



STORAGE

STORAGE

1332

SIGNAGE

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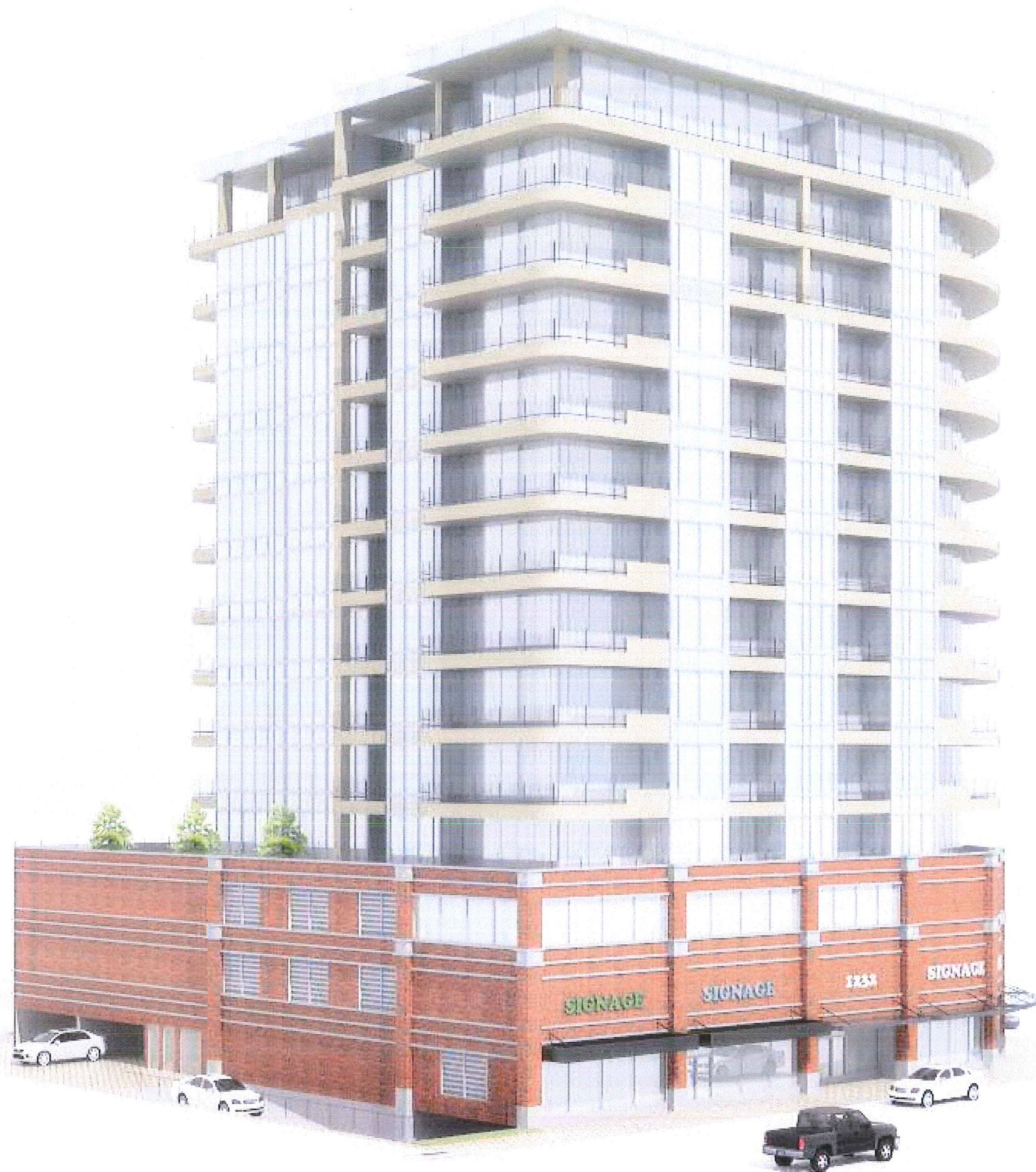
SIGNAGE

STORAGE

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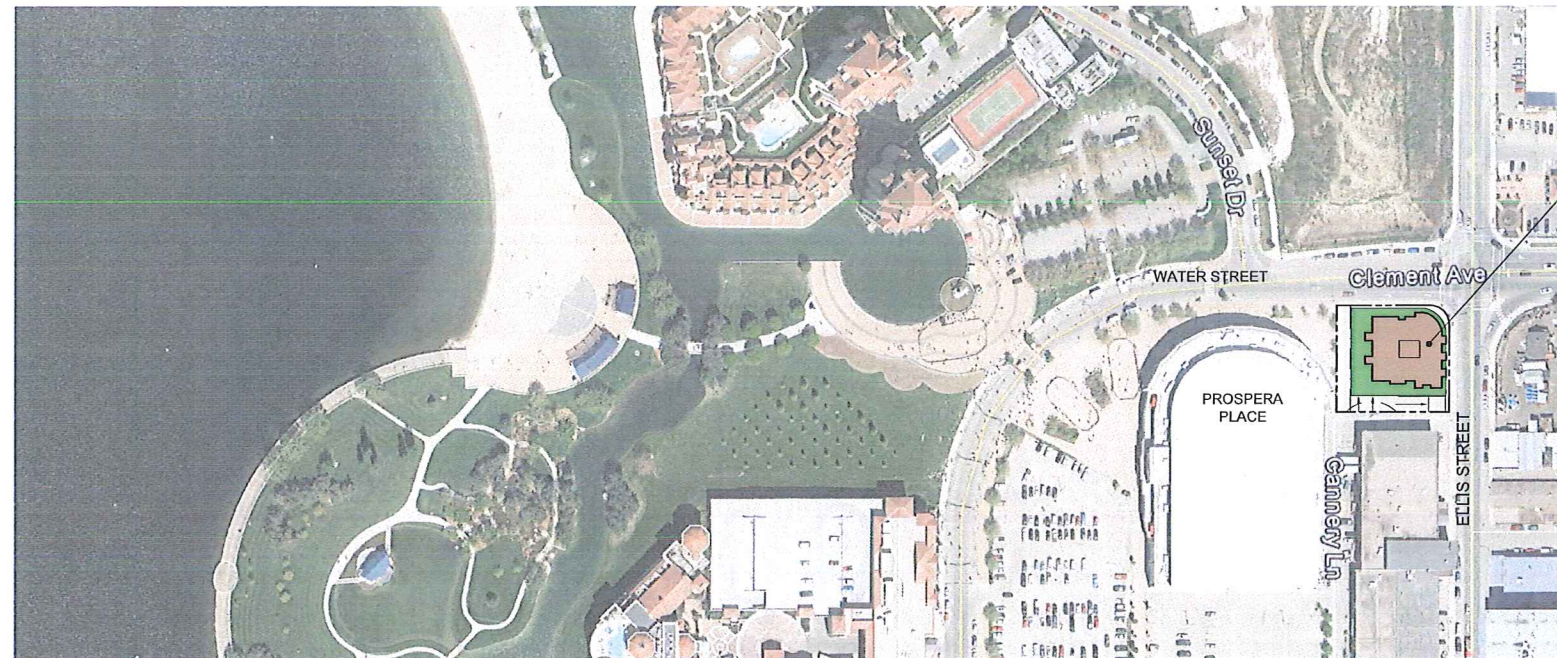
SIGNAGE





COMMERCIAL & RESIDENTIAL  
DEVELOPEMENT

1232 ELLIS STREET  
KELOWNA, BC



1232 ELLIS  
STREET

WATER STREET

Clement Ave

PROSPERA  
PLACE

Cannery Ln

ELLIS STREET



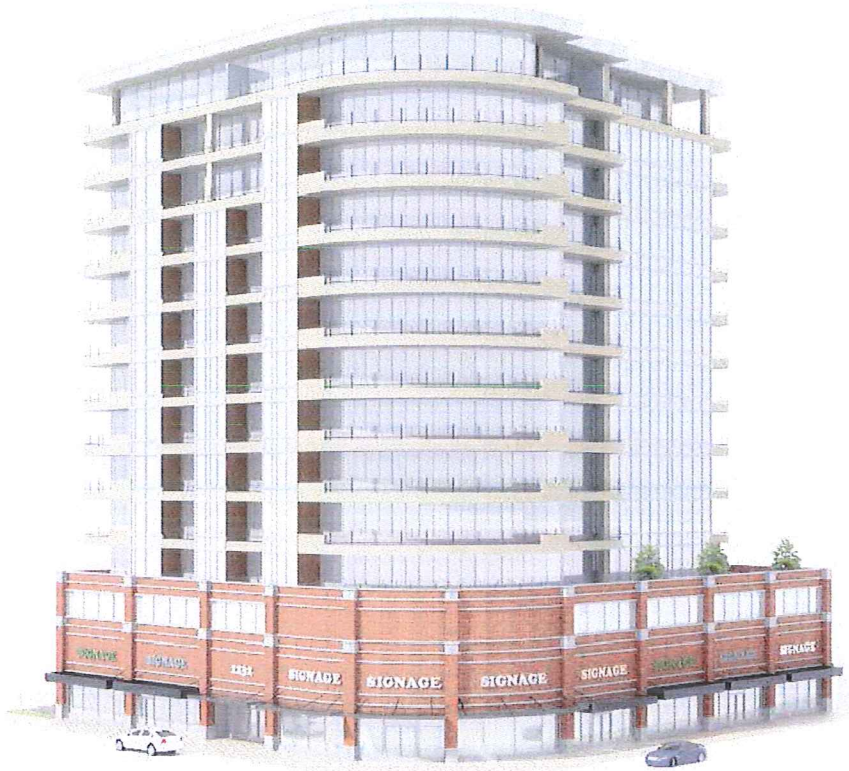
LOCATION PLAN  
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DRAWING LIST

