



DEVELOPMENT PERMIT NO. DP001251

BOWEN ROAD DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

2355 KENWORTH ROAD
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP110921
PID NO. 031-406-921**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Proposed Site Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Subsections 9.5.1 & 9.5.4 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 21.79m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property line and the front face of a building, and within the maximum front yard setback.
3. *Subsection 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.
4. *Subsection 17.2.1 General Regulations* – to reduce the minimum required landscape buffer width along the west side yard lot line from 1.8m to 0.9m.
5. *Section 17.11 Minimum Landscape Treatment Level 2* – to reduce the Minimum Landscape Treatment Level 2 along the west side yard lot line in the COR3 zone to the proposed landscape treatment.

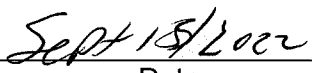
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Proposed Site Plan, prepared by Alan Lowe Architect Inc., dated 2022-JUL-28, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2021-JUL-28, as shown on Schedule C.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Design North Landscape Architecture Inc., dated 2022-JUL-28, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 29TH DAY OF AUGUST, 2022.



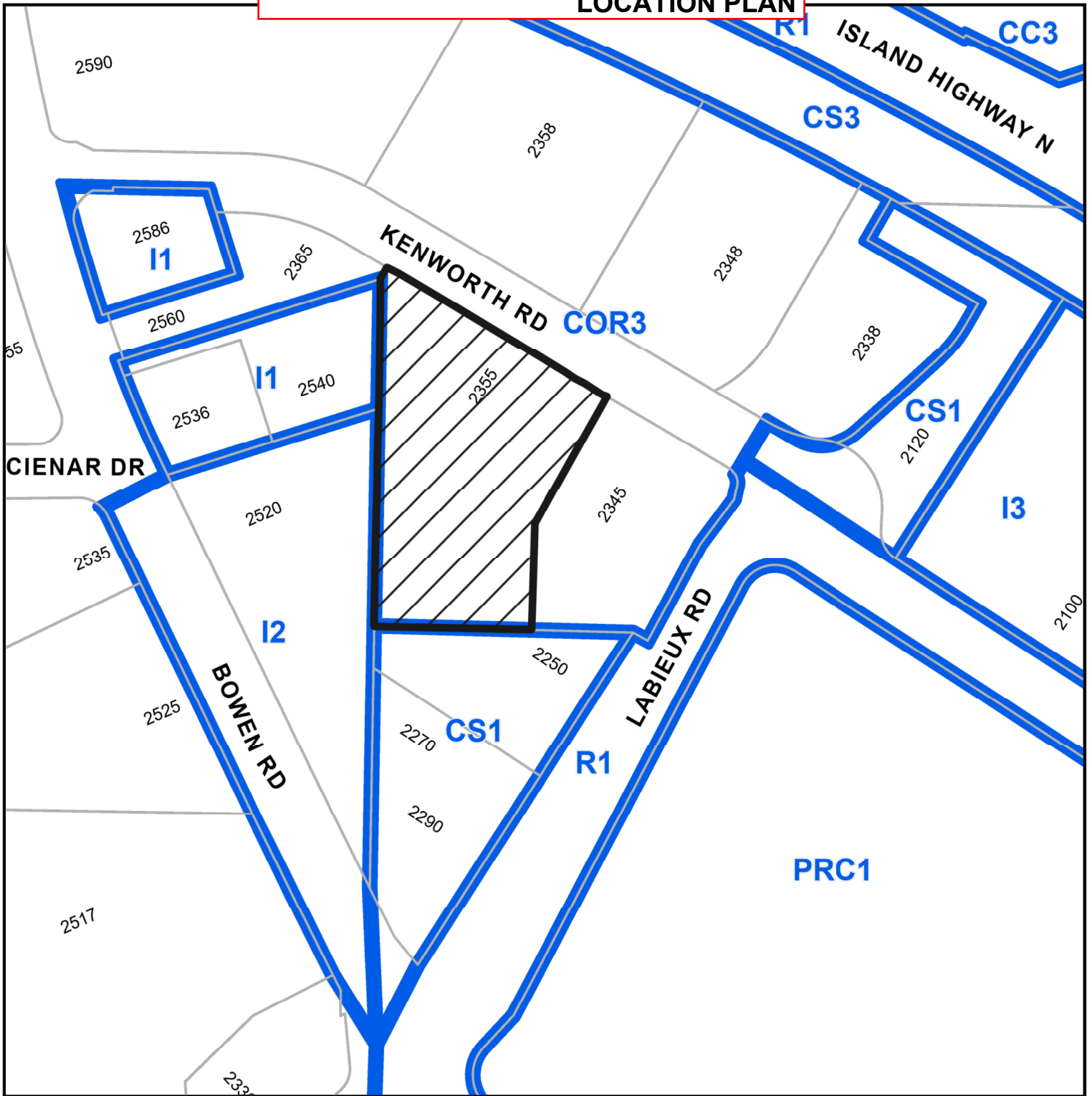
D/ Corporate Officer



Date

KM/in
Prospero attachment: DP001251

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001251



Subject Property

CIVIC: 2355 KENWORTH ROAD

LEGAL: LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN
EPP110921

PROPOSED SITE PLAN

PROJECT INFORMATION

LEGAL ADDRESS: LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT
CIVIC ADDRESS: 2355 KENWORTH ROAD NANAIMO, B.C. PID: 031-406-921

ZONING DATA
ZONING: COR3, COMMUNITY CORRIDOR
SITE AREA: 7,757.4 m² (83,496.5 sq.ft.)
GROUND FLOOR AREA: 1,430.9 m² (15,402.0 sq.ft.)
2nd FLOOR AREA: 514.7 m² (5,540.0 sq.ft.)

ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	0.75 FAR / 0.25 FAR
BUILDING HEIGHT:	14 m (max.) / 8.3 m
STOREYS:	2 min. / 2
SITE COVERAGE (%):	60% / 183%

SHORT-TERM BICYCLE PARKING: 0.1 SPACE/100m² (Tenant Space GFA)
CALCULATION: 54.56 m² X 0.1 / 100 = 0.056
1SPACE/130m² (Car Dealership GFA)

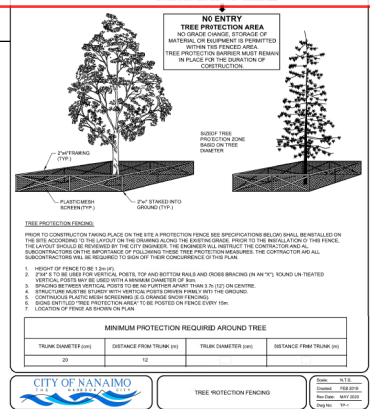
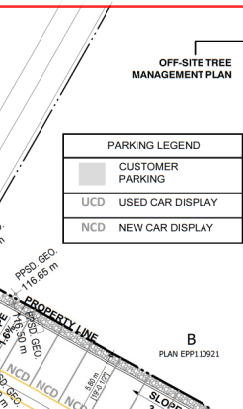
LONG TERM BICYCLE PARKING: 0.35 SPACE/100m² (Tenant Space GFA)
CALCULATION: 56.56 m² X 0.35 / 100 = 0.197
0.2SPACE/130m² (Car Dealership GFA)
CALCULATION: 1889.04 m² X 0.2 / 130 m² = 3.77

ALLOWABLE / REQUIRED	PROPOSED
1STALL/22m ² (Tenant Space)	2.57
1STALL/10 m ² (Sales, Showcom)	37.94
1 STALL PER SERVICE BAY	10
TOTAL PARKING:	50.51 → 51 / 112 TOTAL

ACCESSIBLE PARKING: 2 / 2
LOADING SPACES: 2 / 2

ALLOWABLE / REQUIRED	PROPOSED
1	4

ALLOWABLE / REQUIRED	PROPOSED
4	4



BUILDING CODE DATA

BC BUILDING CODE EDITION: 2018, PART 3
BUILDING AREA: 1,430.9 m²
GROSS FLOOR AREA: 1,945.6 m²
NO. OF STREETS FACING: 1
NO. OF STOREYS: 2
OCCUPANCY CLASSIFICATIONS: E (MAJOR OCCUPANCY) F2 (MAJOR OCCUPANCY)
BUILDING CLASSIFICATIONS: B.C.B.C. 3.2.2.67 - GROUP E - up to 3 storeys, Sprinklered, Combustible or Noncombustible
B.C.B.C. 3.2.2.79 - GROUP F2 - up to 2 storeys, Sprinklered, Combustible or Noncombustible. Floor assemblies shall be fire-separations with a fire resistance rating not less than 45 minutes
FLOORS, ROOFS, SUPP. STRUCTURES: 45 min. / 45 min.

F.R.R. OF BUILDING COMPONENTS: 2 HR (B.C.B.C. 3.3.5.5)
F.R.F. BETWEEN OCCUPANCIES: YES (ANAIMO BYLAW 7295 SECTION 28.2) (B.C.B.C. 3.2.5.12-1 - NFPA13)
SPRINKLERED: YES (B.C.B.C. 3.2.5.6.1)
STANDPIPE: YES (B.C.B.C. 3.2.4.1.1)
FIRE ALARM SYSTEM: YES (B.C.B.C. 3.2.4.1.1)
EMERGENCY POWER: YES (B.C.B.C. 3.2.4.1.1)
ACCESSIBILITY: Not required to: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.2.2.2)

TRAVEL DISTANCE: GROUP E - 32.2m (B.C.B.C. 3.2.5.6 + 40m)
OCCUPANT LOAD: TABLE 3.1.17.1
2nd FLOOR OFFICES (business/personal service): 506.94 m² / 3.7 = 135
SERVICE SHOP (design based): 322.45 m² / 3.3 = 97
PARTS & TOOLS (storage): 248.18 m² / 28 = 9
TOTAL: 201 PERSONS

