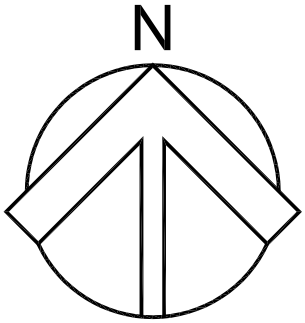


IBI GROUP
ARCHITECTS (CANADA) INC.
700 – 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

Development Permit Application
2017.03.10



ELLA - MISSION GROUP
1580- 1588 Ellis Street, Kelowna, BC



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Kelowna, BC



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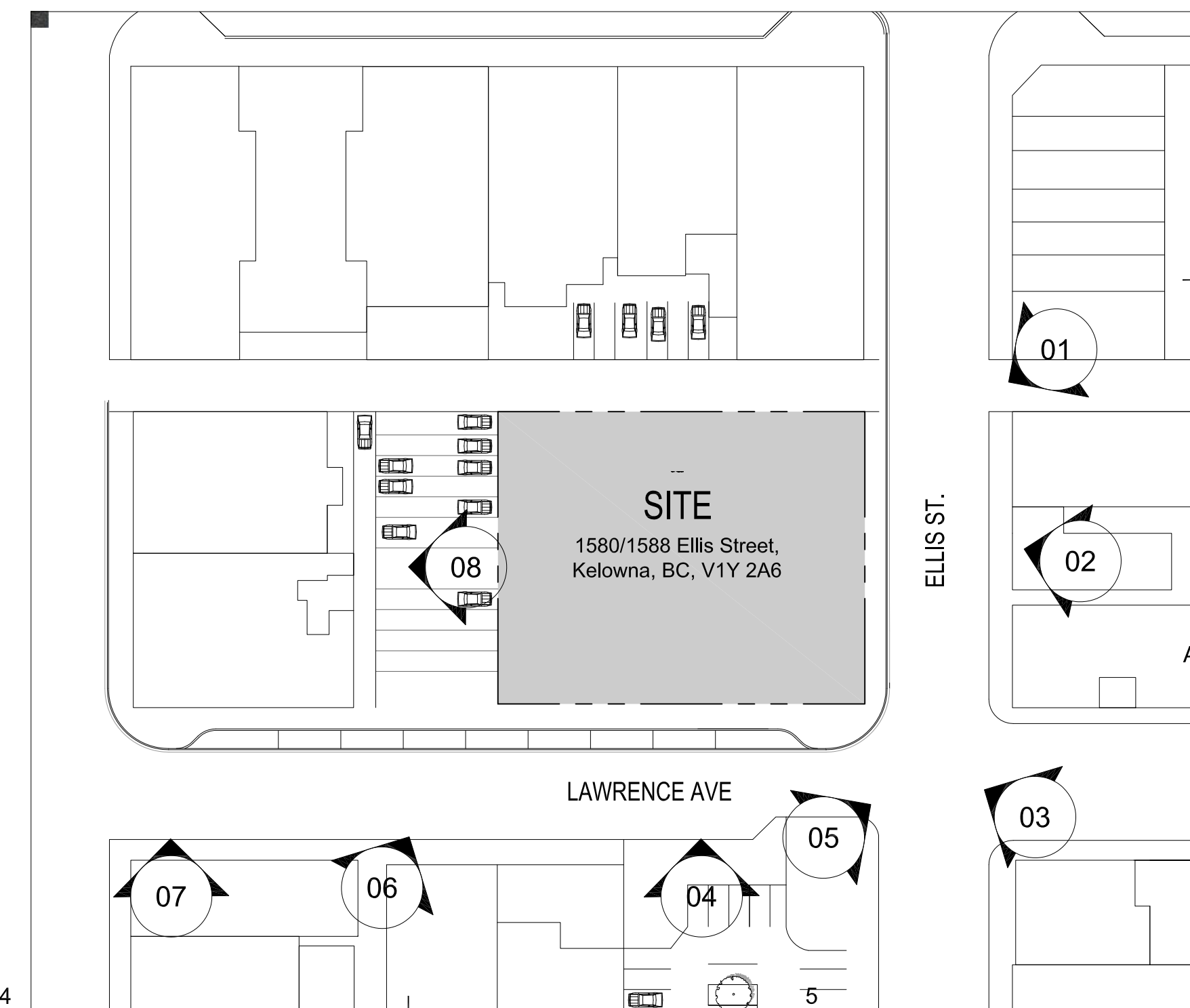
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Ella
1580/1588 Ellis Street

PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/128:1'-0"
DATE:	YY/MM/DD

SHEET TITLE
CONTEXT PLAN

SHEET NUMBER A0.01 1 OF 1	REV: .----
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NO.	DATE	DESCRIPTION	
ISSUES			
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NO.	DATE	APPR	DESCRIPTION

REVISIONS

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PRIME CONSULTANT



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Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibiigroup.com

PROJECT TITLE

Ella

1580/1588 Ellis Street

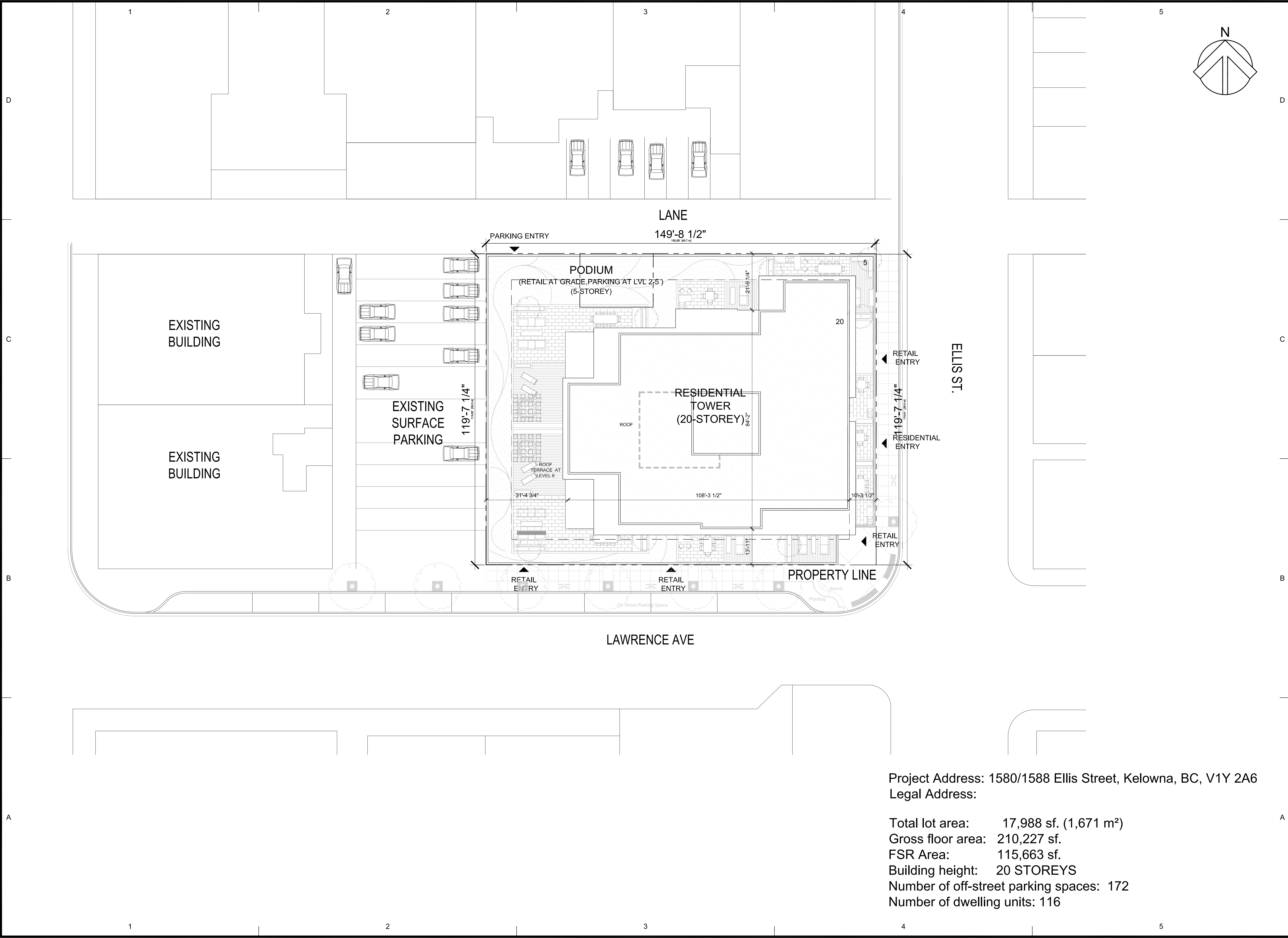
PROJECT NO:	102031
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SCALE:	N/A
DATE:	YY/MM/DD