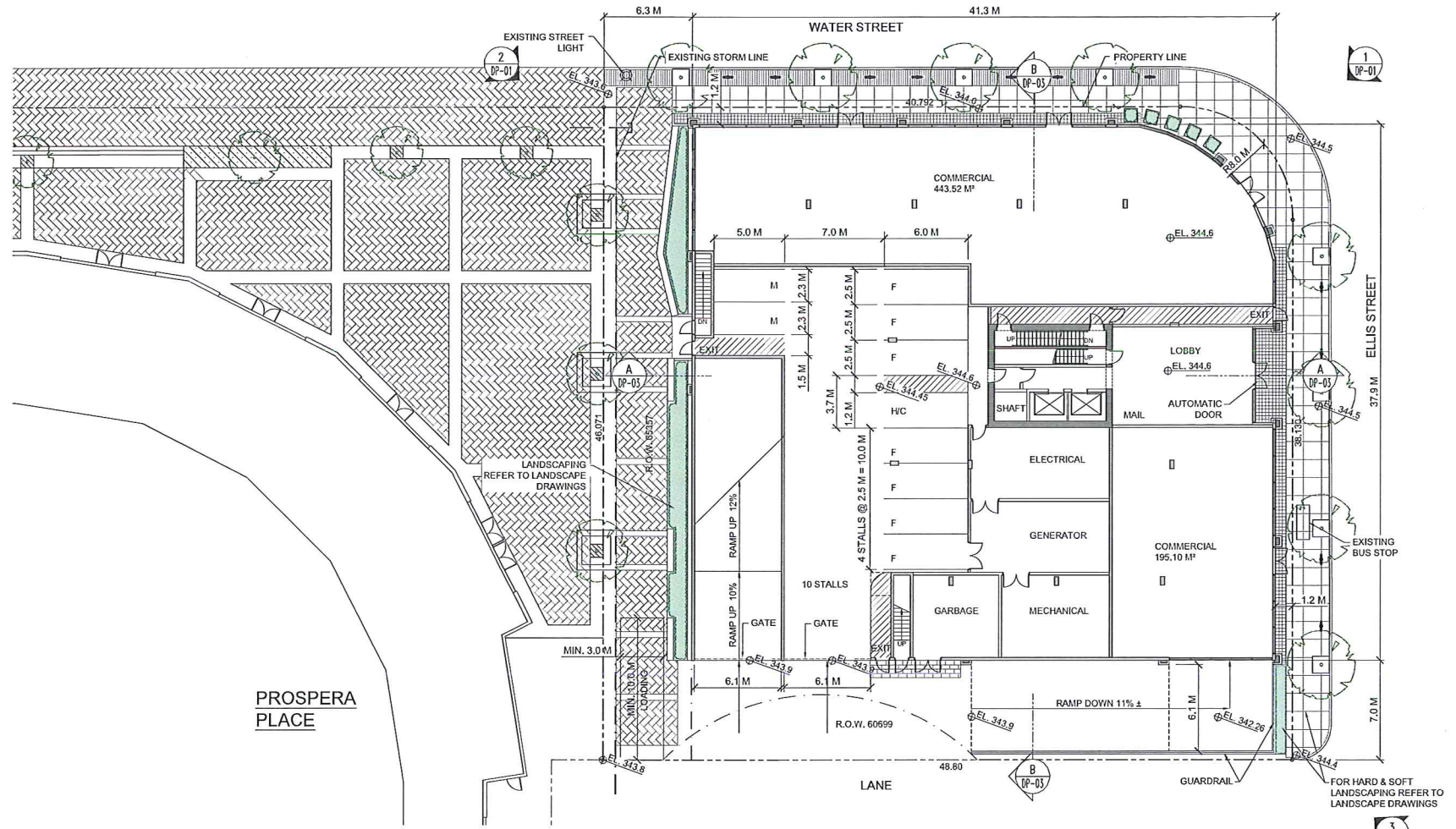
- DP-01 SITE PLAN & STATISTICS
- DP-02 FLOOR PLANS
- DP-03 FLOOR PLANS & SECTIONS
- DP-04 ELEVATIONS
- DP-05 ELEVATIONS
- DP-06 SHADOW ANALYSIS

REV. NO.	DATE	REMARKS
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

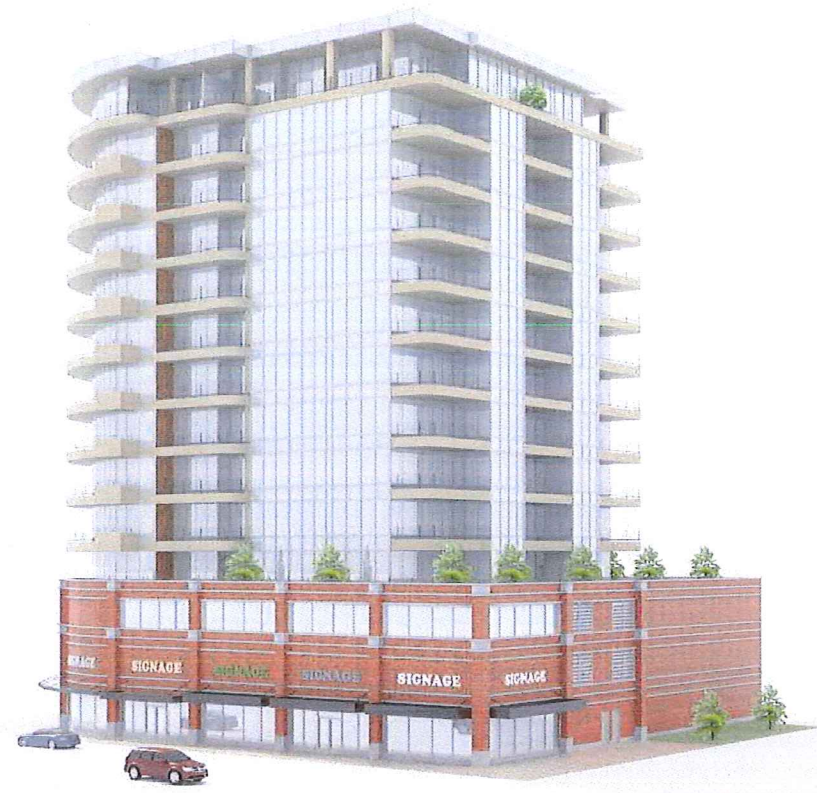
PROJECT TITLE		
<b>1232 ELLIS STREET PROPOSED DEVELOPEMENT</b>		
KELOWNA BC		
DATE		
DECEMBER 2016		
DRAWING TITLE		
TITLE PAGE		
SCALE		
AS SHOWN		
 <b>ICR ARCHITECTURE AND PROJECT CONSULTANTS INC</b>		
#300 - 555 SIXTH STREET NEW WESTMINSTER, BC V3L 5H1		
TEL: (604) 523-6444		FAX: (604) 523-6191
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JOB NO.	DWG. NO.	REV. NO.
		<b>2</b>



1 MASSING CONCEPT  
N.T.S.



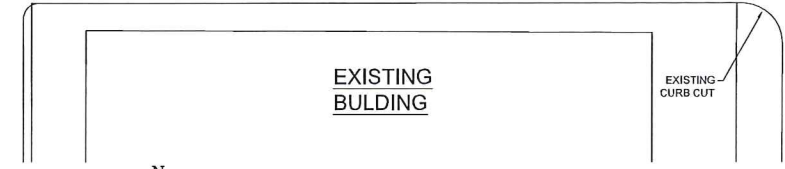
PROSPERA PLACE



2 MASSING CONCEPT  
N.T.S.



3 MASSING CONCEPT  
N.T.S.



SITE PLAN  
SCALE: 1:200

**STATISTICS:**

CIVIC ADDRESS: 1232 ELLIS STREET, KELOWNA BC  
 LEGAL DESCRIPTION: PID: 023-979-020 LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP60698  
 REGISTERED OWNER: RG LOT 3 LTD 2088-1177 WEST HASTINGS STREET VANCOUVER, BC V6E 2K3  
 ZONING: CDS - MULTI-PURPOSE FACILITY  
 SITE AREA: 0.553 ACRES (2237.1 M<sup>2</sup>)  
 PERMITTED DENSITY: F.A.R. 5 = 11,185.5 M<sup>2</sup>  
 GROSS FLOOR AREA: 14,681.31 M<sup>2</sup> (Underground parking excluded)  
 LESS STAIRS, ELEVATOR, CORRIDORS: 1,754.55 M<sup>2</sup>  
 LESS PARKING: 2854.44 M<sup>2</sup>  
 LESS AMENITY: 130.90 M<sup>2</sup>  
 PROPOSED F.A.R. = 9,941.51 M<sup>2</sup>  
 NET FLOOR AREAS:  
 COMMERCIAL: 638.62 M<sup>2</sup>  
 RESIDENTIAL: 8,495.31 M<sup>2</sup>  
 SITE COVERAGE:  
 SITE AREA: 2,237.1 M<sup>2</sup>  
 GROSS GROUND FLOOR AREA: 1,535.6 M<sup>2</sup> = 69%  
 PERMITTED MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES:  
 12 STOREYS OR 37 M WHICHEVER IS THE LESSER.  
 PROPOSED HEIGHT OF BUILDING AND STRUCTURES:  
 14 STOREYS, 48 M

REQUIRED SITING OF PRINCIPAL BUILDINGS AND STRUCTURES:  
 FRONT YARDS: NONE REQUIRED  
 SIDE YARDS: NONE REQUIRED  
 REAR YARDS: NONE REQUIRED  
 PROPOSED SITING OF PRINCIPAL BUILDINGS AND STRUCTURES:  
 FRONT YARDS: 1.2 M (4 FEET)  
 SIDE YARDS: NORTH SIDE: 1.2 M (4 FEET)  
 SOUTH SIDE: 7.0 M (23 FEET)  
 REAR YARDS: 6.3 M (20 FEET 8 INCHES)  
 REQUIRED FIRST FLOOR COMMERCIAL:  
 50% OF THE FIRST FLOOR AND MUST OCCUPY 90% OF THE FRONT LOT LINE.  
 PROPOSED FIRST FLOOR COMMERCIAL: 638.62 M<sup>2</sup> (42% OF FIRST FLOOR; 67% OF FRONT LOT LINE; 85% OF SIDE LOT LINE)  
 PROPOSED UNIT MIX:  
 ONE BEDROOM: 27 SUITES  
 TWO BEDROOMS: 62 SUITES  
 THREE BEDROOMS: 2  
 TOTAL NUMBER OF SUITES: 91  
 PROPOSED RESIDENTIAL PARKING:  
 1.0 SPACES PER DWELLING UNIT  
 1.75 SPACES PER 100 M<sup>2</sup> COMMERCIAL  
 VISITOR 1 SPACE PER 7 DWELLING UNITS  
 TOTAL REQUIRED: 117 STALLS  
 PARKING PROVIDED: 117 STALLS  
 REQUIRED BICYCLE PARKING:  
 CLASS I: 0.5 PER DWELLING UNIT BY 91 UNITS = 46 SPACES  
 CLASS II: 0.1 PER DWELLING UNIT BY 93 UNITS = 10 SPACES  
 PROVIDED BICYCLE PARKING:  
 CLASS I: 60 SPACES  
 CLASS II: 10 SPACES

REV. NO.	DATE	REMARKS
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 03, 2016	TEXT AMENDMENT
	SEPT 03, 2016	PRELIMINARY

