REPRESENTATIVE AND THE CITY OF KELOWNA PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICES PERSONNEL AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING. FOR WATER TIE-INS, PRIOR APPROVAL IS REQUIRED FROM THE WATER UTILITY ENGINEERING TECHNOLOGIST 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.

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LEGAL DESCRIPTION: PLAN KAP42637 LOT B D.L. 138

B.M. MONUMENT NO.: 783605 ELEVATION: 350.295m

NOT FOR CONSTRUCTION

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

LEGEND

NEW PAVEMENT
ASPHALT REPLACEMENT
MILL AND OVERLAY

NAD 83

INSERTION BASE POINT: 300,000 , 5,500,000

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NO.	YY/MM/DD	BY	REVISION	CH'KD
0	22/03/11	JMR	ISSUED FOR DEVELOPMENT PERMIT	JDB

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. D. BEACH # 48918 — 2022-03-22

BASE	JMR
DESIGN	JMR
APPROVED	JDB
DATE	MARCH 2022
SCALE	HORIZ. 1:250 VERT. N/A

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
1864 GORDON DRIVE
MIXED-USE DEVELOPMENT

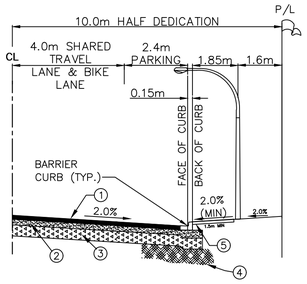
SERVICING PLAN

DIVISION

DRAWING NO. 22-3013-C30
REV NO. 0
CITY DRAWING NO.

Mar 22 2022 - 2:57pm M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C30 - SERVICING PLAN.dwg/KELOWNA Thegyl

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



LEQUIME STREET TYPICAL HALF SECTION
COLLECTOR CLASS 1 (SS-R5)

SCALE: N.T.S.

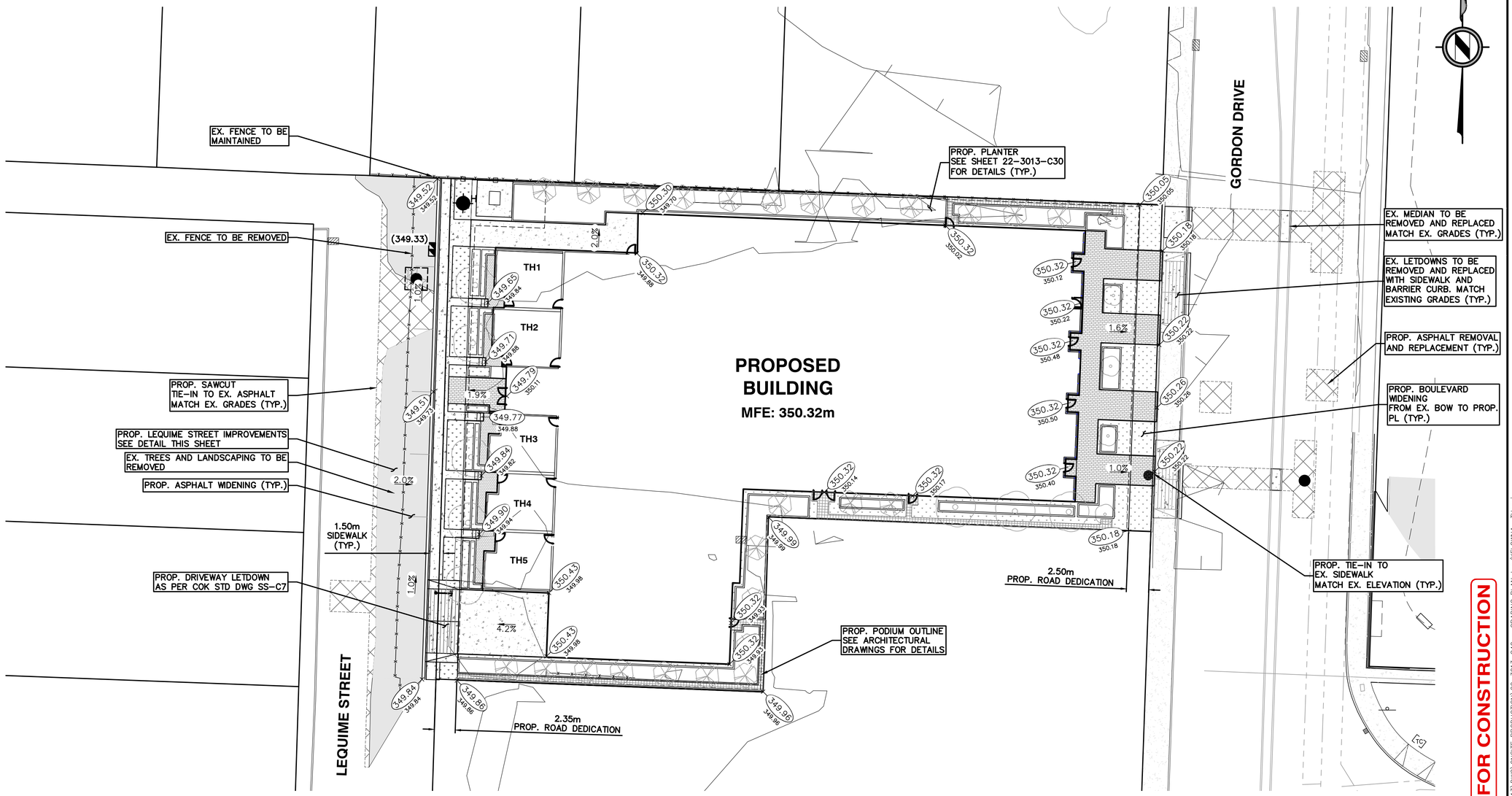
LEQUIME STREET ROAD STRUCTURE*:

1. ASPHALT – 100mm
2. MIN. 75mm 20mm MINUS GRANULAR BASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY
3. MIN. 335mm SELECT GRANULAR SUBBASE COMPACTED TO 95% MODIFIED PROCTOR DENSITY
4. SUBGRADE – NATIVE MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY
5. 100mm CONCRETE SIDEWALK

*NOTE: ROAD STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

GRADING LEGEND

EXISTING ELEVATION	+452.31
PROPOSED EL. (BY DEVELOPER) EXISTING ELEVATION	+344.92
PROPOSED ELEVATION TOP OF WALL	+451.35 TW
PROPOSED ELEVATION BOTTOM OF WALL	+451.35 BW
PERCENT GRADE	2.0%
PERCENT SLOPE	2:1
PROPOSED RETAINING WALL	
PROPOSED DRAINAGE SWALE	
EXISTING CONTOURS	445
TOP OF BANK	
BOTTOM OF BANK	
GRADE BREAK	
ELEVATION AT OR NEAR FINISHED MAIN FLOOR	MFE: 344.37m
ELEVATION AT OR NEAR FINISHED BASEMENT FLOOR	BFE: 344.37m



NOTE:
EXISTING BUILDINGS, LANDSCAPING, AND INFRASTRUCTURE TO BE REMOVED BY OTHERS.

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LEGAL DESCRIPTION: PLAN KAP42637 LOT B D.L. 138

B.M. MONUMENT NO.: 783605 ELEVATION: 350.295m

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

LEGEND

NEW PAVEMENT
ASPHALT REPLACEMENT
MILL AND OVERLAY

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

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PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. D. BEACH #48918 — 2022-03-22

BASE: JMR	DESIGN: JMR
APPROVED: JDB	
DATE: MARCH 2022	
SCALE: HORIZ. 1:250 VERT. N/A	

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
1864 GORDON DRIVE
MIXED-USE DEVELOPMENT

GRADING PLAN

DIVISION

DRAWING NO. 22-3013-C40
REV NO 0
CITY DRAWING NO.