SHEET TITLE

SITE PHOTOS

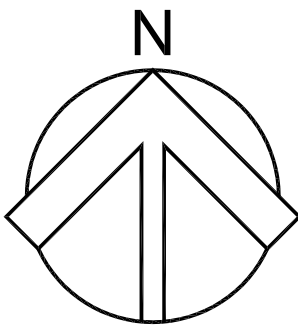
SHEET NUMBER	REV:
A0.02	.----
1 OF 1	

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Project Address: 1580/1588 Ellis Street, Kelowna, BC, V1Y 2A6
Legal Address:

Total lot area: 17,988 sf. (1,671 m²)
Gross floor area: 210,227 sf.
FSR Area: 115,663 sf.
Building height: 20 STOREYS
Number of off-street parking spaces: 172
Number of dwelling units: 116



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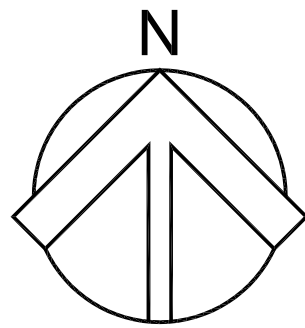
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NO.	DATE	DESCRIPTION

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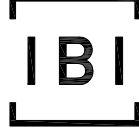
NO.	DATE	APPR	DESCRIPTION

REVISIONS

SEAL

SUB-CONSULTANT

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ARCHITECTS (CANADA) INC.
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Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Ella
1580/1588 Ellis Street

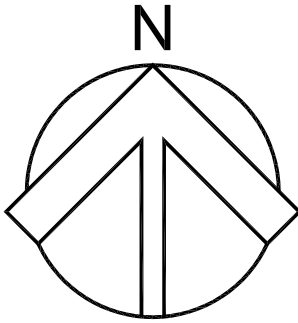
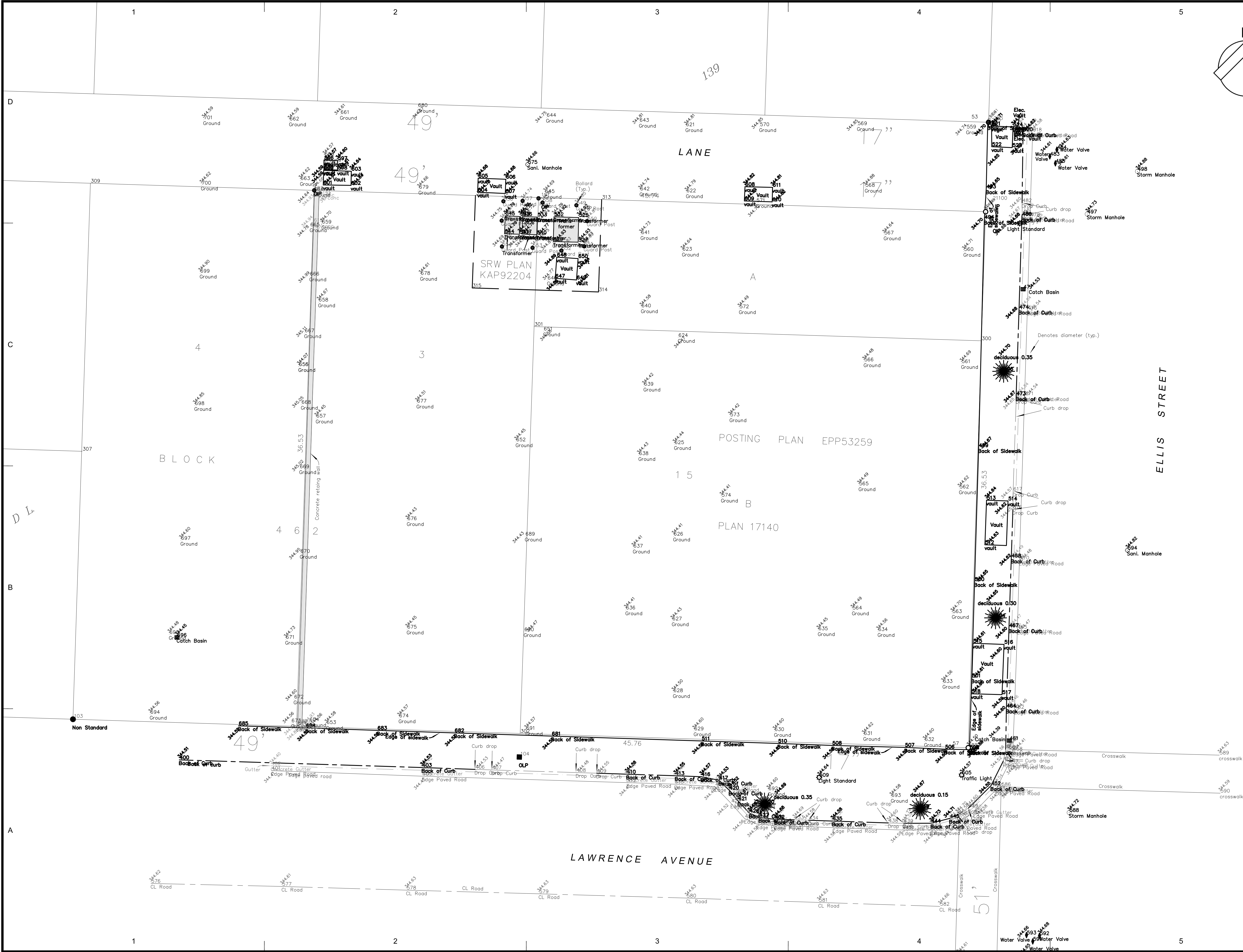
PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User
SCALE:	N/A
DATE:	YY/MM/DD