PROJECT TITLE  
**1232 ELLIS STREET  
 PROPOSED DEVELOPMENT**  
 KELOWNA BC

DATE: DECEMBER 2016

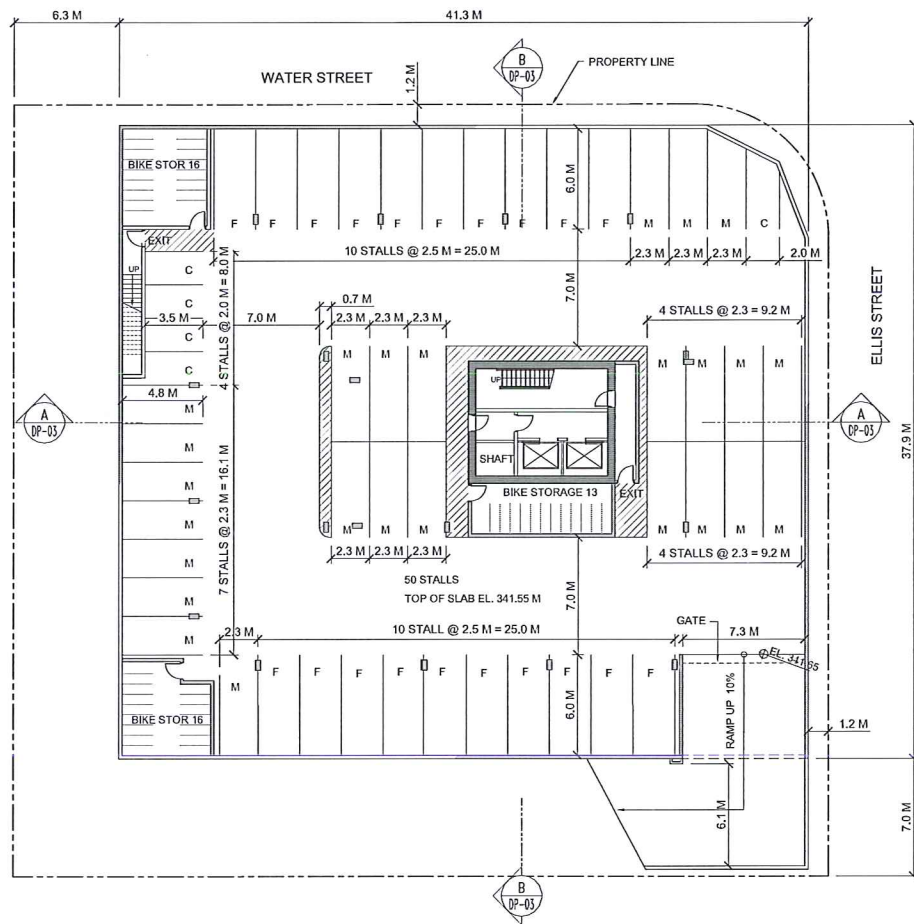
DRAWING TITLE  
**SITE PLAN & STATICS**

SCALE: AS SHOWN

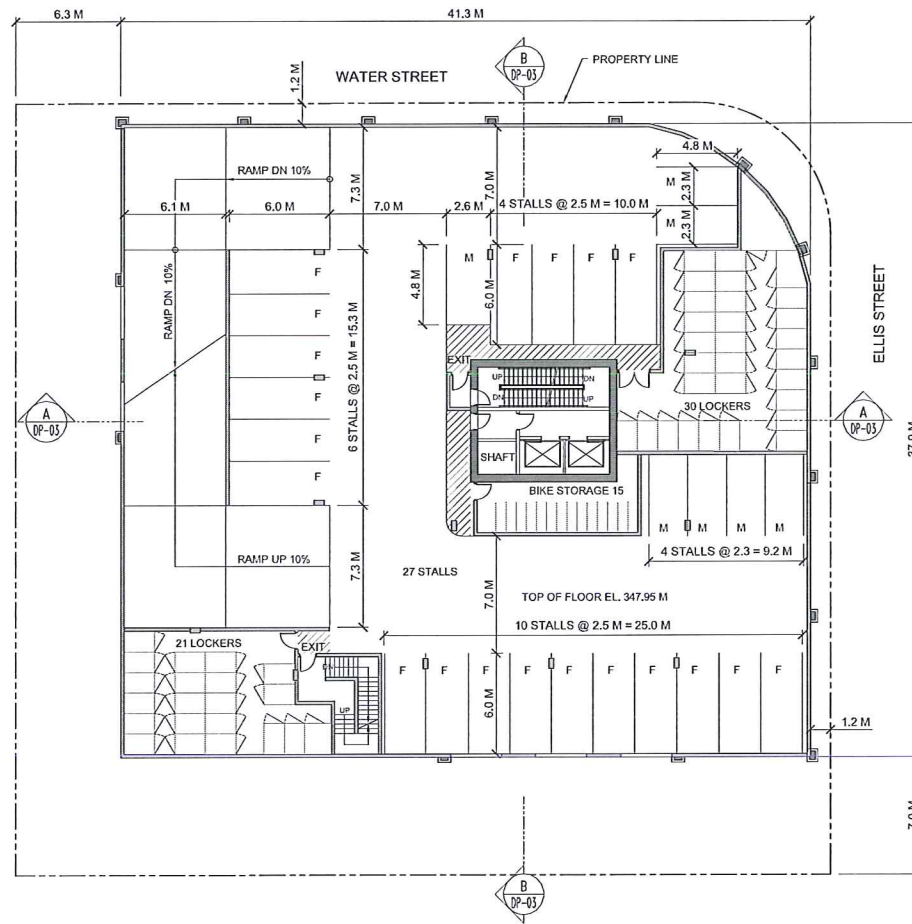
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC  
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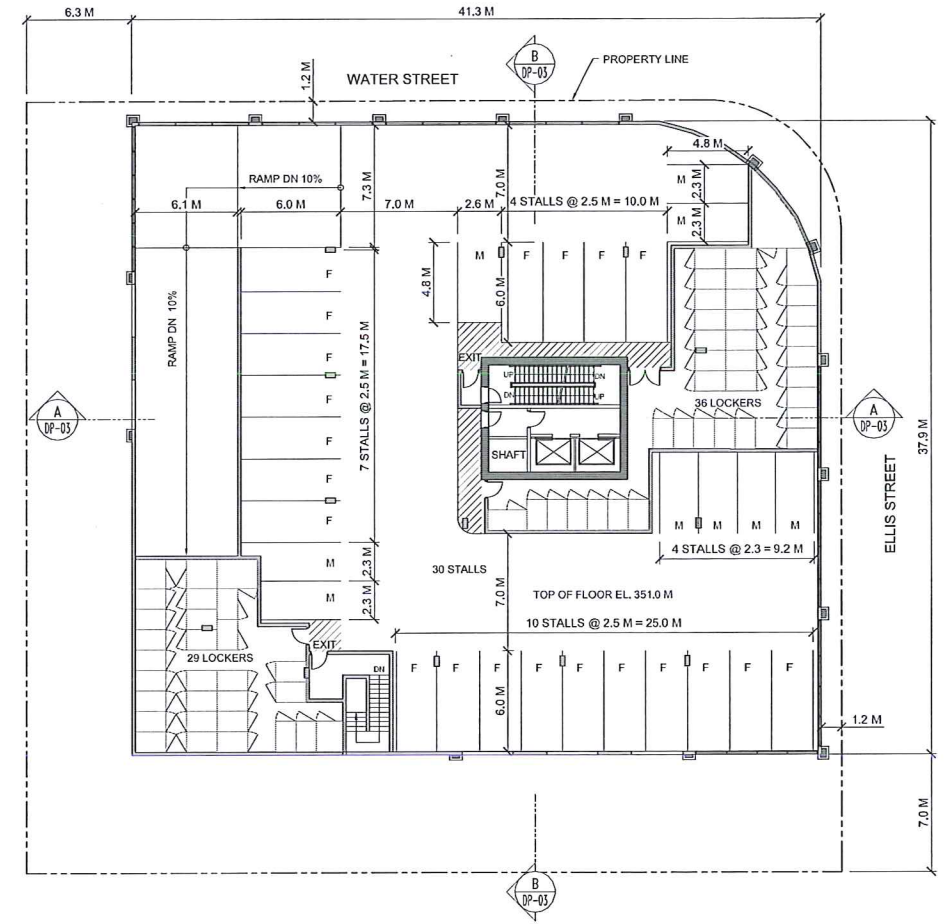
JOB NO.	DWG. NO.	REV. NO.
	DP-01	2




**UNDERGROUND PARKING**  
 SCALE: 1:200




**PARKING LEVEL 2**  
 SCALE: 1:200




**PARKING LEVEL 3**  
 SCALE: 1:200

REV. NO.	DATE	REMARKS
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**PROJECT TITLE**  
 1232 ELLIS STREET  
 PROPOSED DEVELOPMENT  
 KELOWNA BC

**DATE**  
 DECEMBER 2016

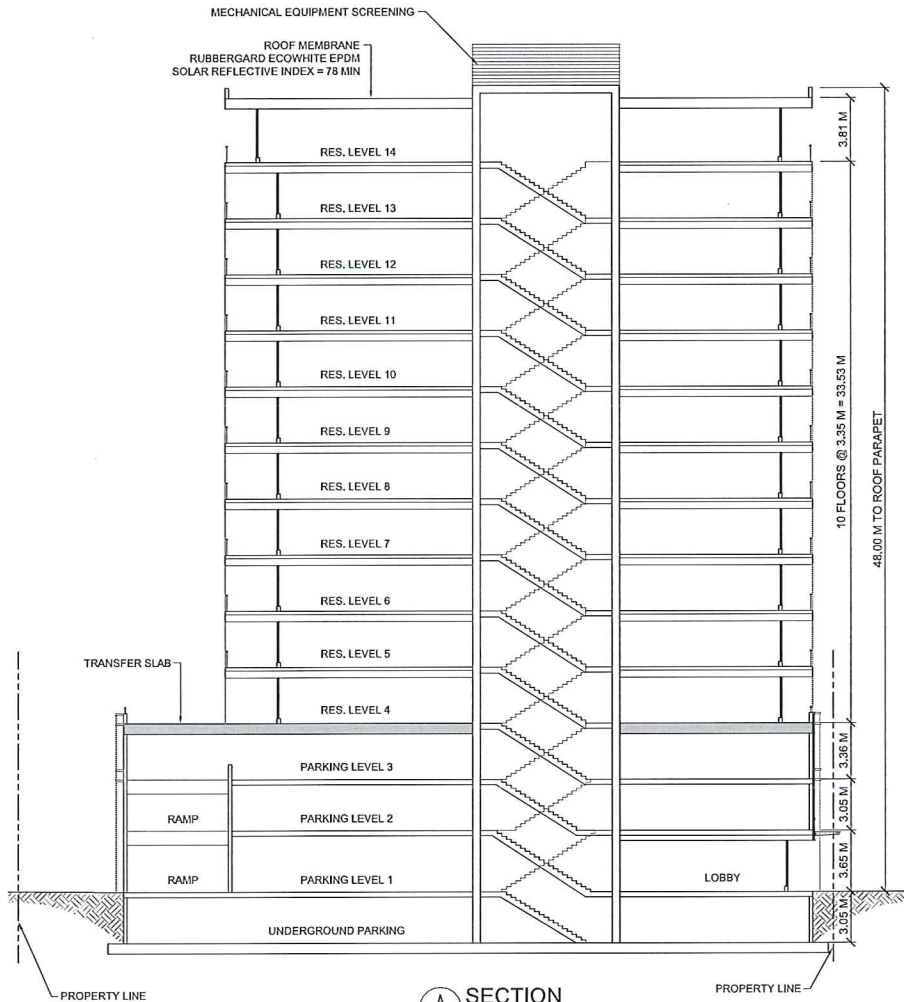
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 FLOOR PLANS