Mar 22 2022 - 2:57pm M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C40 - GRADING PLAN.dwg/KELOWNA Thegyi

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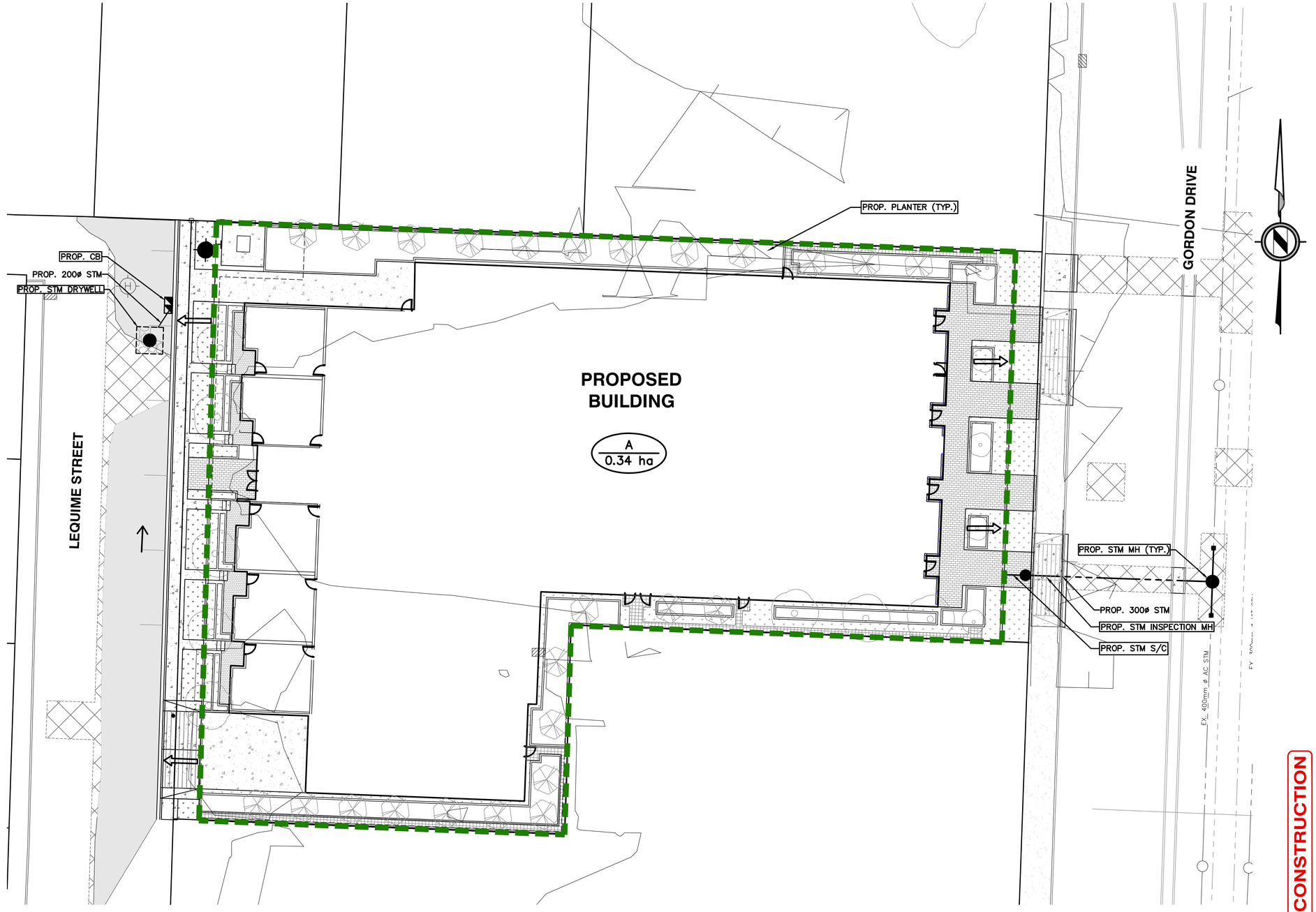
STORM WATER CONTROL LEGEND

