

THE BROOKLYN - 1471 St. PAUL STREET - CONDOMINIUM DEVELOPMENT

MISSION GROUP DEVELOPMENT

Consultants



View From St. Paul Street

Project Statistics

STREET ADDRESS:	1471 St. Paul Street, Kelowna, B.C.	
LEGAL DESCRIPTION:	LOTS 27 TO 29, PLAN 800; LOT A, PLAN 18789; AND LOTS 2 AND 3, PLAN 2127; ALL OF DISTRICT LOT 139, O.D.Y.D.	
ZONING:	C7	
SITE AREA:	1955.50 sm	
SITE COVERAGE:		
BUILDING HEIGHT:	74.9m (Top of Storage Level 25)	
SETBACKS	BASE	TOWER
WEST (FRONT)	0.0m	3.07m
SOUTH (LANE)	0.8m	10.05m
EAST (LANE)	0.8m	13.38m
NORTH	0.0m	5.88m

FSR CALCULATIONS

Net Floor Area		
Residential L6-21 (16 floors)	613.9x16 =	9822.4sm
Residential L22-24 (3floors)	554.6x03 =	1663.8sm
Commercial L1	257.4 =	257.4sm
Total		11743.6sm

FAR 6.0

Unit Statistics

1 Bedroom	64
1 Bedroom/Den	32
2 Bedroom	73
2 Bedroom/Den	09
Total	178

Parking

	Required	Provided
Commercial 1.3x3=3.9		4 Stalls
Residential 178x1		178 Stalls
Visitor 178/7=25.4		26 Stalls
Total		208 Stalls

Bicycle Parking

	Required	Provided
Residential Class 1 178x0.5=89		96
Class 2 178x.01=18		
Commercial Class 1 0.2/100ms=0.51		1
Class 2 0.6/100ms=1.54		3

Date 2018 04 05 Issue / Revisions DP Application

Revisions

Seal



Overall Context



Neighbourhood Context

Project Team

Civil
Aplin Martin
454 Leon Ave.
Kelowna BC, V1Y 6J3
(250) 215-9425

Structural
Glotman Simpson
1661 West 5th Ave
Vancouver BC, V6J 1N5
(604) 734-8822

Mechanical
Reinbold Engineering
201 - 1965 West 4th Ave
Vancouver BC, V6J 1M8

Electrical
Gager Electrical
20689 56th Ave
Langley, BC, V3A 3Y9
(778) 277-2225

Geotechnical
Tetra Tech
150-1715 Dickson Ave.
Kelowna, BC, V1Y 9G5
(250) 862-4832

Landscape
PLW Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West Pender St. V6E 2V2
(604) 688- 6111

LEED / Energy Modeling
Reinbold Engineering
301-1664 Richter Street
Kelowna BC, V1Y 8N3
(250) 763-1049

ED / Energy Modeling
Reinbold Engineering
301-1664 Richter Street
Kelowna BC, V1Y 8N3
(250) 763-1049

Drawing List

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	L1.03 All Levels Irrigation Plan
	L1.04 All Levels Water Conservation Plan