**SCALE**  
 AS SHOWN

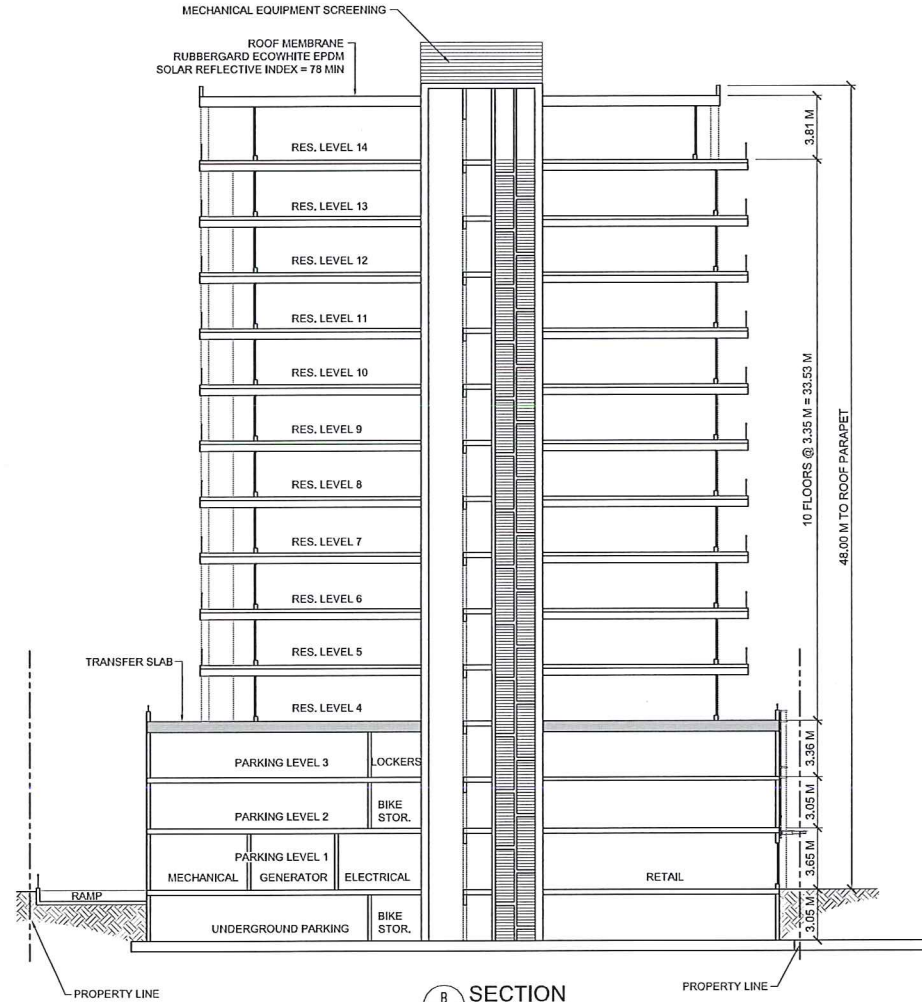

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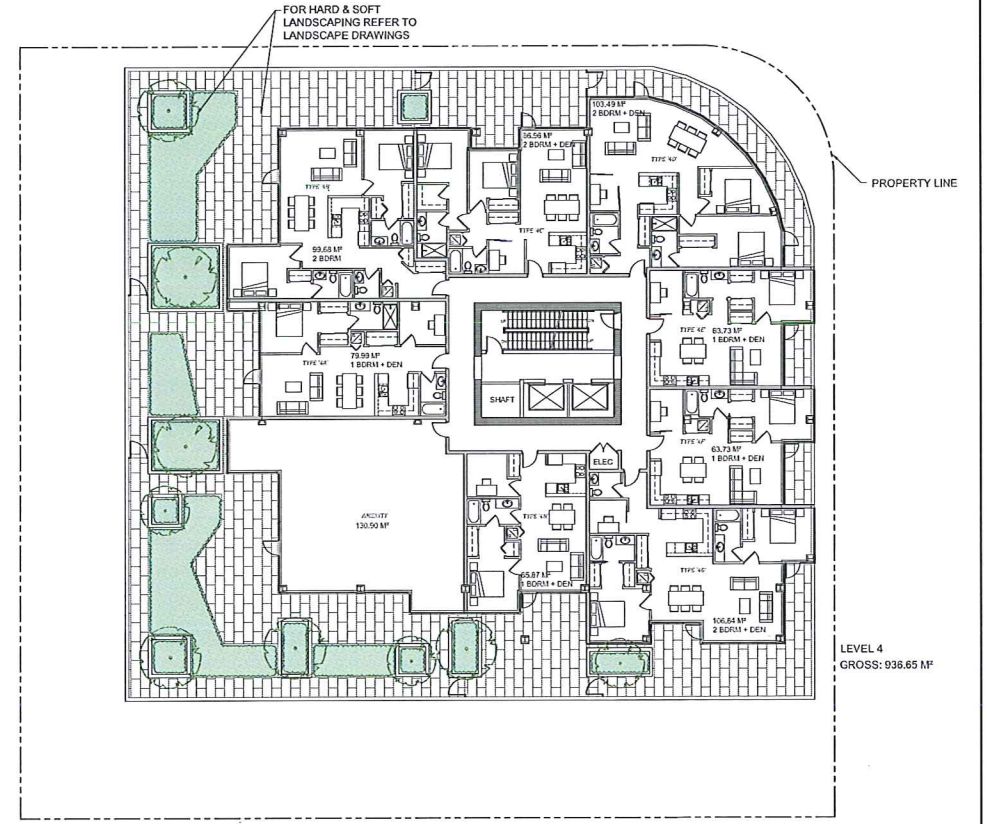
JOB NO.	DWG. NO.	REV. NO.
	DP-02	2



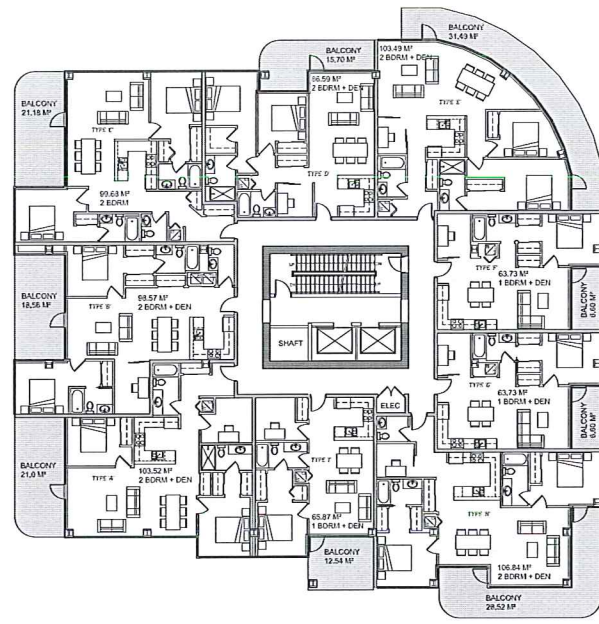
**A SECTION**  
SCALE: 1:200



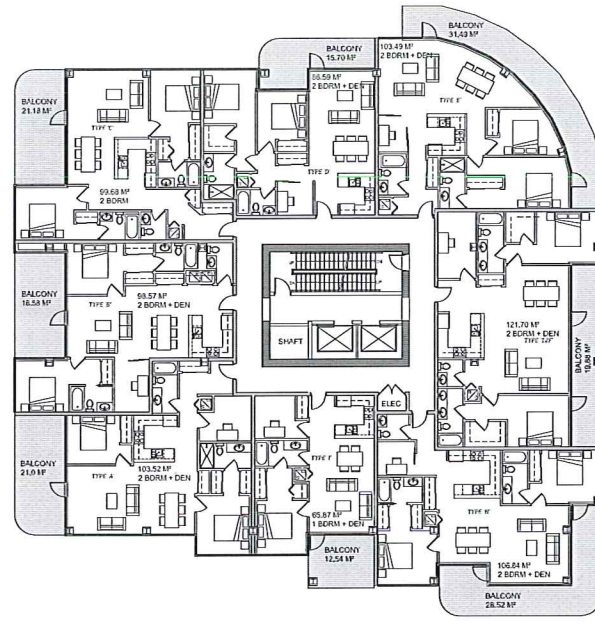
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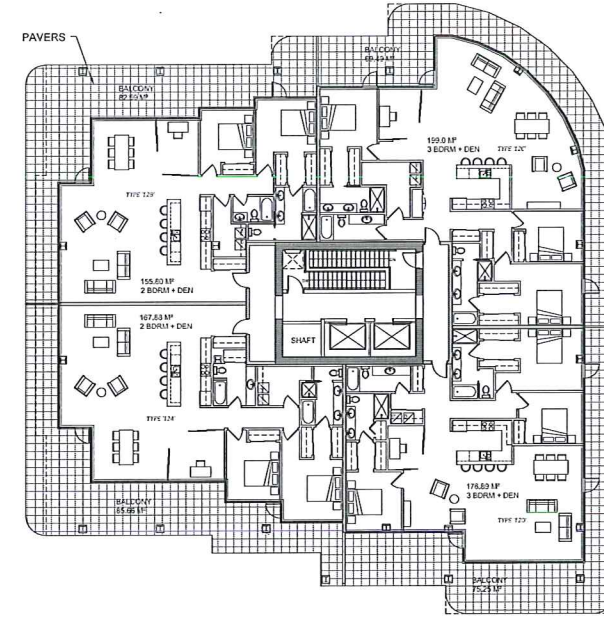
**FLOOR PLAN LEVEL 4**  
SCALE: 1:200