- CATCHMENT BOUNDARY LINE
- PROP. LAWN BASIN
- PROP. CATCH BASIN
- CATCHMENT AREA — CATCHMENT # X; AREA (ha) X.X ha
- PROPOSED SWALE
- PROP. OVERLAND FLOW
- EXISTING OVERLAND FLOW



100 Year Peak Flow Calculations with 5 Year Release Rate

	Tc	Runoff coeffecient	Soil Adjustment Factor	Area	Intensity	n	Q
	min			Ha	mm		cms
$Q_{pre\ (5\text{-}YEAR)}$	19.68	0.20	1.00	0.34	31	0.00278	0.00593
$Q_{post\ (100\ YEAR)}$	5.00	0.90	1.00	0.34	165	0.00278	0.14002

Storage Volume Required (Modified Rational Method)

Storage Volume = $T_r (Q_{p2} - Q_{rel}) + 0.5 \times T_c \times Q_{rel}^2 (1/Q_{p2} - 1/Q_{p1})$

T_r = Duration of storm, in seconds
T_c = Time to concentration, in seconds
Q_{p1} = Peak flow for storm, $T_r = T_c$, cms
Q_{p2} = Peak flow for storm specified, cms
Q_{rel} = Maximum release rate, cms

Storage Required = **54.2 cu. m**

Rainfall Duration Tr	Rainfall Intensity I	Peak Flow Q_{p1}	Peak Flow Q_{p2}	Required Storage
min	mm	cms	cms	cu. m
2	333	0.140	0.283	33.20
5	165	0.140	0.140	40.23
10	97	0.140	0.082	45.84
15	71	0.140	0.060	48.97
20	57	0.140	0.048	50.97
25	48	0.140	0.041	52.31
30	42	0.140	0.035	53.20
45	31	0.140	0.026	54.24
60	24	0.140	0.021	53.81
75	21	0.140	0.018	52.52
90	18	0.140	0.015	50.65
105	16	0.140	0.014	48.37
120	14	0.140	0.012	45.77
135	13	0.140	0.011	42.92
150	12	0.140	0.010	39.87
165	11	0.140	0.010	36.65
180	11	0.140	0.009	33.30

STORMWATER MANAGEMENT NOTES:

CATCHMENT "A" (3,400m²):

ONSITE STORMWATER DETENTION WILL DETAIN STORM FLOWS FOR THE ENTIRE PROPERTY FROM A 100-YR STORM AND REDUCE RUN-OFF TO PRE-DEVELOPMENT RUN-OFF LEVELS. STORMWATER IS TO BE COLLECTED AND STORED AND THEN DIRECTED TO A FLOW CONTROL MANHOLE. BUILDING SYSTEMS WILL NOT BE PUMPING GROUNDWATER INTO STORM SYSTEM.

- WATER STORAGE VOLUME REQUIRED = 54.2m³
- MIN. WATER STORAGE VOLUME TO BE PROVIDED = 54.2m³
- MAXIMUM OUTFLOW RATE = 0.0593m³/s

NOTE:

FLOW CONTROL TO BE PROVIDED INTERNAL TO BUILDING.

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LEGAL DESCRIPTION: PLAN KAP42637 LOT B D.L. 138

B.M. MONUMENT NO.: 783605 ELEVATION: 350.295m

NOT FOR CONSTRUCTION

LEGEND
- WATER
- SAN. SEWER
- STORM SEWER
- GAS
- U/G TELEPHONE
- U/G ELECTRICAL

LEGEND
- NEW PAVEMENT
- ASPHALT REPLACEMENT
- MILL AND OVERLAY

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

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NO.	YY/MM/DD	BY	REVISION	CH'KD
0	22/03/11	JMR	ISSUED FOR DEVELOPMENT PERMIT	JDB

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. D. BEACH # 48918 — 2022-03-22

BASE JMR	DESIGN JMR
APPROVED JDB	
DATE MARCH 2022	
SCALE	HORIZ. 1:250 VERT. N/A

SCALE NOT ACCURATE OVER LONG DISTANCES

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
1864 GORDON DRIVE
MIXED-USE DEVELOPMENT

STORMWATER MANAGEMENT PLAN

DIVISION

DRAWING NO. 22-3013-C50 REV NO 0
CITY DRAWING NO.