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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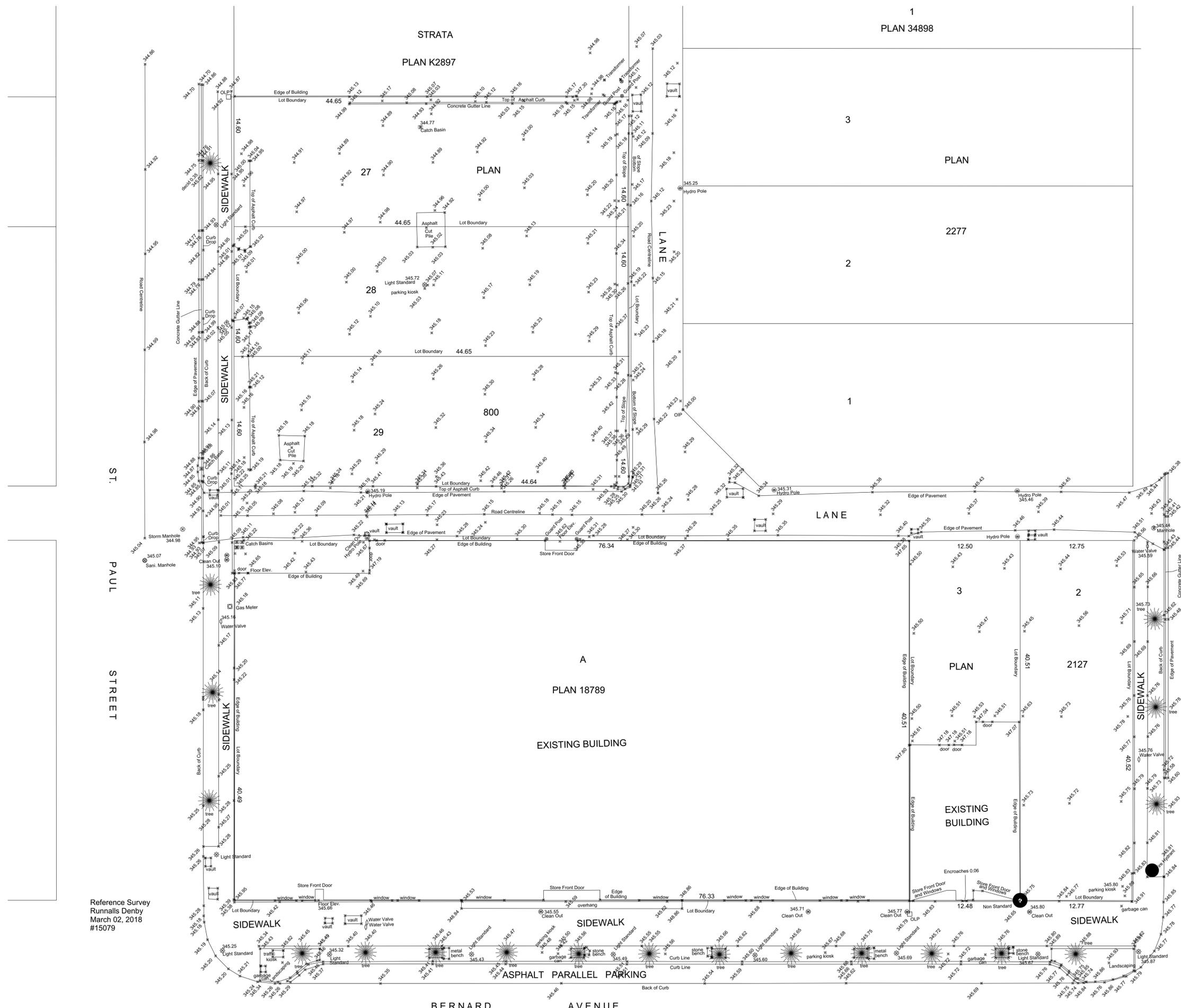
Project
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title
36x24 Data Cover