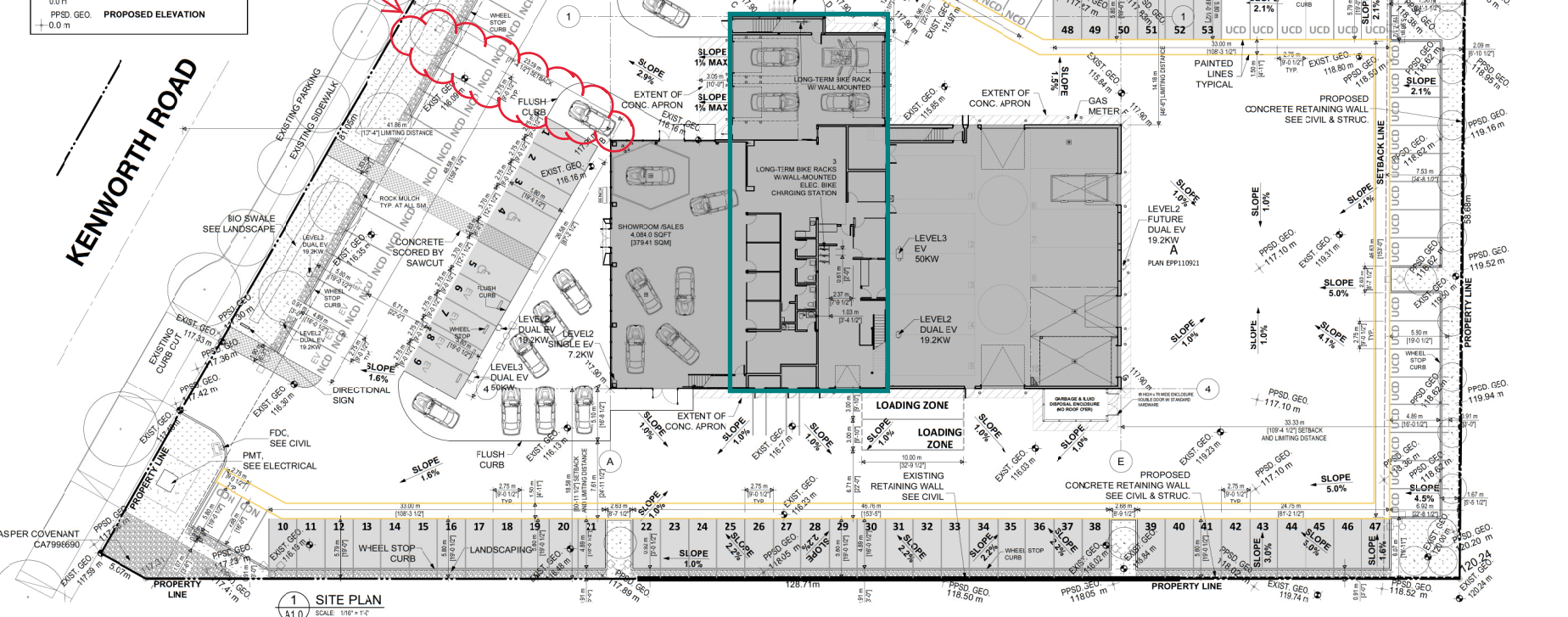
W/C REQ.: GROUP No. Male No. Female
BCBC 3.7.2.2.13 SHOWRM 69 1 Male, 1 Female
BCBC 3.7.2.2.12 OFFICES 18 1 Male, 1 Female
BCBC 3.7.2.2.14 SHOP 10 1 Male, 1 Female
TOTALS: 3 Male, 3 Female

W/Cs Required: 1 Male, 1 Female, 2 Unversal/Accessible
W/Cs Proposed: 1 Male, 1 Female, 1 Unrinal, 1 Female, 2 Male, 2 Unrinal, 2 Female, 2 Unversal/Accessible

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AVERAGE FINISHED GRADE: 117.90 m (117.90+11790+117.90+117.90)
EXIST. GEO. EXISTING GEODETIC ELEVATION
PPSD. GEO. PROPOSED ELEVATION
+0.0 m



SPATIAL SEPARATION (B.C.B.C. TABLE 2.2.3.1-E)

DIRECTION	EXPOSED BLDG. FACE AREA	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	F.R.R.	CONSTRUCTION TYPE REQ'D	CLADDING TYPE REQ'D
NORTH	186 m ²	41.9 m	100%	77.2%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
EAST	107.8 m ²	14.2 m	100%	17.6%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
SOUTH	179 m ²	33.3 m	100%	26.3%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
WEST	204.4 m ²	18.6 m	100%	27.1%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE

Issue / Revision:

No.	Issue / Revisions	Date
14	REVISIONS TO DP	28 JULY 22
13	REVISIONS TO DP	22 JUNE 22
12	TENDER CO ORD	04 APR 22
11	TENDER CO ORD	07 MAR 22
10	TENDER CO ORD	09 FEB 22
9	BUILDING PERMIT	20 DEC 21
8	IP CO-ORD	13 DEC 21
7	IP CO-ORD	04 NOV 21
1	DEVELOPMENT PERMIT	02 NOV 21

