



September 26, 2017

Mr. Adam Cseke, Planner  
City of Kelowna Planning Department  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

**RE:           OCP Amendment, Rezoning, and Development Application  
Development Rationale**

**ADDRESS:   726 & 816 Clement Avenue, Kelowna, BC**

Dear Adam:

Further to our prior meetings and correspondence, we are hereby submitting this rationale letter in support of development proposal and subdivision applications for a purpose built mixed-used rental development at 726 & 816 Clement Avenue. Under PC Urban’s direction, the proposal reflects consultation with neighbours and businesses, as well as involvement with City of Kelowna stakeholders and official representatives.

**Introduction**

The subject property is located at the northeast corner of Clement Avenue and Richter Street in Kelowna, BC (the “Property”). The Property is comprised of three legal lots that are approximately 5.34 acres (2.16 ha) in area combined and is currently zoned I2 (General Industrial) and I4 (Central Industrial).

PC Urban is applying to consolidate and subdivide the Property into two legal lots including a road dedication to the City: Lot A (1.21 ha) and Lot B (0.675 ha), and 0.277 ha of road – a 10-meter dedication along the south side of the property to allow for widening of Clement Ave. In addition, we will be seeking to rezone the Property to C4 – Urban Center Commercial to allow for two 6-storey purpose built residential buildings with retail at grade on Lot A. A future development application is anticipated for development on Lot B. While existing Official Community Plan (OCP) designates the site as Industrial (IND), based on pre-application



discussions and meetings with the Planning and Engineering Departments, we understand the proposed form of development is strongly aligned with the City's objectives. This development proposal application reflects these previous discussions with Staff.

The development site is fairly flat with all former improvements on the Property removed. The Property has been remediated with three commercial Certificates of Compliance ("CoC") issued from the Ministry of Environment.

This Property is bounded by industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant lot to the east, single family residential to the south, and a new regional RCMP station to the west. In the larger context, the Property is a few blocks northeast of the downtown core, Bernard Street commercial corridor, and several large scale residential and mixed-use developments. Our proposed plan takes into consideration the strong support for rezoning the Property into a higher density urban zone and gateway into the downtown core. PC Urban has developed a similar project at 972 Marine Drive in North Vancouver which has been well received by the community and provides a medium density residential option located in a highly walkable and vibrant area.

### **Development Rationale**

The proposed plan is to construct two purpose built mixed-use rental buildings on the southwest corner of the site fronting Clement and Richter. The western building façade faces Richter Street and the eastern building façade faces Clement Avenue. A ground level public open space plaza connects the two buildings and provides unobstructed access across the site from Clement Avenue.

The two buildings will resemble each other in design and consist of commercial retail space on the first level and residential rental units above. The size of two buildings combined is approximately 145,063 square feet, with +/- 149 residential units and +/- 16,541 square feet of commercial retail space. All residential units will include outdoor deck space with the 2<sup>nd</sup> level units enjoying larger walkout decks that serve dual purpose as canopies for retail space below. This brings sense of human scale to retail space and distinguishes it from the residential space above. Recessed balconies on levels 2 through 6 reduce the bulkiness of the buildings as well as provide shading for the hot sunny days in Kelowna. Columns of residential balconies have been banded together vertically to allow for more building mass articulation, and to introduce different materials and colours on the façade. Street level commercial units bring an active attraction to this site and make a strong link between public street and buildings.



The two buildings share common surface parking with entrances from Vaughan Avenue and Clement Avenue. Majority of the parking surface will be located on the interior of the site and shielded from street view by the two buildings. On the remaining south-east corner of the parking lot, a gable roof canopy identifying the “PACKING DISTRICT” will screen the remainder of the parking as well as speak to the area’s past. A breezeway cutting through the first floor of each building connects the parking to the sidewalk, and allows for public pedestrian access.

The proposed uses were carefully developed following detailed market analysis and responds to a severe lack of purpose built, long-term, residential rental supply as well as the desire to transform the downtown north industrial area into a part of the vibrant downtown core.

The development proposal is based on our extensive urban experience and we believe it achieves a balance of uses, site coverage, massing, parking, and overall design as the basis of this application. Some of the fundamentals we ask that be taken into consideration in your assessment are summarized below and in the attached drawing submission.

#### Site Uses, Layout & Density

- The proposed uses for the site are consistent with those outlined in the C4 Urban Center Commercial bylaw.
- Proposed FSR after City dedication is 1.16 which is permitted under C4 zoning.
- 231 at-grade parking spaces (176 spaces required), and 2 loading bays are provided.
- A generous open space plaza has been designed between building 1 and 2 to allow a social gathering area for building residents and commercial customers.

#### Building Design & Massing

- Setbacks:
  - All setbacks adhere to the requirements set under zoning bylaws.
- Height:
  - The development will require a variance to the maximum height under the C4 zoning bylaw. The proposed buildings are 6-storeys and approximately 20.5 meters (67'-3") in height which allows the necessary density to provide the City of Kelowna with a purpose-built rental building. We see the location of Property being ideal for renters seeking vibrant urban lifestyle as it is within a 15-minute walk to the downtown business district, Knox Mountain Park and Okanagan Lake.

- Sustainability:
  - Sustainable design elements have been incorporated during the schematic design of this proposal and will continue to be the focal point in design development phase. The urban location and mixed-uses on the site is anticipated to reduce car travel. Additionally, the added density reinforces a pedestrian-centered community with easy access to shopping, beaches, parks, and bike paths. From oversized balconies in every unit to the public plaza at grade, the Property's planning strategy maximizes access to open space as much as possible. The building's exterior has been designed for low maintenance and has a durable timeless aesthetic.
  - Energy efficiency will be achieved through passive building design principles. Windows are operable for ample ventilation, and window sizes and glazing types will be optimized for natural light energy performance.
  - Large easily accessible bike rooms have been located at grade to encourage the use of bikes in daily commuting.
  - The site has been designed with a third building in mind on the eastern end of the property line, adding an additional 70-80 units in the future. This will be further developed as the two proposed buildings become fully tenanted and the urban potential of the area is fully realized, thereby increasing demand for walkable downtown rental apartments.
- Landscape:
  - Landscape elements will help to establish and reinforce the historic Packing District by featuring paving with wood pattern, along with chunky timber elements and weathered steel, to express and reflect the historic patterns and materials of the area.
  - Plantings will also help the project fit in with the context and the local ecology. Drought tolerant, local, and native plant choices will be expressive of a Kelowna feeling, while being durable and attractive in all seasons. Mixed with natural stone and wood elements, plantings will feel very expressive of the area.
  - Plant materials are in addition selected based on low-maintenance and highly attractive characteristics, with low water requirements to maximize the year-round visual interest and function of the landscape designs.

- Civil & Storm Water Management
  - A schematic design report and draft civil drawings have been included in the submission.
  - Stormwater servicing is proposed to be in compliance with the City of Kelowna by-law 7900.

We believe the proposed form of development is consistent with and strengthens the existing neighborhood; provides employment generating opportunities to the City; maintains continuity of the urban environment; and based on the successful completion of other urban mixed-use projects, we are confident that the form of development is balanced and will function well for land use, parking, and tenant livability.

Thank you for your consideration. We can expand further upon our findings and answer any questions that have not been addressed in the application. We look forward to moving through the process with you and will provide quick turnaround time to expedite the process.

Respectfully submitted,  
PC URBAN CLEMENT HOLDINGS LTD.



Robert Spencer  
Sr. Development Manager

Copies: G. Fawley PCU  
Tom Staniszki NSDA Architects  
David Stoyko Connect Landscape Architecture

/attachments





Building 1 West Elevation



Building 1 North Elevation



Building 1 East Elevation

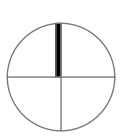


Building 1 South Elevation

**Material List:**

- 1- Hardie Panel A + Hardie Fascia A
- 2- Corrugated Metal Panel
- 3- Hardie Panel B
- 4- Alum. Flashing
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block painted Off-White
- 7- Sign Band
- 8- Alum.Louver
- 9- Concrete Post W/wood texture strip inlay
- 10- Exterior Light Fixture
- 11- Standing Sim Metal Roof
- 12- Stained Wood Post on Concrete Base
- 13- "Packing District Sign"
- 14- Hardie Panel C
- 15- Glass Guardrail W/Alum. Frame
- 16- Metal Door
- 17- Alum. Guardrail
- 18- Hardie Panel D
- 19- Vinyl Window/Patio Door(Black)

**Material Palette**



Seal



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Project  
**Clement Ave  
Mixed Use  
Development**

Sheet Title  
**Elevations Building1**

Project Number  
**16049**

Scale

Sheet Number  
**A-301**





Building 2 South Elevation



Building 2 North Elevation



Building 2 West Elevation








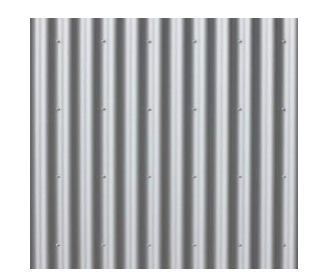
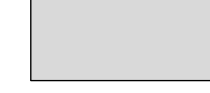




Building 2 East Elevation

**Material List:**

- 1- Hardie Panel A + Hardie Fascia A
- 2- Corrugated Metal Panel
- 3- Hardie Panel B
- 4- Alum. Flashing
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block painted Off-White
- 7- Sign Band
- 8- Alum.Louver
- 9- Concrete Post W/wood texture strip inlay
- 10- Exterior Light Fixture
- 11- Standing Slim Metal Roof
- 12- Stained Wood Post on Concrete Base
- 13- "Packing District Sign"
- 14- Hardie Panel C
- 15- Glass Guardrail W/Alum. Frame
- 16- Metal Door
- 17- Alum. Guardrail
- 18- Hardie Panel D
- 19- Vinyl Window/Patio Door(Black)

**Material Palette**

 Hardie Panel	<ul style="list-style-type: none"> <li> Hardie Panel A - Colour: Red</li> <li> Hardie Panel B - Colour: Off-White</li> <li> Hardie Panel C - Colour: Light Gray</li> <li> Hardie Panel D - Colour: Green</li> </ul>	<ul style="list-style-type: none"> <li> Wood Texture Alum. (Concrete Post Inlay)</li> <li> Charcoal black Alum. (Flashing, Guardrails &amp; Window Frames)</li> </ul>
 Corrugated metal panel	<ul style="list-style-type: none"> <li> Colour: Silver Gray</li> </ul>	
 Painted concrete block wall	<ul style="list-style-type: none"> <li> Colour: Off-White</li> </ul>	

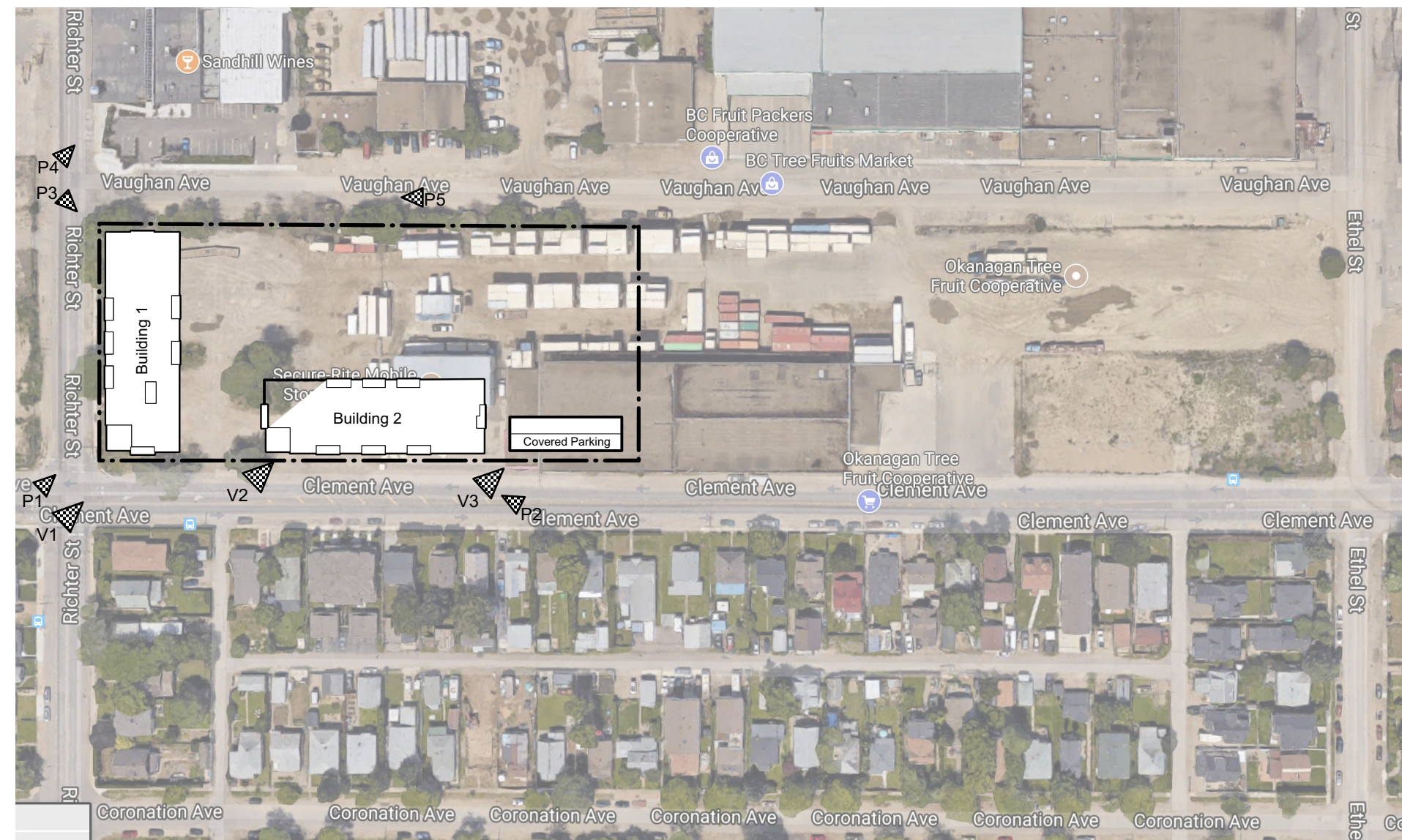
Seal



# CLEMENT AVE MIXED USE DEVELOPMENT/ PACKING DISTRICT

Date  
Sep/15/2017

Issue / Revisions  
Rezoning/Client Pre-Application  
Review



P3: Existing site bird's eye view looking from southwest



P3: Existing site bird's eye view looking from southeast



P1: Existing Site view from corner of Clement Ave and Richter St



P2: Existing Site view from Clement Ave looking west



P3: Existing Site view from corner of Vaughan Ave and Richter St



P4: Existing Site view from corner of Vaughan Ave and Richter St looking northeast



P5: Existing Site view from Vaughan Ave looking west



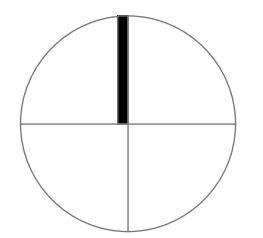
V1: Proposed B1 & B2 view from corner of Clement Ave and Richter St



V2: Proposed B1 view from southwest corner



V3: Proposed Covered Parking Area view from southwest corner



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Project  
**Clement Ave  
Mixed Use  
Development**

Sheet Title  
**Cover Sheet**

Project Number  
**16049**

Scale  
**N.T.S**

Sheet Number  
**A-001**

## Project Data:

Project Address: 726 Clement Ave,  
Kelowna , BC

## Legal Description:

BLOCK 29 SECTION 30 TOWNSHIP 26 ODDY  
PLAN 202 EXCEPT PLANS 5011 AND KAP5948;  
LOT A SECTION 30 TOWNSHIP 26 ODDY PLAN KAP5948  
LOT 1 AND LOT 2 SECTION 30 TOWNSHIP 26 ODDY/FOOS  
DIVISION YALE DISTRICT PLAN EPP34493

## Project Team:

### Developed by: PC Urban

880 - 1090 W. Georgia St. Vancouver , BC  
t: (604) 408 5687

### Architecture: NSDA Architects

201- 134 Abbott St, Vancouver BC  
t: (604) 669 1926

### Landscape: Connect Lanscape Architecture

2305 Hemlock St, Vancouver, BC  
t: (604) 681 3303

### Civil: True Consulting

203- 570 Raymer Ave, Kelowna, BC  
t: (250) 861 8783  
c: (250) 470 2416

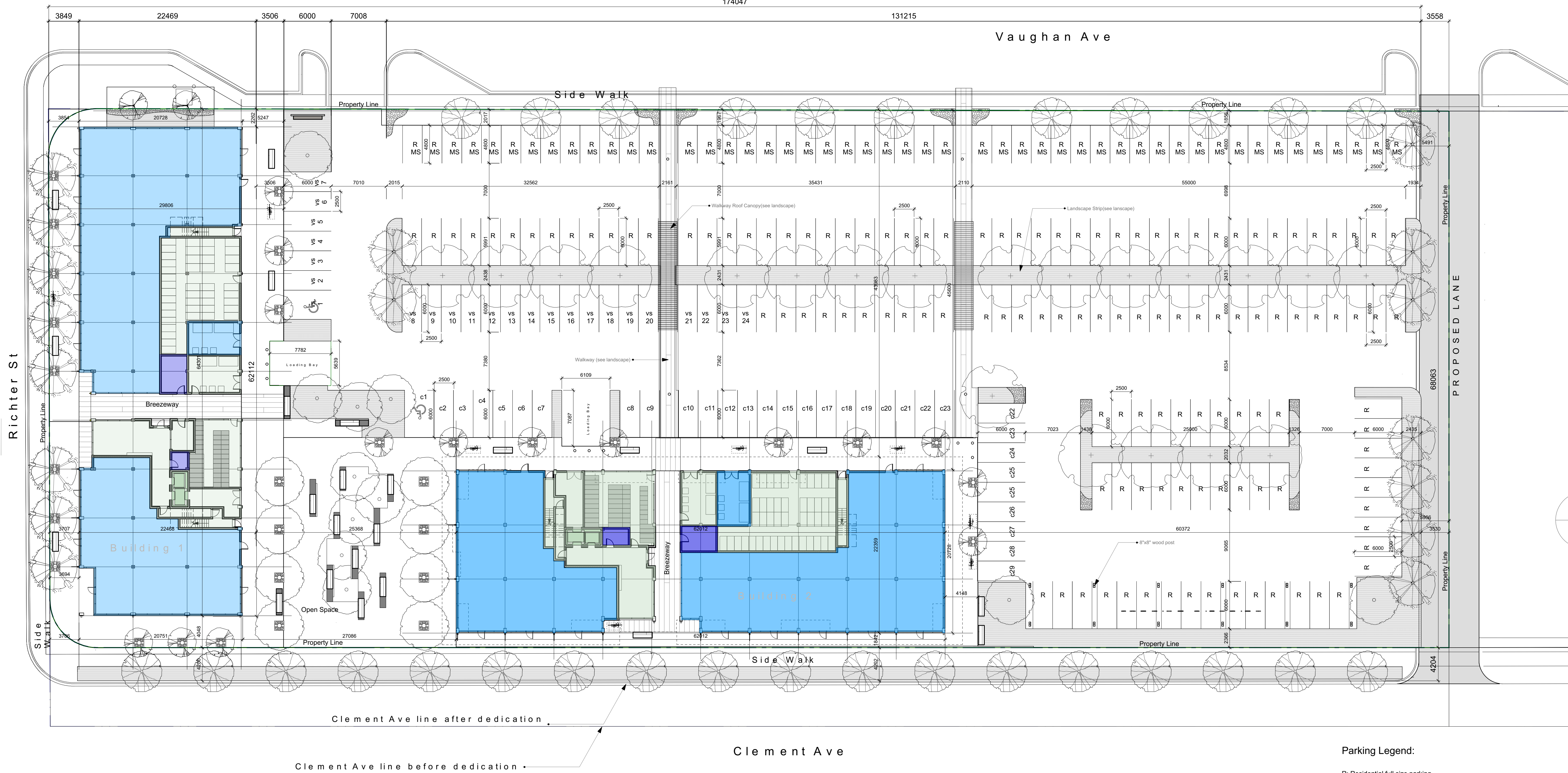
### Survey: Vector Geometric Land Surveying

170-1855 Kitchner Rd, Kelowna BC  
t: (250) 868 0172

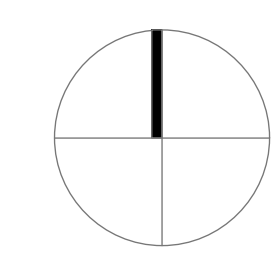
## Drawings List

A001.....	Cover Sheet
A002.....	Site Plan
A003.....	Roof Plan
A101.....	Floor Plans B1
A102.....	Floor Plans B2
A301.....	Elevations B1
A302.....	Elevations B2
A303.....	Sections B1& B2
L1.0 to L1.2.....	Landscape
C1 to C13.....	Civil





Date: Sep/15/2017  
 Issue / Revisions: Revision As per client/ For client review



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**Parking Legend:**

- R: Residential full size parking
- R : Residential Medium size parking
- MS
- VS : Residential full size visitor parking
- C: Commercial full size parking

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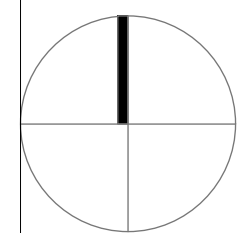
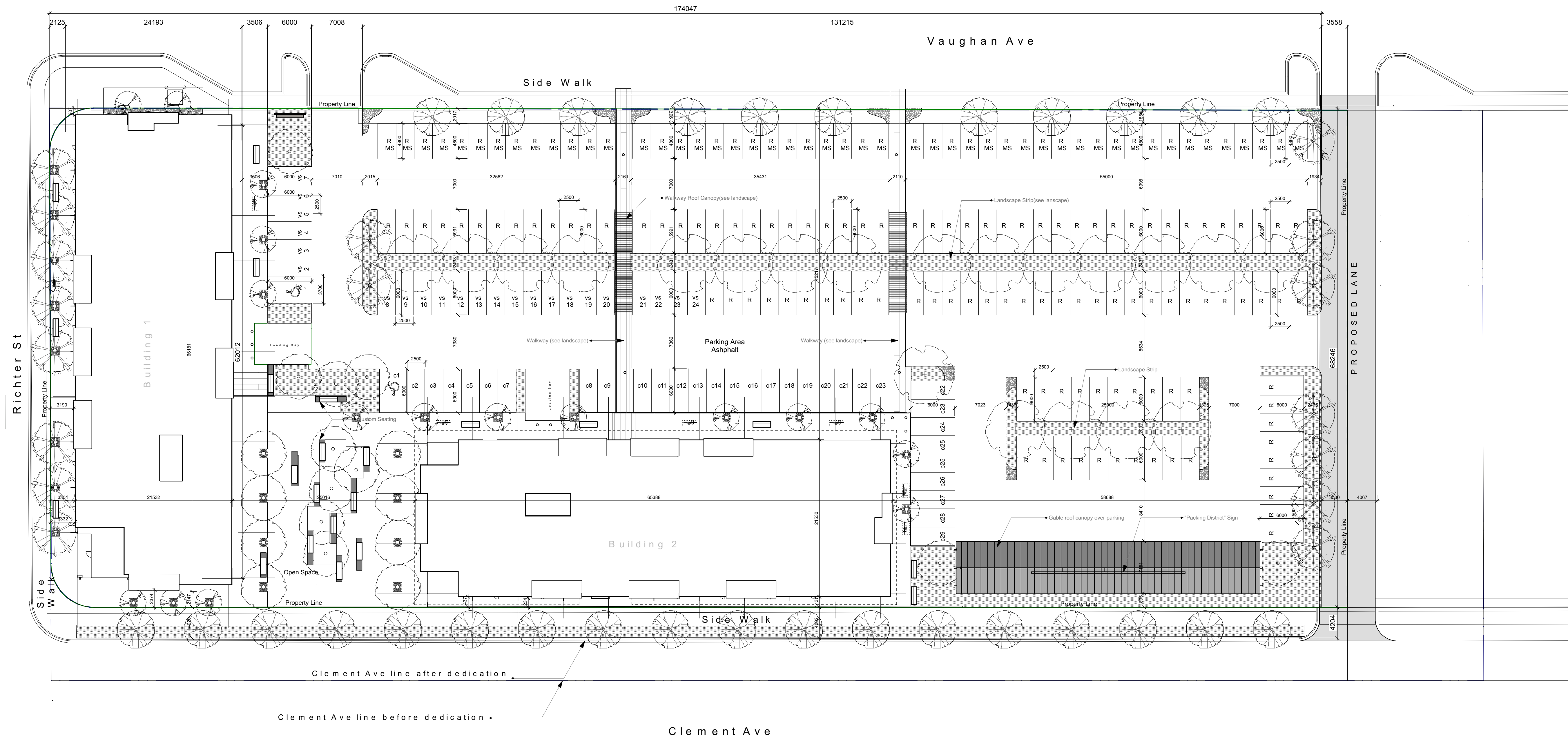
Project  
**Clement Ave  
 Mixed Use  
 Development**