Mar 22 2022 - 2:58pm M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C50 - STORMWATER MANAGEMENT PLAN.dwg/KELOWNA Thegyi

NOTICE TO CONTRACTOR: IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

SEDIMENT AND EROSION CONTROL MEASURES:

IT IS IMPERATIVE THAT THE CONSTRUCTION OF THIS SITE COMPLY WITH THE REQUIREMENTS OUTLINED IN THE CITY OF KELOWNA BYLAW NO. 7900 AND THE DEPARTMENT OF FISHERIES AND OCEANS LAND DEVELOPMENT GUIDELINES. SPECIFICALLY, ALL STORMWATER RELEASED FROM THIS SITE MUST BE BELOW 75mg/L TSS. THE FOLLOWING STRATEGIES ARE THE MINIMUM EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE CONTRACTOR AND THEIR AGENTS. SOME OR ALL OF THESE ACTIONS MAY BE ASSIGNED TO OTHERS THROUGH CONTRACTUAL ARRANGEMENTS.

GENERAL

1. ALL WORK TO BE UNDERTAKEN AND COMPLETED BY CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO ANY ROADSIDE DITCH, STORM SEWER, OR WATERCOURSE. THE CONTRACTOR IS EXPLICITLY RESPONSIBLE FOR THESE WORKS AND NO EXTRAS WILL BE PAID RELATING TO SEDIMENT AND EROSION CONTROL.
2. ALL SEDIMENT CONTROL FACILITIES SHOWN MUST BE INSTALLED AND IN PLACE UNTIL THE PROJECT IS ACCEPTED AS SUBSTANTIALLY COMPLETE BY THE CITY OF WEST KELOWNA AND PLACED ON MAINTENANCE.
3. WHILE SITE CONSTRUCTION IS ONGOING, THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE. ALL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS AND FOLLOWING ALL RAIN EVENTS TO ENSURE PROPER OPERATION UNTIL REMOVAL. STORMWATER MUST BE MONITORED, AND, WHERE APPLICABLE, TESTED AFTER RAIN EVENTS. TEST RESULTS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW IN A TIMELY MANNER. TURBIDITY TESTING WILL BE CONSIDERED EQUIVALENT WHEREBY IF RUNOFF MEASURES LESS THAN 50NTU, TSS LAB TESTING WILL NOT BE NECESSARY.
4. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: REPAIRING OR REPLACING SILT FENCING, REPAIRING CONSTRUCTION ENTRANCE, SPREADING STRAW, HYDROSEEDING, STREET SWEEPING, FLUSHING OF THE STORM SEWERS.
5. SLOPES STEEPER THAN 3:1 TO BE TRACK-WALKED AND HYDROMULCHED WITH FLEXGUARD OR AN APPROVED EQUIVALENT WITH APPLICATION RATE PER MANUFACTURER'S SPECIFICATIONS, BASED ON SLOPE AND SLOPE STABILITY.
6. SLOPES > 3:1 AND WITH A LENGTH >10m TO BE BROKEN UP WITH TERRA TUBES AT 15' TO THE SLOPE.
7. SILT FENCE IS TO BE 'KONTROL SILT FENCE PLUS' OR EQUIVALENT AS APPROVED BY THE ENGINEER. FENCE TO HAVE MIN. CLEAR WATER FLOW RATE OF 0.0305cms/sm (0.10cfs/sf). FENCE TO BE STAPLED @ 150mm O/C TO 100mmø TREATED POSTS SPACED AT 1.0m O/C. BOTTOM OF SILT FENCE TO BE ANCHORED AS PER DETAIL.
8. ANY IRREGULARITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STAGE 1 – SITE CLEARING & GRUBBING PHASE

