

October 18, 2018

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

RE: Development Proposal for 816 Clement Ave, Kelowna, BC – Development Rationale

Dear Adam:

Further to our prior meetings and correspondence we hereby submit this rationale letter, rezoning application, development permit application, text amendment application, and supporting documents in support of the above referenced property.

Introduction

The Clement corridor provides exciting opportunities for the City as it grows and evolves, and PC Urban's acquisition of the subject property two years ago was based on understanding of the complex dynamics in play in this area and to see beyond the current physical environment to a future that is evolving beyond its traditional industrial past to a more transitional – and eventually more urban - future.

PC Urban purchased the property with a commitment to the transition concept and a belief in the power of a mixed-use formula to create interesting and functional enclaves that serve the City's objectives and the needs of a spectrum of users within the growing and changing neighbourhood.

The subject property is located mid-block on north side of Clement Avenue between Richter and Ethel streets in Kelowna, BC (the "Property"). In September 2018, PC Urban completed technical subdivision of three legal lots 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 to allow for widening of Clement Ave. Lot B is the subject of this application.

In May 2018, PC Urban applied to rezone the Property from current I2 (General Industrial) and I4 (Central Industrial) to I4 (Central Industrial) with plans to build two light-industrial buildings on Lot B which complies with the current Official Community Plan (OCP) designation as Industrial (IND) land. In combination with the previously submitted mixed-use residential proposal on Lot A, this proposal compliments and completes the vision for this site. The transition from residential on Lot A to light-industrial on Lot B signifies the eastern boundary of residential zoning along Clement Avenue and maintains preservation of the industrial land.

The application on Lot A is currently under development review by the City of Kelowna and consists of retail at grade with residential units above. In contrast this proposal focuses on employment and industry related uses and will set a precedent for and encourage similar uses in the area. Based on pre-application discussions and meetings with the Planning Department and councilmembers, 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.

Our proposed plan takes into consideration the strong support for creation of light-industrial spaces for businesses near the downtown core. PC Urban has developed similar projects in North Vancouver (Barrow Centre -1515 Barrow Street) and Vancouver (IntraUrban – 8811, 8855 & 8889 Laurel Street). Both projects have been well received by their respective community's and provide an attainable ownership option for small businesses interested in locating close to city centres with proximity to established transportation networks and shorter commute times than those found in the outer suburbs.

The Property neighbours industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant lot to the east, single family homes to the south, and a new regional RCMP station to the west. In the larger context, the Property is a few blocks northeast of downtown and Bernard Street corridor, and nearby several large scale residential and mixed-use developments. Currently the Property has had all former improvements removed and remediated with three commercial Certificates of Compliance ("CoC") issued from the Ministry of Environment.

Development Rationale

The current application proposes two buildings. South building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead doors facing an interior "mews". Upper floor will consist of general office space with generous outdoor amenity areas for employees. The north building fronting Vaughan Avenue is proposed to provide double height flex units which could accommodate a range of light industrial and office uses.

The units at the western end of each building are intended to house restaurant or café style uses to provide amenity for the employees of this development and the residents of surrounding areas, including the residents who will live within the rental units being proposed for our adjacent site. These uses will also help animating the shared service lane between the two phases.

Within the industrial space, and in addition to the users who would currently fit the I4 zoning parameters, we also envision local 'crafty' artisan and lifestyle businesses which we believe will serve the residential population to the west and south, along with patrons from throughout the downtown and beyond.

Examples of the types of businesses we envision but are not currently allowed in the I4 zone include local food purveyors (butcher/produce merchants), yoga studios, guitar manufacture and sales, bike repair classes and sales, and musical venue within the lower industrial floor and creative marketing agencies, walk-in clinics, and tech startups within the upper office floor.

A key component of what we believe needs to characterize the allowable range of uses on this site is creating a synergy that serves and attracts both employees who will work here along with the surrounding and growing residents. This type of mixed-use cross-pollination, we believe, is becoming a necessary component for all forms of new industrial development.

We also believe that this mixed-use concept would create a unique enclave in Kelowna, an interesting and attractive neighbourhood amenity for residents and also a vibrant 'edge' between the urban core and the traditional industrial lands behind and beyond.