**FLOOR PLAN LEVELS 5-11**  
SCALE: 1:200



**FLOOR PLAN LEVELS 12, 13**  
SCALE: 1:200



**FLOOR PLAN LEVEL 14**  
SCALE: 1:200

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	SEPT 03, 2016	PRELIMINARY

**PROJECT TITLE**  
1232 ELLIS STREET  
PROPOSED DEVELOPMENT  
KELOWNA BC

**DATE**  
DECEMBER 2016

**DRAWING TITLE**  
FLOOR PLANS & SECTIONS

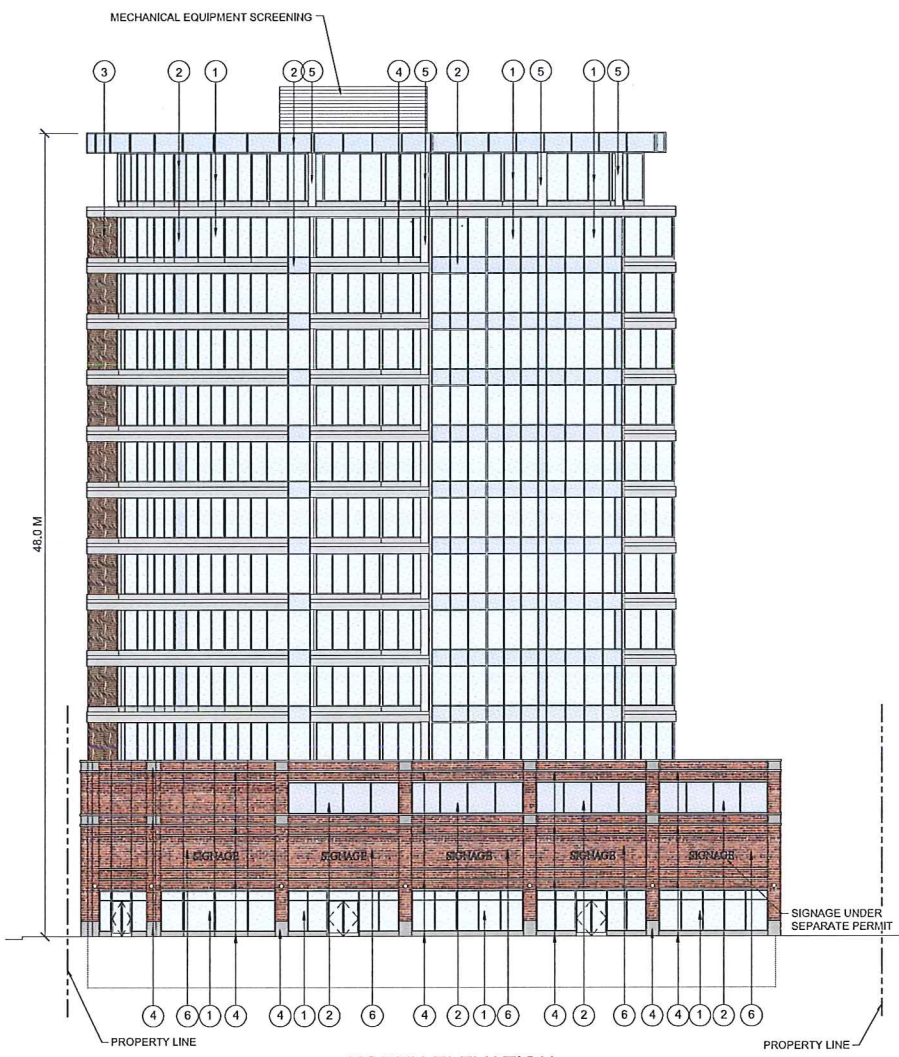
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AS SHOWN

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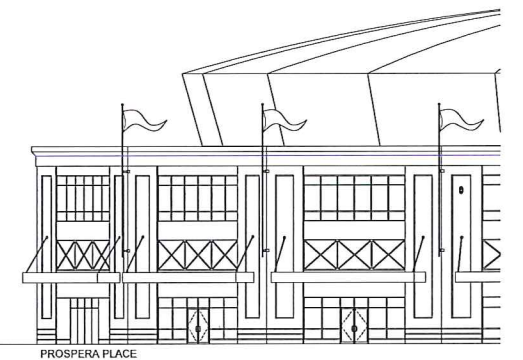
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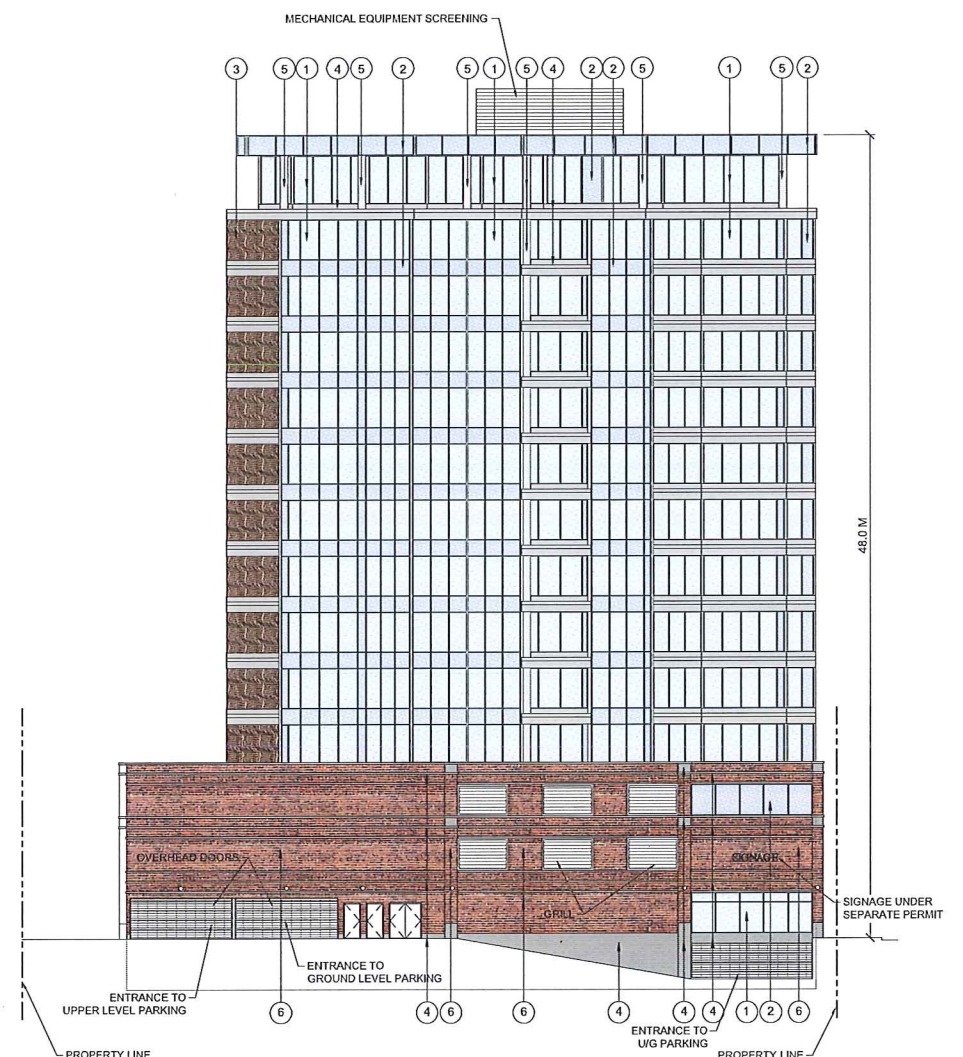
<b>JOB NO.</b>	<b>DWG. NO.</b>	<b>REV. NO.</b>
	DP-03	2



**NORTH ELEVATION**  
SCALE: 1:200



PROSPERA PLACE



**SOUTH ELEVATION**  
SCALE: 1:200

- ① GLAZING BY CLEAR ANODIZED FRAMING SYSTEM
  - ② SPANDREL GLASS
  - ③ FIBRE CEMENT PANELS WOOD GRAIN FINISH
  - ④ PAINTED CONCRETE BENJAMIN MOORE 'CEMENT GRAY 2112-60'
  - ⑤ METAL PANEL WHITE WHITE
  - ⑥ BRICK VENEER
- ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPCM  
SOLAR REFLECTIVE INDEX = 78 MIN.

REV. NO.	DATE	REMARKS
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE  
**1232 ELLIS STREET  
PROPOSED DEVELOPMENT  
KELOWNA BC**

DATE  
DECEMBER 2016

DRAWING TITLE  
ELEVATIONS

SCALE  
AS SHOWN

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	DP-04	2



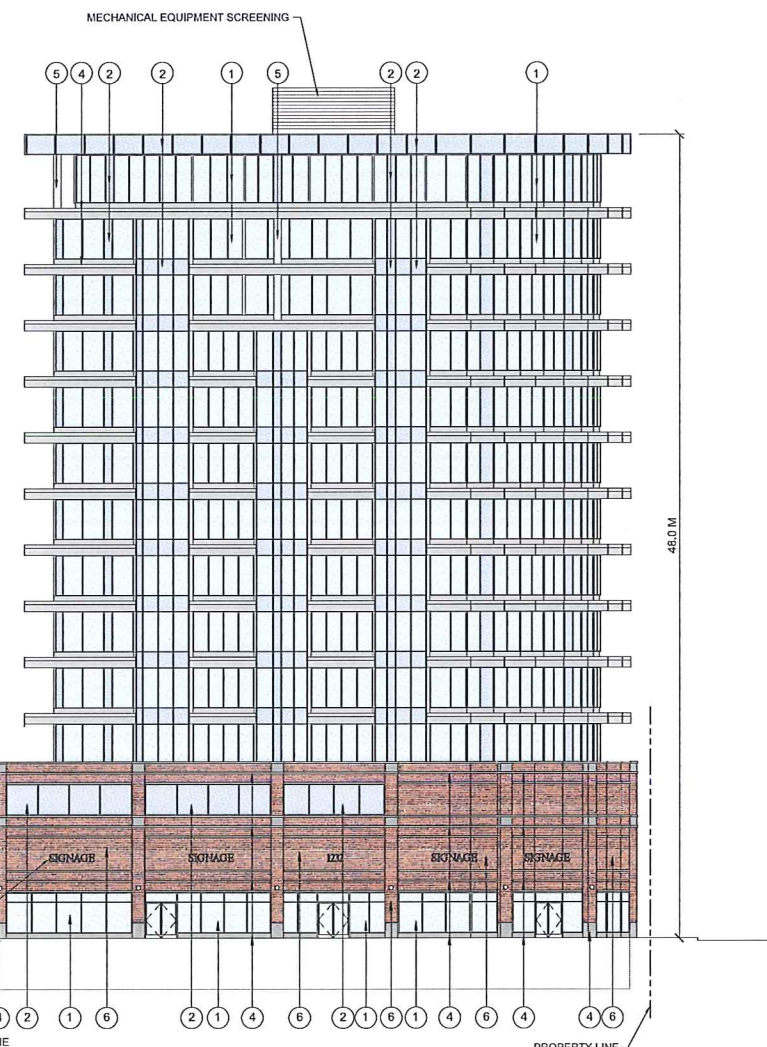


BNA BREW COMPANY

LANE

SIGNAGE UNDER SEPARATE PERMIT

PROPERTY LINE



**EAST ELEVATION**  
SCALE: 1:200

PROPERTY LINE



**WEST ELEVATION**  
SCALE: 1:200

PROPERTY LINE

- ① GLAZING IN CLEAR ANODIZED FRAMING SYSTEM
- ② SPANDREL GLASS
- ③ FIBRE CEMENT PANELS WOOD GRAIN FINISH
- ④ PAINTED CONCRETE BENJAMIN MOORE 'CEMENT GRAY 2112-69'
- ⑤ METAL PANEL WHITE WHITE
- ⑥ BRICK VENEER

ROOF MATERIAL:  
RUBBERGARD ECO WHITE EPDM  
SOLAR REFLECTIVE INDEX = 78 MIN.