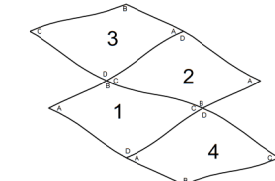
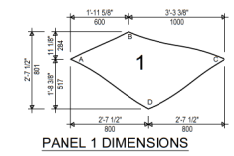
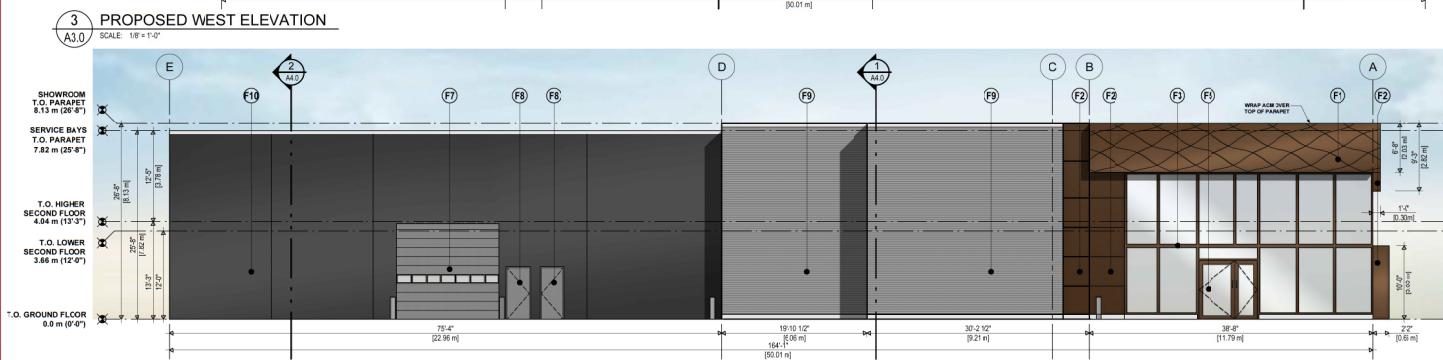
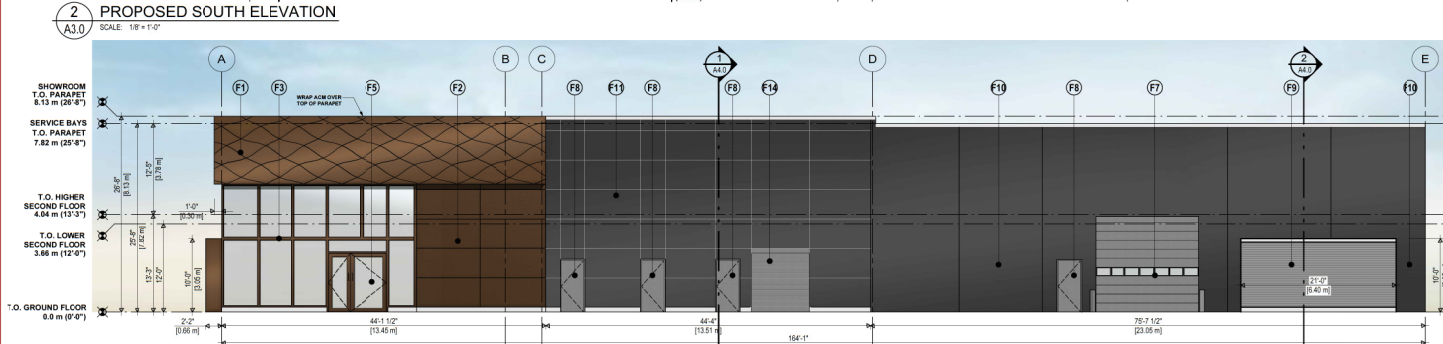
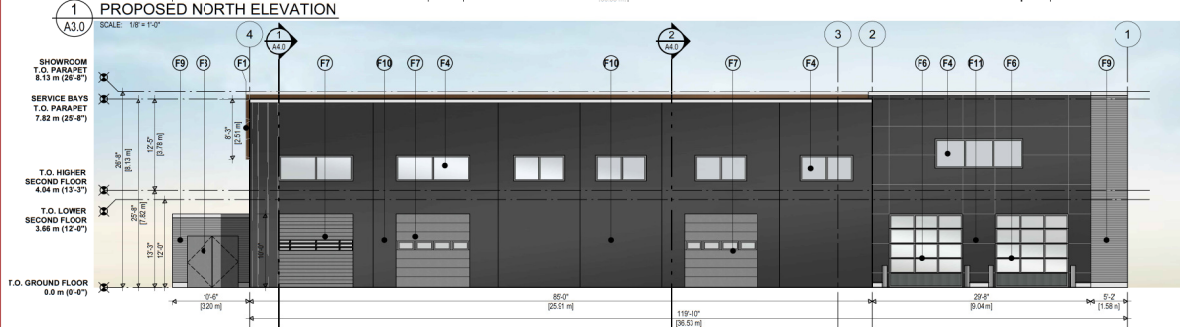
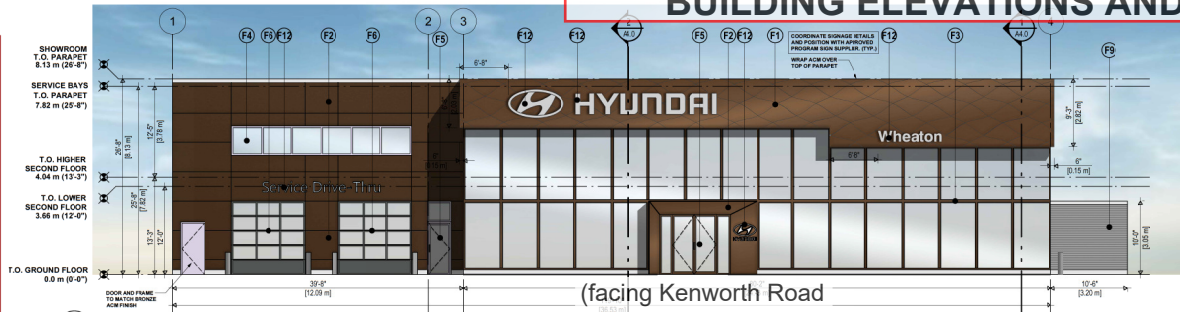
alan lowe architect inc.
118 - 21 Erie St. 1 250 960 9888
Victoria, British Columbia
BC V8V 2R6