1. PRIOR TO ANY CLEARING OR EXCAVATION, THE SITE CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE SITE PERIMETER.
2. SITE CLEARING TO BE CONDUCTED ON A SELECTIVE AND AS-NEEDED BASIS WITH EXPOSED SOILS STABILIZED THROUGH REPLANTING OR RESEEDING AND PROTECTED WITH EITHER STRAW OR POLY SHEETING COVER.
3. DURING THE SITE CLEARING OPERATIONS, PROVIDE MECHANICAL SWEEPING (NOT FLUSHING) ACROSS THE FRONTAGE OF THE DEVELOPMENT PROPERTY TO REMOVE ANY ACCUMULATION OF SILT FROM THE SITE ENTRANCES OR AS DIRECTED BY THE ENGINEER OF RECORD.

STAGE 2 – CONSTRUCTION OF THE ROADS AND UNDERGROUND UTILITIES PHASE

1. THE PROPOSED STORM WORKS SHALL NOT BE CONNECTED THE EXISTING STORM SYSTEM UNTIL THE STORMWATER TREATMENT UNIT IS OPERATIONAL – IF APPLICABLE.
2. STOCKPILES OF EXCAVATED MATERIAL (IF RETAINED ONSITE) WITH A SLOPE GREATER THAN 3:1, OR IF LEFT > 12 HOURS WITH A HEIGHT EXCEEDING 3M VERTICAL, ARE TO BE PROTECTED WITH 6mm-THICK POLYTHENE SHEETING (OR SIMILAR) AND SURROUNDED BY SILT FENCE TO MINIMIZE SOIL EROSION DUE TO RAINFALL EVENTS.
3. AFTER INSTALLATION OF THE CB'S, "FILTREXX INLETSOXX" OR APPROVED EQUIVALENT CB SURROUNDS SHALL BE INSTALLED AROUND THE CB TO PREVENT SILT FROM ENTERING THE STORM SEWER SYSTEM. CLEAN AND REPLACE AS NECESSARY.
4. "TERRATUBE" COMPOST TUBES MAY BE INSTALLED AS CHECK DAMS
5. A LAYER OF STRAW MULCH IS TO BE PLACED OVER ALL ERODABLE SOIL AREAS TO MINIMIZE SOIL EROSION IN THE EVENT OF RAINFALL DURING OR AFTER THE ROUGH LOT GRADING OPERATION.
6. DURING THE UNDERGROUNDS CONSTRUCTION, AND/OR ANY OFFSITE HAULING, PROVIDE MECHANICAL SWEEPING (NOT FLUSHING) ACROSS THE FRONTAGE OF THE DEVELOPMENT PROPERTY TO REMOVE ANY ACCUMULATION OF SILT FROM THE SITE ENTRANCES OR AS DIRECTED BY THE ENGINEER OF RECORD.

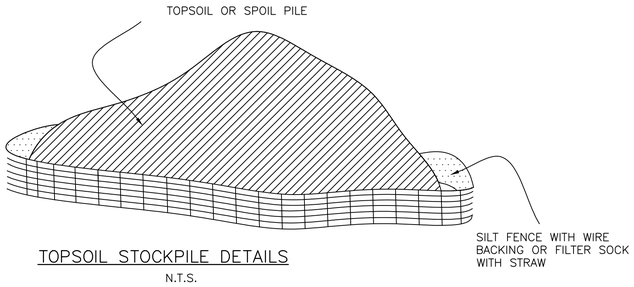
STAGE 3 – BUILDING & COMMISSIONING PHASE

1. ONLY UPON COMPLETION OF ALL GRADING AND LANDSCAPING WITH THE ESTABLISHMENT OF VEGETATION MAY THE SILT CONTROL MEASURES BE DECOMMISSIONED.
2. ALL SEDIMENT SHALL REMOVED FROM THE FLOW CONTROL MANHOLE AND ALL STORM SEWERS, LAWN BASINS, AND CATCHBASINS. SUBSEQUENTLY, SEWERS ARE TO BE FLUSHED WITH WASTE CONTROLLED AND DISPOSED OF OFFSITE. NO FLUSHED WATER IS TO BE DIRECTED TO THE STORM SYSTEM.
3. ONLY AT THE COMMISSIONING STAGE SHALL THE CONNECTIONS FROM THE CB'S TO THE INFILTRATION TRENCHES BE UNPLUGGED.