SHEET TITLE

SHADOW STUDY

SHEET NUMBER	REV:
A0.05 1 OF 1	-----

File Location: J:\102031_MissionGroup\5.9 Drawings\5\search\current\ACA\Drawings\00-General\A0.05 SHADOW STUDY.dwg Last Saved: March 9, 2017, by feng.xue Plotted: Friday, March 10, 2017 11:12:47 AM by Feng Xue



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ISSUES			
NO.	DATE	APPR	DESCRIPTION

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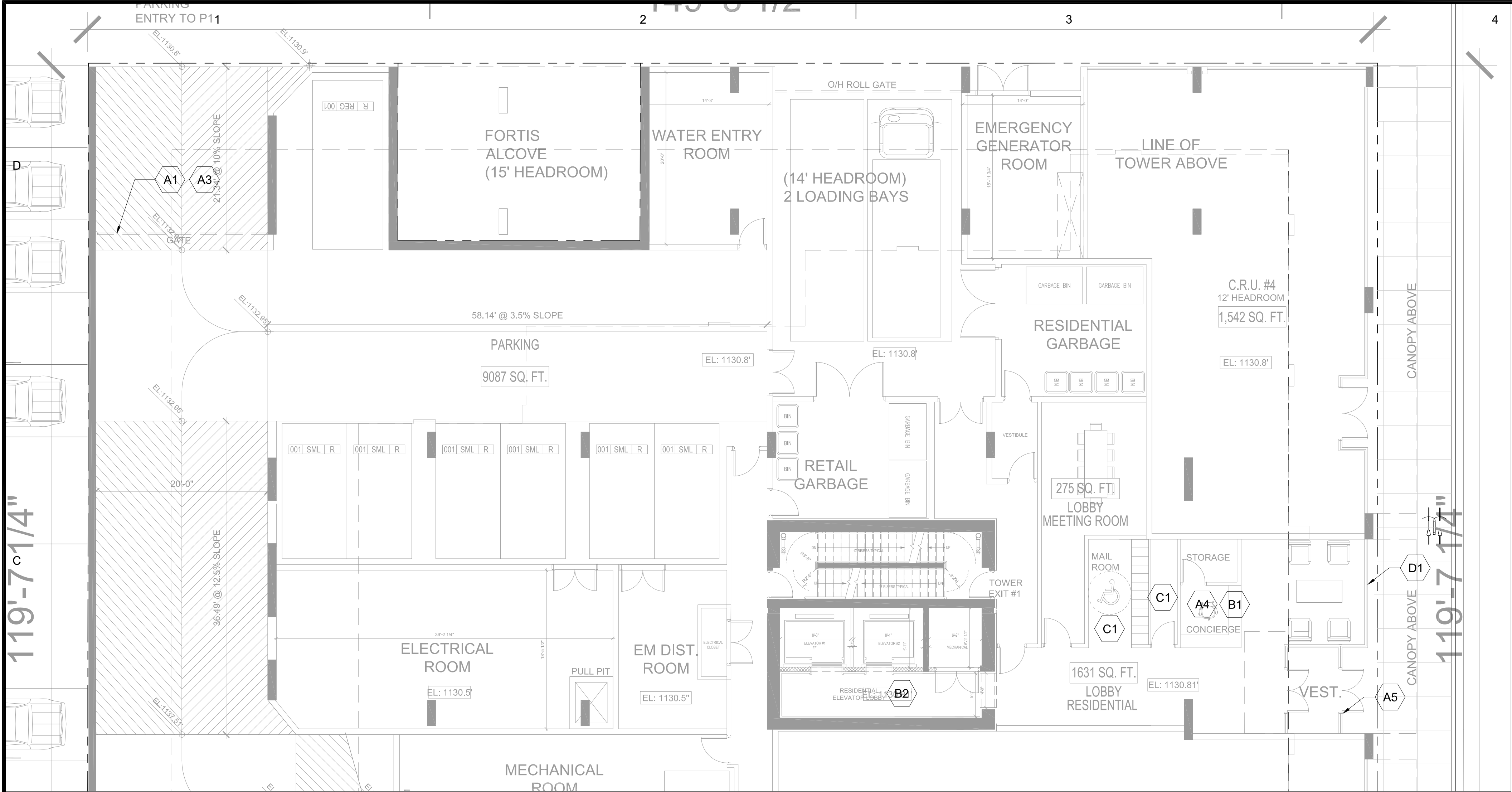
PROJECT TITLE			
Ella			
1580/1588 Ellis Street			