PROJECT NO: HYUNDAI DEALERSHIP NANAIMO
2355 KENWORTH ROAD NANAIMO BC
SCHEDULE B
SITE PLAN & PROJECT DATA
RECEIVED
DP1251
2022-JUL-29
CIVIL ENGINEER

project no.: 21 699
date: JULY 28, 2022 issue: AS NOTED
checked by: LOWE drawn by: CF, TCF
sheet no.:

A1.0

Development Permit No. DP001251 Schedule C
 2355 Kenworth Road
BUILDING ELEVATIONS AND DETAILS



EXTERIOR FINISHES & NOTES:			
Code	Description	Specification	Contact
F1	3-WAVE PATTERN ACM-BRONZE	Manufacturer: Sobotex Ltd Description: Aluminum Composite Materials (ACM) panels with Brushed Bronze Hairline Finish - 3-Wave Pattern Colour: Bronze Finish: Matte Brushed	Sobotex Ltd
F2	LINEAR ACM-BRONZE	Manufacturer: Sobotex Ltd Description: Aluminum Composite Materials (ACM) panels with Brushed Bronze Hairline Finish Colour: Bronze Finish: Matte Brushed	Sobotex Ltd
F3	SHOWROOM CURTAIN WALL	Manufacturer: Kawneer Description: Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Colour: Bronze No. 28 Finish: Farnacolor Anodized Finish AA-M2023244 Class 1	Kawneer
F4	CLEAR ANODIZED WINDOW FRAMES	Manufacturer: Kawneer Description: Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Colour: Clear Finish: Anodized Finish NA	Kawneer
F5	GLAZED DOOR AND TRANSOM	Manufacturer: Kawneer Description: Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Colour: Clear Finish: Anodized Finish NA	Kawneer
F6	FULLY GLAZED OVERHEAD DOORS (CLEAR ANODIZED)	Manufacturer: TBD Description: Fully glazed overhead doors Material: Aluminum and Glass Colour: Clear Finish: Anodized Finish NA	TBD
F7	OVERHEAD DOORS (WHITE)	Manufacturer: TBD Description: Insulated Overhead service Bay doors Material: Aluminum and Glass Colour: White Finish: Per Manufacturer Standard	TBD
F8	INSULATED METAL DOORS - PAINTED - DARK GREY	Manufacturer: Dulux Paint Description: GDSI Standard Dark Grey Paint Material: Galv. Panel / Dulux Panel Ultra Grey Trolley Colour: Exterior Grade Finish: Dulux Ultra Deep Base, 1 Gallon formula - BX-7Y8, CX-1Y4, FX-20, 30X20-32	Dulux
F9	7/8" HORIZONTAL CORRUGATED METAL SIDING DIAGONAL	Manufacturer: Viewast Description: Horizontal Corrugated Metal Siding Material: Metal Siding WeatherL, Series 7/8" Colour: Charcoal Finish: GDSI02	Viewast
F10	TILT-UP PANEL	Manufacturer: Dryvit Description: Tilt-up Concrete Panels painted to Match F11 EIFS Grey	Dryvit
F11	EIFS - CHARCOAL GRAY	Manufacturer: Exterior Insulated Finishing System Description: EIFS Wet-Layer (Dulux Paint) Grey Trolley - BX-7Y8, CX-1Y4, FX-20, W-917 Colour: Grey Trolley - BX-7Y8, CX-1Y4, FX-20 Finish: Sandblast W Exterior Grade Paint	Dryvit
F12	SIGNAGE	Manufacturer: TBD Description: Metal Siding WeatherL, Series 7/8" Material: Aluminum Colour: White Finish: Per Manufacturer Standard	TBD
F13	METAL GATE / DOORS	Manufacturer: TBD Description: Insulated solid overhead door Material: Aluminum Colour: White Finish: Per Manufacturer Standard	TBD
F14	OVERHEAD DOOR	Manufacturer: TBD Description: Insulated solid overhead door Material: Aluminum Colour: White Finish: Per Manufacturer Standard	TBD

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Issue / Revision	Description	Date
14	REVISIONS TO DP	28 JULY '22
13	REVISIONS TO DP	22 JUNE '22
12	PRE-TENDER CO-ORD	04 APR '22
11	TENDER CO-ORD	07 MAR '22
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9	BUILDING PERMIT	20 DEC '21
8	IF CO-ORD	13 DEC '21
7	DEVELOPMENT PERMIT	02 NOV '21
6	IF CO-ORD	04 NOV '21
5	DEVELOPMENT PERMIT	02 NOV '21