Sheet Title  
**Site Plan/Statistics**

Project Number  
**16049**  
 Scale  
**1/250**  
 Sheet Number  
**A-002**

Site Statistics	726 & 816 Clement Ave Kelowna, B.C.		Parking	Required No. of Parking	Proposed Parking Area
Lot area before dedication: 13,900.33 S.M.[149,622 SF.1]			Building 1 Residential	71 Stalls	
Lot area after dedication: 12,106.32 S.M.[130,307 SF.]			Building 1 Commercial	1.75 x 768.5/100 = 14	
Allowable FSR: 1.3			Building 2 Residential	77 Stalls	
Proposed FSR based on lot area before dedication: 1.01			Building 2 Commercial	1.75 x 768.22/100 = 14	
Proposed FSR based on lot area after dedication: 1.16			Total No. of Req. parking B1&2	176 Stalls incl. 22 visitor	Total provided parking : 231 stalls
<b>Residential Units</b>	<b>Building 1</b>	<b>Building 2</b>	Required Landscape open space on parking	176 x 2 ( 2 s.m. per stall)=352s.m.[3,788 s.f.]	
1 Bedroom	23 Units	37 Units	Provided Landscape open space on parking	1,268 s.m.[13,655 s.f.]	
2 Bedroom	47 Units	40 Units	Required Loading	1 per 1900 S.M. of commercial=1	2
3 Bedroom	1	0	<b>Bicycle Parking</b>	Class 1(Req./Proposed)	Class 2(Req./Proposed)
Total	71 Units	77 Units		Required / Provided	Required / Provided
Ground Floor Area	1,175.22s.m.[12,650 s.f.]+Breezeway:63s.m.[679s.f.]	1,182.46 s.m.[12,728 s.f.]+Breezeway:65.7s.m.[708s.f.]	Building 1 Residential	0.5 x 71 = 36	0.1 x 71= 8 / 8
Commercial Space	768.5 s.m.[8,272 s.f.]	768.22 s.m.[8,269 s.f.]	Building 1 Commercial	0.2 x 768.5/100 = 2	0.6 x 768.5/100 = 5 / 5
Res. Indoor Amenity on F2	114.45s.m.[1232 s.f.]	100.33 s.m.[1080 s.f.]	Total	38/38	13/13
Floor Area F.2	1,183 s.m.[12,734 s.f.]	1,182.56 s.m.[12,729 s.f.]	Building 2 Residential	0.5 x 77 = 39	0.1 x 77 = 8 / 8
Floor Area F.3-5	1,188.6 s.m.[12,794 s.f.] x 3	1,166s.m.[12,550 s.f.] x 3	Building 2 Commercial	0.2 x 768.22/100 = 2	0.6 x 768.22/100 = 5 / 5
Residential Floor Area F.6	1,103.15 s.m.[11,874 s.f.]	1,167.8 s.m.[12,570 s.f.]	Total	41/41	13/13
<b>Total Residential Area</b>	<b>5,851.9 s.m. [62,990 s.f.]</b>	<b>5,848.15 s.m. [62,949 s.f.]</b>			
<b>Total Residential Area B1 + B2</b>	<b>11,700.1 s.m.[125,939 sf.]</b>				
<b>Total Area B1+B2</b>	<b>14,057.8 s.m.[151,317 sf.]</b>				
<b>Private Open Space Area</b>	<b>Building 1</b>	<b>Building 2</b>			
Required	23(1BDR)x10+47(2BDR)x15=935 s.m.[10,064 s.f.]	37(1BDR)x10+40(2&3BDR)x15=970 s.m.[10,441 s.f.]			
Provided 2nd Floor Deck	2nd F. Deck :386.2s.m.[4,157 s.f.]	2nd F. Deck :413.6 s.m.[4,452s.f.]			
Provided Deck on Floor 3,4 & 5	135 s.m.[1,453 s.f.] x 3 = 405[4,359 s.f.]	126.06 s.m.[1,357 s.f.] x 3 = 378.2 s.m.[4,071 s.f.]			
Floor 6	Decks:222 s.m.[2,389s.f.]	Decks:138 s.m.[1,485s.f.]			
Total provided open space in building	1,013.2 s.m.[10,906 s.f.]	929.8 s.m.[10,008 s.f.]			





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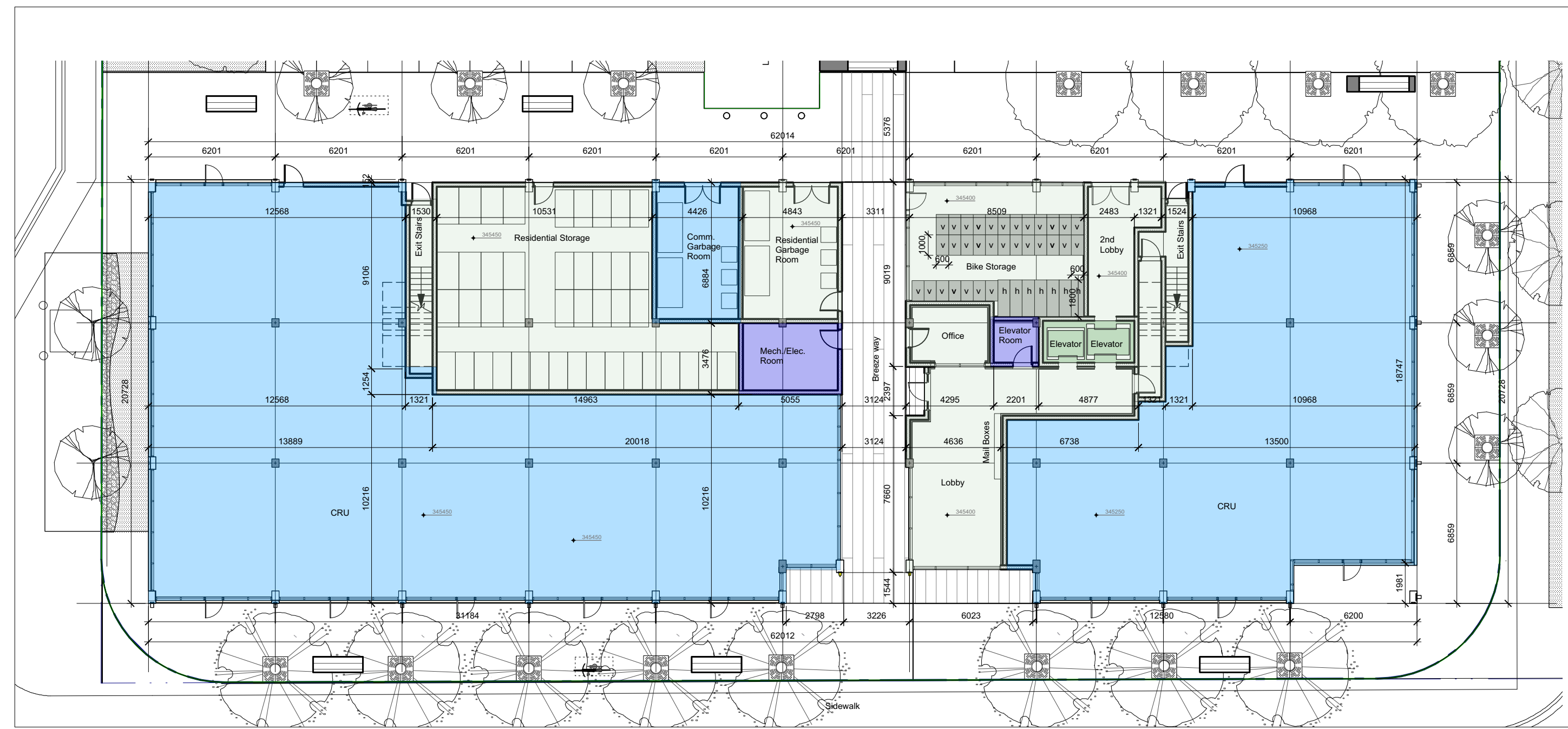
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Project  
**Clement Ave  
Mixed Use  
Development**

Sheet Title  
**Roof Plan**

Project Number  
**16049**  
Scale  
**1/300**  
Sheet Number  
**A-003**





Ground Floor Plan Building 1



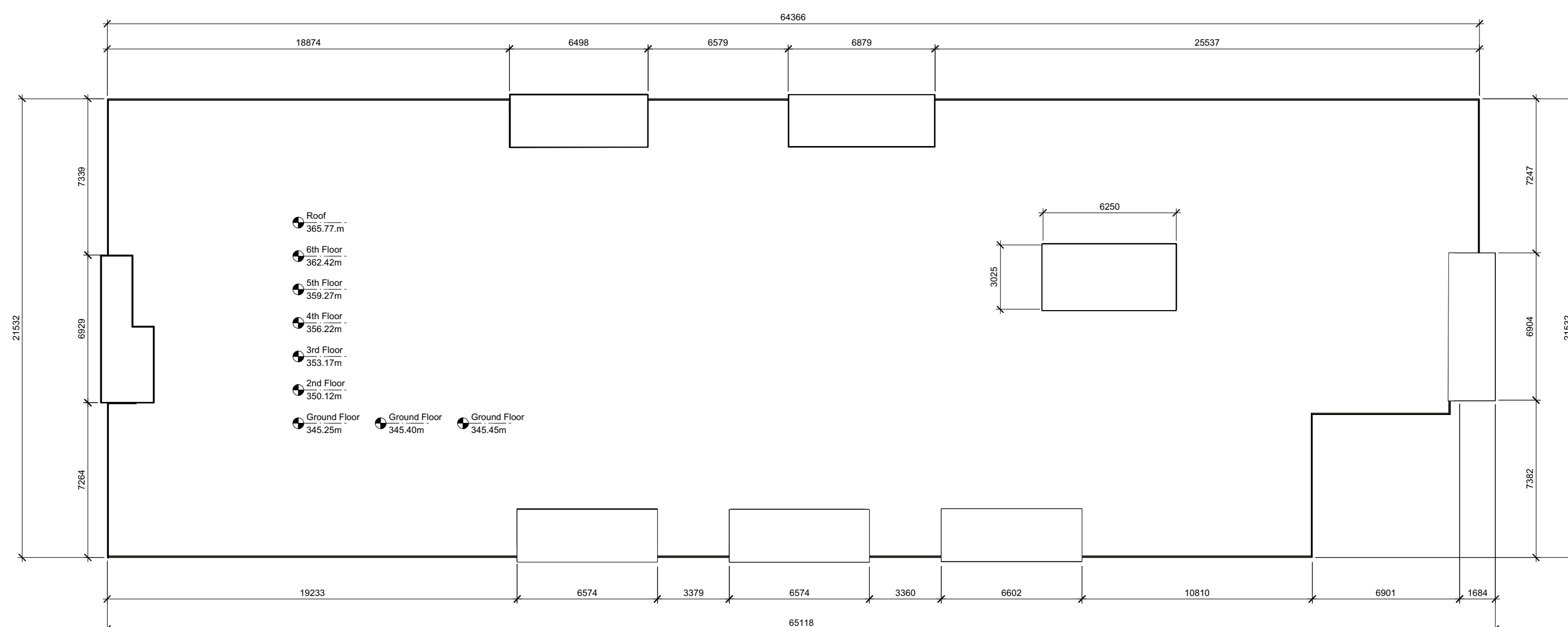
Typ. 3rd, 4th & 5th Floor Plan Building 1



2nd Floor Plan Building 1



6th Floor Plan Building 1



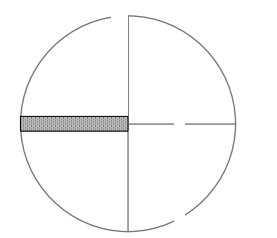
Roof Plan Building 1

Legend:

	One Bedroom type I		Commercial Retail Unit (CRU)
	One Bedroom type II		Residential Common Areas
	Two Bedroom type I		Amenity Area
	Two Bedroom type II		
	Two Bedroom type III		
	Two Bedroom type IV		
	Two Bedroom type V		

Date  
Sep/15/2017

Issue / Revisions  
Rezoning/Client Pre-Application Review



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Project  
**Clement Ave  
Mixed Use  
Development**

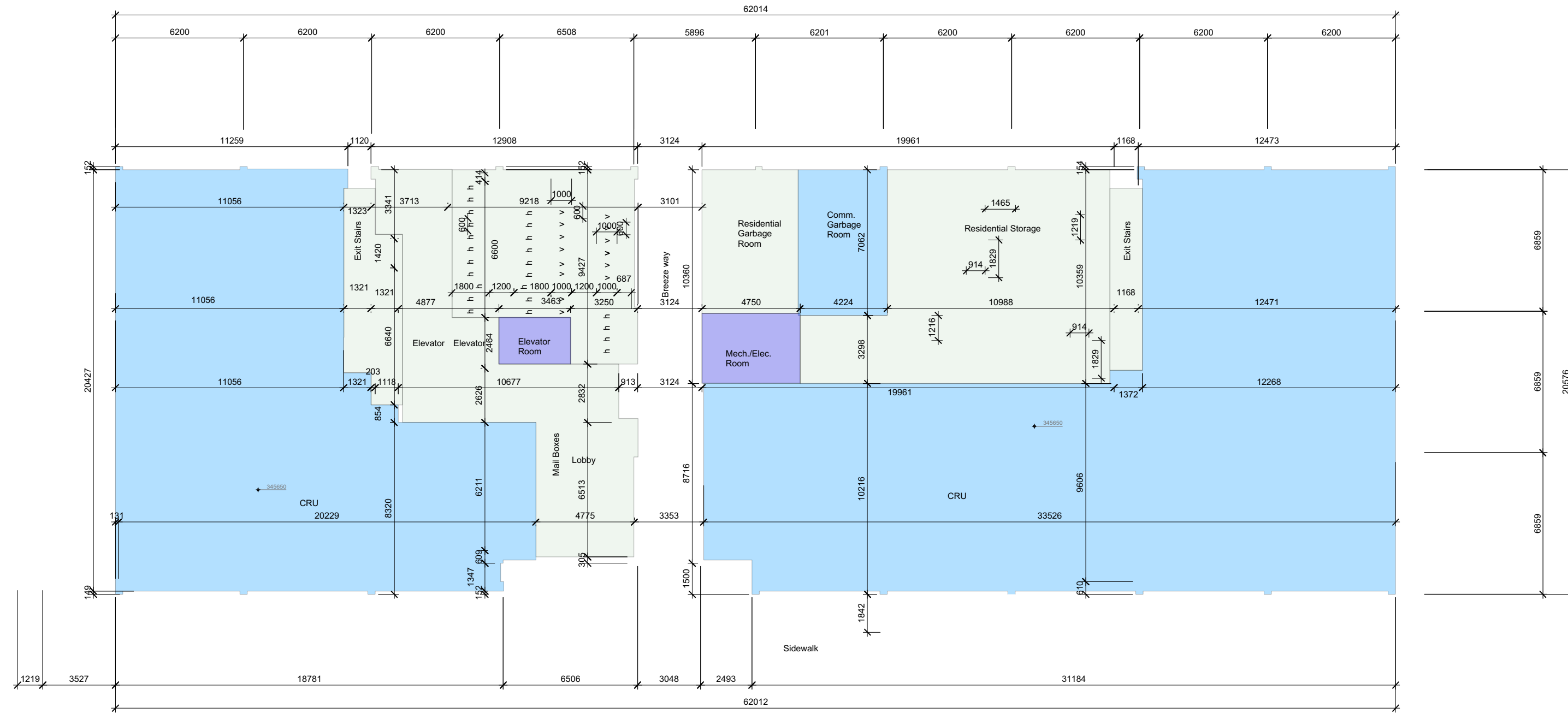
Sheet Title  
**Floor Plans Building 1**

Project Number  
**16049**

Scale  
**1/200**

Sheet Number  
**A-101**





Ground Floor Plan Building 2

h: Horizontal bike rack  
v: Vertical bike rack



Typ. 3rd, 4th and 5th Floor Plan Building 2

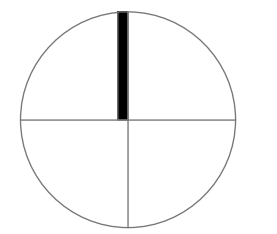
Date: July 07/2017  
Issue / Revisions: Rezoning/Client Pre-Application Review



2nd Floor Plan Building 2

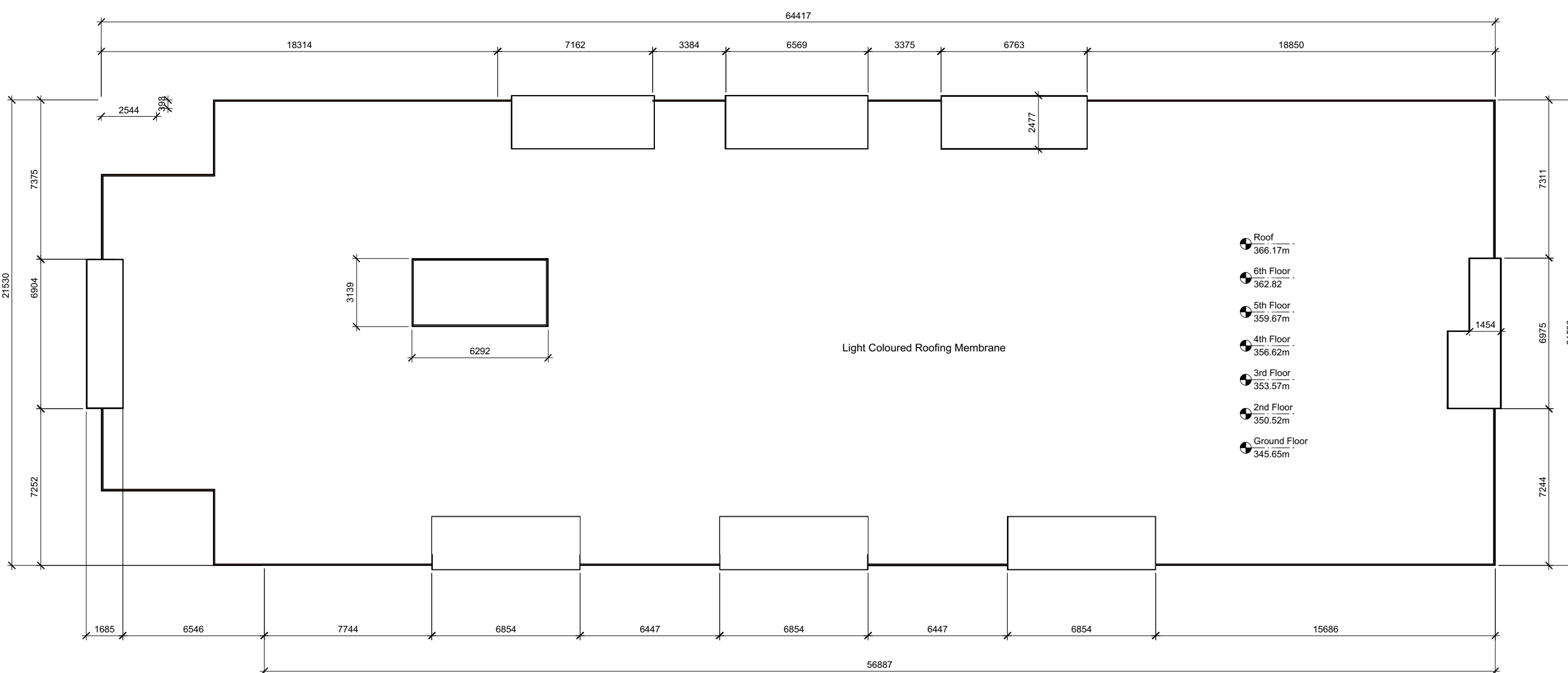


6th Floor Plan Building 2



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Roof Plan Building 2

Legend:

- One Bedroom type I
- One Bedroom type II
- Two Bedroom type I
- Two Bedroom type II
- Two Bedroom type III
- Two Bedroom type IV
- Two Bedroom type V
- Commercial Retail Unit (CRU)
- Residential Common Areas
- Amenity Area

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Project  
Clement Ave  
Mixed Use  
Development