In an effort to facilitate our vision for the site, we are seeking the following text amendments to the I4 zoning bylaw, limited to the building facing Clement Avenue:

- Offices
- Business support services
- Financial services
- Government services
- Health services
- Retail liquor sales establishment
- Retail stores, convenience
- Retail stores, service commercial
- Retail stores, general
- Commercial schools

The Property has strong potential to serve in a unique and functional transitional role within a broader definition of 'industrial' development. A broader development vision also reflects a contemporary economy that works within transitioning industrial areas, especially in the context of more urban, live-work neighbourhoods.

An example of where this type of transition is thriving can be found in the Mt. Pleasant neighbourhood in Vancouver, where a growing number of tech industry and modern industrial users are locating in enclaves which also accommodate commercial amenities and services. What is being created is a strong, people-friendly synergistic dynamic providing both 'new-industrial' employment and amenity areas for the employees and neighbouring residents. For further reference, please see the following articles:

- <https://vancouver.sun.com/opinion/opinion-redefining-industrial-real-estate>
- <https://biv.com/article/2016/02/yuppie-industrial-development-meets-vancouver-dema>

Design Rationale

Site Organization

The site is organized to provide maximum animation to the street frontages with Clement assuming the primary focus in the hierarchy. The "mews" environment, which accommodates all visitor and employee parking for the site, will act as the primary entry for all units and is heavily landscaped to provide a tranquil and enjoyable pedestrian environment. The outdoor dining areas for the two restaurants are

oriented to receive south and western sun in Winter and Spring and will be shaded by Street trees in the hot summer months.

Form & Character

The project has been developed with a simple and rigorous design philosophy that draws up the areas industrial heritage. The Clement frontage incorporates a simple but harmonious rhythm of solid and void elements with transparent and opaque materials that provide both animation as well as individual identity and exposure for each of the tenants. Each unit entry is identified by wood lined framing elements that are reinforced by a recessed second storey balcony above them. These balconies provide south facing exposure with deep overhangs that shade the office windows from harsh summer sun while allow access to the sun in winter and spring.

Materials are warm and robust and reinforce the industrial heritage that include board-form and tilt-up concrete, “Weathered Zinc” prefinished metal cladding with Natural Wood and weathered steel accents.

Landscape Design Rationale

Use of textured concrete paving, and concrete seat and wall elements reflect on the traditional industrial materials and forms. Feature paving will have a wood pattern, along with chunky timber elements and weathered steel, to express and reflect the historic patterns and materials of the area. Elements will be durable and simple in a modern manner by using the material textures to generate historic impressions without trying to imitate historic forms.

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 Kelowna while being durable and attractive in all seasons. Mixed with natural stone and wood elements, plantings will feel very expressive of the area.

Clean and simple materials will be fitting to the style of the architecture and help reduce maintenance demands. Detailing for landscape elements will look to the architectural forms for inspiration as plans develop. Plant materials are in addition selected based on low-maintenance and highly attractive characteristics with low water requirements. These components combined are designed to maximize the year-round visual interest and function of the landscape designs.

Civil & Storm Water Management

Draft civil drawings including servicing, grading, and erosion & sediment control drawings have been included in the submission. A storm water management plan has also been included in the submission which proposes use of infiltration tanks for Lot A. Lot B will use an Oil Grit Separator, impermeable underground storage tanks and discharge controlled runoff to the Lot A stormwater management system via an SRW in favour of Lot B. The storm sewer on Clement frontage of Lot B is far too shallow to connect the Lot B stormwater tank via gravity. Hence an SRW through Lot A allows for a connect to a deeper gravity outlet near Richter Street.

Summary

We believe the proposed form of development is consistent with and compliments the existing industrial and residential neighborhood, provides employment generating opportunities to the City, and maintains continuity of the urban environment. Based on the successful completion of our previous urban Industrial projects, we are confident that the form of development is balanced and will function well for land use, parking, and tenant operations.

We are anxious to continue to move the vision and our development plans forward and toward that end, we look forward to advancing this application through the approval process. Please contact PC Urban should you require any additional information or would like to meet to discuss the application.

Thank you for your consideration.

Yours truly,

PC Urban Clement Holdings Ltd.

A handwritten signature in black ink, appearing to read 'Shawn Oh', with a stylized, cursive script.

Shawn Oh
Assistant Development Manager

CITY OF KELOWNA

MEMORANDUM

Date: May 31, 2018
File No.: TA18-0006
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 726-816 Clement Ave

The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0059.