REV. NO.	DATE	REMARKS
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	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE  
**1232 ELLIS STREET  
PROPOSED DEVELOPEMENT  
KELOWNA BC**

DATE  
DECEMBER 2016

DRAWING TITLE  
ELEVATIONS

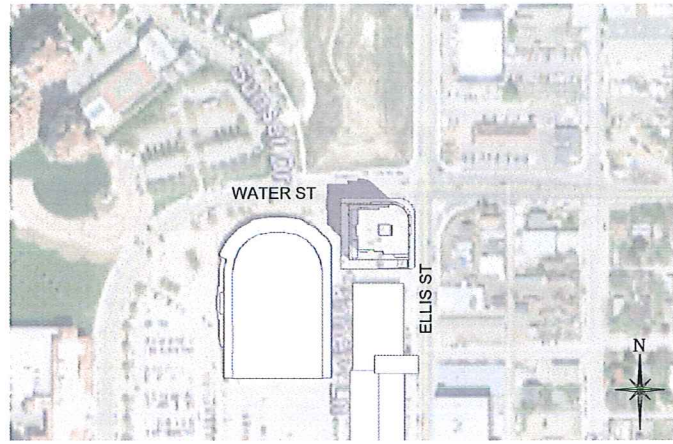
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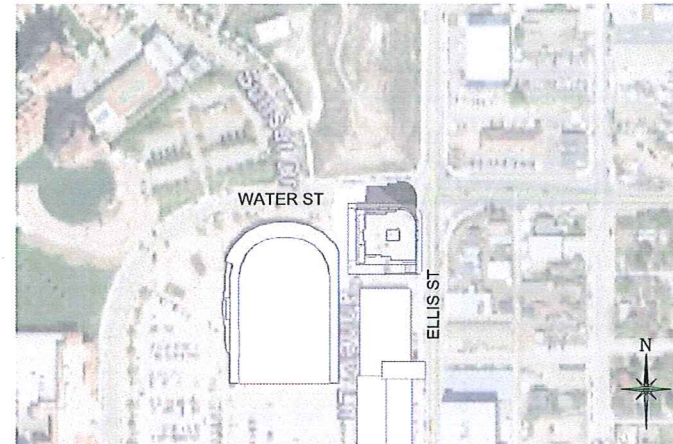
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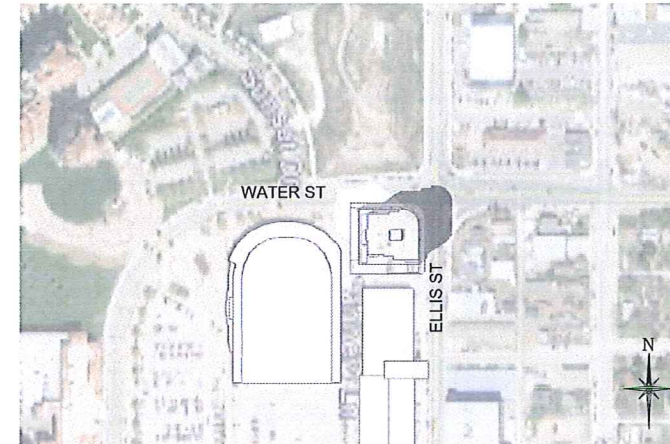
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	DP-05	2



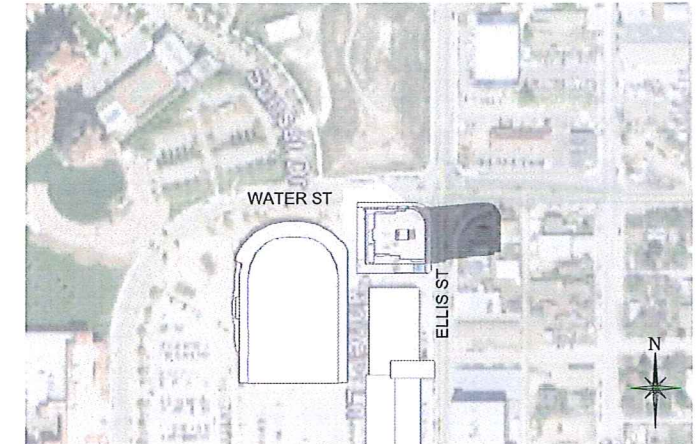
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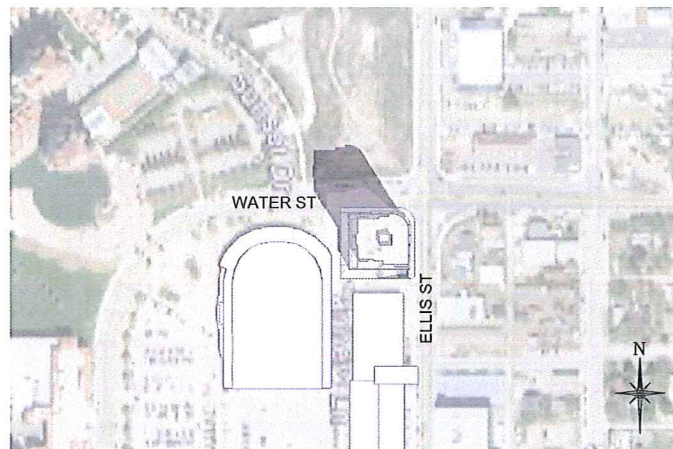
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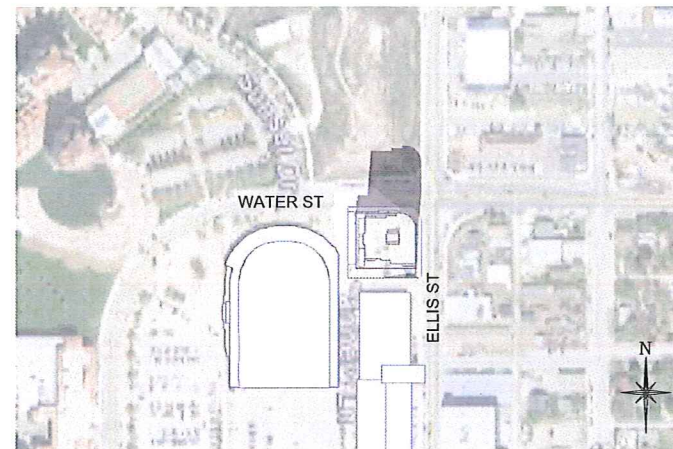
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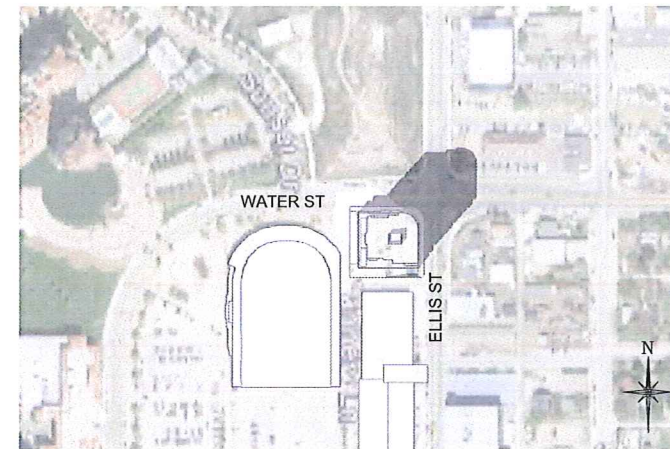
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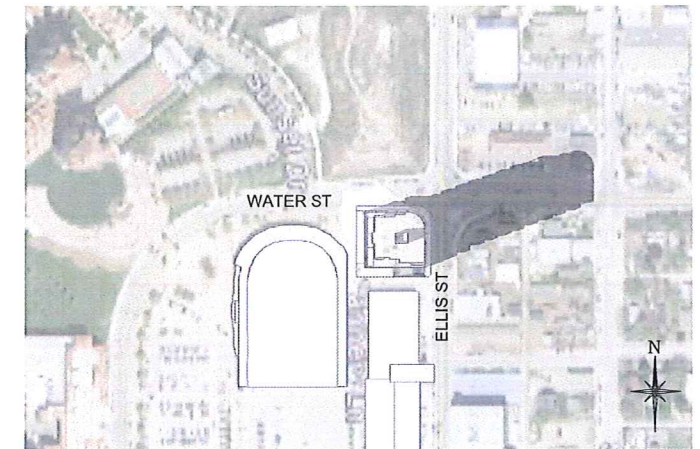
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SHADOW STUDY SEPT 21, 12:00 PM  
N.T.S.