Sheet Title  
Floor Plans Building 2

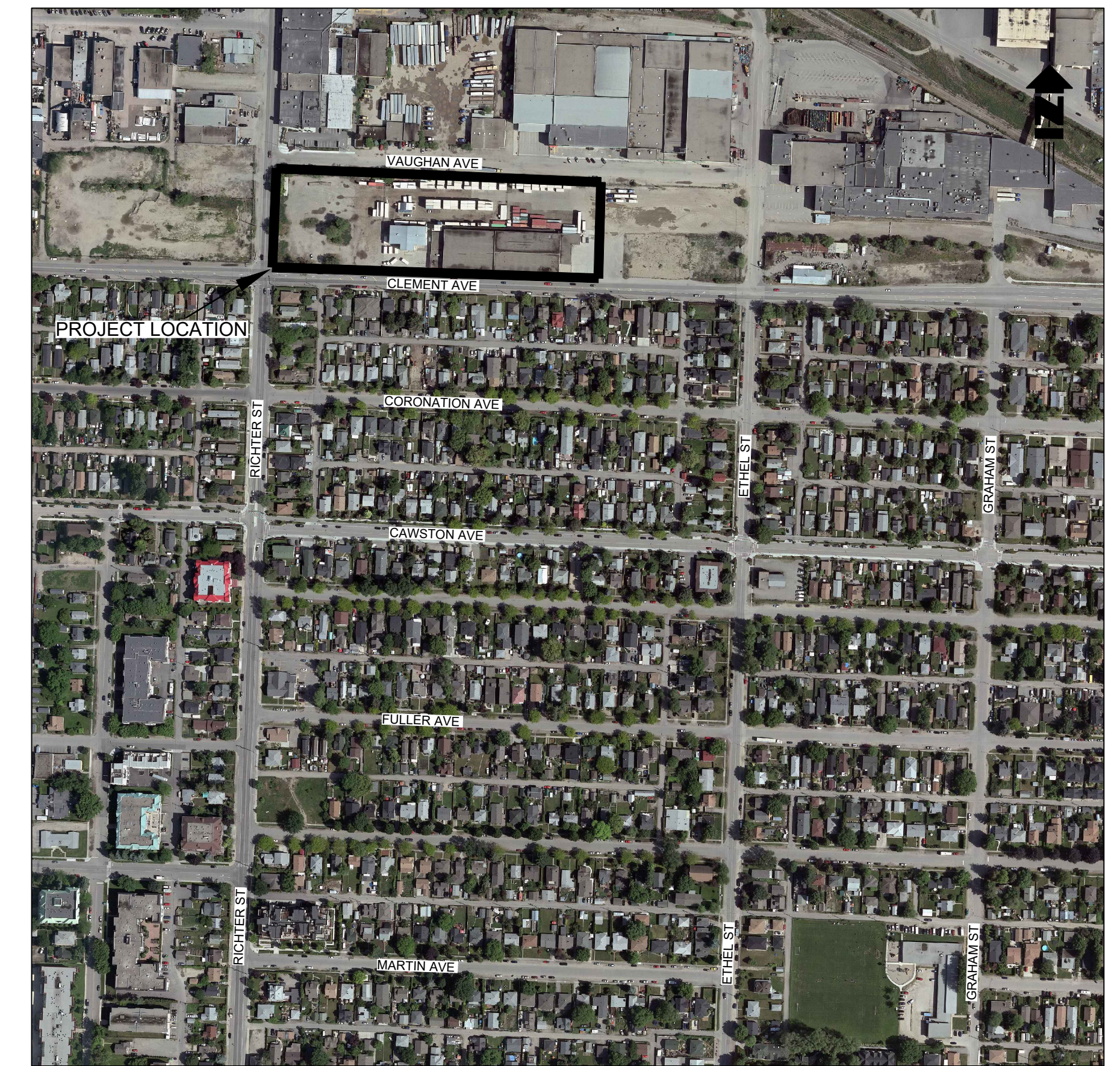
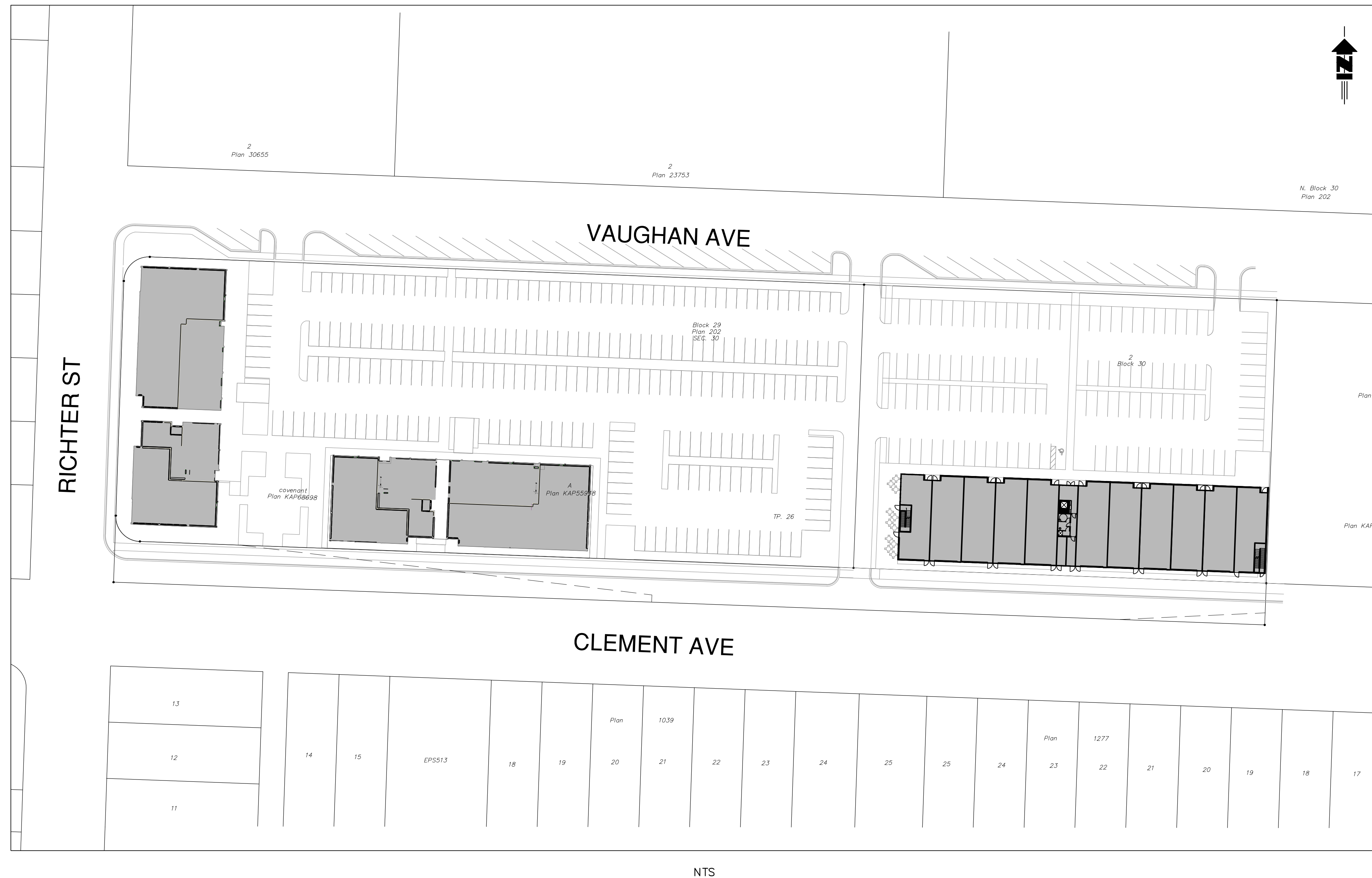
Project Number  
16049

Scale  
1/200

Sheet Number  
**A-102**



# MIXED USE DEVELOPMENT PROJECT 726 CLEMENT AVE, KELOWNA, B.C. PC URBAN PROPERTIES.



LOCATION PLAN  
NTS

## LIST OF DRAWINGS

001	GENERAL NOTES
002	LEGAL SURVEY PLAN
003	TOPOGRAPHIC SURVEY PLAN
004	ARCHITECTURAL SITE PLAN
005	SITE REMOVALS PLAN
006	EROSION & SEDIMENT CONTROL PLAN
007	GRADING PLAN 1
008	GRADING PLAN 2
009	GRADING PLAN - OFFSITE CROSS SECTIONS
010	SERVICING PLAN 1
011	SERVICING PLAN 2
012	STORMWATER MANAGEMENT PLAN
013	DETAILS



SUITE 203, 570 RAYMER AVE  
KELOWNA, B.C. V1Y4Z5  
PHONE: (250) 861-8783  
kelowna@true.bc.ca

ISSUED FOR DEVELOPMENT PERMIT  
SEPTEMBER 20, 2017  
PROJECT # 991-031



**A. GENERAL NOTES:**

- 1) ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BC WORKERS COMPENSATION (OCCUPATIONAL HEALTH AND SAFETY) AMENDMENT ACT (BC REGS 296/97, 185/99, 253/2001).
- 2) ALL WORK AND MATERIALS SHALL CONFORM WITH CURRENT MMCD AND CITY OF KELOWNA SPECIFICATIONS.
- 3) THE CONTRACTOR IS ADVISED THAT BUILDING CONSTRUCTION WORKS BY OTHERS WILL BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- 4) INFORMATION SHOWN ON THESE PLANS REGARDING LOCATION AND/OR SIZE OF EXISTING UTILITIES OR SERVICES HAS BEEN PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO COMMENCING WORK. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED FOR SIZE, DEPTH, ELEVATION, ETC. BY BC ONE CALL PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE FROM THESE PLANS IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME AND/OR RELATED COSTS FOR ADDITIONAL MATERIALS OR LABOUR DUE TO THE FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF VARIANCES PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- 5) MATERIAL SUBSTITUTIONS PROPOSED BY CONTRACTOR MUST BE SUBMITTED TO THE ENGINEER, WHO WILL REVIEW AND SEEK REQUISITE REGULATORY AGENCY APPROVALS. NO SUBSTITUTIONS SHALL BE DEEMED AS ACCEPTED BY THE OWNER UNTIL WRITTEN APPROVALS ARE PROVIDED BY THE ENGINEER.
- 6) LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
- 7) BEDDING OF ALL SEWERS SHALL BE PER CITY OF KELOWNA STANDARDS, UNLESS NOTED OTHERWISE.
- 8) PROJECT GEOTECHNICAL REPORT-INTERIOR TESTING SERVICES LTD., DATED NOV 25, 2016 (JOB 16.260)

**B. SITE PREPARATION WORKS**

- 1) EROSION AND SEDIMENT CONTROL WORKS TO BE INSTALLED PRIOR TO COMMENCING OTHER WORKS.
- 2) GRADING TOLERANCE SHALL BE  $\pm 25\text{mm}$  OF DESIGN.
- 3) ALL TOPSOIL AND UNSUITABLE FILL MATERIALS WITHIN PROJECT AREA SHALL BE STRIPPED AND EXPORTED TO BACK OF SITE PRIOR TO SUBGRADE CONSTRUCTION UNLESS OTHERWISE NOTED FOR ON-SITE STOCKPILING BY ENGINEER. GEOTECHNICAL REPORT NOTES VARIABLE STRIPPING DEPTHS; DEPTH OF STRIPPING SHALL BE PER GEOTECHNICAL ENGINEER'S DIRECTION DURING CONSTRUCTION.
- 4) FILL MATERIALS TO BE PLACED IN MAXIMUM 300mm LIFT THICKNESSES. FILLS ARE SUBJECT TO COMPACTION TESTING PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- 5) FOR DETAILS RE: BUILDING PAD PREPARATION REQUIREMENTS, REFER TO ARCHITECTURAL AND STRUCTURAL DESIGN DRAWINGS.
- 6) FILL MATERIALS REQUIRE APPROVALS FROM GEOTECHNICAL ENGINEER PRIOR TO IMPORTING TO SITE.

**C. STORM SEWER NOTES:**

- 1) CATCHBASINS TO BE AS PER CITY OF KELOWNA STANDARD DWG SS-S11A AND SS-S11C. DRYWELLS TO BE PER CITY OF KELOWNA STANDARD DWGS SS-S51 AND SS-S52.
- 2) STORM SEWER (INCLUDING CATCHBASIN LEADS) SHALL BE PVC CONFORMING TO ASTM F794 UNLESS OTHERWISE NOTED.
- 3) ALL STORM SEWERS SHALL HAVE RUBBER GASKETED JOINTS.
- 4) ALL MANHOLE AND CATCHBASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% SPD.
- 5) "MODULOC" OR EQUIVALENT PRE-CAST MANHOLE AND CATCHBASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. ADJUSTING UNITS TO BE PARGED ON OUTSIDE ONLY.
- 6) ALL SINGLE CATCHBASIN LEADS TO BE 150mm DIA. ALL DOUBLE CATCHBASIN LEADS TO BE 200MM DIA.
- 7) BUILDING SERVICES TO BE TERMINATED 1.0m FROM OUTSIDE FACE OF BUILDING C/W 2"x4" STAKE PAINTED GREEN.
- 8) CONTRACTOR TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL STORM AND SANITARY SEWERS INCL. PICTORIAL REPORT AND TWO (2) DVD COPIES. ALL SEWERS TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
- 9) DE-WATERING MEASURES TO BE INCLUDED IN BID PRICE (IF/AS REQUIRED).
- 10) ALL MANHOLES AND CATCHBASINS TO BE PARGED.

**D. SANITARY SEWER NOTES:**

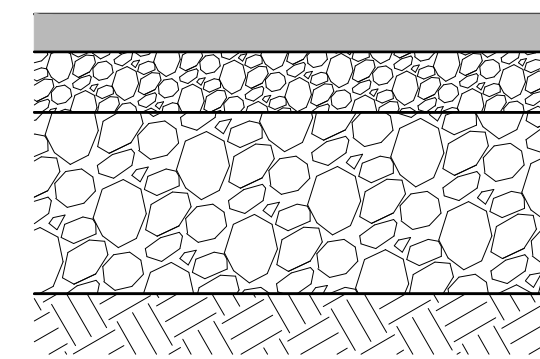
- 1) SANITARY SEWERS SHALL BE DR35 PVC PIPE UNLESS OTHERWISE NOTED.
- 2) SANITARY MANHOLES TO BE AS PER MMCD STANDARD DWGS S1 THROUGH S4.
- 3) CONTRACTOR SHALL BE RESPONSIBLE FOR PRESSURE TESTING OF ALL SANITARY SEWER MAINS AND SERVICES, SUCH TESTING TO BE COORDINATED WITH AND WITNESSED BY THE ENGINEER.
- 4) CONTRACTOR TO NOTIFY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO PRESSURE TESTING AND VIDEO INSPECTION OF SANITARY SEWER SYSTEM.
- 5) BUILDING SERVICES TO BE TERMINATED 1.0m FROM OUTSIDE FACE OF BUILDING C/W 2"x4" MARKER STAKE PAINTED RED.
- 6) DE-WATERING MEASURES TO BE INCLUDED IN BID PRICE (IF/AS REQUIRED).

**E. WATERMAIN NOTES:**

- 1) WATERMAIN AND FITTINGS TO BE PVC C900, CLASS 150 WITH GASKETED JOINTS UNLESS NOTED OTHERWISE C/W AWG SOLID COPPER TRACKING WIRE.
- 2) WATER SERVICE CONNECTIONS TO BE AS PER CITY OF KELOWNA STANDARD DWGS SS-W2.
- 3) A MINIMUM HORIZONTAL SEPARATION OF 3.0m AND A MINIMUM VERTICAL SEPARATION OF 0.30m BETWEEN WATERMANS AND SANITARY SEWERS MUST BE MAINTAINED IF WATERMAIN ABOVE SEWER, OR 0.50m VERTICAL SEPARATION IF WATERMAIN BELOW SEWER.
- 4) WATERMAIN BEDDING TO BE SUITABLE GRANULAR BEDDING MATERIAL AS PER CITY OF KELOWNA STANDARD DWG SS-G4.
- 5) ALL HYDRANTS SHALL BE AS PER CITY OF KELOWNA STANDARD DWG SS-W4. CONTRACTOR TO ORIENT HYDRANT AS DIRECTED BY THE FIRE DEPARTMENT. CONTRACTOR TO OBTAIN WRITTEN DIRECTION FROM THE FIRE DEPARTMENT AND PROVIDE COPY TO THE ENGINEER PRIOR TO REQUESTING CERTIFICATION OF SUBSTANTIAL COMPLETION.
- 6) ALL VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE). ALL VALVE BOXES SHALL BE AS PER MMCD STANDARD DWG W3.
- 7) ALL HYDRANT FLANGE ELEVATIONS TO BE SET 0.15m ABOVE FINISHED GRADE; TOLERANCE =  $\pm 50\text{mm}$ .
- 8) THRUST BLOCKS TO BE CONSTRUCTED PER MMCD STANDARD DWG W1.
- 9) MINIMUM DEPTH OF COVER FOR ALL WATERMANS SHALL BE 1.50m PER CITY OF KELOWNA SPECIFICATIONS.
- 10) BUILDING SERVICES TO BE TERMINATED 1.0m FROM OUTSIDE FACE OF BUILDING C/W 2"x4" MARKER STAKE PAINTED BLUE.
- 11) DE-WATERING MEASURES TO BE INCLUDED IN BID PRICE (IF/AS REQUIRED).
- 12) SINGLE WATER METER FOR SITE'S PROVIDED IN EXISTING VAULT AT NORTHEAST CORNER OF SITE

**F. SURFACE WORKS:**

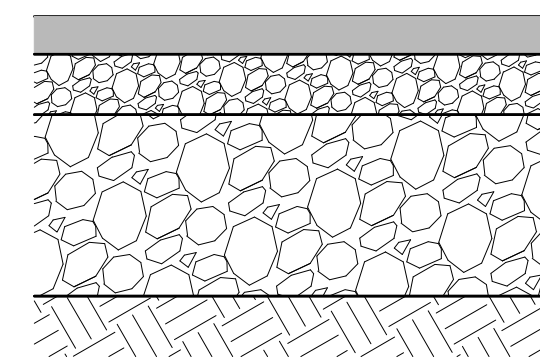
- 1) LIGHT DUTY PAVEMENT STRUCTURE TO BE CONSTRUCTED AS FOLLOWS:



50mm HOT MIX ASPHALT  
100mm-BASE  
(19mm CRUSHED GRANULAR BASE)  
250mm-75mm MANUFACTURED SUBBASE

APPROVED SUBGRADE, MIN CBR OF 5 (PROOF ROLL REQUIRED TO BE WITNESSED BY GEOTECHNICAL ENGINEER; CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOURS ADVANCE NOTICE TO ENGINEER)

- 2) HEAVEY DUTY PAVEMENT STRUCTURE TO BE CONSTRUCTED AS FOLLOWS:



75-100mm HOT MIX ASPHALT  
100mm-BASE  
(19mm CRUSHED GRANULAR BASE)  
250mm-75mm MANUFACTURED SUBBASE

APPROVED SUBGRADE, MIN CBR OF 5 (PROOF ROLL REQUIRED TO BE WITNESSED BY GEOTECHNICAL ENGINEER; CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOURS ADVANCE NOTICE TO ENGINEER)

- 3) MAXIMUM SLOPE = 2(H):1(V) UNLESS NOTED OTHERWISE.
- 4) ON-SITE CURB TO BE EXTRUDED CONCRETE PER DETAIL SHOWN ON DRAWING 009.
- 5) ALL MANHOLE LIDS, CATCHBASIN GRATES, VALVE BOX COVERS, ETC. SHALL BE SET FLUSH WITH FINISHED ASPHALT.
- 6) FOR LANDSCAPE AND IRRIGATION DESIGNS REFER TO LANDSCAPE ARCHITECTS DRAWINGS

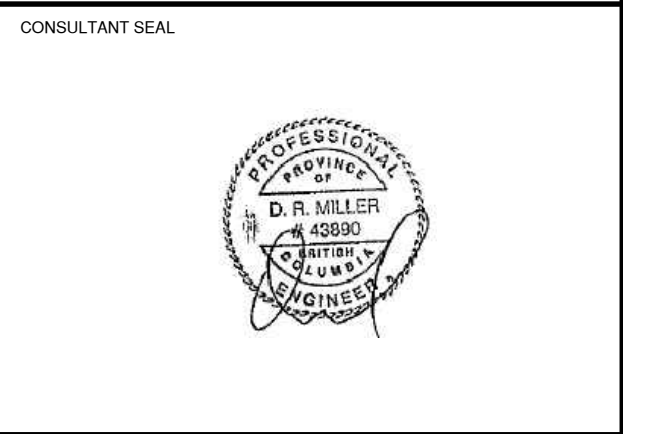
**G. OFF SITE WORKS: (NONE ANTICIPATED AT THIS TIME)**

- 1) CONTRACTOR SHALL COORDINATE ALL WORKS OUTSIDE OF PRIVATE PROPERTY WITH THE CITY OF KELOWNA AND OBTAIN ALL NECESSARY PERMITS.
- 2) CONTRACTOR TO PROVIDE ENGINEER WITH MINIMUM 72 HOURS ADVANCE NOTICE PRIOR TO COMMENCING ANY WORKS WITHIN CITY OF KELOWNA ROAD RIGHT OF WAY.

**LEGEND**

No.	DATE	DESCRIPTION	BY	APPR
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**



ISSUED FOR SEPTEMBER 20, 2017

**DEVELOPMENT PERMIT**



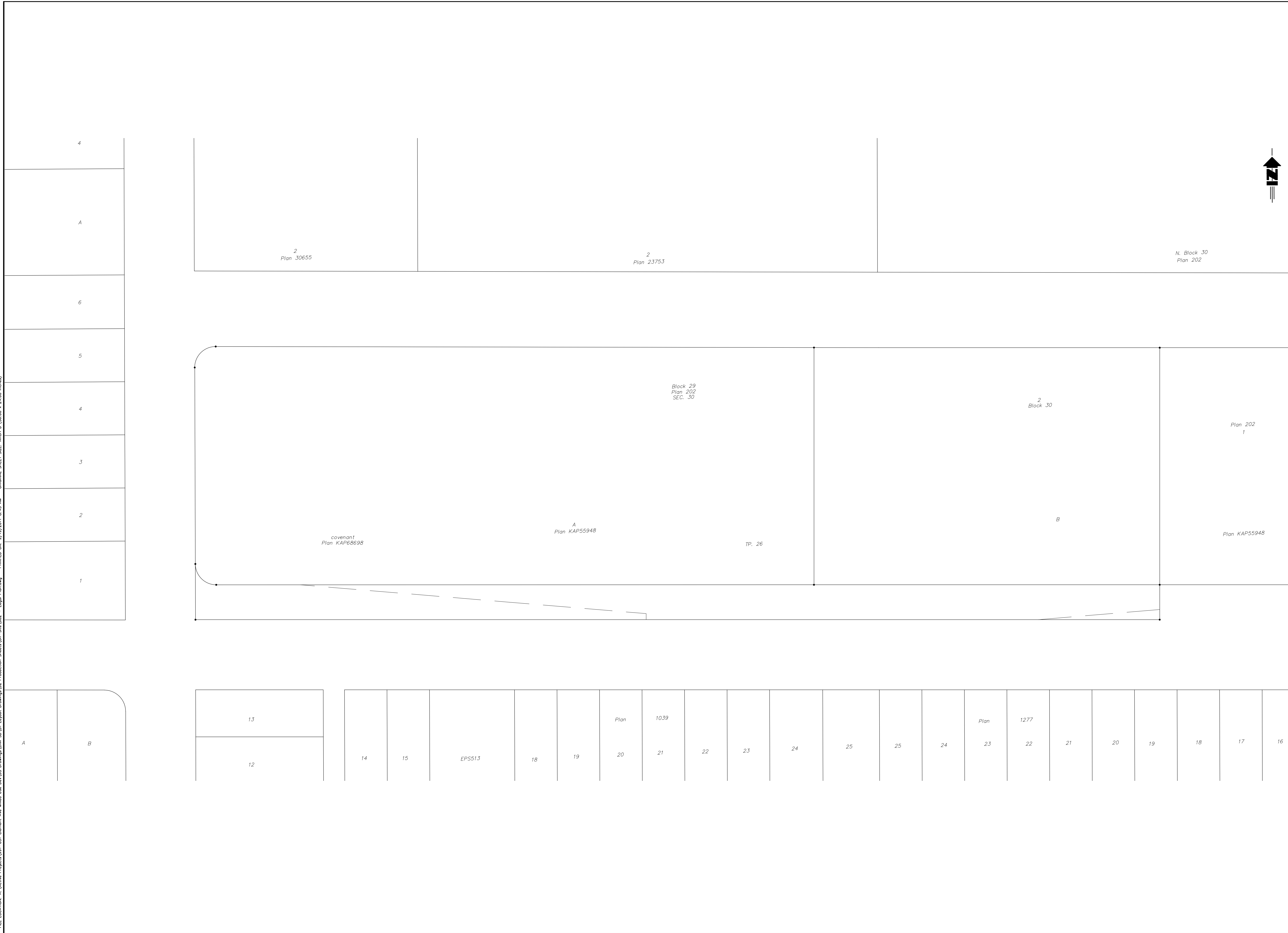
**CLEMENT AVE MIXED USE DEVELOPMENT**

**GENERAL NOTES**

SCALE	NTS
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-001
SHEET	1 OF 13
REVISION	2

FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Dev\03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\Civil-3D\01 - General Notes.dwg PRINTED ON: 9/19/2017 8:40 AM ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)

FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev\03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\01-002 - Site\002 - Legal Plan.dwg PRINTED ON: 9/19/2017 8:43 AM ORIGINAL SHEET SIZE: ARCH D (24.00 x 24.00 inches)



**LEGEND**

NOTE:  
LEGAL SURVEY INFORMATION SHOWN THIS PLAN  
SURVEYED AND CONSOLIDATED BY VECTOR  
LAND SURVEYING LTD. PROVIDED TO TRUE ON  
JULY 19, 2017.