James Kay, P. Eng.
Development Engineering Manager

JA



CITY OF KELOWNA

MEMORANDUM

Date: May 31, 2018
File No.: Z18-0059
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 816 Clement Ave I2 to I4

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

.1) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) The proposed Development triggers a traffic impact assessment that should have been completed with zoning application Z17-0093. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.2) Road Dedication and Subdivision Requirements

- a) On the Clement Ave frontage, provide a 10m dedication for a roadway allowance totalling 30m road right of way.
- b) Lot consolidation with 726 Clement must be completed.
- c) Access to the development should be via Vaughan Ave and the proposed lane.
- d) All access points should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) Geotechnical Study.

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department



for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The property is located within the City of Kelowna service area. The existing lot is serviced with small -diameter water services (4). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

.5) Sanitary Sewer

ATTACHMENT		A
This forms part of application		
# Z18-0059		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services (2) and the installation of one new larger service.
- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) It will be necessary for the developer to construct storm drainage facilities on Clement Ave, and Vaughan Ave, to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system and irrigation sleeves to the treed middle median, street lights. A modified SS-R9 cross section will be used and provided at the time of design. The design should include up to centreline of the Clement ROW
- b) Vaughan Ave is designated an urban local road. Frontage improvements required include Curb and Gutter, separate sidewalk, piped storm drainage system, landscaped boulevard complete with underground irrigation system, curb extensions at the intersections and access points, and street lights. Parallel parking only is permitted on Vaughan Ave. A modified SS-R5 cross section will be used and provided at the time of design.
- c) Proposed lane from the development will be restricted to a right in and right out at the intersection of the lane and Clement Ave unless otherwise agreed upon with the City of Kelowna.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave and Vaughan Ave.

.9) Power and Telecommunication Services and Street Lights



- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the “City Center Urban Center”.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City’s approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City’s “Engineering Drawing Submission Requirements” Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A “Consulting Engineering Confirmation Letter” (City document ‘C’) must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City’s Development Engineering Department. The design drawings must first be “Issued for Construction” by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City’s Development Manager.

.12) Servicing Agreements for Works and Services

ATTACHMENT		A
This forms part of application		
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- b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant’s Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) Part 3, “Security for Works and Services”, of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.13) Charges and Fees

- a) Development Cost Charges (DCC’s) are payable
- b) Fees per the “Development Application Fees Bylaw” include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (\$250.00 per new lot)

James Kay, P.Eng.
Development Engineering Manager

JA

ATTACHMENT <u> A </u>	
This forms part of application	
# <u>Z18-0059</u>	
Planner Initials	<input type="text" value="AC"/>
 City of Kelowna COMMUNITY PLANNING	

ATTACHMENT B – PROPOSED TEXT AMENDMENTS TO ZONING BYLAW 8000 – TA18-0006

Zoning Bylaw 8000 – Amending C4 – Urban Centre Commercial Zone				
No.	Section	Existing Text	Proposed Text	Rationale
1.	15.4.2 – Principal Uses	<p>The principal uses in this zone are:</p> <p>(a) analytical testing</p> <p>(b) animal clinics, major</p> <p>(c) auctioneering establishments</p> <p>(d) automotive and equipment repair shops</p> <p>(e) automotive and minor recreation vehicle sales/rentals</p> <p>(f) breweries and distilleries, major</p> <p>(g) breweries and distilleries, minor</p> <p>(h) broadcasting studios</p> <p>(i) bulk fuel depots</p> <p>(j) child care centre, major</p> <p>(k) concrete and asphalt plants</p> <p>(l) contractor services, limited</p> <p>(m) contractor services, general</p> <p>(n) custom indoor manufacturing</p> <p>(o) equipment rentals</p> <p>(p) fleet services</p> <p>(q) food primary establishment</p> <p>(r) gas bars</p> <p>(s) general industrial uses</p> <p>(t) industrial high technology research and product design</p> <p>(u) liquor primary establishment, minor</p> <p>(v) medical marihuana production facilities</p> <p>(w) mobile catering food services</p> <p>(x) non- accessory parking</p> <p>(y) participant recreation services, indoor</p> <p>(z) pawnshop</p> <p>(aa) private clubs</p> <p>(bb) rapid drive-through vehicle services</p> <p>(cc) recycled materials drop-off centres</p> <p>(dd) service stations, major</p> <p>(ee) service stations, minor</p> <p>(ff) temporary parking lot</p> <p>(gg) temporary shelter services</p> <p>(hh) utility services, minor impact</p> <p>(ii) warehouse sales</p>	<p>keep existing and add the following:</p> <p>(jj) The following land uses are permitted only within buildings fronting onto Clement Ave and on LOT B SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP83554, located at 816 Clement Ave:</p> <ul style="list-style-type: none"> - Offices - Business Support Services - Financial Services - Government services - Health Services - Retail liquor sales establishment - Retail stores, service commercial - Retail stores, general - Commercial Schools 	See Report