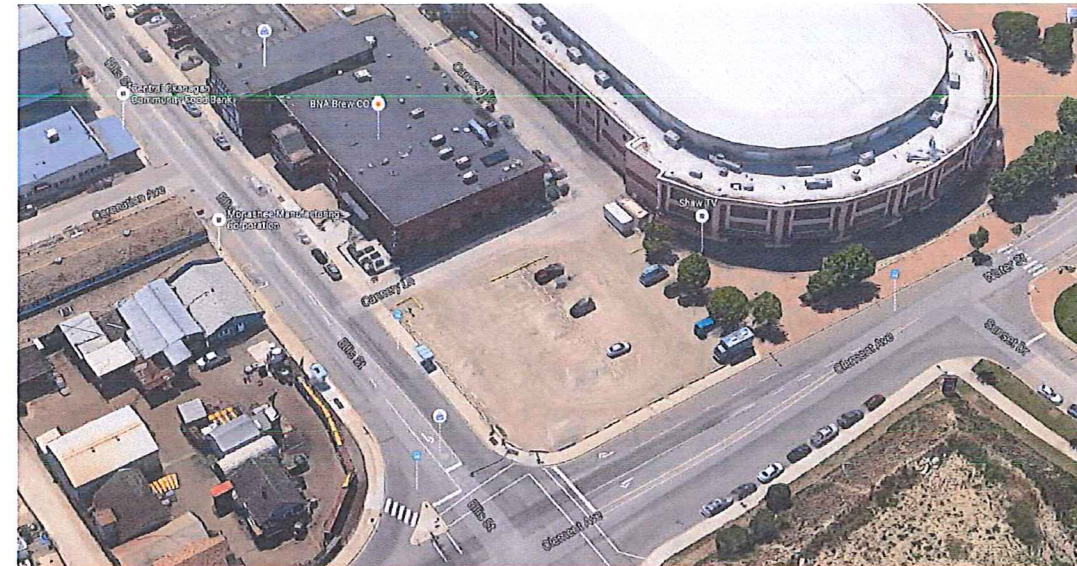
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N.T.S.



SHADOW STUDY SEPT 21, 4:00 PM  
N.T.S.



NORTH-EAST CORNER VIEW



REV. NO.	DATE	REMARKS
2	JAN 16, 2017	ISSUED FOR DEVELOPMENT PERMIT
1	SEPT 08, 2016	TEXT AMENDMENT
	SEPT 08, 2016	PRELIMINARY

PROJECT TITLE  
**1232 ELLIS STREET  
PROPOSED DEVELOPEMENT  
KELOWNA BC**

DATE  
DECEMBER 2016

DRAWING TITLE  
SHADOW ANALYSIS

SCALE  
AS SHOWN

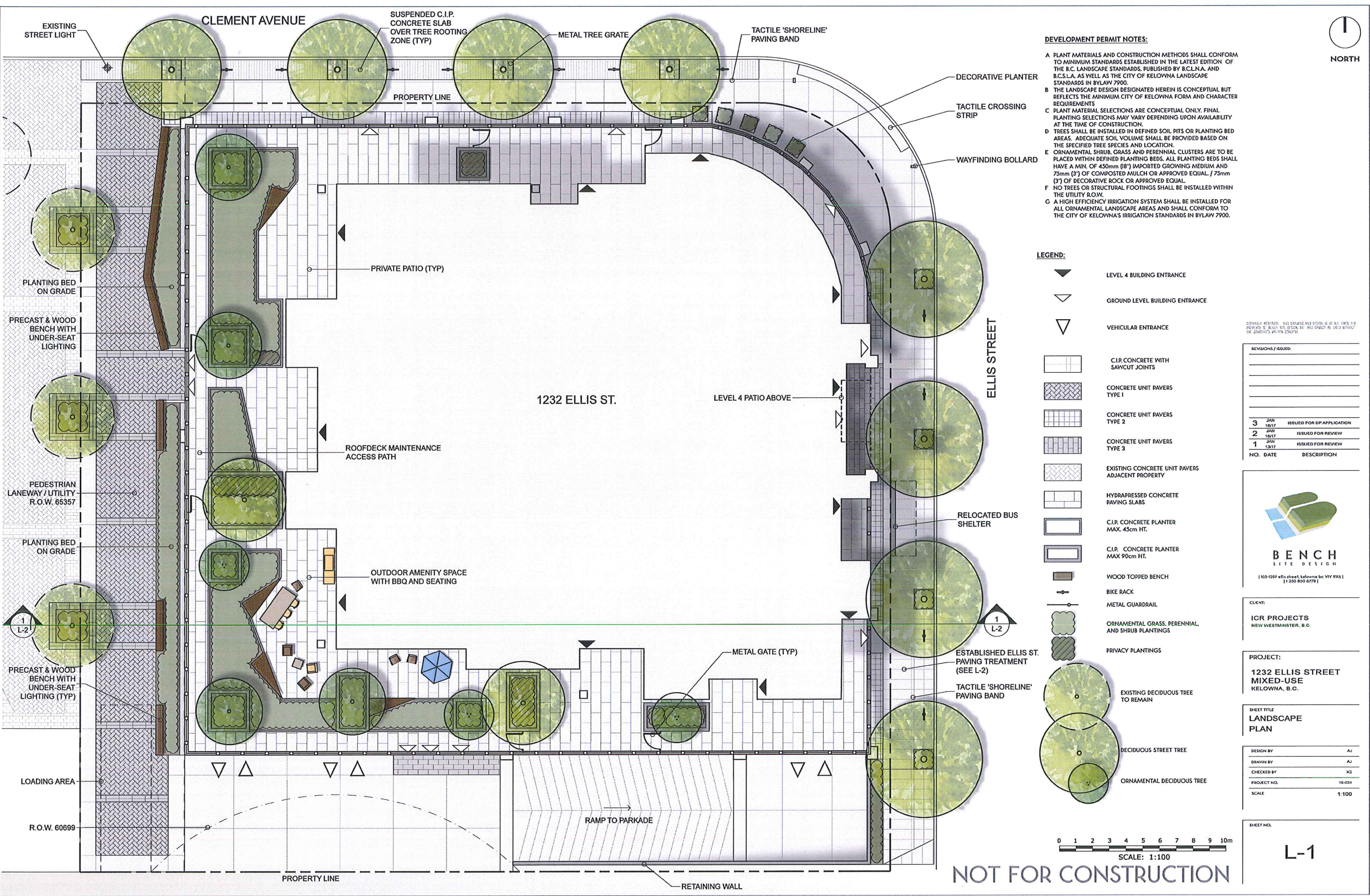
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JOB. NO.	DWG. NO.	REV. NO.
	DP-06	2

/VOLUMES/BENCH/400 - PROJECTS/2018/16-034\_1232ELLIS\_MIXED/USE/440 - DRAWINGS/00-CURRENT/00\_16-034\_1232ELLIS\_CONCEPT.DWG



**DEVELOPMENT PERMIT NOTES:**

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL. / 75mm (3") OF DECORATIVE ROCK OR APPROVED EQUAL.
- F NO TREES OR STRUCTURAL FOOTINGS SHALL BE INSTALLED WITHIN THE UTILITY R.O.W.
- G A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

- LEGEND:**
- LEVEL 4 BUILDING ENTRANCE
  - GROUND LEVEL BUILDING ENTRANCE
  - VEHICULAR ENTRANCE
  - C.I.P. CONCRETE WITH SAWCUT JOINTS
  - CONCRETE UNIT PAVERS TYPE 1
  - CONCRETE UNIT PAVERS TYPE 2
  - CONCRETE UNIT PAVERS TYPE 3
  - EXISTING CONCRETE UNIT PAVERS ADJACENT PROPERTY
  - HYDRAPRESSED CONCRETE PAVING SLABS
  - C.I.P. CONCRETE PLANTER MAX. 45cm HT.
  - C.I.P. CONCRETE PLANTER MAX 90cm HT.
  - WOOD TOPPED BENCH
  - BIKE RACK
  - METAL GUARDRAIL
  - ORNAMENTAL GRASS, PERENNIAL, AND SHRUB PLANTINGS
  - PRIVACY PLANTINGS
  - EXISTING DECIDUOUS TREE TO REMAIN
  - DECIDUOUS STREET TREE
  - ORNAMENTAL DECIDUOUS TREE

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REVISIONS / ISSUED:		
NO.	DATE	DESCRIPTION
3	JAN 16/17	ISSUED FOR DP APPLICATION
2	JAN 16/17	ISSUED FOR REVIEW
1	JAN 13/17	ISSUED FOR REVIEW

**BENCH**  
SITE DESIGN

1105-1289 ellis street, Kelowna bc V1Y 9X0 |  
1-250-850-0778 |

CLIENT:  
**ICR PROJECTS**  
NEW WESTMINSTER, B.C.

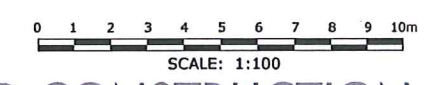
PROJECT:  
**1232 ELLIS STREET MIXED-USE**  
KELOWNA, B.C.

SHEET TITLE:  
**LANDSCAPE PLAN**

DESIGN BY	AJ
DRAWN BY	AJ
CHECKED BY	XG
PROJECT NO.	16-034
SCALE	1:100

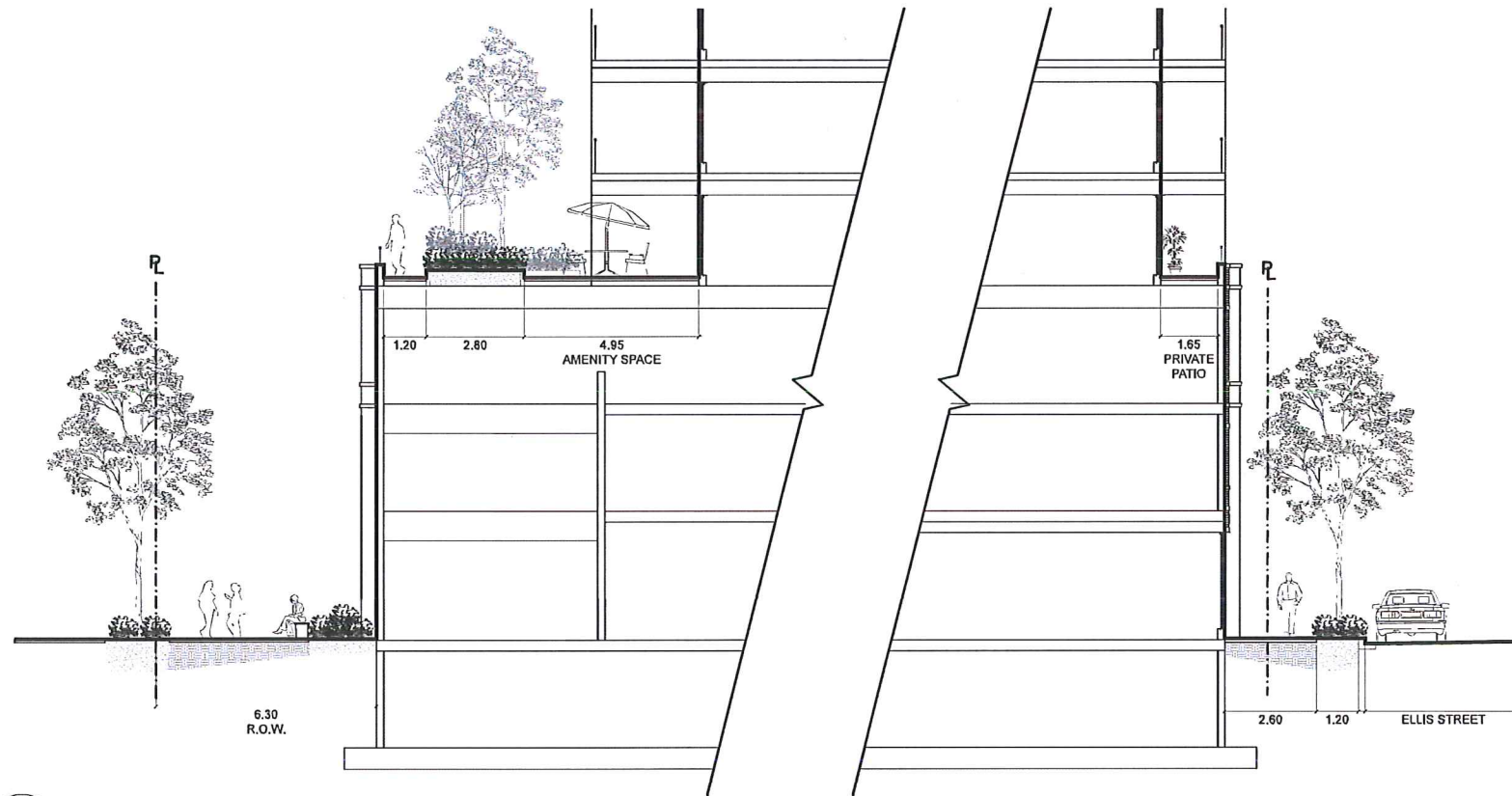
SHEET NO.