Project Number
18004

Scale

Sheet Number
A-001



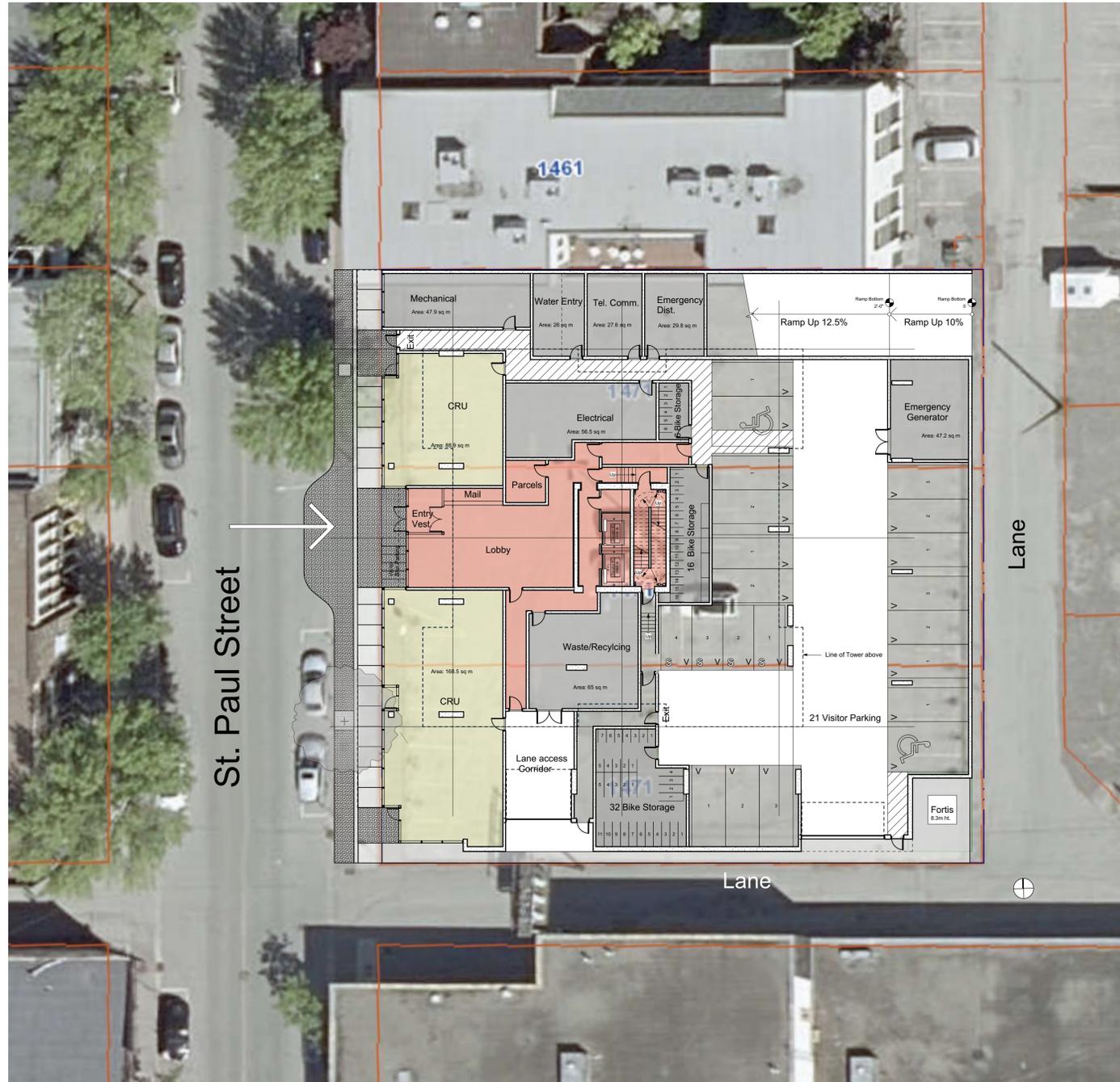
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March 02, 2018
#15079

Survey
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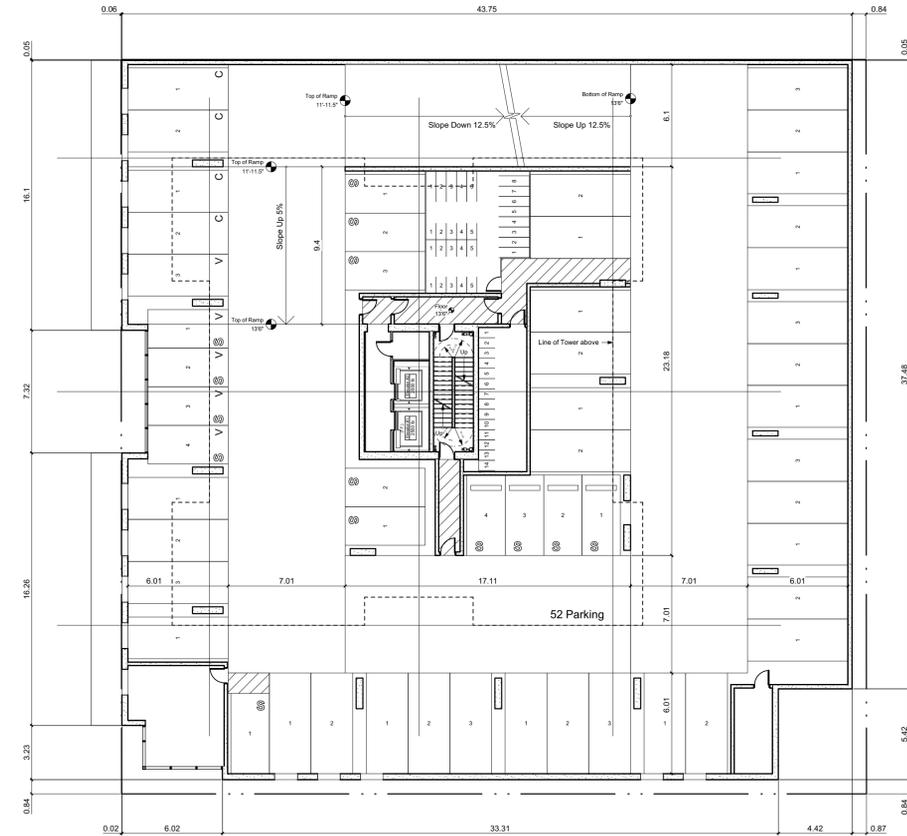
ST. PAUL STREET