ATTACHMENT B

This forms part of application
TA18-0006

Planner
Initials

AC



City of Kelowna
COMMUNITY PLANNING



816 CLEMENT AVENUE

816 Clement Avenue, Kelowna, BC

Applicant: Robert Spencer
PC Urban
604.408.5687
Suite 880, 1090 West Georgia Street, Vancouver, BC

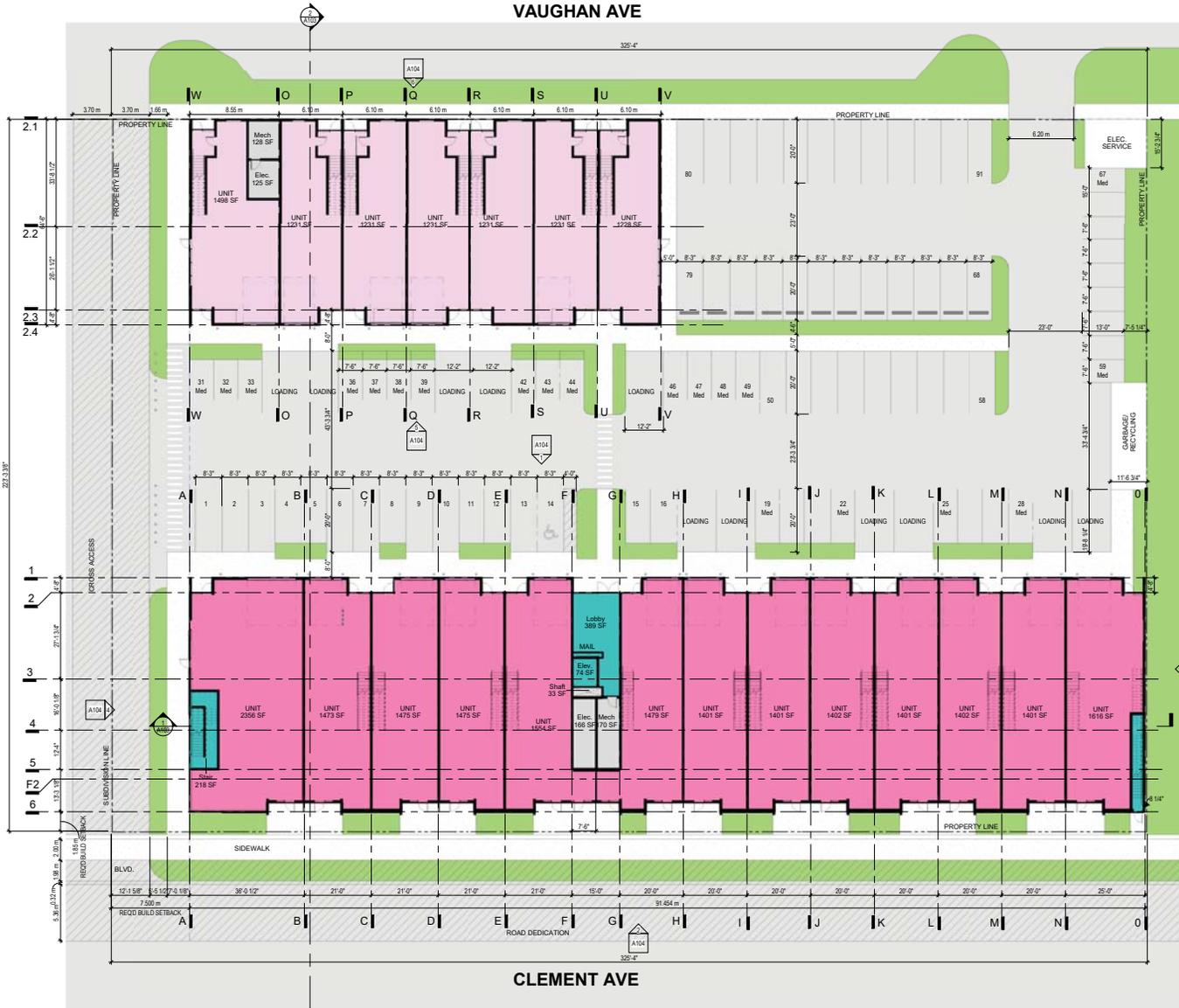
Architect: Craig Taylor
Taylor Kurtz Architecture + Design Inc.
604.569.3499
1183 Odium Drive, Vancouver, BC V5L 2P6