THE ENGINEER OF RECORD, OR HIS AGENT, WILL MONITOR THE CONDITIONS AT THE SITE AND PROVIDE ADDITIONAL DIRECTION AS REQUIRED. THIS DIRECTION MAY INCLUDE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES OR ACTIONS, AS REQUIRED. SHOULD THESE DIRECTIONS NOT BE IMPLEMENTED IN A TIMELY MANNER, WRITTEN NOTICE OF NON-CONFORMANCE WILL BE ISSUED. SHOULD THE SITUATION NOT BE RECTIFIED, THE ENGINEER OF RECORD WILL INITIATE ACTION AT THE COST OF THE CONTRACTOR.

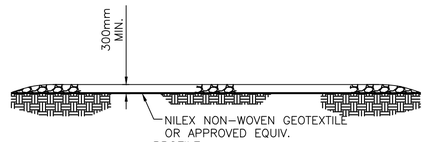
NOTES:

1. PILES CONTAINING MORE THAN 100 CUBIC METRES OF TOPSOIL OR SPOIL SHALL BE LOCATED A MINIMUM OF 15 METRES FROM A ROADWAY, WATERCOURSE OR CHANNEL.
2. PILES LEFT IN PLACE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TARP, MULCH, VEGETATIVE COVER OR OTHER ACCEPTABLE MEANS.



TOPSOIL STOCKPILE DETAILS

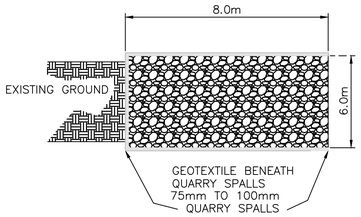
N.T.S.



PROFILE

NOTES:

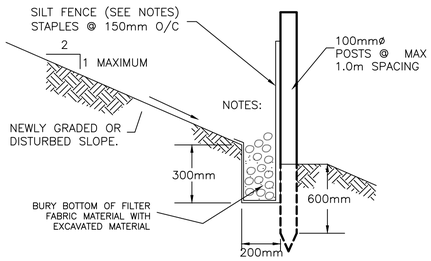
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE ENGINEER
2. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE ENGINEER.
3. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE ENGINEER.



PLAN

TEMPORARY CONSTRUCTION ACCESS

N.T.S.



NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 150mm AT POST.
3. REMOVE SEDIMENT WHEN IT REACHES ⅓ FENCE HEIGHT.
4. SILT FENCE IS TO BE 'KONTROL SILT FENCE PLUS' OR EQUIVALENT AS APPROVED BY THE ENGINEER. FENCE TO HAVE MIN. CLEAR WATER FLOW RATE OF 0.0305cms/sm (0.10cfs/sf)