PROJECT NO: 102031			
DRAWN BY: User			
CHK'D BY: User			
SCALE: 1:1			
DATE: YY/MM/DD			

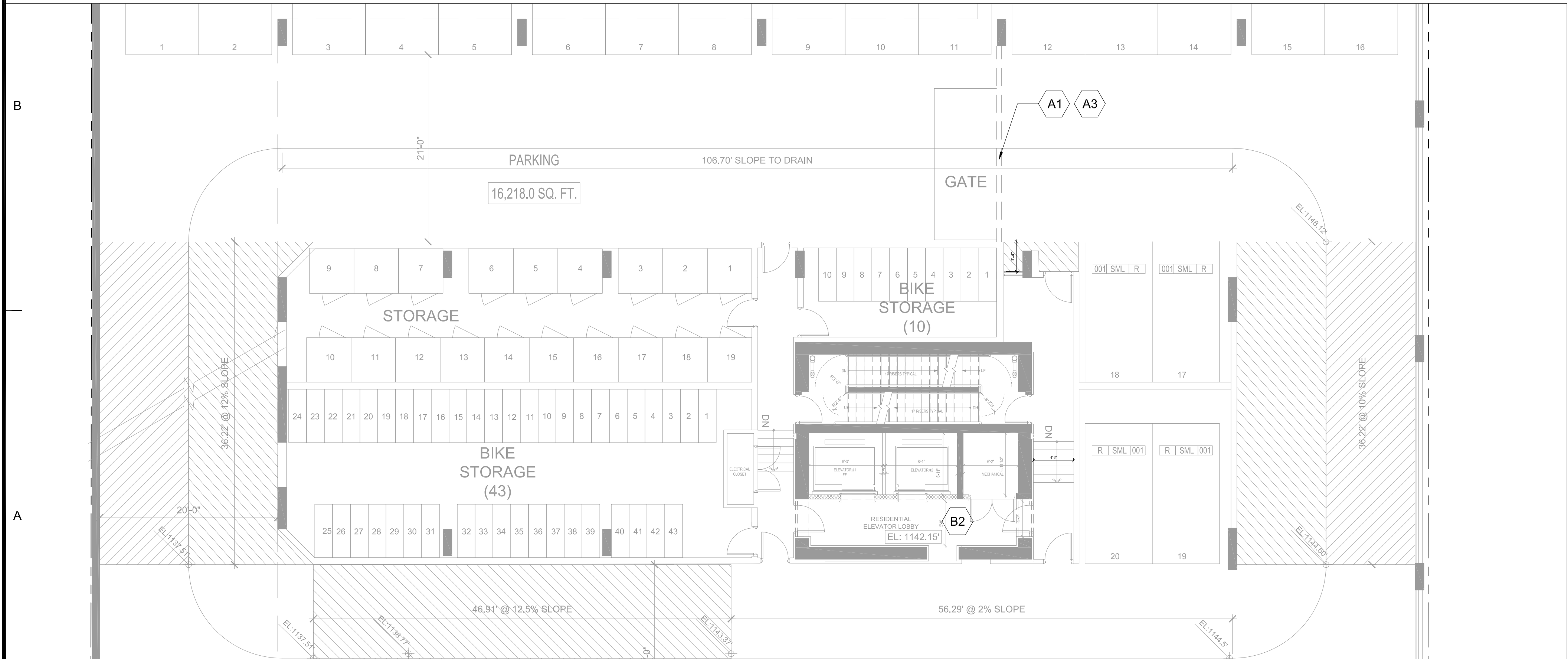
SHEET TITLE			
SURVEY			

SHEET NUMBER		REV:
A0.06		-----
1 OF 1		

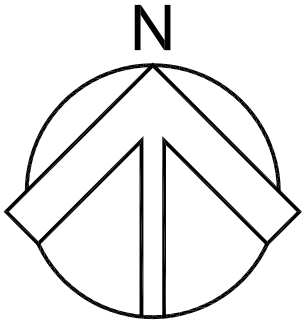
NOT FOR CONSTRUCTION



1 LEVEL 01 CPTD DIAGRAM
1/8"=1'-0"



1 LEVEL 02 CPTD DIAGRAM
1/8"=1'-0"



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
(CPTED)

LEGEND:

A. THEFT IN ABOVEGRADE PARKING

- A1 PRIMARY GATE AT LANE ENTRANCE TO RAMP
- A2 SECONDARY GATE BETWEEN COMMERCIAL AND RESIDENTIAL PARKING
- A3 SURVEILLANCE CAMERAS INSTALLED TO MONITOR ENTRANCE TO PARKING AREAS
- A4 CONCIERGE IN LOBBY MONITORING SURVEILLANCE
- A5 VESTIBULES HAVE WIRED GLASS

B. BREAK AND ENTER

- B1 CONCIERGE MONITORING ENTRANCE TO TOWER
- B2 FOB ACCESS TO ELEVATOR LOBBIES OFF COMMON AREAS

C. MAIL THEFT

- C1 MAIL ROOM VISIBLE TO MAIN LOBBY
- C2 MAIL ROOM HAS REAR ACCESS FOR MAIL DELIVERY

D. MISCHIEF AND VANDALISM, SUCH AS GRAFFITI

- D1 FRONTAGE ON STREET FACES ARE ACTIVE AND GLAZED. PORTIONS THAT ARE OPAQUE ARE CLAD IN HIGH QUALITY MATERIAL THAT IS MAINTAINABLE..

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NO.	DATE	DESCRIPTION
ISSUES		

NO.	DATE	APPR	DESCRIPTION
REVISIONS			

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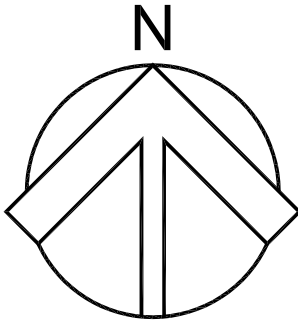