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 118 - 21 Erie St.
 Victoria, British Columbia



project file: HYUNDAI DEALERSHIP NANAIMO
 2355 KENWORTH ROAD
 NANAIMO BC
 RENDERED ELEVATIONS

project no.: 21.699
 date: JULY 28, 2022 scale: AS NOTED
 checked by: LOWE drawn by: NA

A3.1

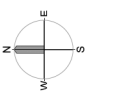
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 DP1251
 2022-AUG-03
 Current Planning

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consultant:



project no.:



Issue / revision:

Issue / revision:	Date	
6	REVISIONS TO DP	28 JULY 22
5	ISSUED FOR REVIEW	31 MAR 22
4	ISSUED FOR DP	08 MAR 22
3	BUILDING PERMIT	22 DEC 21
2	ISSUED FOR DP	17 NOV 21
1	DEVELOPMENT PERMIT	08 OCT 21
No.	Issued / Revisions	Date

alan lowe architect inc.

118 -21 Erie St. 1 250 3602888
Victoria, British Columbia

scale:

project no. HYUNDAI DEALERSHIP NANAIMO
2355 CENWORTH ROAD

LANDSCAPE DETAILS

project no.: 21.699

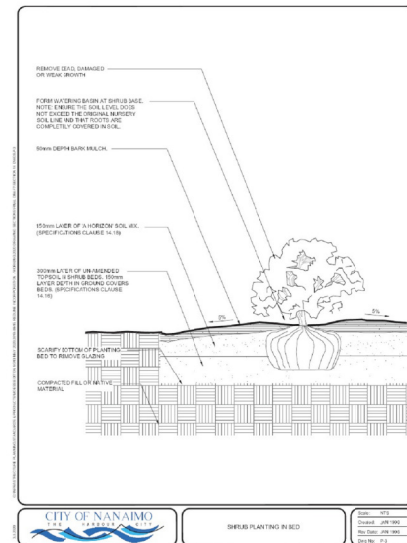
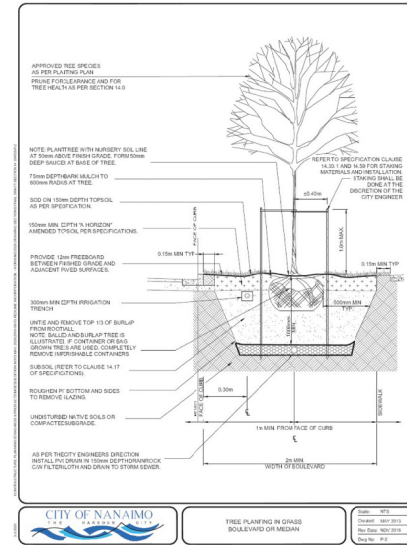
date: 28 JULY 2022 scale: AS NOTED

checked by: SL, drawn by: JP

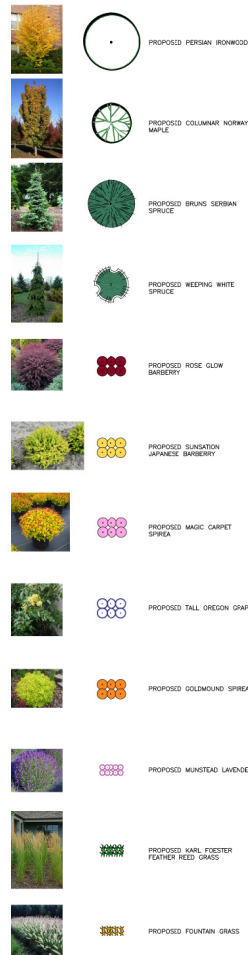
sheet no.:

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DP 1251
2022-JUL-29

City of Nanaimo



LEGEND



PLANTING SCHEDULE

TOTAL	BOTANICAL NAME	COMMON NAME	COMMENTS
DECIDUOUS TREES			
4	Acer glaberrima 'Columnar'	Columnar Norway Maple	60 mm cot. min., 3.0 m H. min., 1 & 2
5	Parrotia persica	Persian Ironwood	60 mm cot. min., 3.0 m H. min., 1 & 2
CONIFEROUS TREES			
8	Picea sitchensis 'nana'	Weeping White Spruce	2.5 m H. min., 1 & 2
6	Picea amara 'Brans'	Brans Serbian Spruce	2.5 m H. min., 1 & 2
DECIDUOUS SHRUBS			
121	Berberis thunbergii f. atropurpurea 'Rose Glow'	Rose Glow Barbary	60 cm H. min., 5 major basal branches, potted (2 gal)
78	Berberis thunbergii 'Sunset'	Sunset Barbary	60 cm H. min., 5 major basal branches, potted (2 gal)
14	Mahonia aquifolium	Oregon Grape	60 cm H. min., 5 major basal branches, potted (2 gal)
59	Spiraea japonica 'Goldmound'	Goldmound Spirea	60 cm H. min., 5 major basal branches, potted (2 gal)
14	Spiraea japonica 'Nanambu'	Magic Carpet Spirea	60 cm H. min., 5 major basal branches, potted (2 gal)
PERENNIALS & ORNAMENTAL GRASSES			
384	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal. pot
130	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal. pot
60	Phacelia depurcatorum 'Nanambu'	Fourstar Grass	1 gal. pot
BIO SWALE PLANTING			
30	Carex obovata	Sloag Sedge	1 gal. pot
50	Iris versicolor	Iris	1 gal. pot
30	Juncus effusus	Common Rush	1 gal. pot
30	Scirpus microcarpus	Little Leaf Bulrush	1 gal. pot