BERTRAM STREET

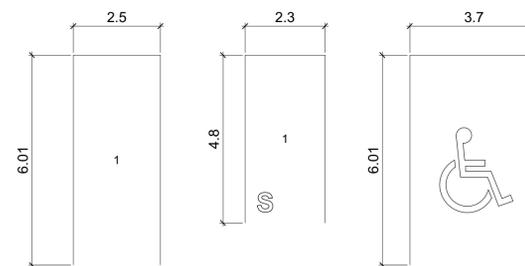
BERNARD AVENUE



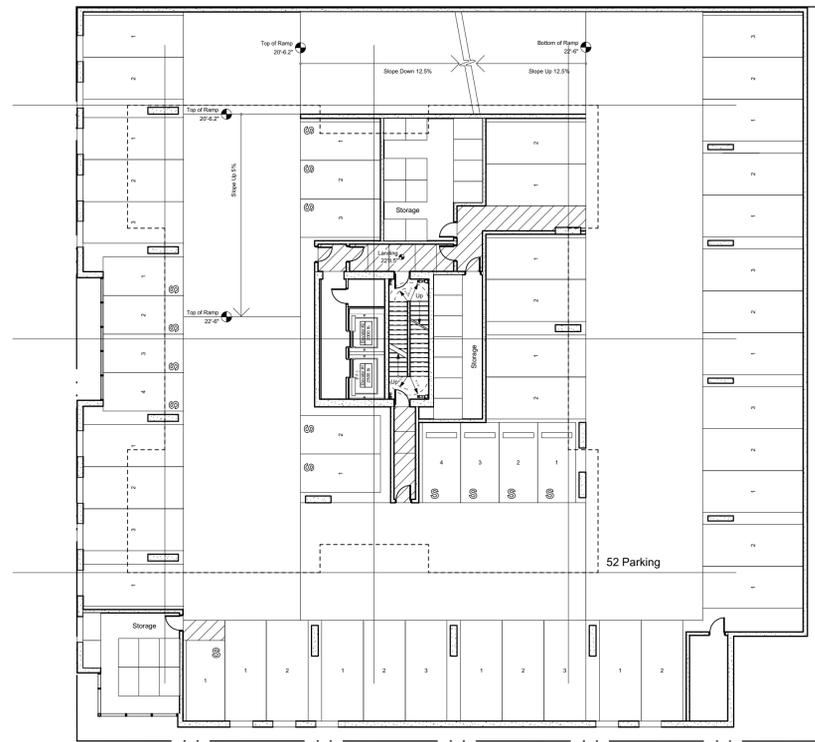
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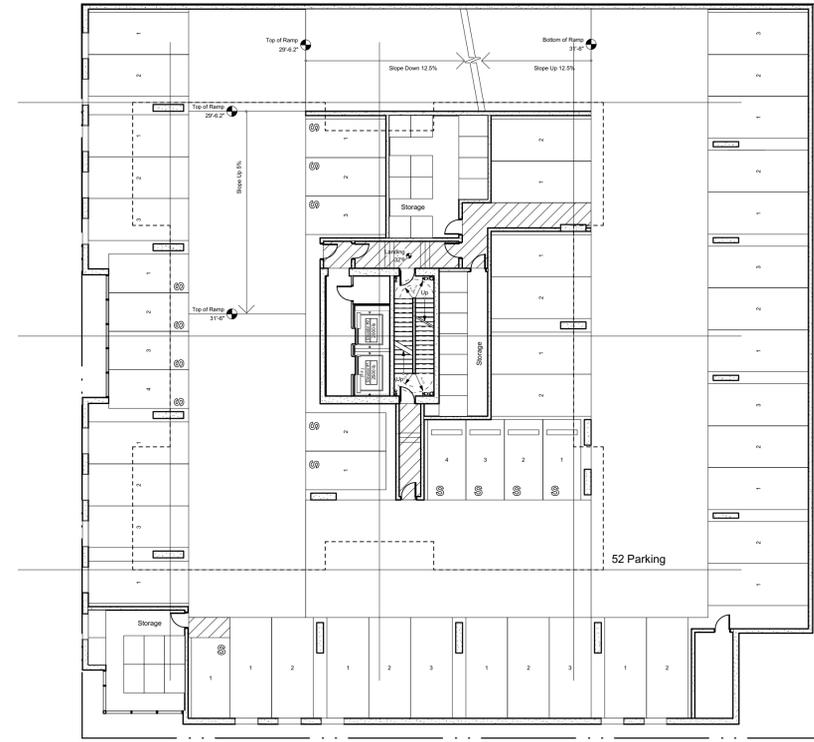
Level 2
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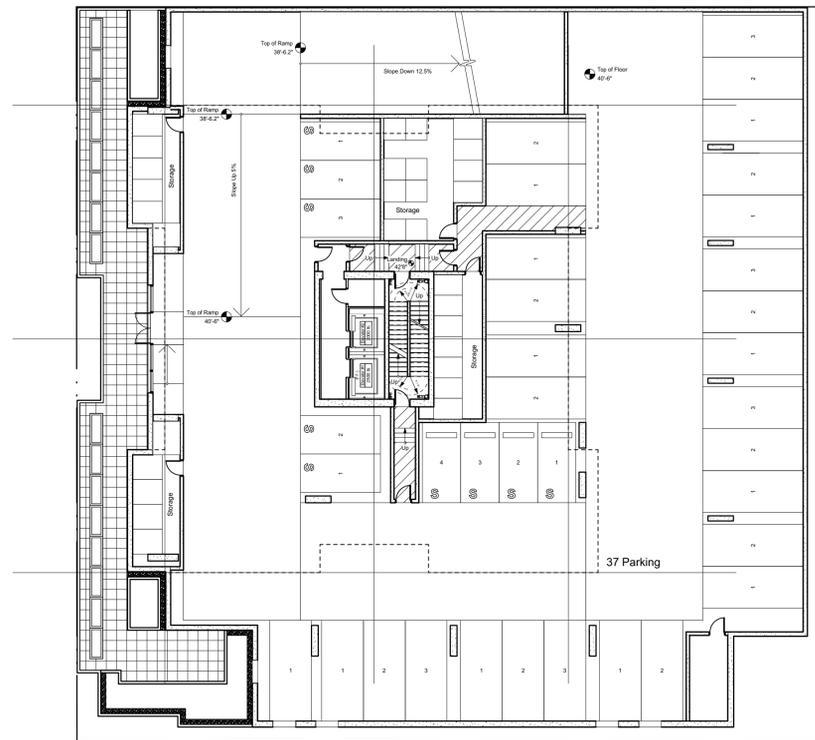
Typical Parking Stalls