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Ella 1580/1588 Ellis Street

PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/8"=1'-0"
DATE:	YY/MM/DD

SHEET TITLE
CPTED DIAGRAM

SHEET NUMBER	REV:
A0.07	-----
1 OF 1	

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ELLIS ST.

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NO.	DATE	DESCRIPTION
ISSUES		

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NO.	DATE	APPR	DESCRIPTION
REVISIONS			

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tel 604 683 8797 fax 604 683 0497
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PROJECT TITLE

Ella
1588 Ellis Street

PROJECT NO: 102031

DRAWN BY: User

CHK'D BY: User

SCALE: #####

DATE: YY/MM/DD

SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

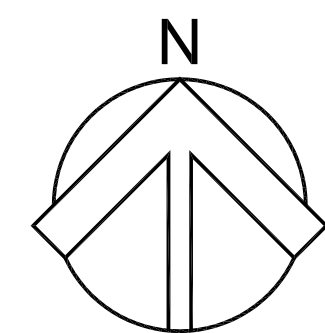
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A1.01

1 OF 1

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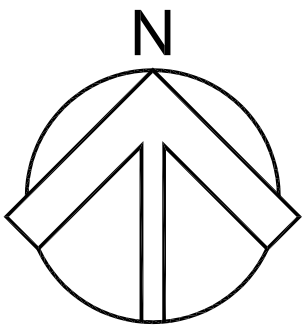
MISSION
GROUP

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27 CAR STALLS
23 REGULAR STALLS
4 SMALL STALLS

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ISSUES			
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NO.	DATE	APPR	DESCRIPTION