No.	DATE	DESCRIPTION	BY	APPROVED
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

REVISIONS
CONSULTANT SEAL

ISSUED FOR SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



**CLEMENT AVE  
MIXED USE  
DEVELOPMENT**

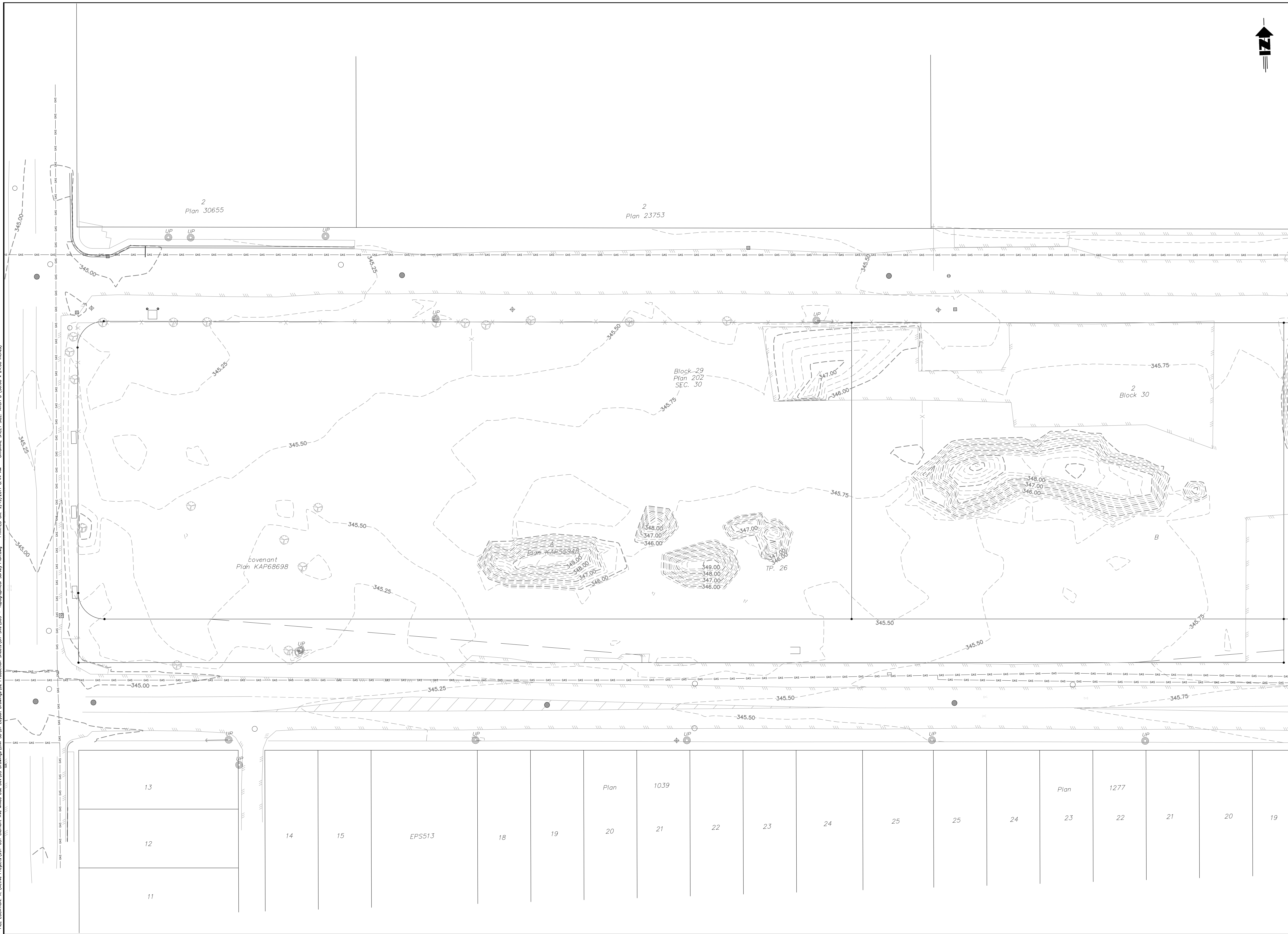
**LEGAL PLAN**

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DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	



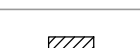







DRAWING No.	991-031-002	SHEET	2 OF 13
		REVISION	2



FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev\03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\01-03\003 - Topographical Survey Plan.dwg PRINTED ON: 9/19/2017 8:44 AM ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)



**LEGEND**


-  EXISTING TREE
-  EXISTING TREE LINE
-  ORIGINAL GROUND CONTOURS
-  EXISTING CATCH BASIN
-  EXISTING MANHOLE
-  EXISTING FENCE
-  EXISTING POWER POLE
-  EXISTING LAMP STANDARD
-  EXISTING EOP
-  EXISTING SIGN

NOTE:  
TOPOGRAPHIC SURVEY INFORMATION SHOWN THIS  
PLAN SURVEYED BY VECTOR GEOMATICS LAND  
SURVEYING LTD ON MARCH 23, 2017

No.	DATE	DESCRIPTION	BY	APPROV
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL



ISSUED FOR SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**

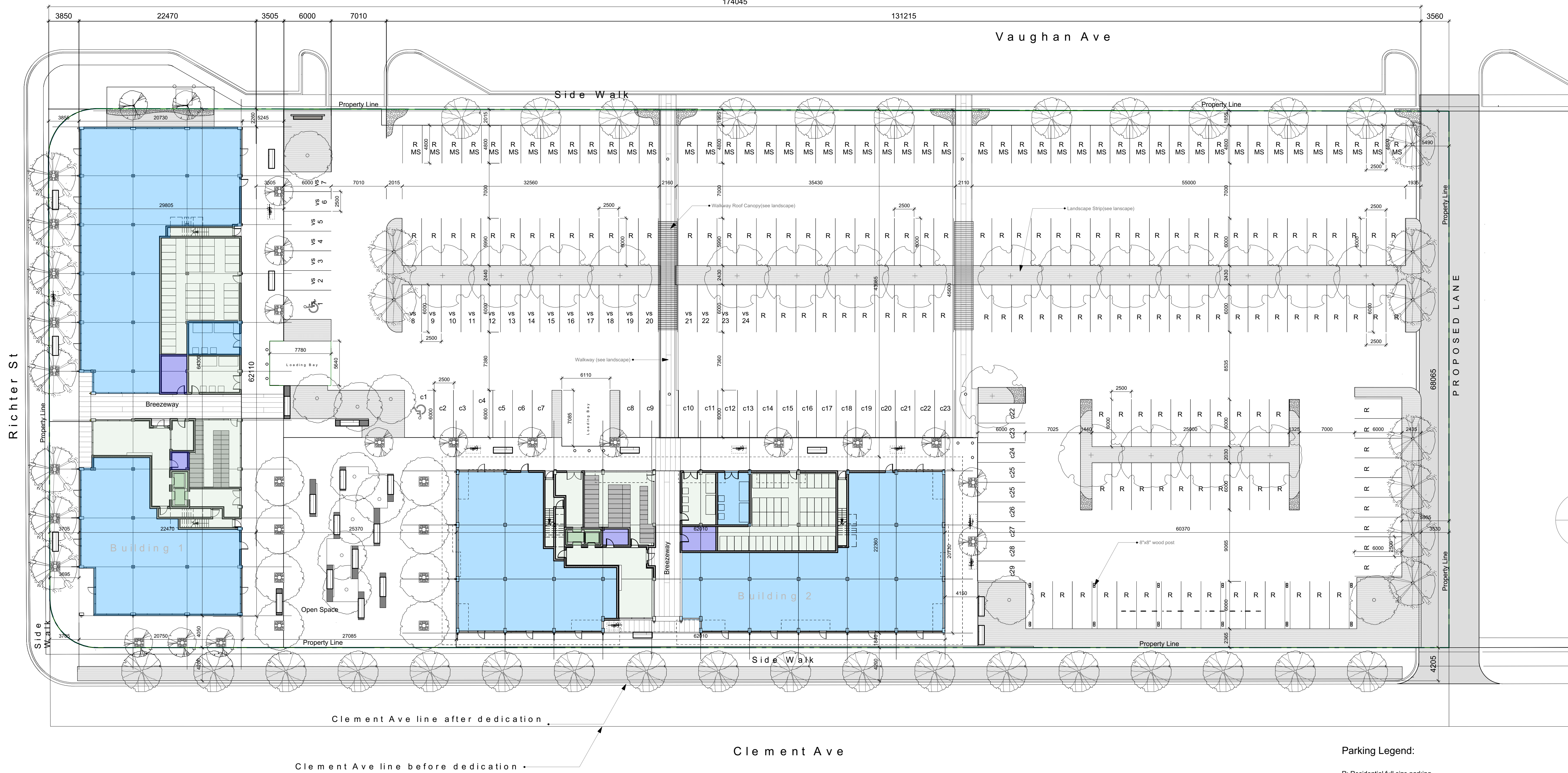


**CLEMENT AVE  
MIXED USE  
DEVELOPMENT**

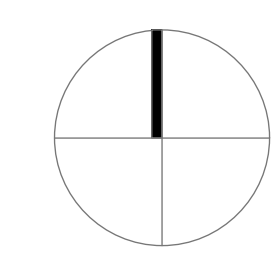
**TOPOGRAPHICAL  
SURVEY  
PLAN**

SCALE	1:400
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-003
SHEET	3 OF 13
REVISION	2





Date: Sep/15/2017  
 Issue / Revisions: Dp/Client Pre-Application Review  
 Sep/20/2017 Development Permit Application



Seal

**PCurban**  
 property re-imagined™

**Parking Legend:**

- R: Residential full size parking
- R : Residential Medium size parking  
MS
- VS : Residential full size visitor parking
- C: Commercial full size parking

**NSDA**  
**ARCHITECTS**

201-134 Abbott St  
 Vancouver BC  
 Canada V6B 2K4  
 T 604.669.1926  
 F 604.683.2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

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Project  
**Clement Ave  
 Mixed Use  
 Development**

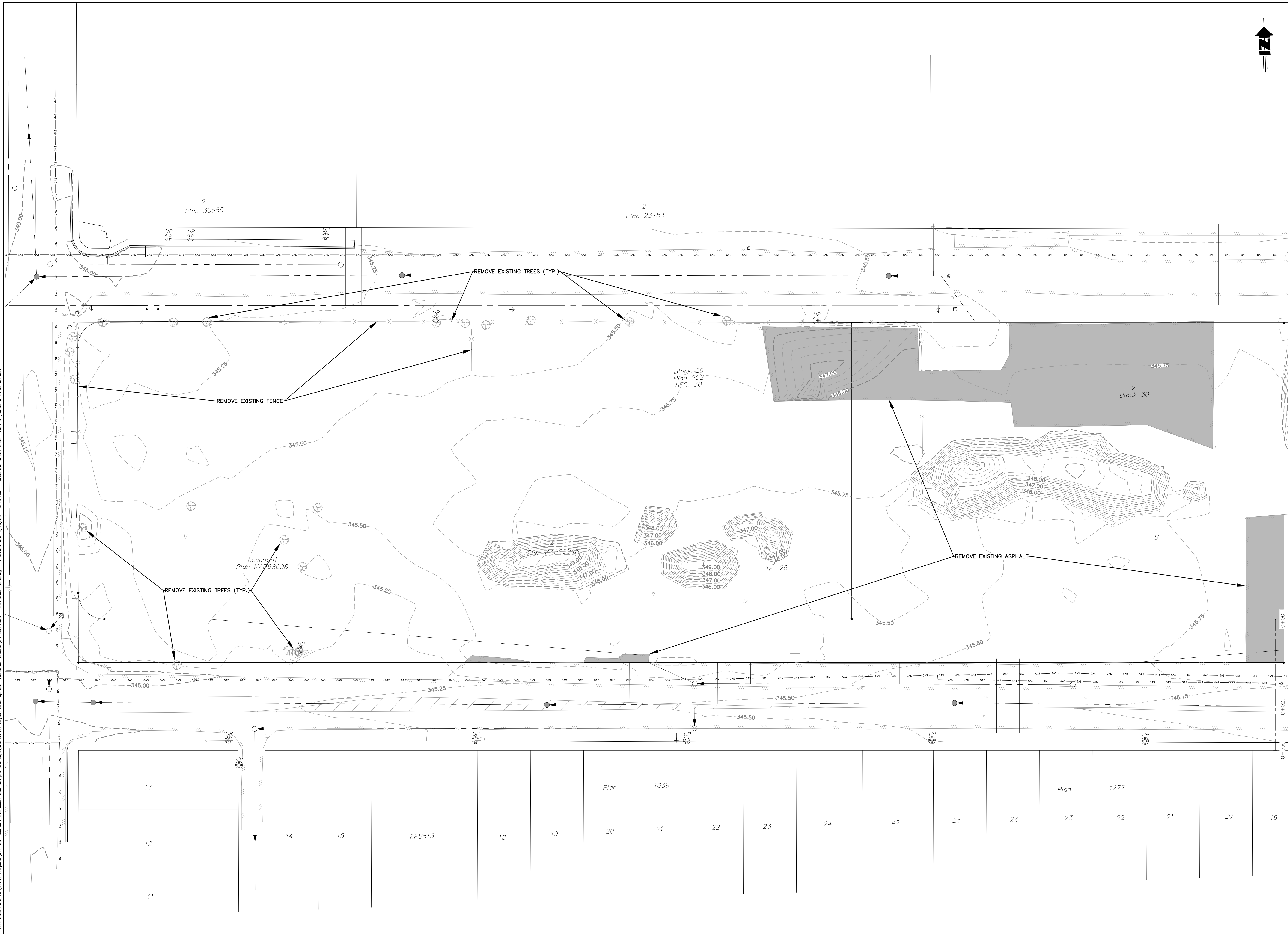
Sheet Title  
**Site Plan/Statistics**

Project Number  
**16049**  
 Scale  
**1/250**  
 Sheet Number  
**A-002**



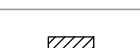







Site Statistics	726 & 816 Clement Ave Kelowna, B.C.		Parking	Required No. of Parking	Proposed Parking Area
Lot area before dedication: 13,900.33 S.M.[149,622 SF.1]					
Lot area after dedication: 12,106.32 S.M.[130,307 SF.]					
Allowable FSR: 1.3					
Proposed FSR based on lot area before dedication: 1.01					
Proposed FSR based on lot area after dedication: 1.16					
<b>Residential Units</b>	<b>Building 1</b>	<b>Building 2</b>			
1 Bedroom	23 Units	37 Units	Building 1 Residential	71 Stalls	
2 Bedroom	47 Units	40 Units	Building 1 Commercial	1.75 x 768.5/100 = 14	
3 Bedroom	1	0	Building 2 Residential	77 Stalls	
Total	71 Units	77 Units	Building 2 Commercial	1.75 x 768.22/100 = 14	
			Total No. of Req. parking B1&2	176 Stalls incl. 22 visitor	Total provided parking : 231 stalls
Ground Floor Area	1,175.22s.m.[12,650 s.f.]+Breezeway:63s.m.[679s.f.]	1,182.46 s.m.[12,728 s.f.]+Breezeway:65.7s.m.[708s.f.]	Required Landscape open space on parking	176 x 2 ( 2 s.m. per stall)=352s.m.[3,788 s.f.]	
Commercial Space	768.5 s.m.[8,272 s.f.]	768.22 s.m.[8,269 s.f.]	Provided Landscape open space on parking	1,268 s.m.[13,655 s.f.]	
Res. Indoor Amenity on F2	114.45s.m.[1232 s.f.]	100.33 s.m.[1080 s.f.]	Required Loading	1 per 1900 S.M. of commercial=1	2
Floor Area F.2	1,183 s.m.[12,734 s.f.]	1,182.56 s.m.[12,729 s.f.]	<b>Bicycle Parking</b>	Class 1(Req./Proposed)	Class 2(Req./Proposed)
Floor Area F.3-5	1,188.6 s.m.[12,794 s.f.] x 3	1,166s.m.[12,550 s.f.] x 3		Required / Provided	Required / Provided
Residential Floor Area F.6	1,103.15 s.m.[11,874 s.f.]	1,167.8 s.m.[12,570 s.f.]	Building 1 Residential	0.5 x 71 = 36	0.1 x 71= 8 / 8
			Building 1 Commercial	0.2 x 768.5/100 = 2	0.6 x 768.5/100 = 5 / 5
			Total	38/38	13/13
			Building 2 Residential	0.5 x 77 = 39	0.1 x 77 = 8 / 8
			Building 2 Commercial	0.2 x 768.22/100 = 2	0.6 x 768.22/100 = 5 / 5
			Total	41/41	13/13
<b>Total Residential Area</b>	<b>5,851.9 s.m. [62,990 s.f.]</b>	<b>5,848.15 s.m. [62,949 s.f.]</b>			
<b>Total Residential Area B1 + B2</b>	<b>11,700.1 s.m.[125,939 sf.]</b>				
<b>Total Area B1+B2</b>	<b>14,057.8 s.m.[151,317 sf.]</b>				
<b>Private Open Space Area</b>	<b>Building 1</b>	<b>Building 2</b>			
Required	23(1BDR)x10+47(2BDR)x15=935 s.m.[10,064 s.f.]	37(1BDR)x10+40(2&3BDR)x15=970 s.m.[10,441 s.f.]			
Provided 2nd Floor Deck	2nd F. Deck :386.2s.m.[4,157 s.f.]	2nd F. Deck :413.6 s.m.[4,452s.f.]			
Provided Deck on Floor 3,4 & 5	135 s.m.[1,453 s.f.] x 3 = 405(4,359 s.f.)	126.06 s.m.[1,357 s.f.] x 3 = 378.2 s.m.[4,071 s.f.]			
Floor 6	Decks:222 s.m.[2,389s.f.]	Decks:138 s.m.[1,485s.f.]			
Total provided open space in building	1,013.2 s.m.[10,906 s.f.]	929.8 s.m.[10,008 s.f.]			



FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev\03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\01-01-000 - Removals Plan.dwg PRINTED ON: 9/19/2017 8:45 AM ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)




**LEGEND**

-  EXISTING TREE
-  EXISTING TREE LINE
-  ORIGINAL GROUND CONTOURS
-  EXISTING CATCH BASIN
-  EXISTING MANHOLE
-  EXISTING FENCE
-  EXISTING POWER POLE
-  EXISTING LAMP STANDARD
-  EXISTING EOP
-  EXISTING SIGN

No.	DATE	DESCRIPTION	BY	APPROVED
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL



ISSUED FOR: SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



**CLEMENT AVE  
 MIXED USE  
 DEVELOPMENT**

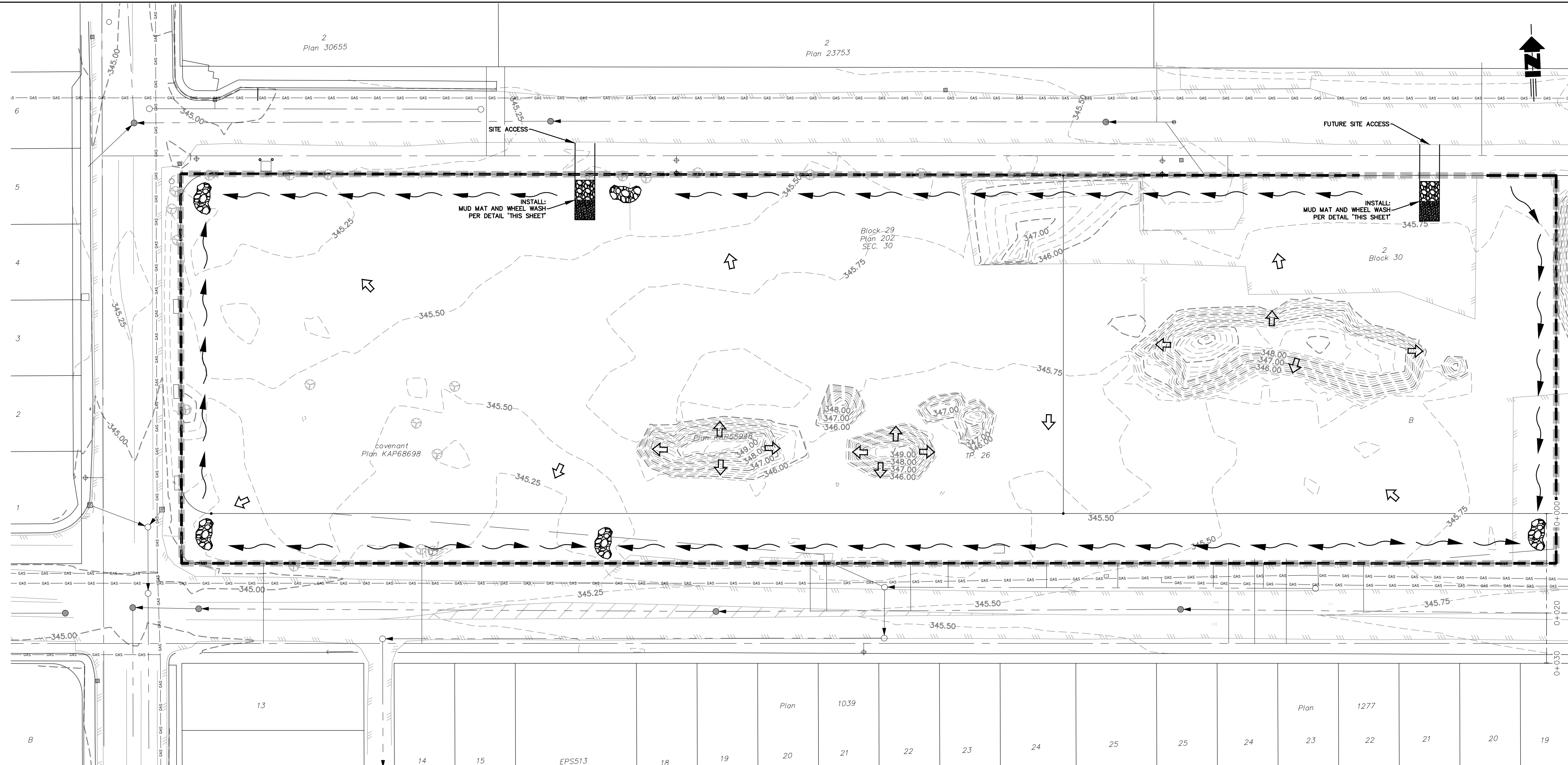
**REMOVALS PLAN**

SCALE	1:400
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-005
SHEET	5 OF 13
REVISION	2



FILE LOCATION: K:\Active Projects\991-031 Cement Ave Mixed Use Dev\03 Drawings\Civil\3D\01 Layout Drawings\02 Production Sheets\01-516\006 - Erosion and Sediment Control Plan.dwg PRINTED ON: 9/19/2017 8:46 AM ORIGINAL SHEET SIZE: ARCH D (34.00 x 24.00 inches)

- SEDIMENT AND EROSION CONTROL NOTES:**
1. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED/CONSTRUCTED PRIOR TO COMMENCING OTHER WORKS.
  2. CONTRACTOR TO USE BEST CONSTRUCTION MANAGEMENT TECHNIQUES WITH REGARD TO STORMWATER RUNOFF. NO SILT LADEN WATERS SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE, OR TO ENTER ANY WATERCOURSE PER FEDERAL FISHERIES ACT PROVISIONS.
  3. ONCE WATER STORED IN POND IS CLEAN TO SPEC (TOTAL SUSPENDED SOLIDS NOT EXCEEDING 25mg/litre OF WATER OR MORE THAN 8 NEPHELOMETRIC TURBIDITY UNITS (NTU)) IT IS TO BE PUMPED INTO EXISTING CBS ON WEST SIDE OF VALLEY ROAD AND ULTIMATELY INTO BRANDT'S CREEK.
  4. PROVISIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE MADE AVAILABLE IMMEDIATELY AS/WHEN DIRECTED BY THE ENGINEER.
  5. CONTRACTOR TO REVIEW AND REFER TO ENVIRONMENTAL PROTECTION SPECIAL PROVISIONS WITHIN THE CONTRACT DOCUMENTS FOR FURTHER SPECIFICATIONS.
  6. CONTRACTOR SHALL MONITOR POND WATER LEVELS AND WEATHER FORECAST AT ALL TIMES AND ARRANGE FOR VAC TRUCK TO EMPTY POND IF/AS REQUIRED TO AVOID OVERTOPPING.