DESIGN ELEMENTS



DESIGN RATIONALE

- INTRODUCTION**
THE LANDSCAPE DESIGN CONCEPT FOR THE HYUNDAI DEALERSHIP PROJECT IS BALANCING THE CORPORATE NEEDS OF THE CLIENT LIKE MAXIMUM SPACE FOR VEHICULAR PARKING, BEST LINES TO THE BUILDING, VISIBILITY OF ANY SERVICE AND EASE OF MAINTENANCE WITH THE CITY OF NANAIMO PLANTING REQUIREMENTS AND THE INTEGRATION OF THE LANDSCAPING INTO THE EXISTING STREETSCAPE AND SURROUNDING LANDSCAPE AREAS.
- THE SITE**
THE PROPOSED HYUNDAI DEALERSHIP IS ACCESSED OFF KENWORTH ROAD, AND IS SURROUNDED BY 3 OTHER PROPERTIES. THE PROPERTY TO THE EAST WILL BE DEVELOPED IN THE NEAR FUTURE AND IS PROPOSING A SERVICE LANDSCAPE BUFFER BOUNDARY THE HYUNDAI DEALERSHIP. THE LOTS TO THE SOUTH AND WEST ARE CURRENTLY OCCUPIED. THE LOT TO THE SOUTH IS BOUNDARY BY A DENSE HEDGE TOWARDS THE HYUNDAI DEALERSHIP AND PROVIDES A TALL LANDSCAPE SCREEN BETWEEN THE 3 PROPERTIES. THERE IS NO EXISTING LANDSCAPING TO SPEAK OF ALONG THE PROPERTY LINE OF THE WEST A TALL CONCRETE WALL DOES MANAGE THE GRADE SEPARATION.
- PLANTING ALONG SOUTH PROPERTY LINE**
TWO GROUPS OF TALL EVERGREEN TREES AND SOME WIDE HEIGHT TO THE EXISTING HEDGE ALONG THE SOUTH PROPERTY LINE. THE LOW SHRUB PLANTING WILL PROVIDE SOME ATTRACTIVE FOLIAGE, FLOWERS AND FALL COLOUR, BUT WILL NOT BE VISIBLE FROM THE ADJACENT LOT A WEEPING WHITE SPRUCE WILL PROVIDE SOME HEIGHT.
- PLANTING ALONG WEST PROPERTY LINE**
TWO PARKING SPACES ALONG THE WEST PROPERTY LINE BREAK UP THE LONG ROW OF PARKING AND PROVIDE ROOM FOR SOME SMALL VEGETATION. TALL VIBURNUM, SILENE, A ROW OF TALL ORNAMENTAL GRASSES WILL PROVIDE SCREENING OF THE EXISTING RETAINING WALL ON THE ADJACENT LOT.
- PLANTING ALONG EAST PROPERTY LINE**
THE ADJACENT DEVELOPMENT TO THE EAST IS PROPOSING A TREED LANDSCAPE BUFFER TOWARDS THE HYUNDAI DEALERSHIP AND A 1.8m HIGH GREEN FENCE. NO PLANT MATERIAL IS PROPOSED ALONG THE EAST PROPERTY LINE.
- PLANTING ALONG KENWORTH ROAD**
THE EXISTING STREETSCAPE ALONG KENWORTH ROAD CONSISTS OF STREET TREES AND A GRASS BOULEVARD. THE LANDSCAPE CONCEPT FOR THE HYUNDAI DEALERSHIP IS COMPLEMENTING THE EXISTING LANDSCAPE DESIGN BY INTRODUCING TREES WHICH ARE USED ON OTHER PROPERTIES ALONG KENWORTH ROAD, WILL PROVIDE SOME HEIGHT IN THE FRONT YARD, WHILE ALLOWING VISIBILITY TO THE DEALERSHIP BUILDING AND SERVICE. A MIX OF DIFFERENT LOW SHRUB SPECIES WITH SPRING FOLIAGE, FLOWERS AND FALL COLOUR ARE ARRANGED IN A LAYERED PATTERN INTO THE SITE AND AN ATTRACTIVE FOREGROUND TO THE DEALERSHIP INVENTORY. THE ORNAMENTAL SHRUB PLANTING IS CONTROLLED ON A LINEAR BIO SWALE.
- BIO SWALE**
THE BIO SWALE IS PART OF THE STORM MANAGEMENT PLAN, AND IS PLANTED WITH A MIX OF MOISTURE LOVING PLANT MATERIAL LIKE IRIS, SLOAG SEDGE AND COMMON RUSH.