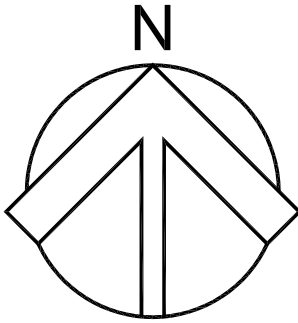
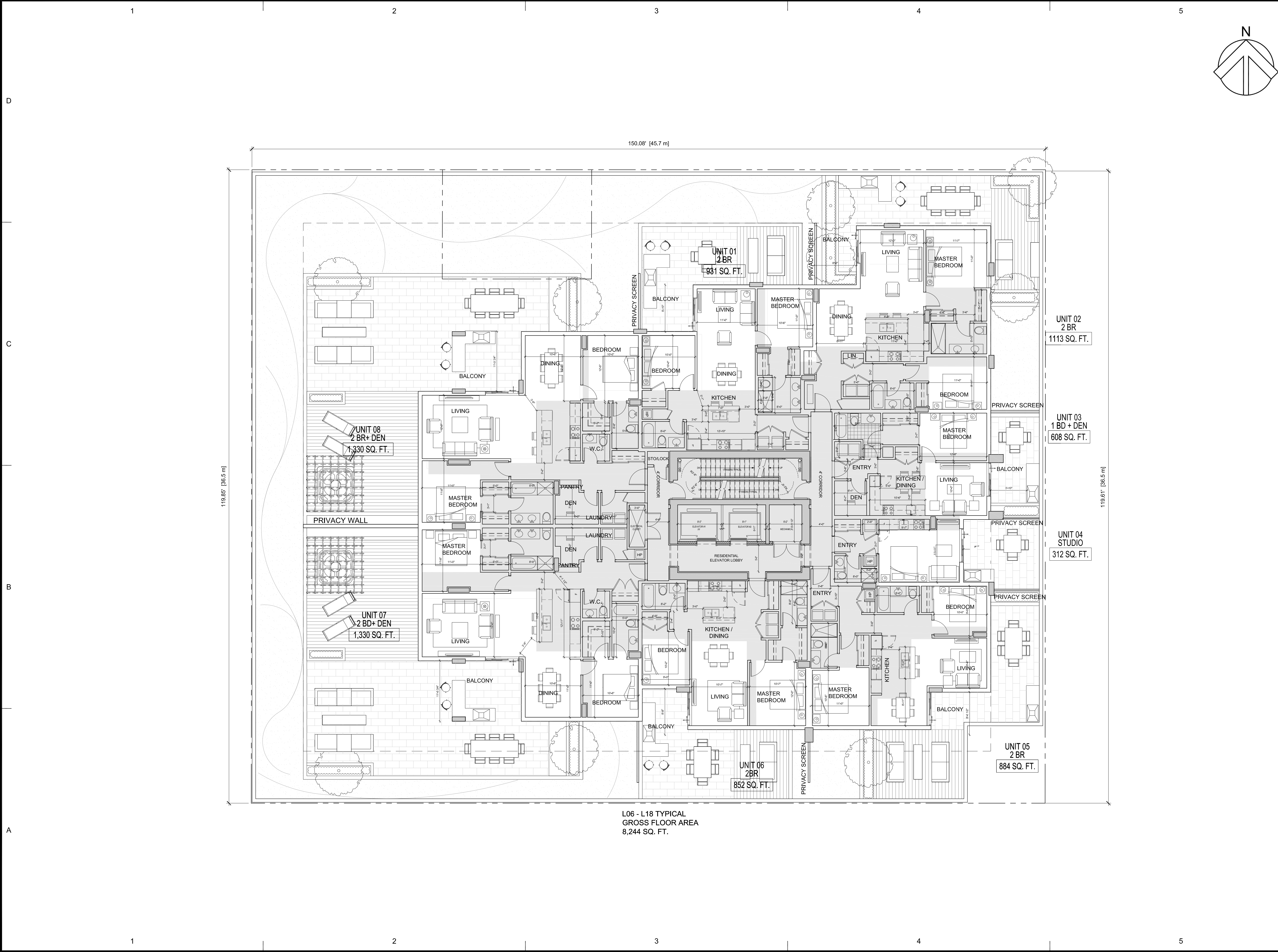
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SHEET TITLE
A1.03 - LEVEL 3-5
Parking Typ.