Landscape Architect: David Stoyko
Connect Landscape Architecture
604.681.3303
2305 Hemlock Street, Vancouver, BC V6H 2V1

Land Surveyor: -

Drawing Index (Master)											
Discipline	Sort Order	Sheet Type	Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By	Designed By	Approved By	Sort	Disc
			A102	Building 2 - Plans	10/03/17	Author	Checker	Designer	Approver		
			A109	Unnamed	10/05/17	Author	Checker	Designer	Approver		
Architectural			.	Cover Page	06/22/17	LJ	CT	CT	Approver		
Architectural			A100	Site Plan	02/20/17	LJ	CT	CT	Approver		
Architectural			A101	Building 1 - Plans	02/21/17	LJ	CT	CT	Approver		
Architectural			A103	Sections	04/18/17	LJ	CT	CT	Approver		
Architectural			A104	Elevations	04/04/17	LJ	CT	CT	Approver		
Architectural			A105	3D Views	04/04/17	LJ	CT	CT	Approver		
Architectural			A106	Precedent Images	04/19/17	LJ	CT	CT	Approver		
Architectural			A107	View Looking North East	06/06/17	LJ	CT	CT	Approver		
Architectural			A108	View Looking South East	06/06/17	LJ	CT	CT	Approver		

VAUGHAN AVE



ZONING SUMMARY:

LEGAL DESCRIPTION:	TBA
BUILDING SETBACKS:	
Front Yard Setback (Vaughan Ave):	Proposed: 0m Required: 0m
Side Yard Setback (West):	Proposed: 7.5m Required: 7.5m
Side Yard Setback (East):	Proposed: 0m Required: 0m
Rear Yard Setback (Clement Ave):	Proposed: 1.85m Required: 0m
EASEMENTS:	TBA
ZONE:	I-4
USES:	Commercial/ Office (see table below)
Gross Floor Area:	72,620.02 sf
Site Area:	41%
Site Cover:	Proposed: 41% Permitted: 75%

Area Summary (Gross Floor Area - By Building and Level)

Building	Area (SF)	Area (SM)
Ground Floor Level		
Building 1	20670 SF	1920 m ²
Mezz		
Building 1	6930 SF	644 m ²
Second Floor - Building 1		
Building 1	10590 SF	984 m ²
Building 1	38190 SF	3548 m ²
Ground Floor Level		
Building 2	9010 SF	837 m ²
Mezz		
Building 2	4830 SF	448 m ²
	13830 SF	1285 m ²
	52020 SF	4833 m ²

Area Summary (Net Floor Area - By Building and Level)

Building	Area (SF)	Area (SM)
Ground Floor Level		
Building 1	19840 SF	1843 m ²
Mezz		
Building 1	6510 SF	605 m ²
Second Floor - Building 1		
Building 1	10090 SF	937 m ²
	36430 SF	3385 m ²
Ground Floor Level		
Building 2	8880 SF	825 m ²
Mezz		
Building 2	4830 SF	448 m ²
	13710 SF	1273 m ²
	50140 SF	4658 m ²

FSR:	Proposed: 0.69 Permitted: 1.48
Height:	Proposed: 14.9m (49') Permitted: 14.9m (49')

Parking:	Proposed: 91 Required: 91
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Parking Provided		Count
Description		
Kelowna 3.7m x 6m LOADING: 3700 X 6000		11
Parking Space 1: 7'-6" X 15'-8" - 90 deg		11
Parking Space 1: 8'-3" x 20' - 90 deg		53
Parking Space: 7'-6" X 15'-8" - 90 deg		16
		91

Loading Required: 1/1900 sm GFA = 2

Off-Street Bicycle Parking	Required:	Class I: = TBD Class II: = TBD
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Landscaping Area Required 2sm x 91 spaces = 182 SQ. M.
Landscaping Area Proposed = 778 SQ. M.

1 Site Plan
1/16" = 1'-0"