**L-1**



**NOT FOR CONSTRUCTION**



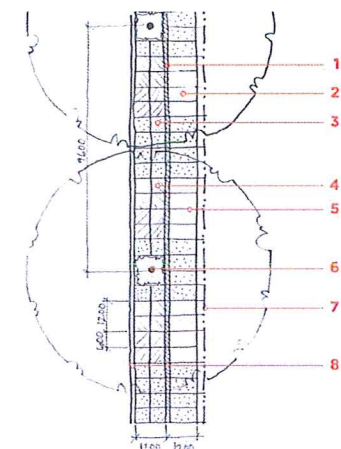


**1** EAST-WEST SECTION  
**L-2** SCALE 1:100

**REPRESENTATIVE PLANT LIST:**

TREES			
Botanical Name	Common Name	Size	Root
<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire red maple	6cm Cal.	B&B
<i>Amelanchier x grandiflora</i> 'Ballerina'	Ballerina serviceberry	#15 Cont.	Potted
<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple white ash	6cm Cal.	B&B
<i>Malus x 'Spring Snow'</i>	Spring Snow crabapple	4cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size	Root
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#02 Cont.	Potted
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black chokeberry	#03 Cont.	Potted
<i>Hydrangea paniculata</i> 'Bobo'	Bobo hydrangea	#03 Cont.	Potted
<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low fragrant sumac	#03 Cont.	Potted
<i>Rosa</i> 'Bill Reid'	Bill Reid rose	#03 Cont.	Potted
<i>*Taxus x media</i> 'H.M. Eddie'	H.M. Eddie yew	#05 Cont.	Potted
PERENNIALS			
Botanical Name	Common Name	Size	Root
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont.	Potted
<i>Bergenia cordifolia</i> 'Winterglut'	Winterglow bergenia	#01 Cont.	Potted
<i>Echinacea purpurea</i> 'White Swan'	White Swan coneflower	#01 Cont.	Potted
<i>Persicaria affinis</i> 'Dimitry'	Himalayan fleecy flower	#01 Cont.	Potted
<i>Paxistima canbyi</i>	Cliff green	#01 Cont.	Potted
<i>Salvia officinalis</i>	Garden sage	#01 Cont.	Potted
<i>Sedum sieboldii</i>	October Daphne stonecrop	#01 Cont.	Potted
GRASSES			
Botanical Name	Common Name	Size	Root
<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze tufted hair grass	#01 Cont.	Potted
<i>Festuca amethystina</i>	Tufted fescue	#01 Cont.	Potted
<i>Miscanthus sinensis</i> 'Graziella'	Graziella maiden grass	#01 Cont.	Potted
<i>Pennisetum</i> 'Karley Rose'	Karley Rose fountain grass	#01 Cont.	Potted

\*Male plants only



- 1 150mm wide exposed aggregate 'shoreline'
- 2 Walking aisle - CIP concrete, broom finish, clear of all furnishings, signs, and obstacles
- 3 CIP concrete - sandblast finish
- 4 CIP concrete - contrasting broom finishes
- 5 Sawcut joints
- 6 Street tree and planting bed
- 7 Property line
- 8 Curb

ELLIS STREETSCAPE STANDARD TREATMENT



TREE GRATE AND PAVING TREATMENT



PEDESTRIAN LANE CHARACTER, FURNISHINGS, AND PAVING



ROOF DECK PLANTERS, PAVING, AND SEATING



PEDESTAL PAVERS ON SUSPENDED SLAB



VARIED-HEIGHT PLANTER BOXES ON SUSPENDED SLAB

NOTICE: THIS DRAWING AND DESIGN ARE THE PROPERTY OF BENCH SITE DESIGN LTD. AND SHALL BE USED WITHOUT THE COMPANY'S WRITTEN CONSENT.

NO.	DATE	DESCRIPTION
3	JAN 18/17	ISSUED FOR DP APPLICATION
2	JAN 18/17	ISSUED FOR REVIEW
1	JAN 18/17	ISSUED FOR REVIEW



CLIENT:  
**ICR PROJECTS**  
 NEW WESTMINSTER, B.C.

PROJECT:  
**1232 ELLIS STREET MIXED-USE**  
 KELOWNA, B.C.

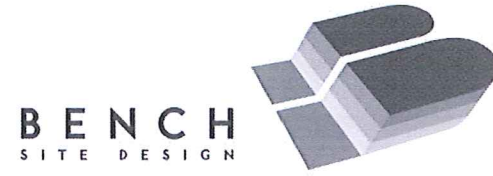
SHEET TITLE:  
**LANDSCAPE SECTIONS & PRECEDENTS**

DESIGN BY	AJ
DRAWN BY	AL
CHECKED BY	XS
PROJECT NO.	16-034
SCALE	AS SHOWN

SHEET NO.

**L-2**

**NOT FOR CONSTRUCTION**



January 18, 2017

City of Kelowna  
1435 Water Street  
Kelowna, B.C.  
V1J 1J4

Attention: Community Planning & Real Estate Division

**Project:** 1232 Ellis St. Mixed Use - Development Permit Application

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Please be advised that a landscape security bond of **\$98,818.75** will be required for the 1232 Ellis St. Mixed Use development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation, and bicycle racks. Please see the attached Estimate of Probable Landscape Construction Costs for Bonding for a detailed breakdown of these costs.

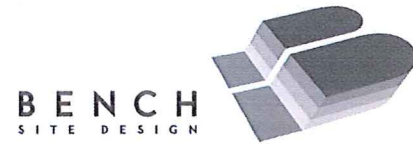
Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Xenia Semeniuk".

Xenia Semeniuk, BCSLA, CSLA, LEED AP (ND)  
Registered Landscape Architect

cc  
Leo Mariotto, ICR Projects Inc.



## 1232 Ellis St. Mixed Use

### Estimate of Probable Landscape Construction Costs for Bonding

Prepared on: January 18, 2017

Items Description	Units	Qty.	Price	Item Total
<b>1.0 Plant Material</b>				
1.1 Trees				
1.1.1 Street Tree w/ Suspended Slab Treatment (incl. 6cm. decid. tree, soil, irrigation, aeration, suspended slab paving premium)	ea.	8	\$5,850.00	\$46,800.00
			<i>Sub-Total</i>	<i>\$46,800.00</i>
1.2 Shrubs, Perennials, Ground Covers				
1.2.1 #3 Pot: Shrubs (1.2m O.C.)	ea.	10	\$35.00	\$350.00
1.2.2 #2 Pot: Shrubs (0.6m O.C.)	ea.	41	\$25.00	\$1,025.00
1.2.3 #1 Pot: Grasses (0.9m O.C.)	ea.	15	\$20.00	\$300.00
1.2.4 #1 Pot: Perennials (0.6m O.C.)	ea.	6	\$15.00	\$90.00
			<i>Sub-Total</i>	<i>\$1,765.00</i>
			<b>1.0 Total</b>	<b>\$48,565.00</b>
<b>2.0 Topsoil &amp; Mulch</b>				
2.1 Topsoil				
2.1.1 Shrub Bed Topsoil (450mm Depth)	m <sup>3</sup>	27	\$50.00	\$1,350.00
			<i>Sub-Total</i>	<i>\$1,350.00</i>
2.2 Mulch, Rock & Boulders				
2.2.1 Glengrow Mulch (75mm Depth)	m <sup>3</sup>	5	\$65.00	\$325.00
2.2.2 Cobble Mulch Maintenance Edge (100mm Depth)	m <sup>3</sup>	1	\$65.00	\$65.00
			<i>Sub-Total</i>	<i>\$390.00</i>
			<b>2.0 Total</b>	<b>\$1,740.00</b>
<b>3.0 Servicing</b>				
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$1,000.00	\$1,000.00
3.1.2 Point of Connection	l.s.	1	\$2,000.00	\$2,000.00
3.1.3 Control System	l.s.	1	\$1,500.00	\$1,500.00
3.1.4 Irrigation system (heads, pipes, valves)	m <sup>2</sup>	60	\$20.00	\$1,200.00
			<i>Sub-Total</i>	<i>\$5,700.00</i>
			<b>3.0 Total</b>	<b>\$5,700.00</b>
<b>4.0 Site Construction</b>				
4.1 Site Furniture				
4.1.1 Bike Racks	ea.	11	\$850.00	\$9,350.00
4.1.2 Bollards	ea.	2	\$850.00	\$1,700.00
4.1.3 Tree Grates	ea.	4	\$3,000.00	\$12,000.00
			<i>Sub-Total</i>	<i>\$23,050.00</i>
			<b>4.0 Total</b>	<b>\$23,050.00</b>
			<i>Subtotal</i>	<i>\$79,055.00</i>
			<b>Security Total (125%)</b>	<b>\$98,818.75</b>