**LEGEND**

- LIMIT OF SUBJECT LAND
- ROCK CHECK DAM
- INTERCEPTOR SWALE
- SILT FENCING
- 1.2m CONSTRUCTION (SNOW) FENCE
- GENERAL DRAINAGE PATTERN
- ORIGINAL GROUND CONTOURS

No.	DATE	DESCRIPTION	BY	APPROV.
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL

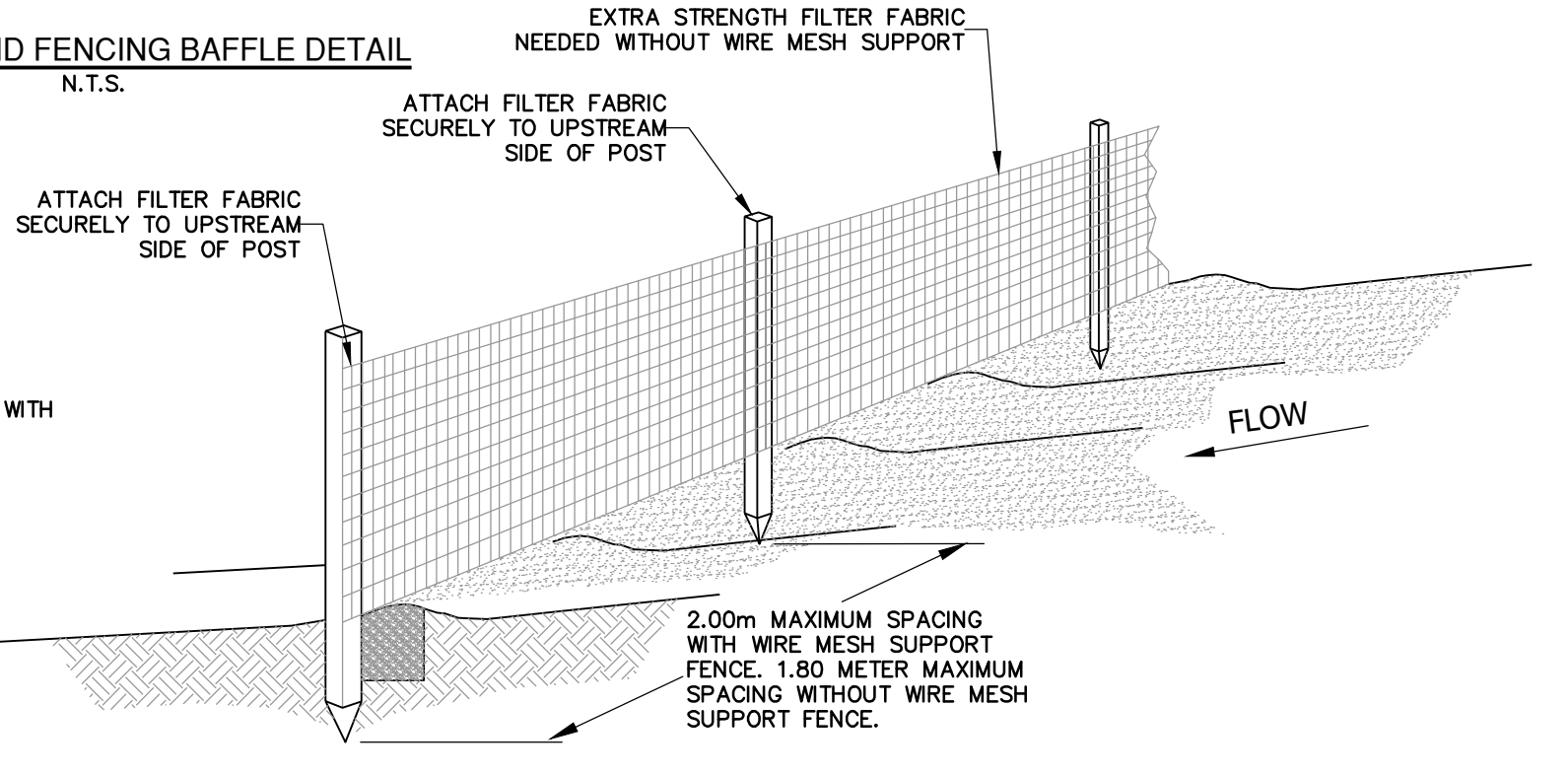
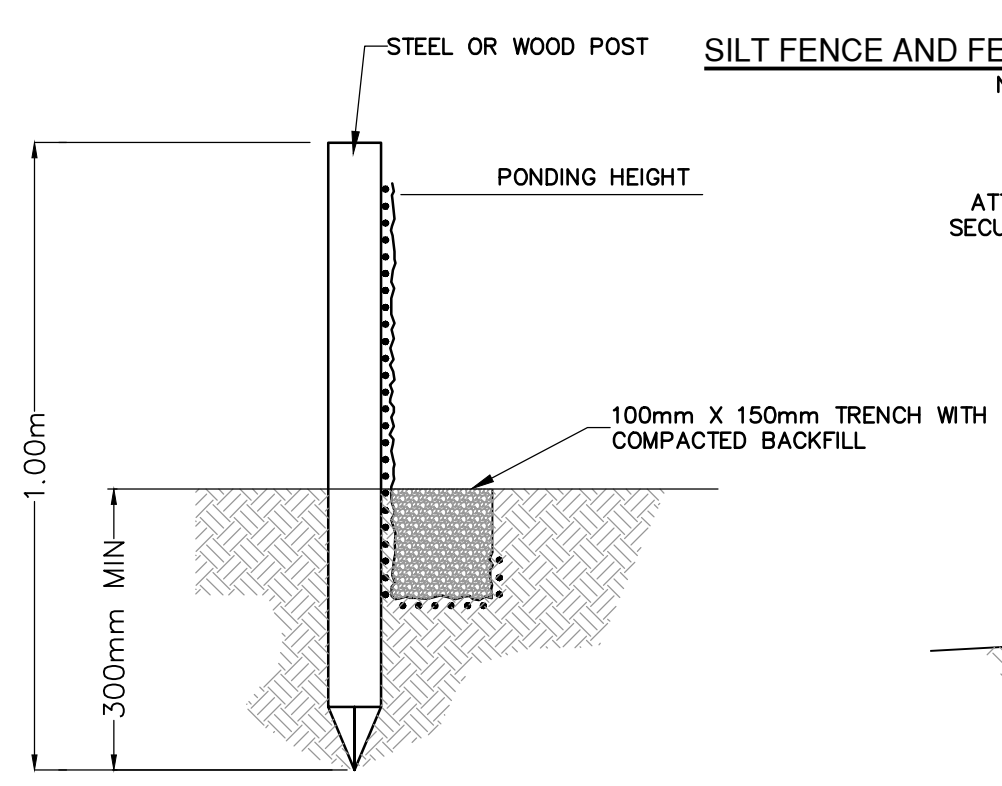
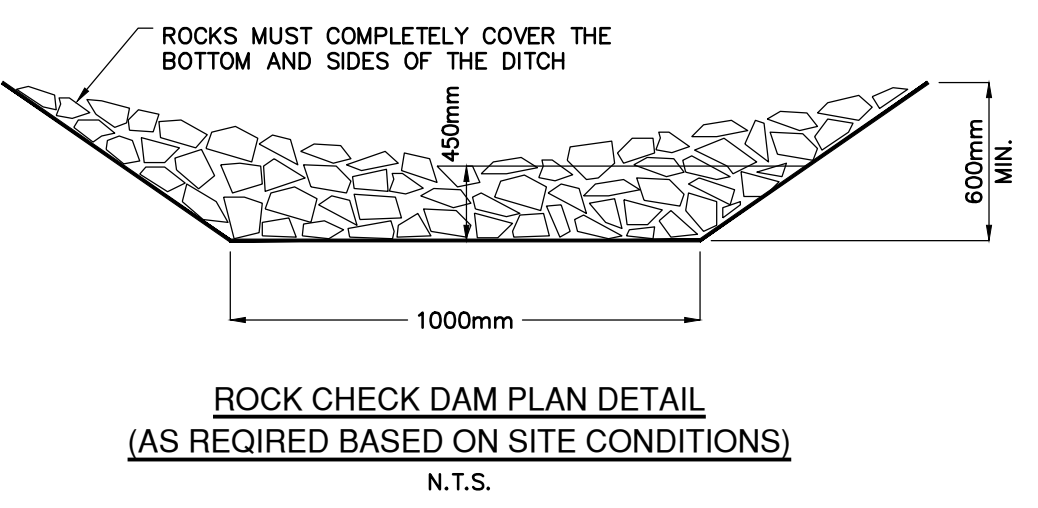
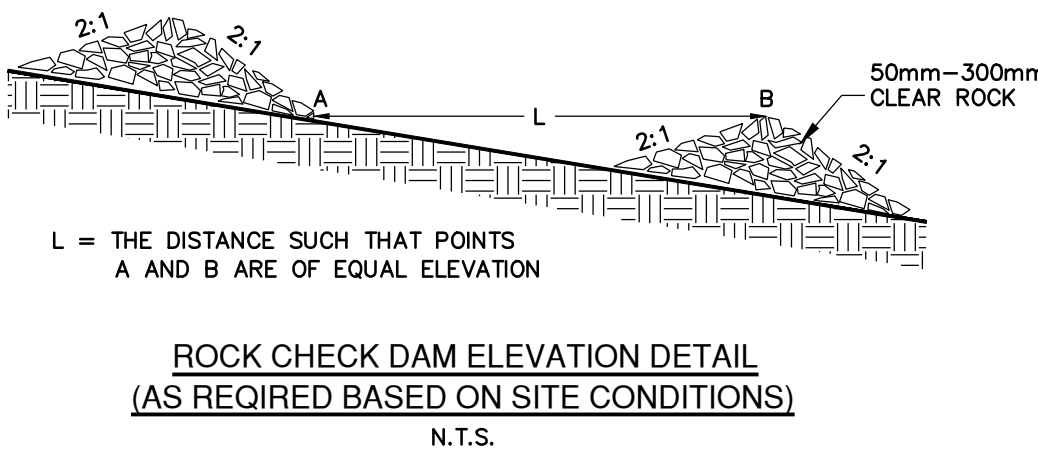
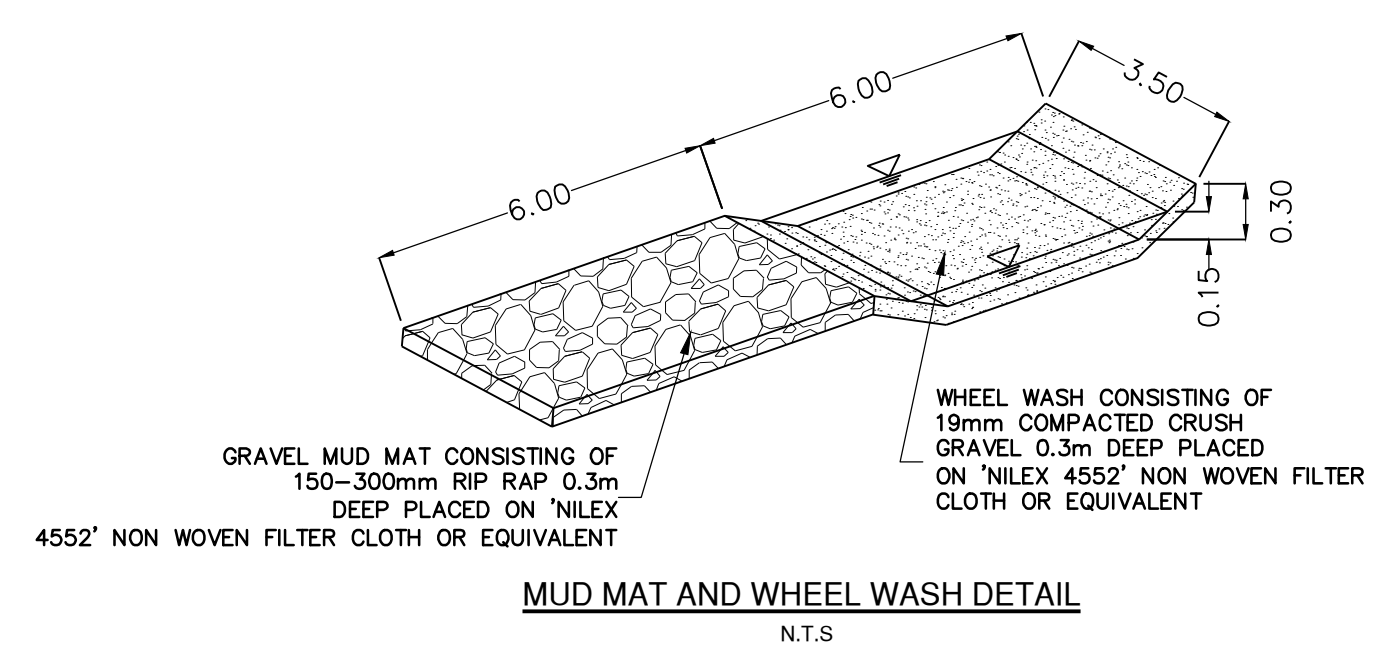
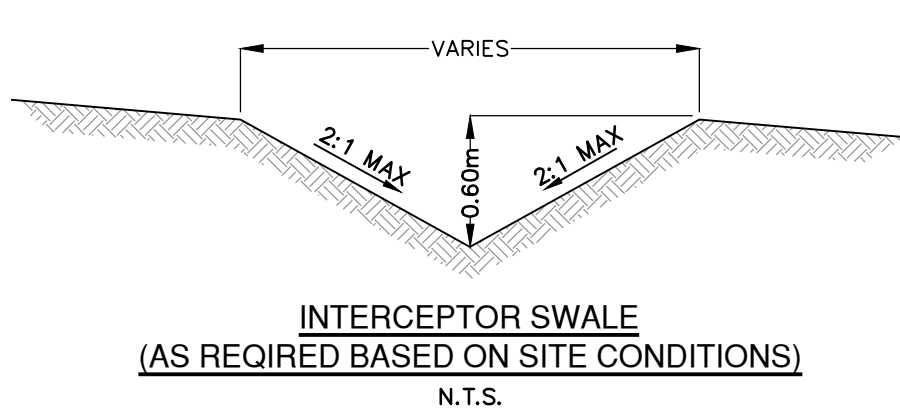
ISSUED FOR: SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



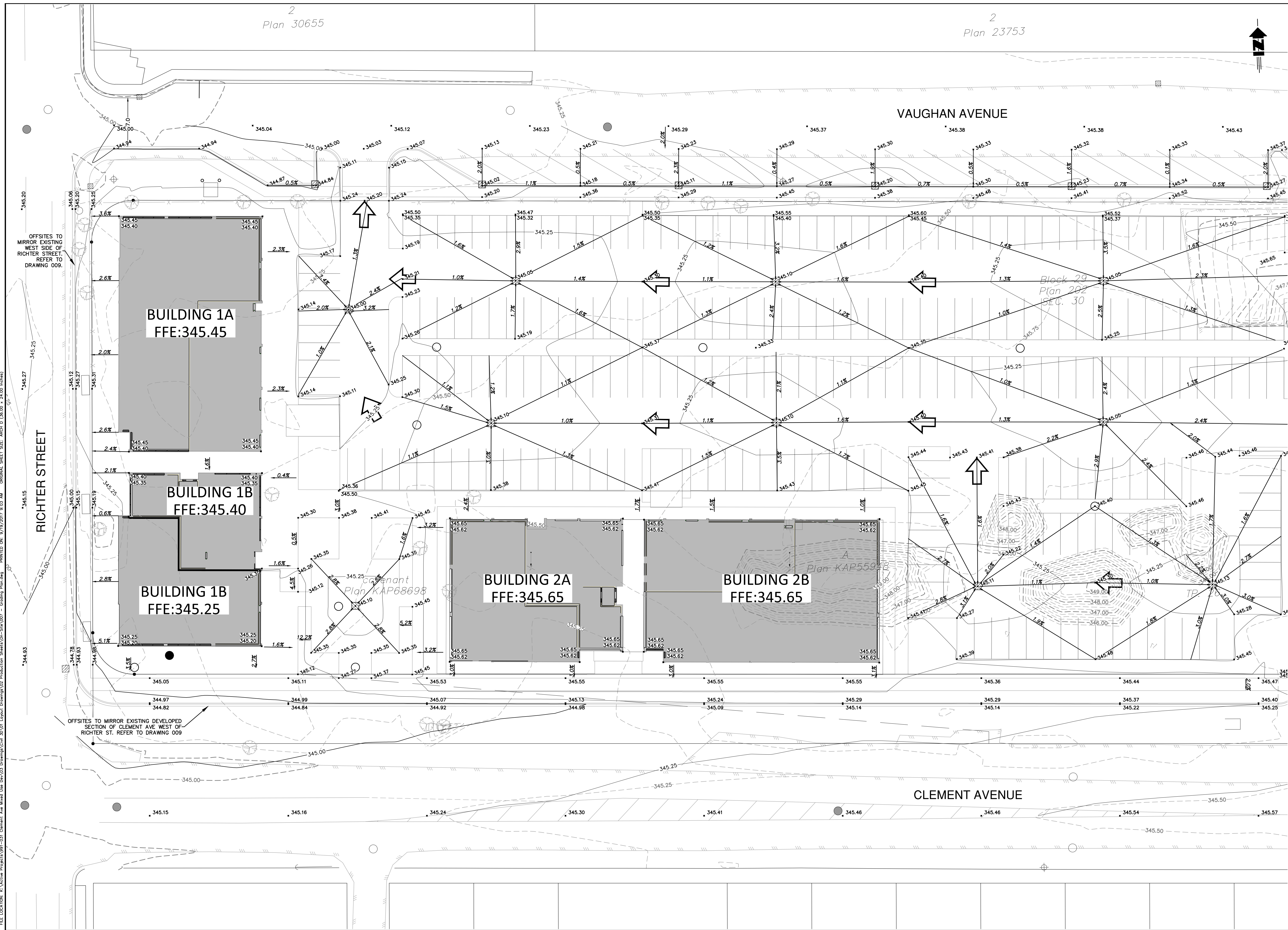
**CLEMENT AVE  
 MIXED USE  
 DEVELOPMENT**

**EROSION AND  
 SEDIMENT CONTROL  
 PLAN**

SCALE	1:500
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-006
SHEET	6 OF 13
REVISION	2







**LEGEND**

- MAJOR SYSTEM (OVERLAND) FLOW ROUTE
- ORIGINAL GROUND CONTOURS
- DEVELOPMENT BOUNDARY
- PROPOSED RETAINING WALL
- BUILDING FFE BOUNDARY
- BOTTOM OF CURB
- TOP OF CURB
- BOTTOM OF RETAINING WALL
- TOP OF RETAINING WALL
- DESIGN ELEVATION
- EXISTING ELEVATION
- DESIGN SLOPE
- FFE FINISHED FLOOR ELEVATION
- CUT/FILL DAYLIGHT SLOPES

No.	DATE	DESCRIPTION	BY	APP'D
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL

ISSUED FOR SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



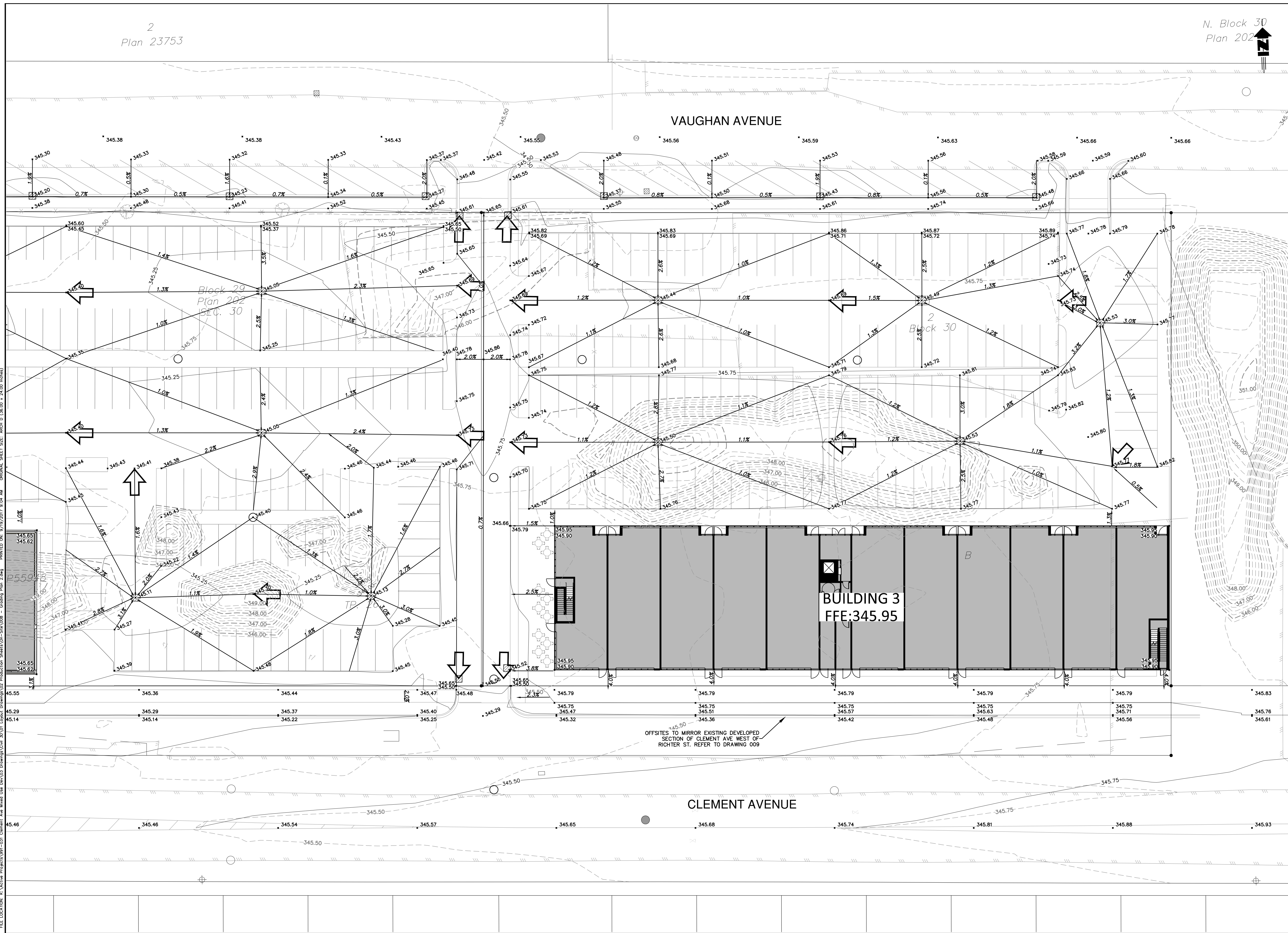
**CLEMENT AVE  
 MIXED USE  
 DEVELOPMENT**

**GRADING PLAN 1**

SCALE	1:250
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-007
SHEET	7 OF 13
REVISION	2

FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\On-Site\007 - Grading Plan.dwg  
 PRINTED ON: 9/19/2017 9:03 AM ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)





**LEGEND**

- MAJOR SYSTEM (OVERLAND) FLOW ROUTE
- ORIGINAL GROUND CONTOURS
- DEVELOPMENT BOUNDARY
- PROPOSED RETAINING WALL
- BUILDING FFE BOUNDARY
- BOTTOM OF CURB
- TOP OF CURB
- BOTTOM OF RETAINING WALL
- TOP OF RETAINING WALL
- DESIGN ELEVATION
- EXISTING ELEVATION
- DESIGN SLOPE
- FFE FINISHED FLOOR ELEVATION
- CUT/FILL DAYLIGHT SLOPES

No.	DATE	DESCRIPTION	BY	APPROVED
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL

ISSUED FOR SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



**CLEMENT AVE MIXED USE DEVELOPMENT**

**GRADING PLAN 2**

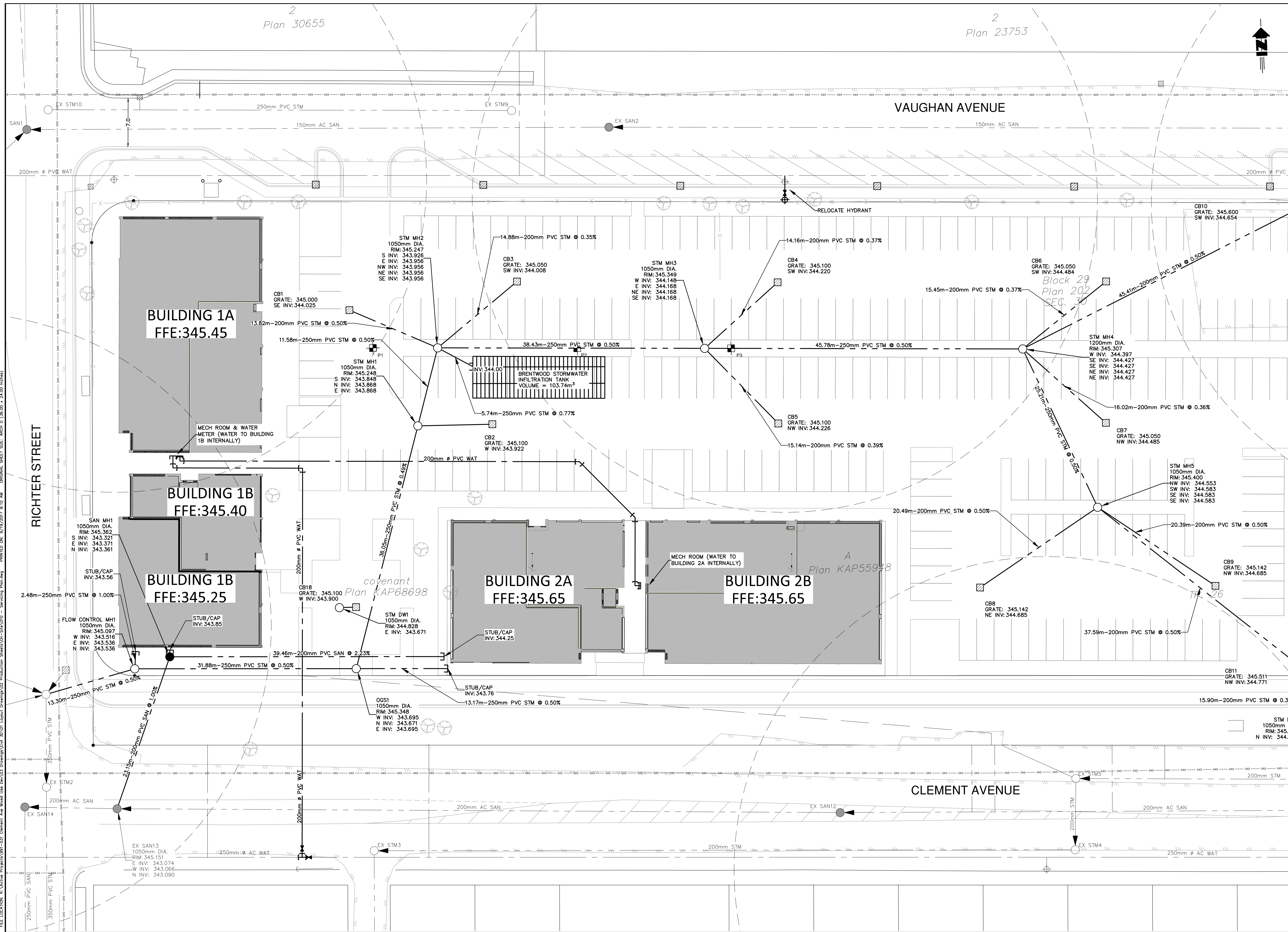
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DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	8 OF 13
991-031-008	REVISION
	2

FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev\03 Drawings\Civil\3D\01 Layout Drawings\02 Production Sheets\04-Site\008 - Grading Plan 2.dwg  
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FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev03 Drawings\Civil\_3D\01 Layout Drawings\02 Production Sheets\Civil\_3D\01 - Servicing Plan.dwg  
 PRINTED ON: 9/19/2017 9:10 AM ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)

LEGEND	
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	MANHOLE
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	CLEANOUT ASSEMBLY
	DOUBLE CLEANOUT ASSEMBLY
	FINISHED FLOOR ELEVATION
	PIPE INSULATION
	RETAINING WALL
	45m FIRE HYDRANT COVERAGE
	INFILTRATION TEST PIT

No.	DATE	DESCRIPTION	BY	APP'D
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

REVISIONS	
CONSULTANT SEAL	

ISSUED FOR DEVELOPMENT PERMIT SEPTEMBER 20, 2017

**TRUE CONSULTING**

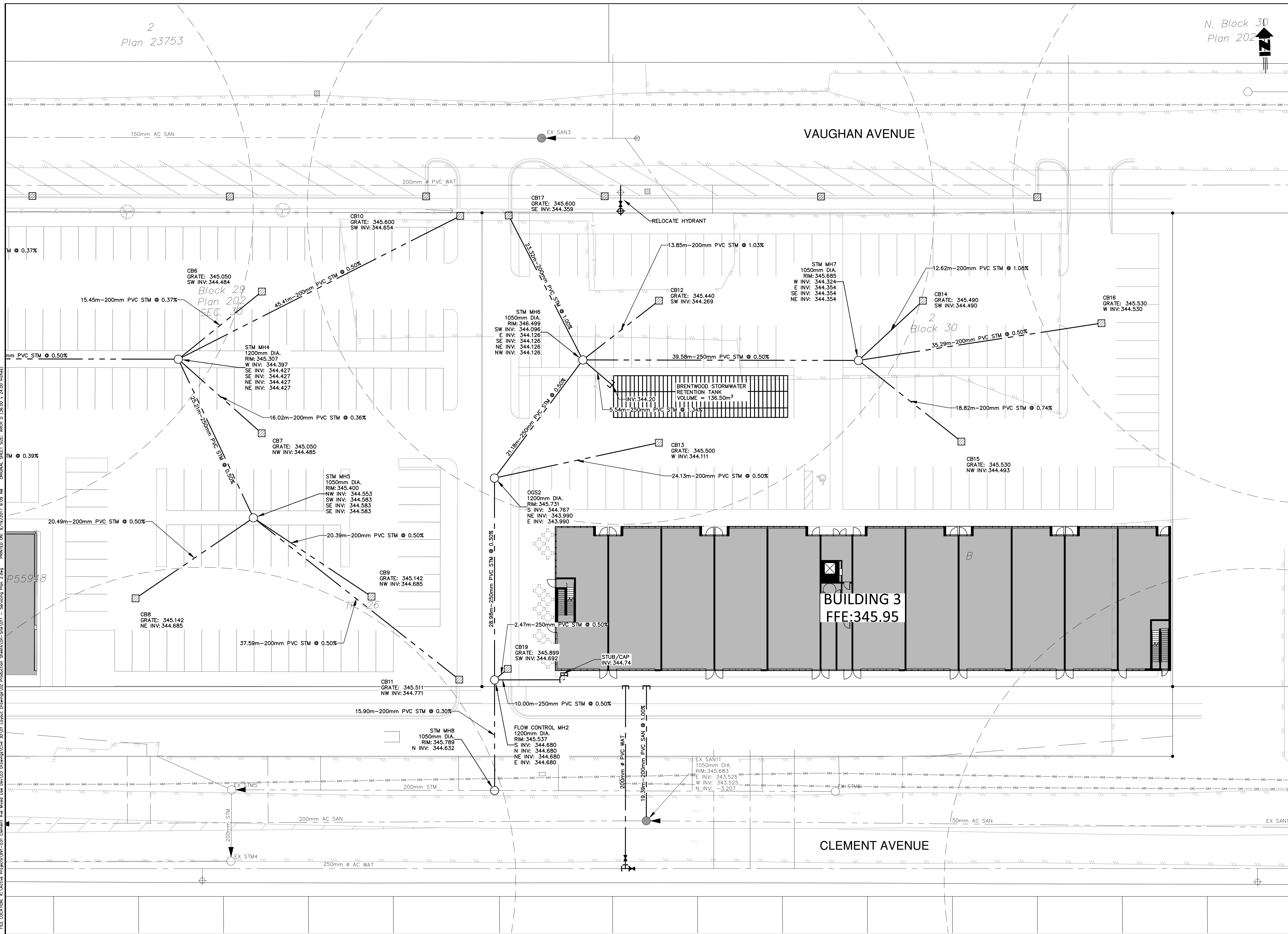
**PCurban**  
property re-imagined

**CLEMENT AVE MIXED USE DEVELOPMENT**

**SERVICING PLAN 1**

SCALE	1:250
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-010
SHEET	10 OF 13
REVISION	2





**LEGEND**

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- CLEANOUT ASSEMBLY
- DOUBLE CLEANOUT ASSEMBLY
- FFE
- PIPE INSULATION
- RETAINING WALL
- 45m FIRE HYDRANT COVERAGE
- DRAINAGE SWALE

No.	DATE	DESCRIPTION	BY	APPROVED
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**

CONSULTANT SEAL

ISSUED FOR DEVELOPMENT PERMIT  
 SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**



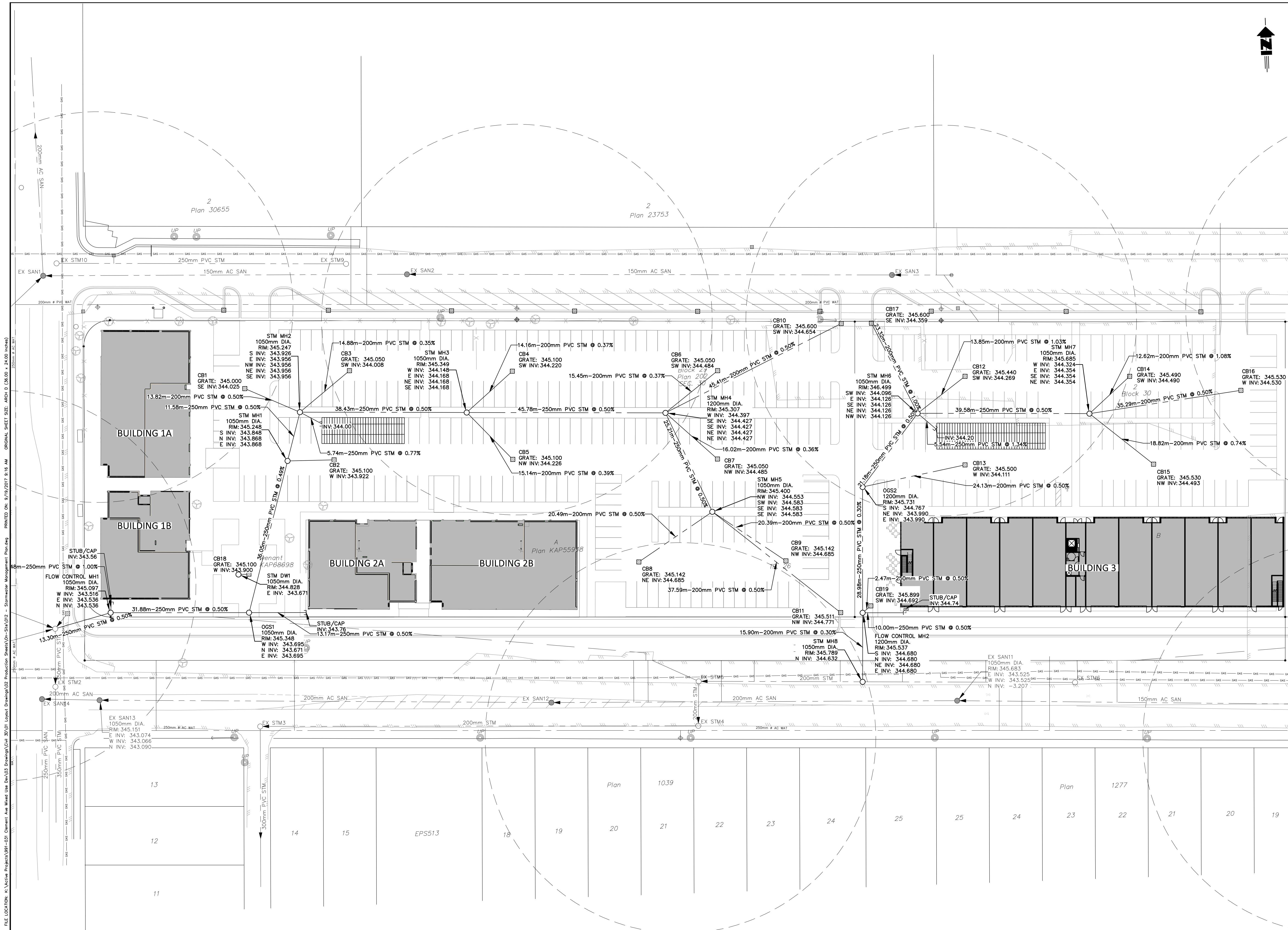
**CLEMENT AVE  
 MIXED USE  
 DEVELOPMENT**

**SERVICING PLAN 2**

SCALE	1:250
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-011
SHEET	11 OF 13
REVISION	2

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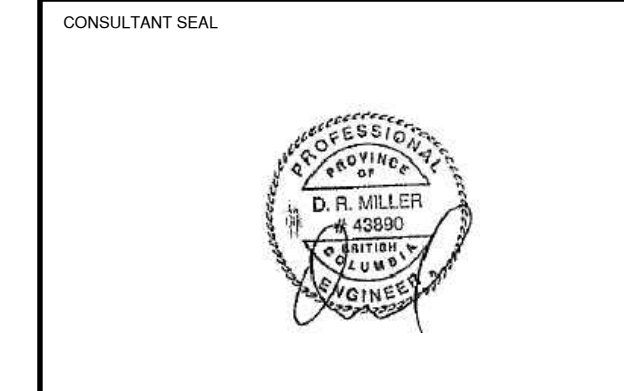


**LEGEND**

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MANHOLE
- CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ CLEANOUT ASSEMBLY
- - - CATCHMENT BOUNDARIES
- - - RETAINING WALL
- - - DRAINAGE SWALE

No.	DATE	DESCRIPTION	BY	APP'D
2	SEPT 2017	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 2017	CLIENT REVIEW	AP	DM

**REVISIONS**



ISSUED FOR DEVELOPMENT PERMIT  
 SEPTEMBER 20, 2017



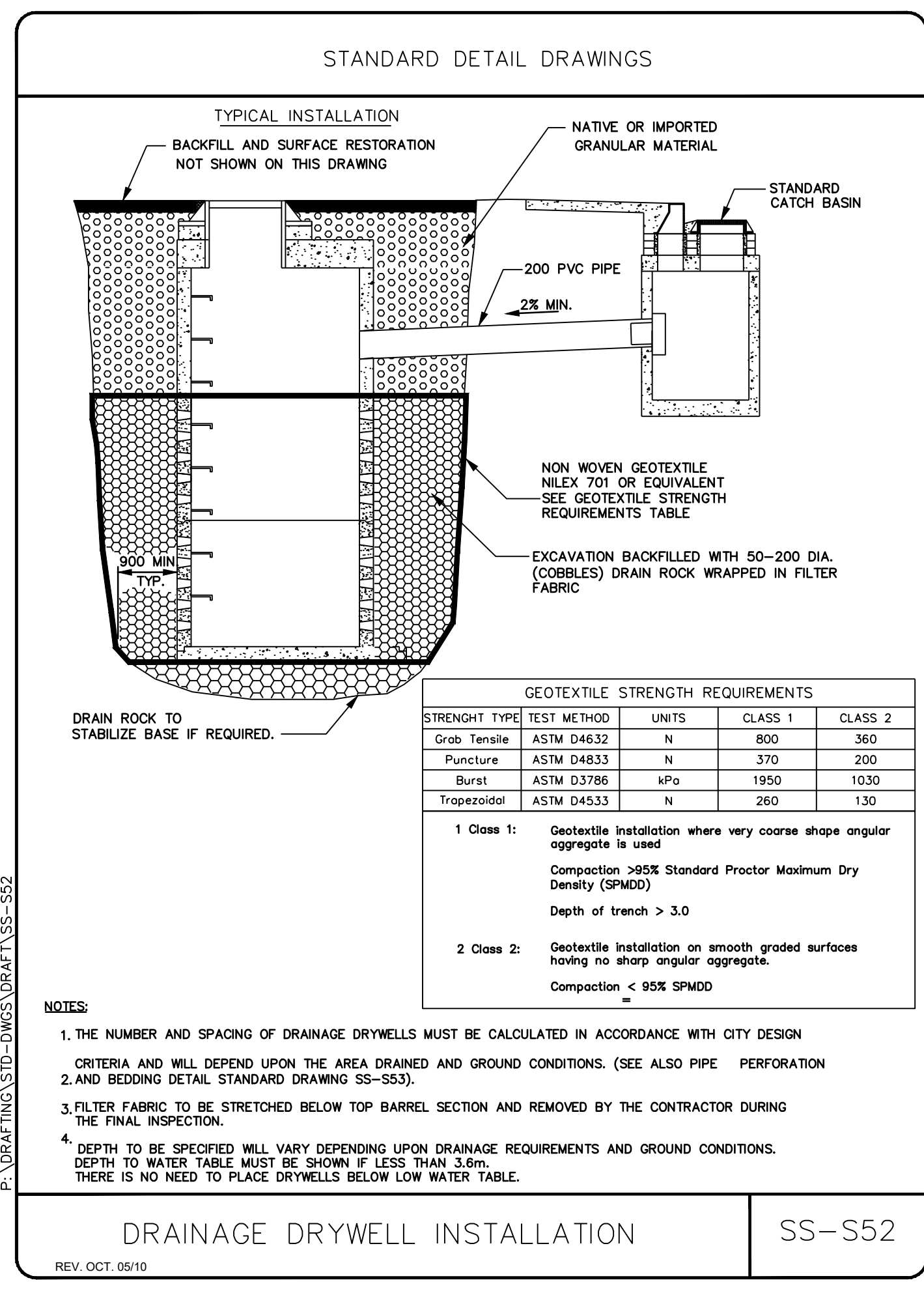
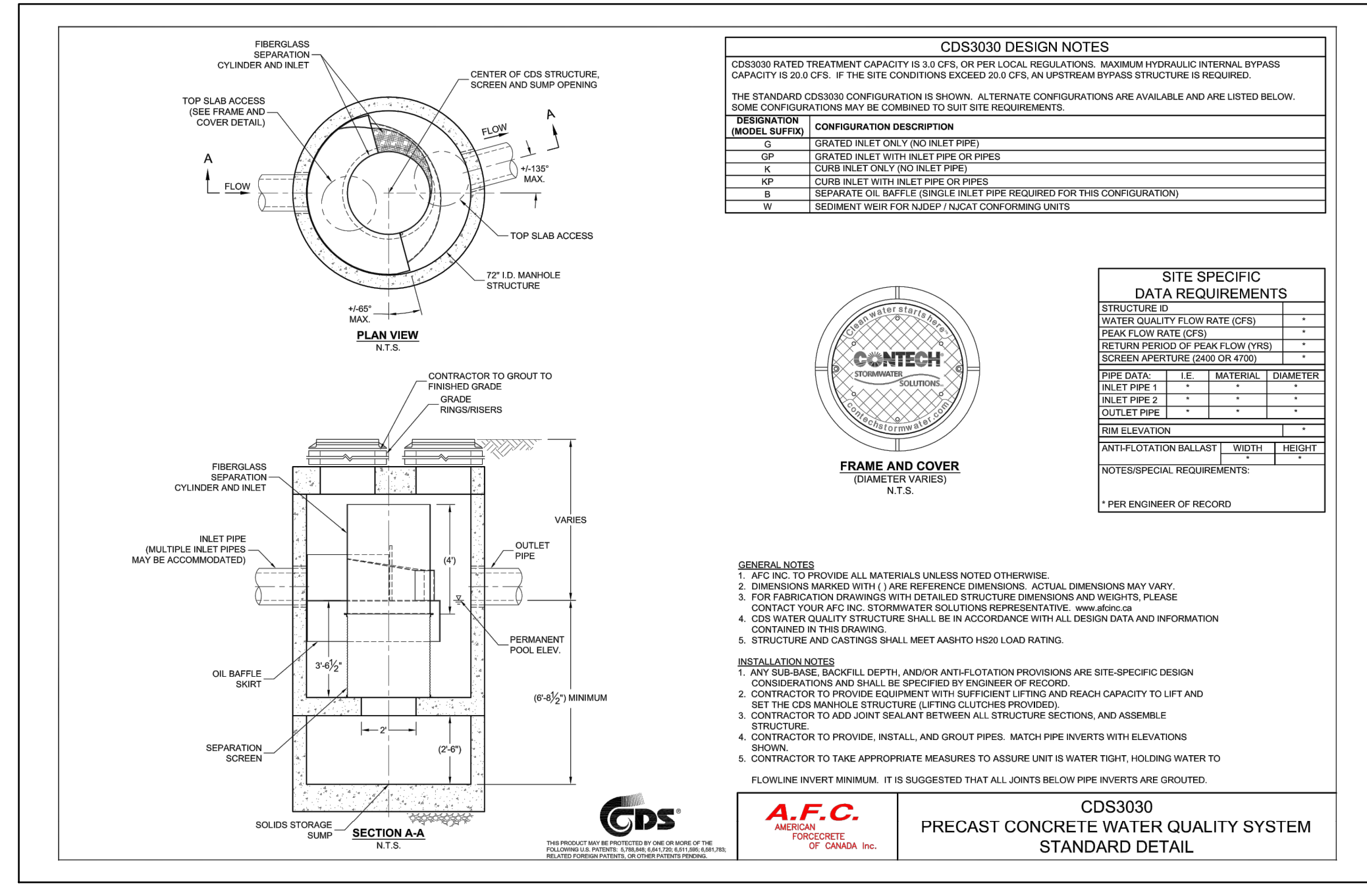
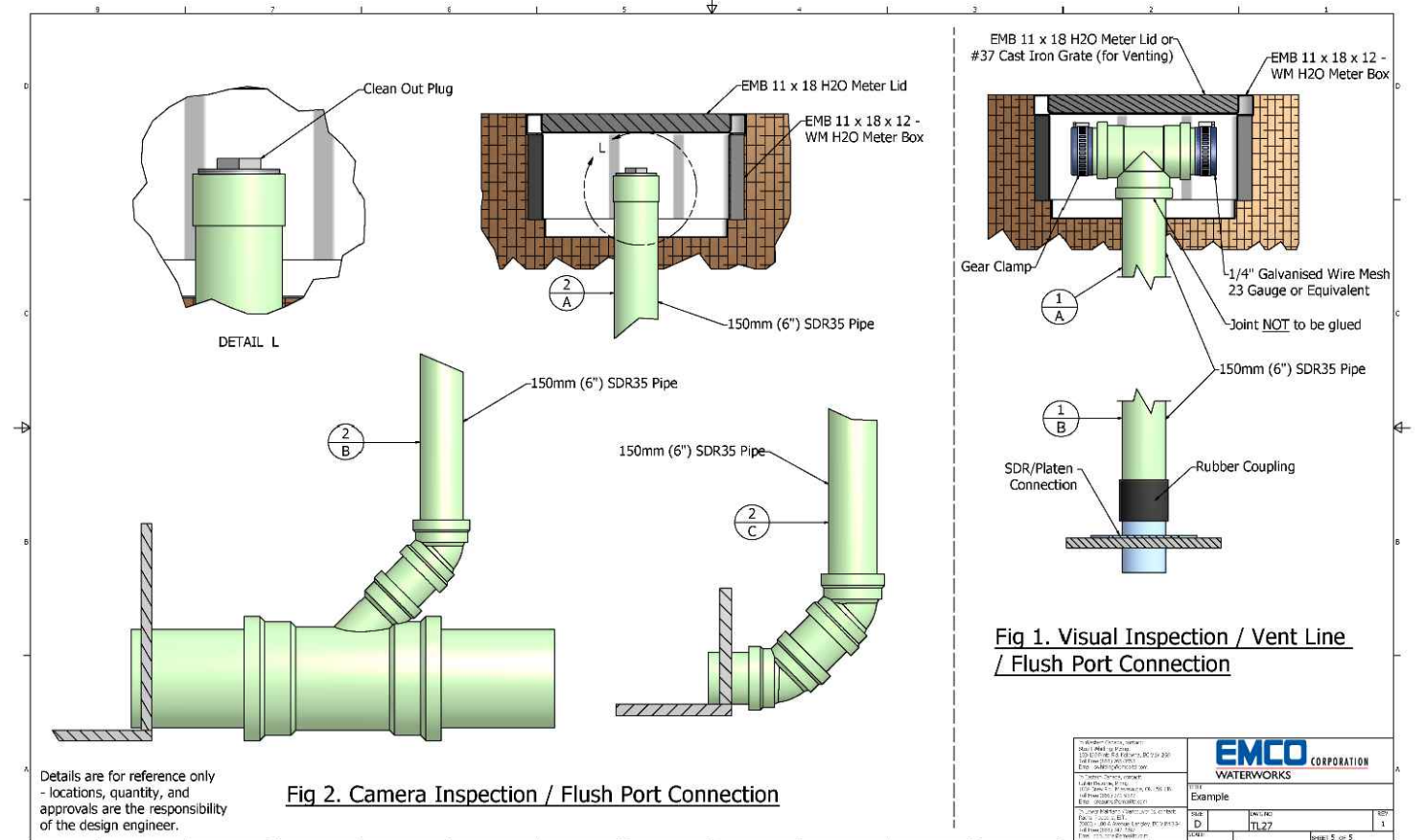
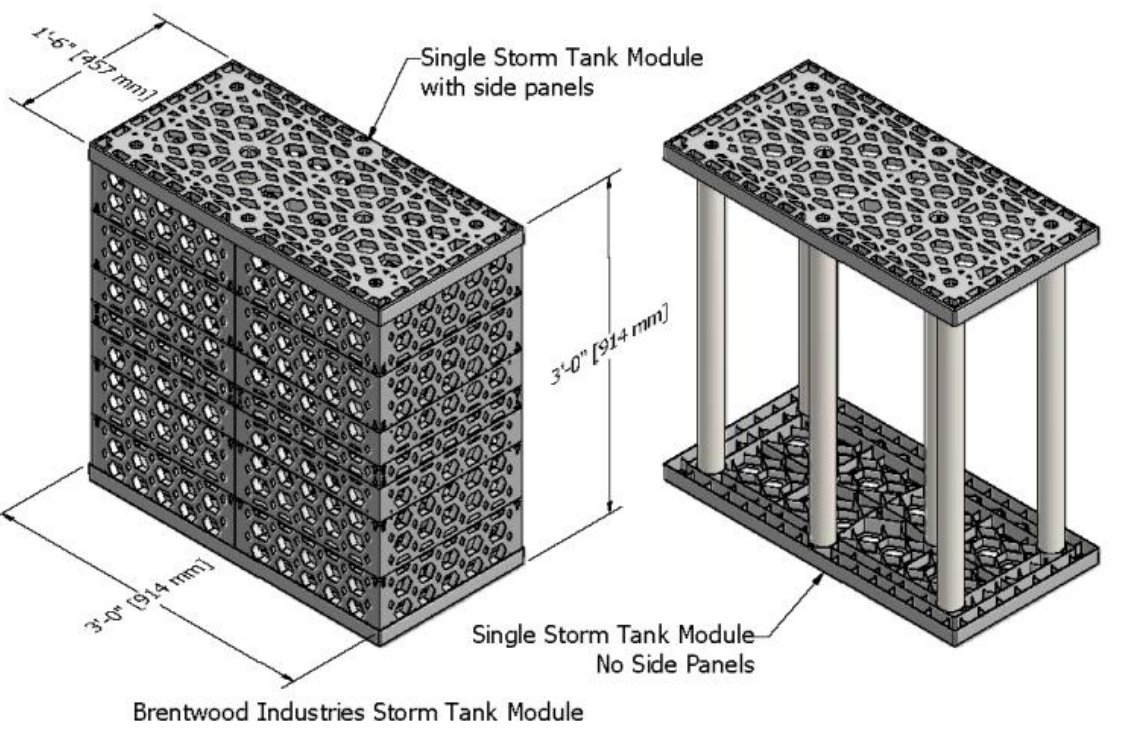
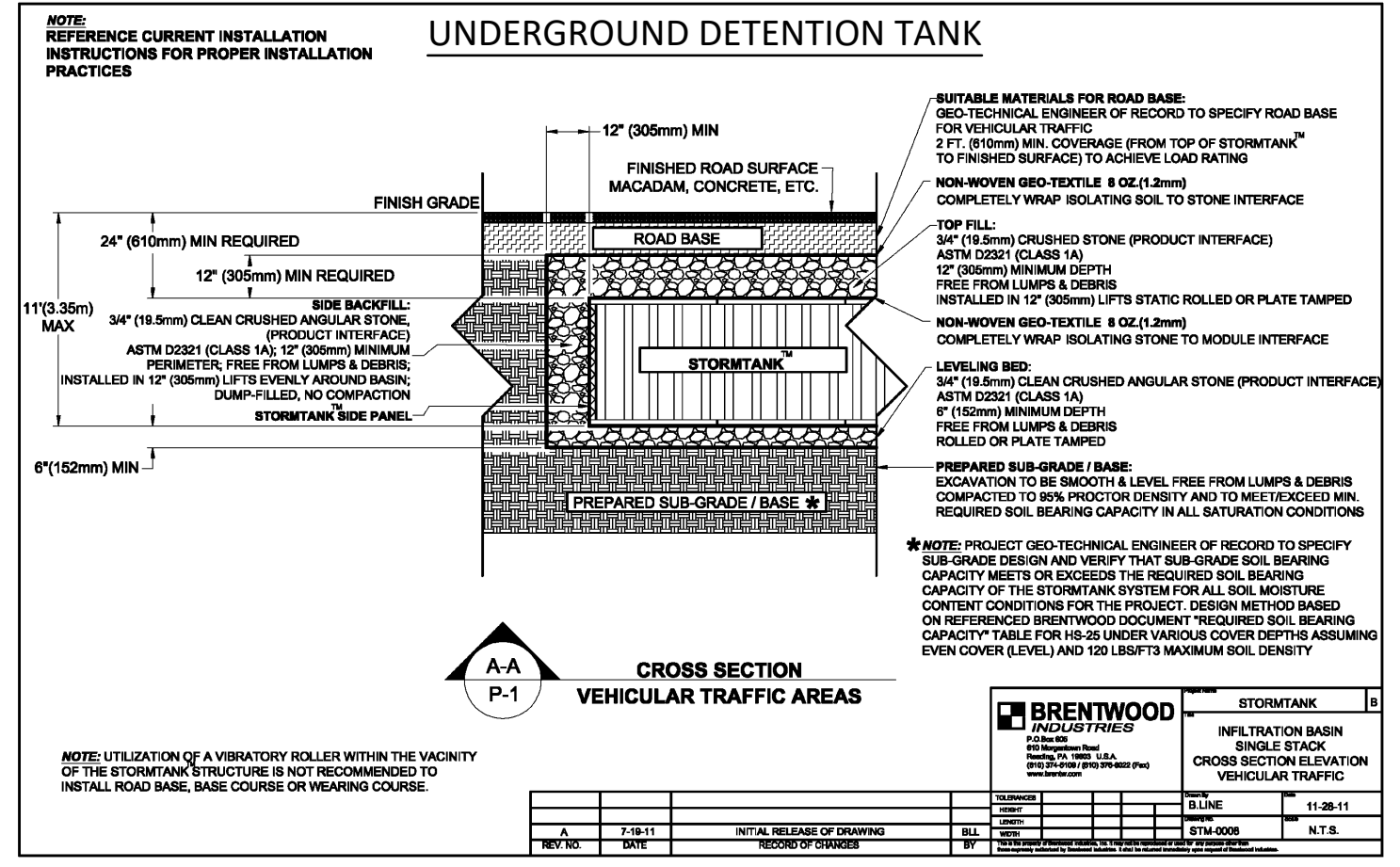
**CLEMENT AVE  
 MIXED USE  
 DEVELOPMENT**