SILT FENCE DETAIL

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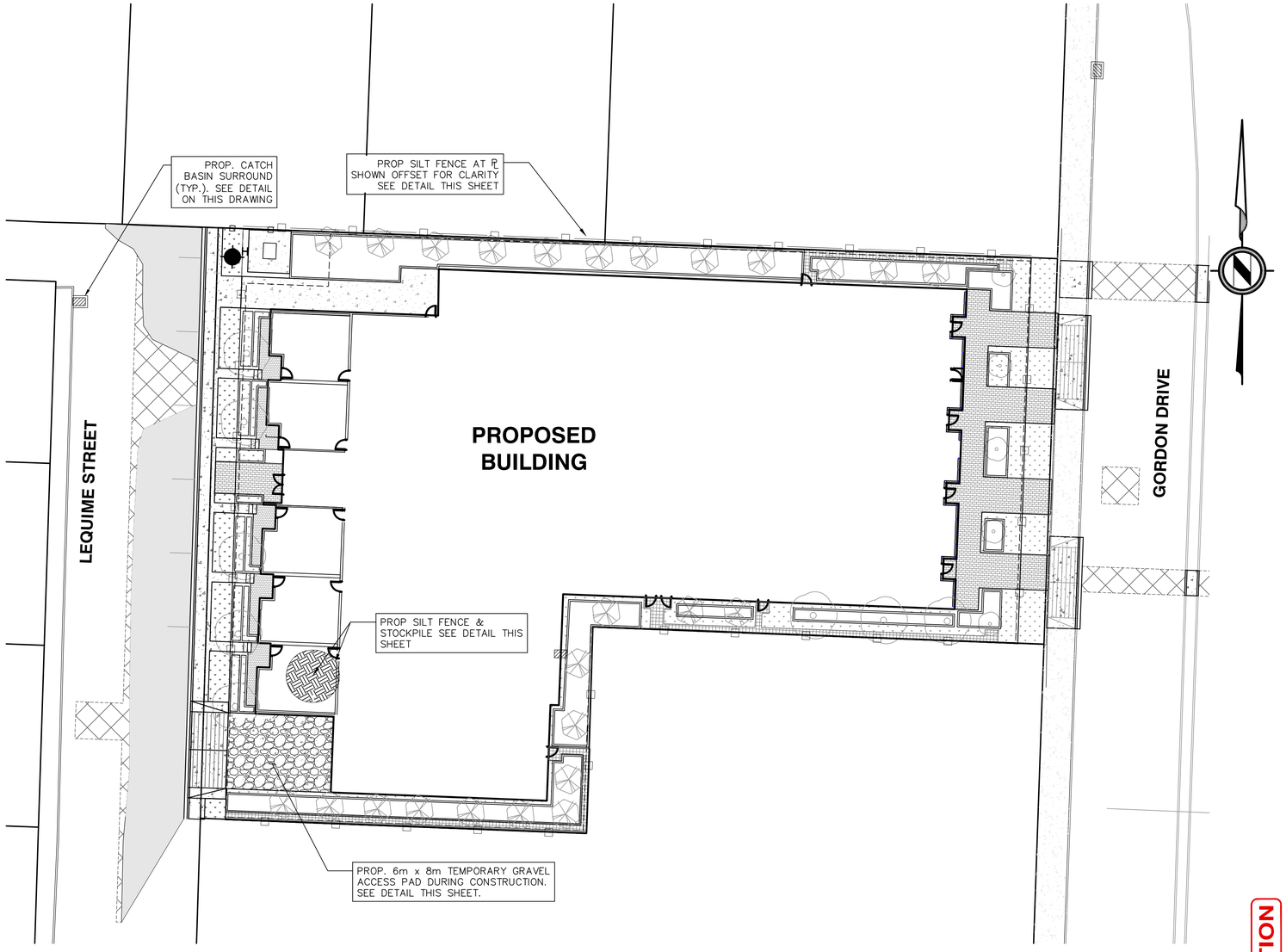

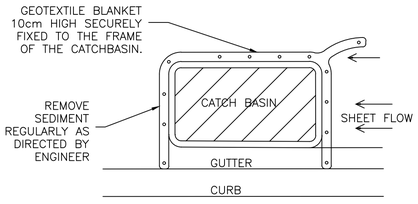

FILTREXX INLETSOXX CATCH BASIN SURROUND

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EROSION AND SEDIMENT CONTROL PLAN

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DRAWING NO. 22-3013-C60

REV NO. 0

CITY DRAWING NO.

Mar 22, 2022 – 2:58pm M:\KEL\2022\22-3013\DWG\ONSITE PRODUCTION\22-3013-C60 – EROSION AND SEDIMENT CONTROL PLAN.dwg/KELOWNA Thegyl