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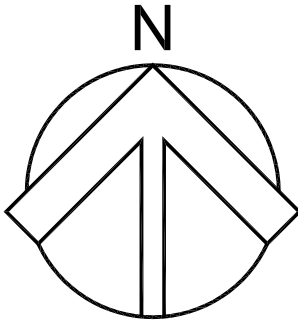
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NO.	DATE	APPR	DESCRIPTION

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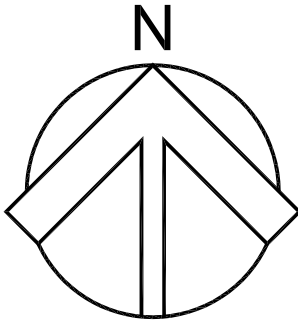
SUB-CONSULTANT

SCALE: 1:1

DATE: YY/MM/DD

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O.	DATE	DESCRIPTION

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700 – 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0400
ibigroup.com

PROJECT TITLE

Ella

1580/1588 Ellis Street

PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1:1
DATE:	YY/MM/DD

MECHANICAL LVL

SHEET NUMBER

A1.07

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ISSUES			
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NO.	DATE	APPR	DESCRIPTION

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Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0411
ibigroup.com

PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User

SHEET TITLE
ELEVATION NORTH &
WEST

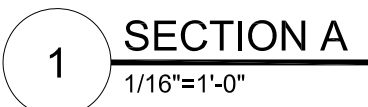
SHEET NUMBER	REV:
A2.02	.----
1 OF 1	



MATERIAL LEGEND

1	Painted Concrete (White)
2	Painted Concrete (Charcoal Gray)
3	Aluminum Mullions (White)
4	Aluminum Mullions (Charcoal Gray)
5	Glass -Double Glazed Window (Clear)
6	Spandrel Glass (Gray)
7	Spandrel Glass (White)
8	Translucent Glass
9	Brick
10	Glass Railing (Clear)
11	Light Fixture
12	Kalzip Panel





SECTION A
1/16"=1'-0"

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NO.	DATE	DESCRIPTION
ISSUES		

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NO.	DATE	APPR	DESCRIPTION

[illegible]

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Vancouver BC V6E 4B1 Canada
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PROJECT TITLE

Ella

1580/1588 Ellis Street

PROJECT NO:	102031
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/16" = 1'-0"
DATE:	YY/MM/DD

SHEET TITLE

Sections

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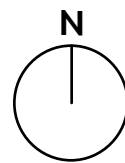
SHEET NUMBER	REV:
A3.01	.---
1 OF 1	

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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

ELLA

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.03.10	Development Permit
2		
3		
4		
5		

PROJECT NO 17025

DESIGN BY FB

DRAWN BY SR

CHECKED BY FB

DATE MAR. 10, 2017

SCALE 1:125

SEAL



DRAWING NUMBER

L1/2

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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	6	6cm CAL.
TILIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	8	6cm CAL.
SHRUBS			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	6	#01 CONT. / 1.0M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	6	#01 CONT. / 1.0M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	15	#01 CONT. / 0.6M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	15	#01 CONT. / 0.6M O.C. SPACING
HEMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	10	#01 CONT. / 0.75M O.C. SPACING
NERITA X PAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	10	#01 CONT. / 0.75M O.C. SPACING
PANICUM VIRGATUM 'HANSE HERMS'	RED SWITCH GRASS	6	#01 CONT. / 1.0M O.C. SPACING
GROUNDCOVERS (ROOF DECK PLANTINGS)			
ARMERIA MARITIMA	SEA THRIFT	618	PLUGS, 0.3M O.C. SPACING
ANEMONE MULTIFIDA	PACIFIC ANEMONE	618	PLUGS, 0.3M O.C. SPACING
CAREX PANSA	SANDDUNE SEDGE	618	PLUGS, 0.3M O.C. SPACING
CAMPANULA ROTUNDFOLIA	BLUEBELL BELFLOWER	618	PLUGS, 0.3M O.C. SPACING
SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD'	GOLD STONECROP	618	PLUGS, 0.3M O.C. SPACING
SEDUM REFLEXUM 'BLUE LAGOON'	BLUE LAGOON STONECROP	618	PLUGS, 0.3M O.C. SPACING
SEDUM SPURIMUM 'DRAGON'S BLOOD'	RED STONECROP	618	PLUGS, 0.3M O.C. SPACING

NOTES

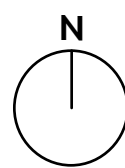
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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Kelowna, BC V1Y 4R2
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PROJECT TITLE

ELLA

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION
& IRRIGATION PLAN

ISSUED FOR / REVISION

1	17.03.10	Development Permit
2		
3		
4		
5		

PROJECT NO

17025

DESIGN BY

SP

DRAWN BY

SR

CHECKED BY

FB

DATE

MAR. 10, 2017

SCALE

1:125

SEAL



DRAWING NUMBER

L2/2

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IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 25 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 14 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 15 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 8 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 10 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 6 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 148 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 49 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 120 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 122 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 41 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WBG) = 440 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 158 cu.m. / year
WATER BALANCE = 282 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