**STORMWATER  
 MANAGEMENT  
 PLAN**

SCALE	1:400
DESIGN BY	DM
DRAWN BY	AP
DATE	DECEMBER 2016
PROJECT No.	991-031
ACAD FILE	
DRAWING No.	991-031-012
SHEET	12 OF 13
REVISION	2

FILE LOCATION: K:\Active Projects\991-031 Clement Ave Mixed Use Rev03 Drawings\CAD\3D\01 Layout Drawings\02 Production Sheets\01-012 - Stormwater Management Plan.dwg  
 PRINTED ON: 9/19/2017 8:16 AM  
 ORIGINAL SHEET SIZE: ARCH D (36.00 x 24.00 inches)





### LEGEND

No.	DATE	DESCRIPTION	BY	APP'D
2	SEPT 20/17	ISSUED FOR DEVELOPMENT PERMIT	AP	DM
1	MAY 05/17	CLIENT REVIEW	AP	DM

### REVISIONS

CONSULTANT SEAL

ISSUED FOR SEPTEMBER 20, 2017  
**DEVELOPMENT PERMIT**

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 property re-imagined

**CLEMENT AVE MIXED USE DEVELOPMENT**

### DETAILS

SCALE: NTS

DESIGN BY: DM  
 DRAWN BY: AP  
 DATE: DECEMBER 2016  
 PROJECT No.: 991-031  
 ACAD FILE

DRAWING No.: 991-031-013  
 SHEET: 13 OF 13  
 REVISION: 2



# Clement Avenue and Richter Street Mixed-Use



LANDSCAPE ARCHITECTURAL SET - ISSUED FOR REVIEW - 18 SEPTEMBER 2017

## LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	COVER SHEET AND CONTEXT PLAN
L1.1	CONCEPT PLAN - WEST SIDE
L1.2	CONCEPT PLAN - EAST SIDE
L1.3	PLAZA CONCEPT OPTIONS
L2.0	PRECEDENT MATERIALS
L2.1	PLANT MATERIALS AND SCHEDULE
L2.2	PLANTING PLAN - WEST SIDE
L2.3	PLANTING PLAN - EAST SIDE
L3.0	IRRIGATION PLAN

## GENERAL NOTES

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

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

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

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

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

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

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

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

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



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4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

### REVISIONS



## Clement Avenue and Richter Street Mixed-Use

726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale:	1/16"=1'-0"
Drawn:	KD
Reviewed:	DS
Project No.	06-545

## LANDSCAPE COVER PAGE AND CONTEXT PLAN

L1.0



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REVISIONS		



**Clement Avenue and Richter Street Mixed-Use**

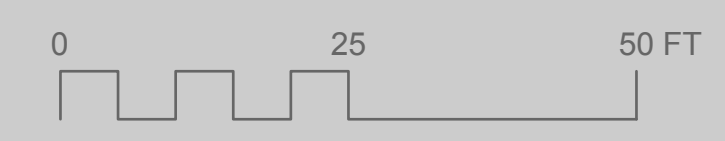
726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-545

**LANDSCAPE CONCEPT WEST SIDE**

**LAYOUT AND MATERIALS LEGEND**

DESCRIPTION	SYMBOL
1 PROPOSED LAWN	[Green swatch]
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	[Green swatch]
3 DECIDUOUS TREES PER PLAN	[Tree symbol]
4 PEDESTRIAN FEATURE PAVERS BARKMAN BRIDGEWOOD PAVING SLABS	[Paving slab symbol]
5 SIDEWALK PAVING: CIP CONCRETE PER PLANS AND CITY STANDARDS	[Concrete symbol]
6 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	[Cobble symbol]
7 LOW PATIO RAILING METAL WITH WOOD ACCENTS	[Railing symbol]
8 WEATHERED STEEL TREE GRATE SPECIFICATION TBD	[Grate symbol]
9 WEATHERED STEEL BOLLARD SPECIFICATION TBD	[Bollard symbol]
10 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	[Bike parking symbol]
11 PATIO FURNISHINGS DETAIL TBD	[Furniture symbol]
12 PROJECT SIGN	[Sign symbol]
13 CUSTOM SEAT ELEMENTS BOARD FORM CONCRETE	[Seat symbol]
14 WEATHERED STEEL ART ELEMENTS	[Art symbol]





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3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

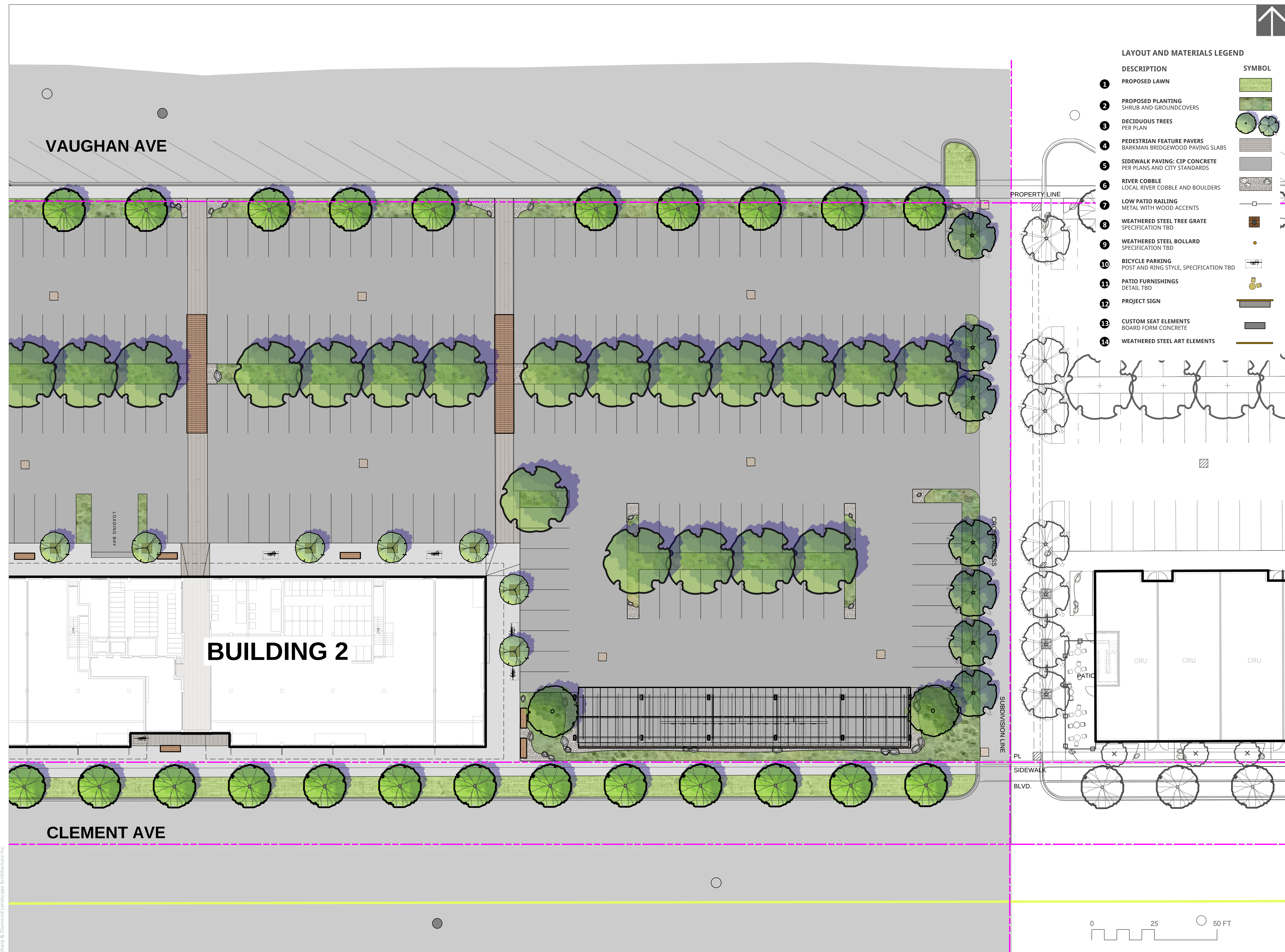


**Clement Avenue and Richter Street Mixed-Use**

726 and 816 Clement Avenue  
Kelowna, British Columbia

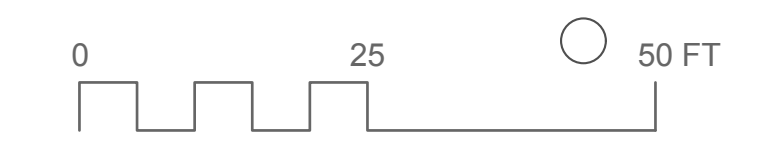
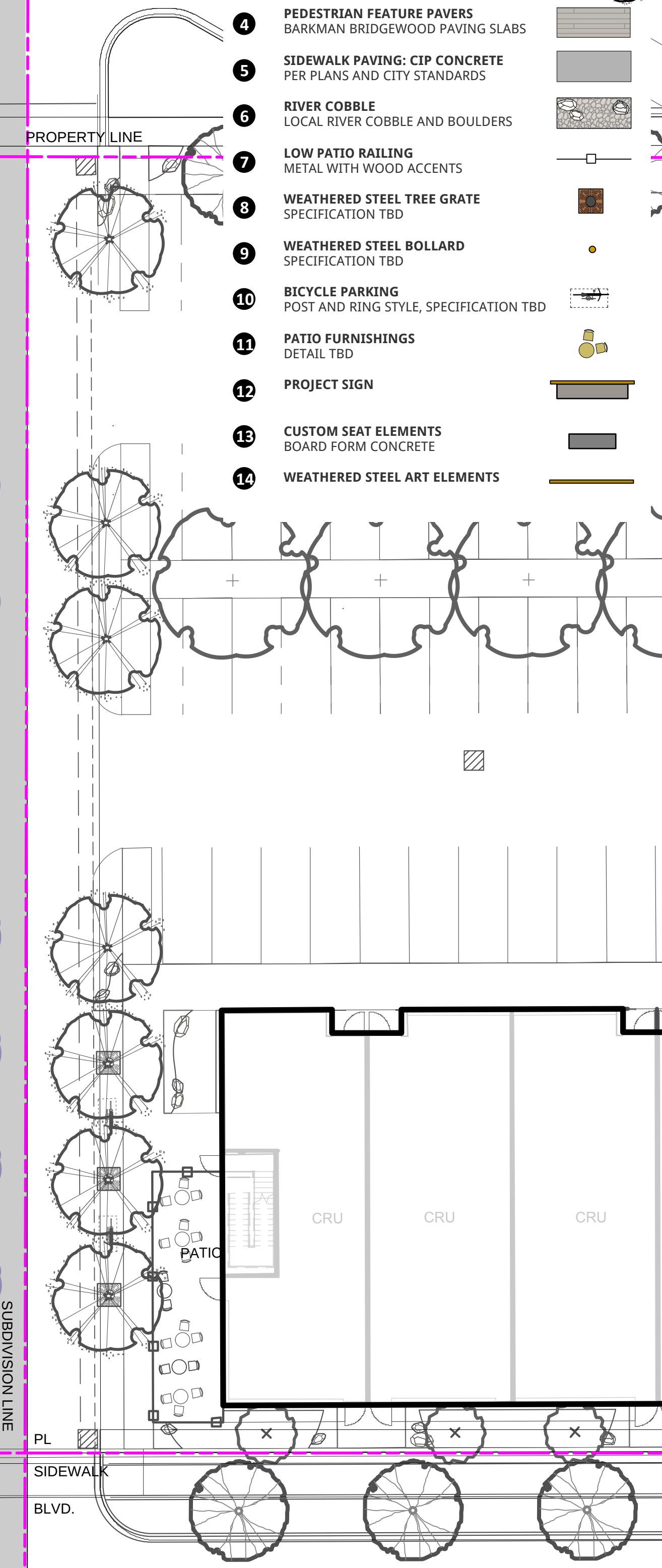
Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-545

**LANDSCAPE CONCEPT EAST SIDE**



**LAYOUT AND MATERIALS LEGEND**

DESCRIPTION	SYMBOL
1 PROPOSED LAWN	[Green swatch]
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	[Green swatch]
3 DECIDUOUS TREES PER PLAN	[Tree symbol]
4 PEDESTRIAN FEATURE PAVERS BARKMAN BRIDGEWOOD PAVING SLABS	[Paving slab symbol]
5 SIDEWALK PAVING: CIP CONCRETE PER PLANS AND CITY STANDARDS	[Concrete symbol]
6 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	[Cobble symbol]
7 LOW PATIO RAILING METAL WITH WOOD ACCENTS	[Railing symbol]
8 WEATHERED STEEL TREE GRATE SPECIFICATION TBD	[Tree grate symbol]
9 WEATHERED STEEL BOLLARD SPECIFICATION TBD	[Bollard symbol]
10 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	[Bike rack symbol]
11 PATIO FURNISHINGS DETAIL TBD	[Furniture symbol]
12 PROJECT SIGN	[Sign symbol]
13 CUSTOM SEAT ELEMENTS BOARD FORM CONCRETE	[Seat symbol]
14 WEATHERED STEEL ART ELEMENTS	[Art element symbol]







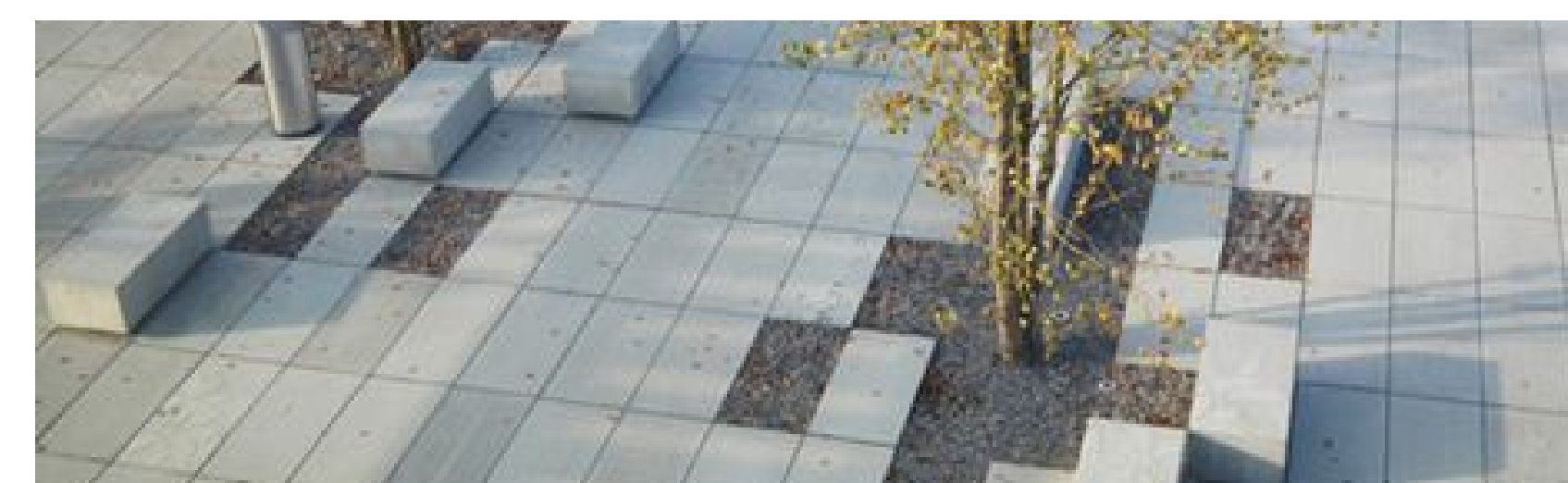
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- SHADE TREES
- CUSTOM SEATING
- POTENTIAL ART PANEL LOCATIONS
- CENTRAL PLANTING AREA WITH SHADE TREES
- TREES IN TREE GRATES
- SPECIAL PAVING DEFINES SEATING ZONES
- CIRCULATION ZONE
- POSSIBLE RESTAURANT PATIO
- SIDEWALK

**DETAILED COURTYARD PLAN - 1:100**



**LANDSCAPE CHARACTER AND PRECEDENTS**

4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24



**Clement Avenue and Richter Street Mixed-Use**

726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-545

**LANDSCAPE CONCEPT  
MEZZANINE - LEVEL 3**



## LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES.
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS, TIMBERS.