PLANTING NOTES

- ONLY NURSERY GROWN PLANT MATERIAL WILL BE ACCEPTED. ALL PLANTS SHALL BE 1% OR GREATER NURSERY STOCK AND CONFORM TO STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- PRIOR TO INSTALLATION OF TREES AND SHRUBS, THE CONTRACTOR SHALL BE IN CONTACT WITH A UTILITY LOCATOR COMPANY TO LOCATE ALL UTILITIES. ALL PLANT MATERIAL TO BE RECEIVED SETBACK FROM UTILITIES, NO TREE STAKES WITHIN 1.0m OF POWER LINE.
- SUBSTITUTION OF PLANT MATERIAL TO APPROVAL OF CONSULTANT.
- ENSURE ALL TREES HAVE A STRONG SINGLE LEADER AND USE STRONG BRANDED, NEELY GROWN TREES WITH A STRONG SHAPE.
- TREES PLANTED IN STRAIGHT LINES WITH EQUAL SPACING WHERE APPLICABLE.
- ALL TREE AND SHRUB PLANTING AS PER CITY OF NANAIMO PLANTING DETAILS AND SPECIFICATIONS.
- SHRUB SETBACK SHALL BE 500mm MIN. FROM EDGE OF SHRUB BED.
- EDGING USE FERNALOC CLEAN LINE ALUMINUM EDGING BETWEEN ALL PLANTING BEDS AND SOIL. EDGING TO BE INSTALLED PERFECTLY STRAIGHT, AND FLUSH WITH GRASS.
- WOOD MULCH USE 50mm DEPTH BARK MULCH AS PER CITY OF NANAIMO PLANTING DETAILS AND SPECIFICATIONS.
- ROCK MULCH 100mm DEPTH ROCK MULCH ON LANDSCAPE FABRIC WHERE NOTED ON DRAWING. TYPE OF ROCK MULCH TO BE DETERMINED. PROVIDE MULCH SAMPLES TO OWNER FOR APPROVAL.

LANDSCAPE MAINTENANCE NOTES

- ALL LANDSCAPE MAINTENANCE TO MEET OR EXCEED MINIMUM STANDARDS OF CITY OF NANAIMO DESIGN STANDARDS AND LANDSCAPE SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE FULL MAINTENANCE FOR ALL LANDSCAPING FOR A MINIMUM OF 1 FULL YEAR AFTER COMPLETION OF LANDSCAPE CONSTRUCTION.
- THE 1 YEAR MINIMUM MAINTENANCE PERIOD DOES ONLY START OVER THE CONSULTANT HAS ISSUED A SUBSTANTIAL COMPLETION REPORT.
- ALL LANDSCAPING HAS TO BE IN TOP SHAPE AND NEEDS TO BE WELL MAINTAINED DURING MAINTENANCE PERIOD.
- LANDSCAPE MAINTENANCE DOES INCLUDE, BUT IS NOT LIMITED TO: REGULAR MOWING, FERTILIZING, GRASSING, WATERING, TOPDRESSING IF NECESSARY OF ALL GRASS AREAS.
- LANDSCAPE MAINTENANCE DOES INCLUDE, BUT IS NOT LIMITED TO: WATERING, FERTILIZING, PRUNING, TOPPING UP OF MULCH, WEEDING, PEST AND DISEASE CONTROL, PLANT REPLACEMENT IF NECESSARY FOR ALL PLANT MATERIAL.
- LANDSCAPE MAINTENANCE DOES INCLUDE FULL CLEAN UP AND SPRING CLEAN UP.
- LANDSCAPE MAINTENANCE DOES INCLUDE REMOVAL OF GARBAGE IN LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR TO ENSURE NO PARKER CARS GET DAMAGED IN PARKING LOT.
- LANDSCAPE MAINTENANCE TO BE PERFORMED BY QUALIFIED PERSONNEL.
- LANDSCAPE CONTRACTOR TO PROVIDE A DETAILED MONTHLY MAINTENANCE LOG TO GENERAL CONTRACTOR.

GENERAL IRRIGATION NOTES

- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- IRRIGATION DESIGN AND LAYOUT TO BE DONE BY A CERTIFIED IRRIGATION DESIGNER OR CONTRACTOR.
- ALL IRRIGATION PRODUCT TO BE INSTALLED WITH PROPERTY BOUNDARY.
- CONTROLLER LOCATION TO RESIDE WITH MECHANICAL ROOM.
- IRRIGATION MAIN SERVICE, SHUT-OFF VALVE, DOUBLE CHECK VALVE AND DRAIN TO RESIDE WITH MECHANICAL ROOM.
- ALL IRRIGATION SERVICE LINES UNDER CONCRETE AND PAVED AREAS ARE TO BE INSTALLED WITH A MINIMUM 4" (100mm) PVC SLEEVE.
- ALL REQUIRED SLEEVING MATERIAL MUST ENTER SUBJECT PLANTING AREA A MINIMUM OF 12" PENETRATOR MUST BE GRANTED TO INSTALL ANY IRRIGATION OUTSIDE OF DETERMINED BOUNDARY AREA.
- MINIMUM STATIC PRESSURE OF 60PSI IS REQUIRED FOR IRRIGATION SYSTEM TO PROPERLY OPERATE.

ENSURE ALL IRRIGATION LINES AND HEADS INSTALLED IN ANY RIGHT-OF-WAY ARE HAND DUG.