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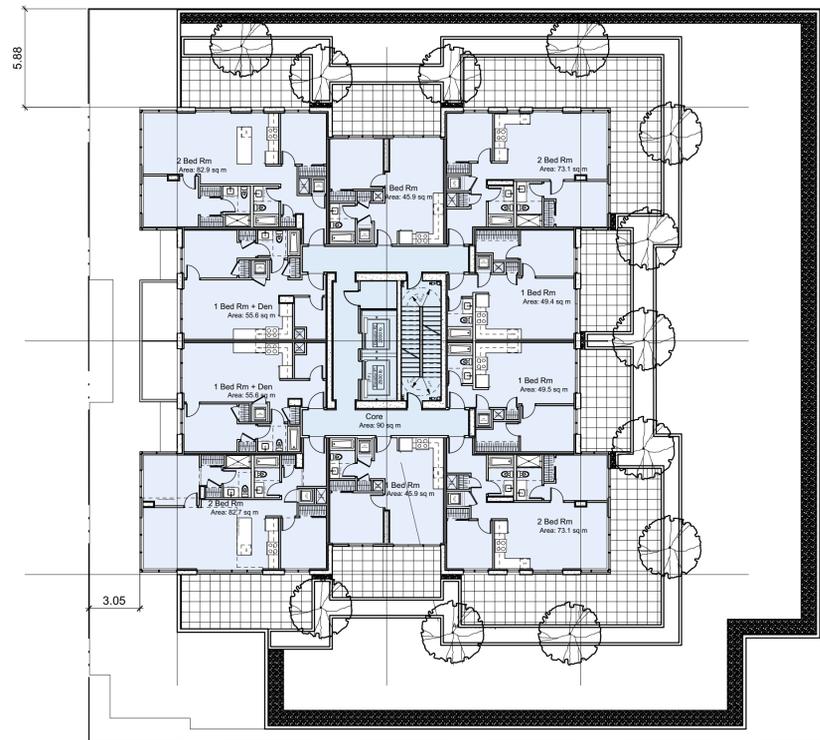
Level 3
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Level 4
Scale: 1:200



Level 5
Scale: 1:200



Level 6
Scale: 1:200



NSDA
ARCHITECTS

201-334 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
St. Paul St Tower
1471 St Paul Street
Kelowna, B.C.