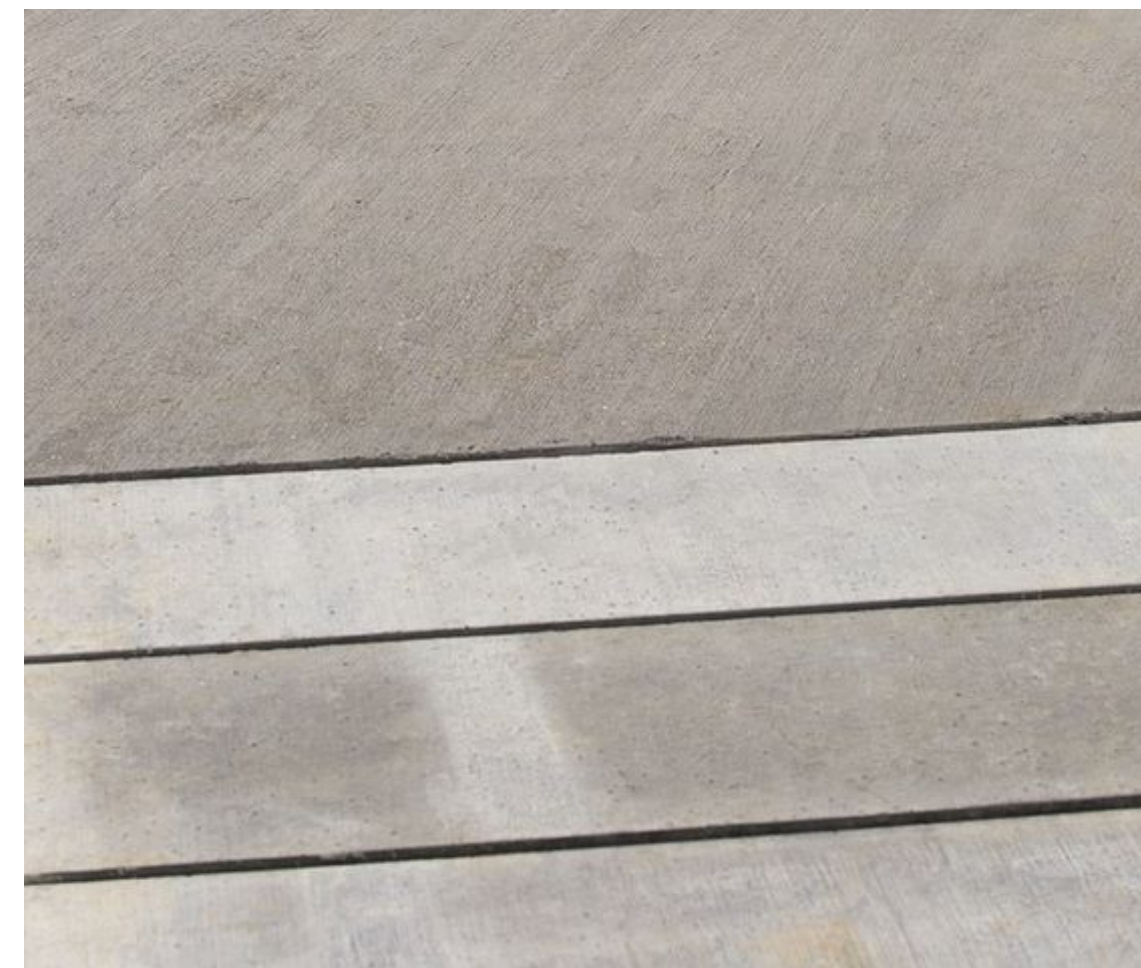
## SEATING AND WALLS

- LARGE AND SIMPLE FORMS.
- COLOURS THAT CONTRAST WITH THE PLANTING MATERIALS.
- BOARD-FORM CONCRETE FOR CUSTOM SEATS AND WALLS, TO RELATE TO PACKING BOX THEME.
- POTENTIAL FOR TIMBERS INTEGRATED AS SEAT TOPS



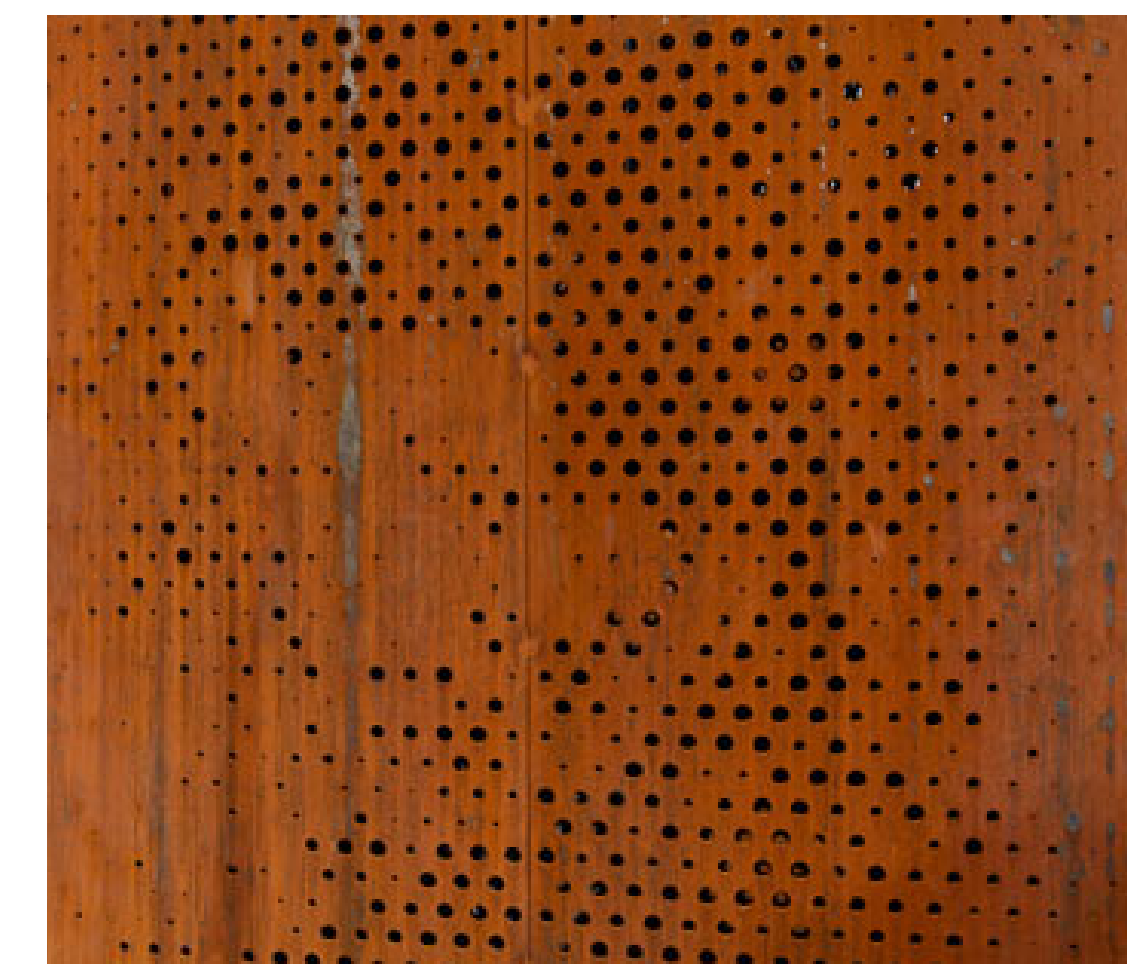
## MATERIALS

- TEXTURED CONCRETE PAVING - MIX OF BROOMED AND SAND-BLASTED FINISHES.
- BOARD-FORM CONCRETE FOR WALLS, PLANTERS, SEAT ELEMENTS.
- WOOD-LOOK CONCRETE PAVERS IN FEATURE AREAS TO ADD TO TEXTURE AND CHARACTER.



## MATERIALS

- WEATHERED STEEL (CORE-TEN) TO BRING COLOUR AND TEXTURE.
- PATTERNS OR SIMPLE CUT-OUTS FOR IMAGES AND LOGOS.
- TREE GRATES AND OTHER ELEMENTS TO MATCH STEEL AND BRING COLOUR TO DIFFERENT SURFACES.



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4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24
REVISIONS		

## Clement Avenue and Richter Street Mixed-Use

726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale:	As Shown
Drawn:	DS
Reviewed:	DS
Project No.	06-545

## MATERIALS AND CHARACTER



## LANDSCAPE CHARACTER

•RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.

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

•LOCAL MATERIALS, RIVER COBBLE, BOULDERS



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
<b>Trees</b>						
	29	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	17	<i>Acer saccharum 'Apollo'</i>	Apollo Fastigate Sugar Maple	6cm cal. 1.8m std. Full braching B&B	As Shown	○
	17	<i>Fraxinus pennsylvanica 'Prairie Spire'</i>	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	19	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Locust	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	19	<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
<b>Shrubs</b>						
	145	<i>Artemisia tridentata</i>	Mountain Sage	#2 pot	@600mm O.C.	○
	377	<i>Berberis 'Ruby Glow'</i>	Dwarf Red Barberry	#3 pot	@600mm O.C.	○
	27	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@1200mm O.C.	○●●
	217	<i>Cornus sericea 'Arctic Fire'</i>	Dwarf Dogwood	#2 pot	@750mm O.C.	○●
	346	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	○●
	265	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	○●
	356	<i>Picea abies 'Nidiformus'</i>	Bird's Nest Spruce	#2 pot	@600mm O.C.	○●
	119	<i>Rhus aromatica 'Gro-Low'</i>	Gro'Low Sumac	#2 pot	@750mm O.C.	○●
	30	<i>Ribes alpinum</i>	Alpine Flowering Current	#3 pot	@900mm O.C.	○●
	189	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	○●
	26	<i>Taxus X Media 'Hicksii'</i>	Hick's Yew	1.2m High, B&B	@600mm O.C.	○●●
<b>Ornamental Grasses</b>						
	320	<i>Calamagrostis x Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#2 pot	@750mm O.C.	○●
	230	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	#2 pot	@750mm O.C.	○●
	259	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@600mm O.C.	○
<b>Perennials</b>						
	67	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	○
	106	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	○●
	24	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	○
	89	<i>Salvia nemerosa 'Caradonna'</i>	Midnight Salvia	10cm pot	@450mm O.C.	○

Full Sun ○ Part Sun / Shade ● Shade ●

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

4 ISSUED FOR CLIENT REVIEW 17-09-18

3 ISSUED FOR CLIENT REVIEW 17-06-27

2 ISSUED FOR CLIENT REVIEW 17-05-31

1 ISSUED FOR CLIENT REVIEW 17-05-24

REVISIONS

## Clement Avenue and Richter Street Mixed-Use

726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale: As Shown

Drawn: KD

Reviewed: DS

Project No. 06-545

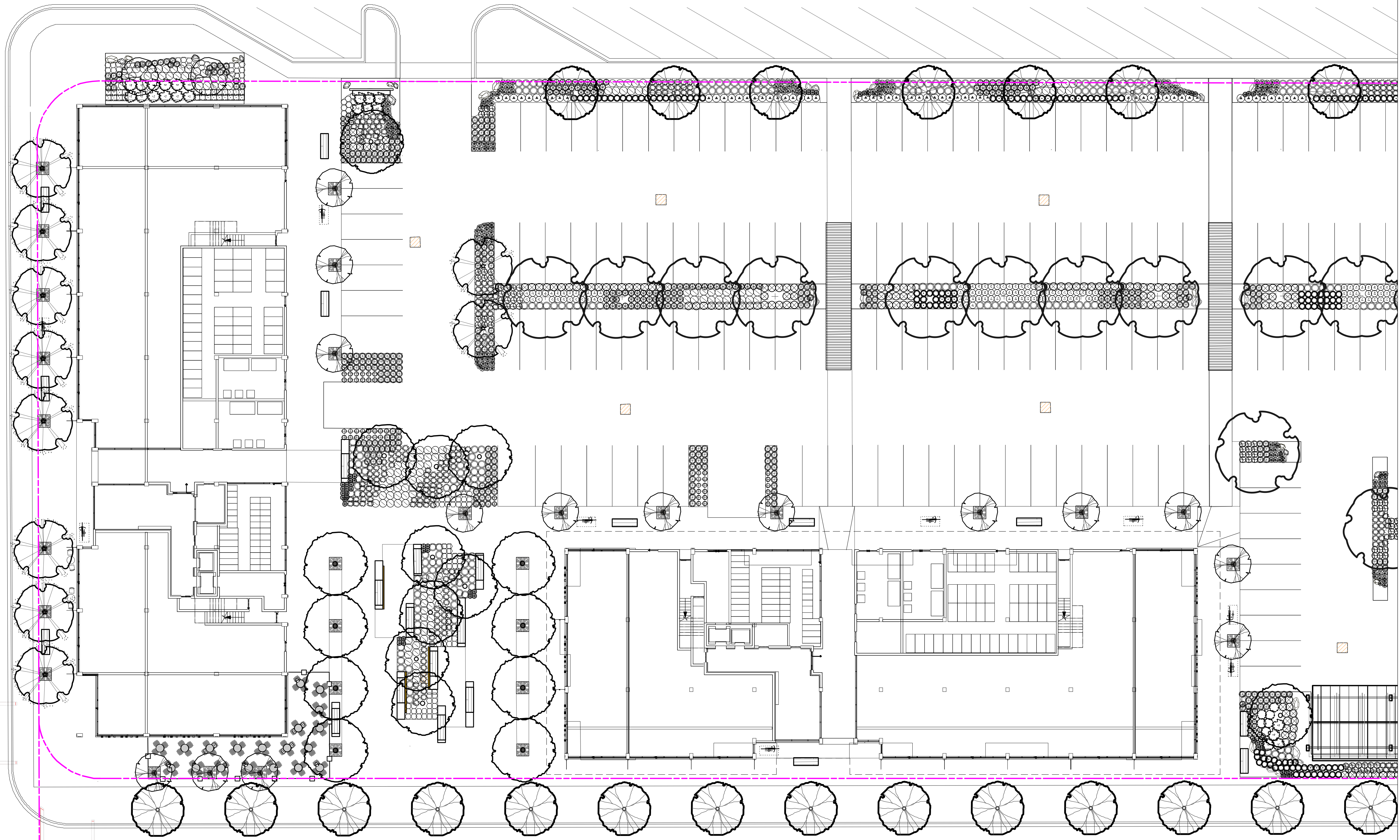
## PLANT SCHEDULE





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4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

REVISIONS



**Clement Avenue and Richter Street Mixed-Use**

726 and 816 Clement Avenue  
Kelowna, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	DS
Project No.	06-545

**LANDSCAPE PLANTING PLAN WEST SIDE**

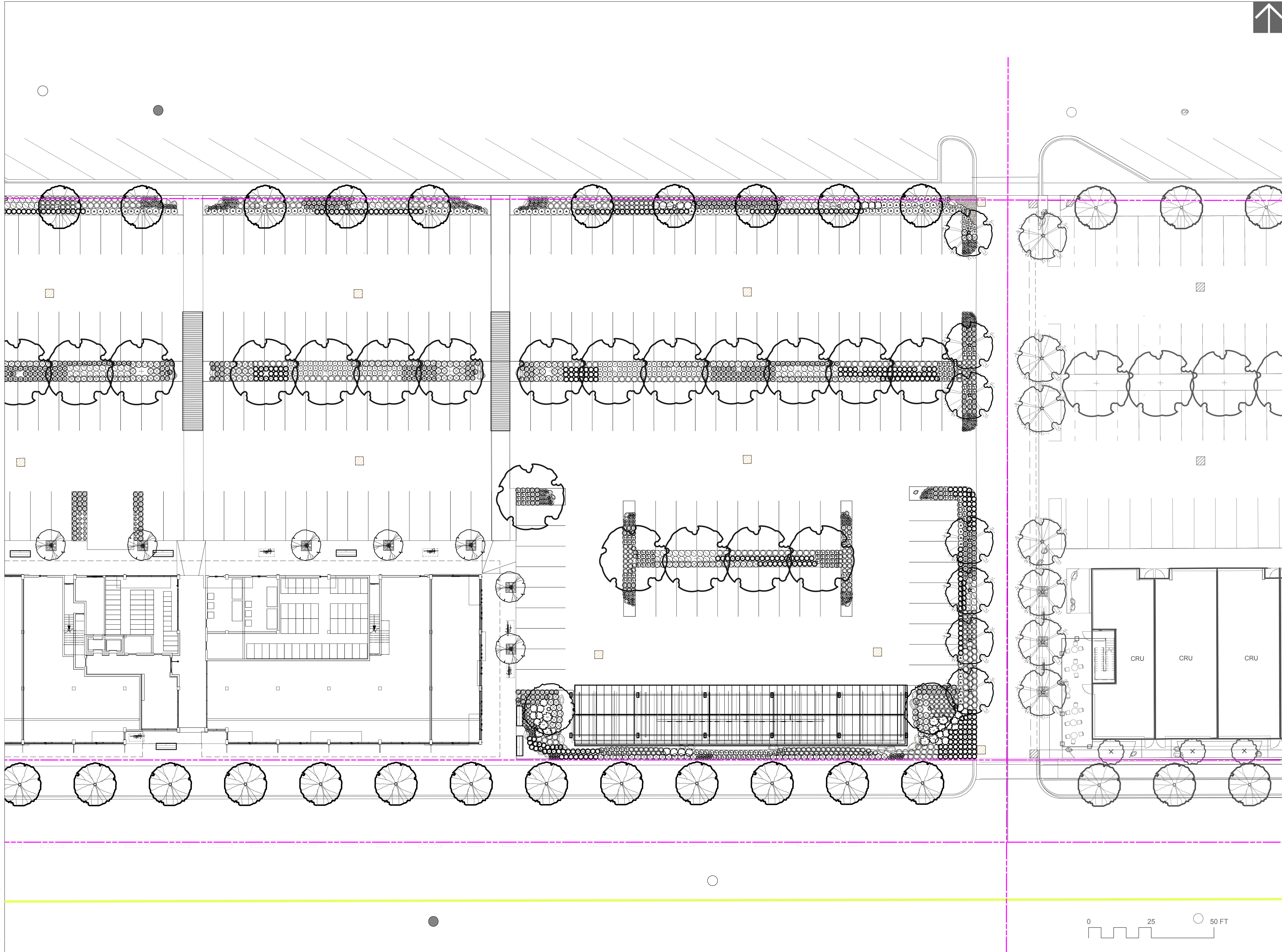






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REVISIONS

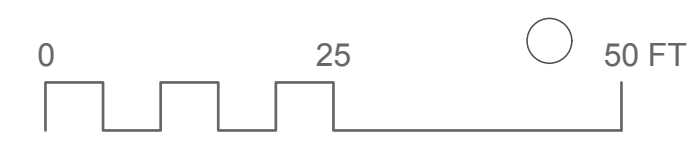


**Clement Avenue and Richter Street Mixed-Use**

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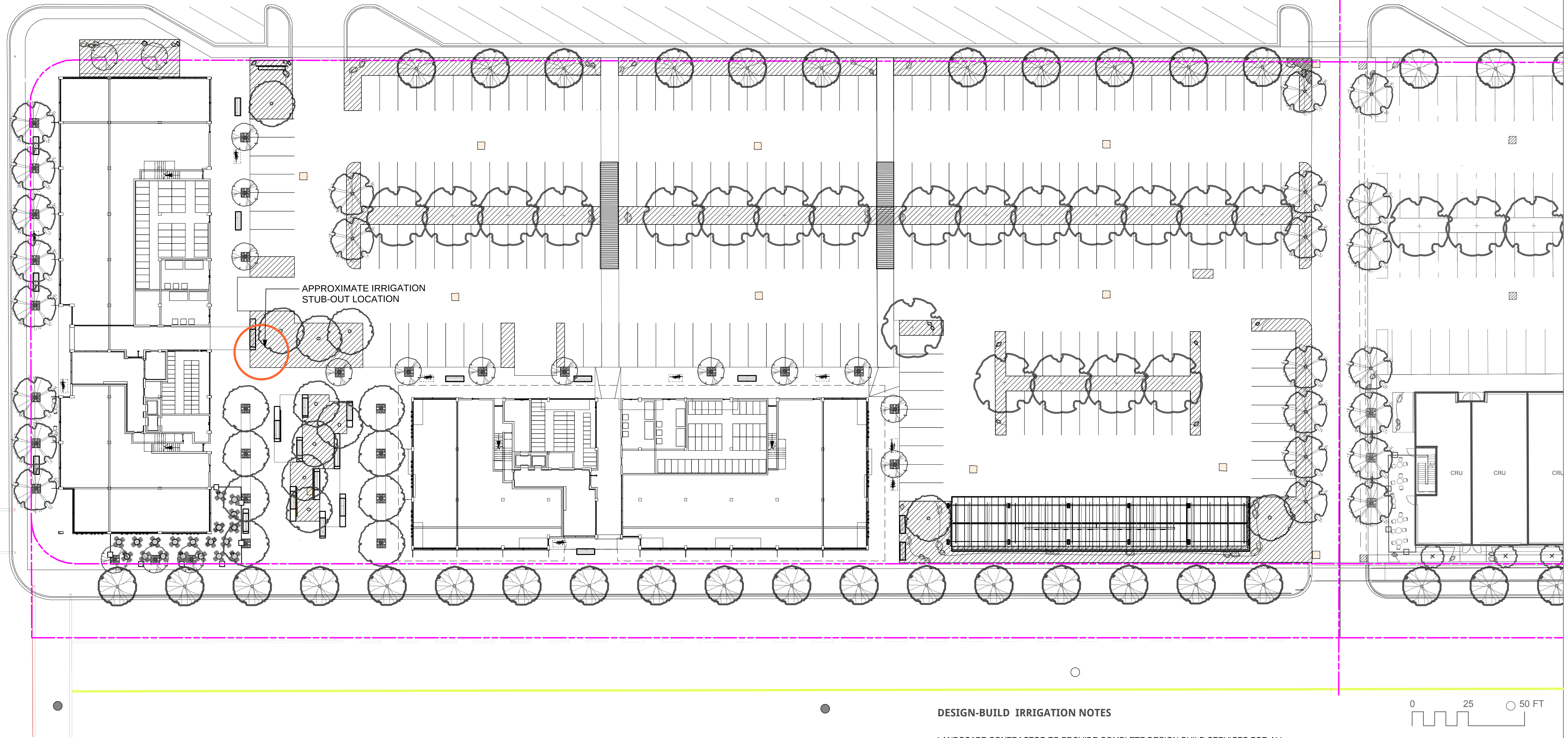
**LANDSCAPE PLANTING PLAN EAST SIDE**





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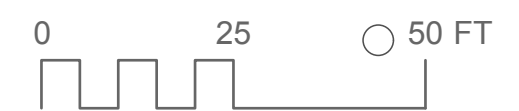
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REVISIONS		

**DESIGN-BUILD IRRIGATION NOTES**

- LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
  - MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
- COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
- PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
- MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
- PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
- INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



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**WATER CONSERVATION AND IRRIGATION PLAN**