Sheet Title
36x24 Section

Project Number
18004
Scale

Sheet Number
A-201

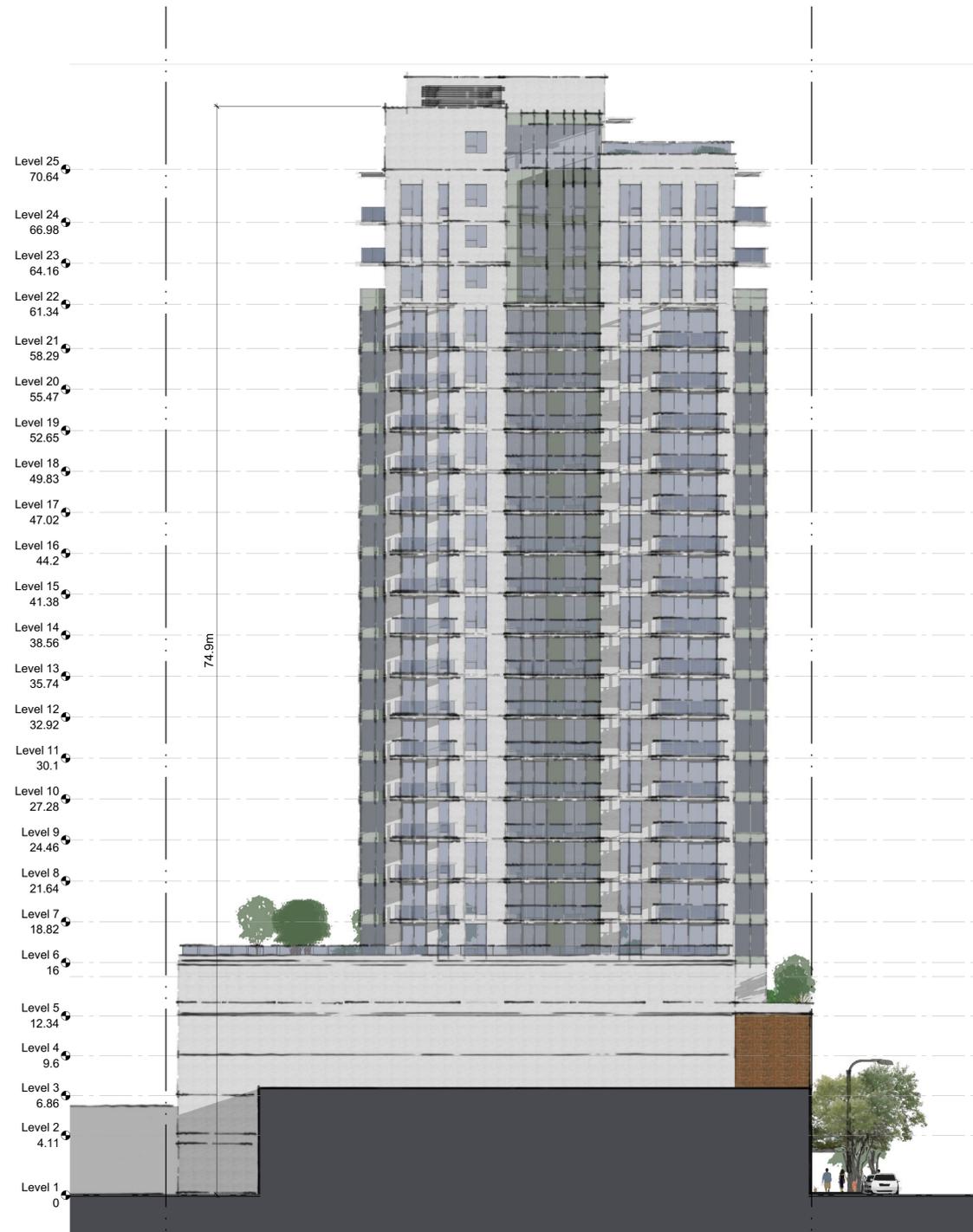
Section
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South (Lane) Elevation
Scale: 1:200



West (Street) Elevation
Scale: 1:200



North (Left) Elevation
Scale: 1:200



East (Lane) Elevation
Scale: 1:200



View From St. Paul Street Looking North



View Looking North East



View Looking North East



View Looking North East

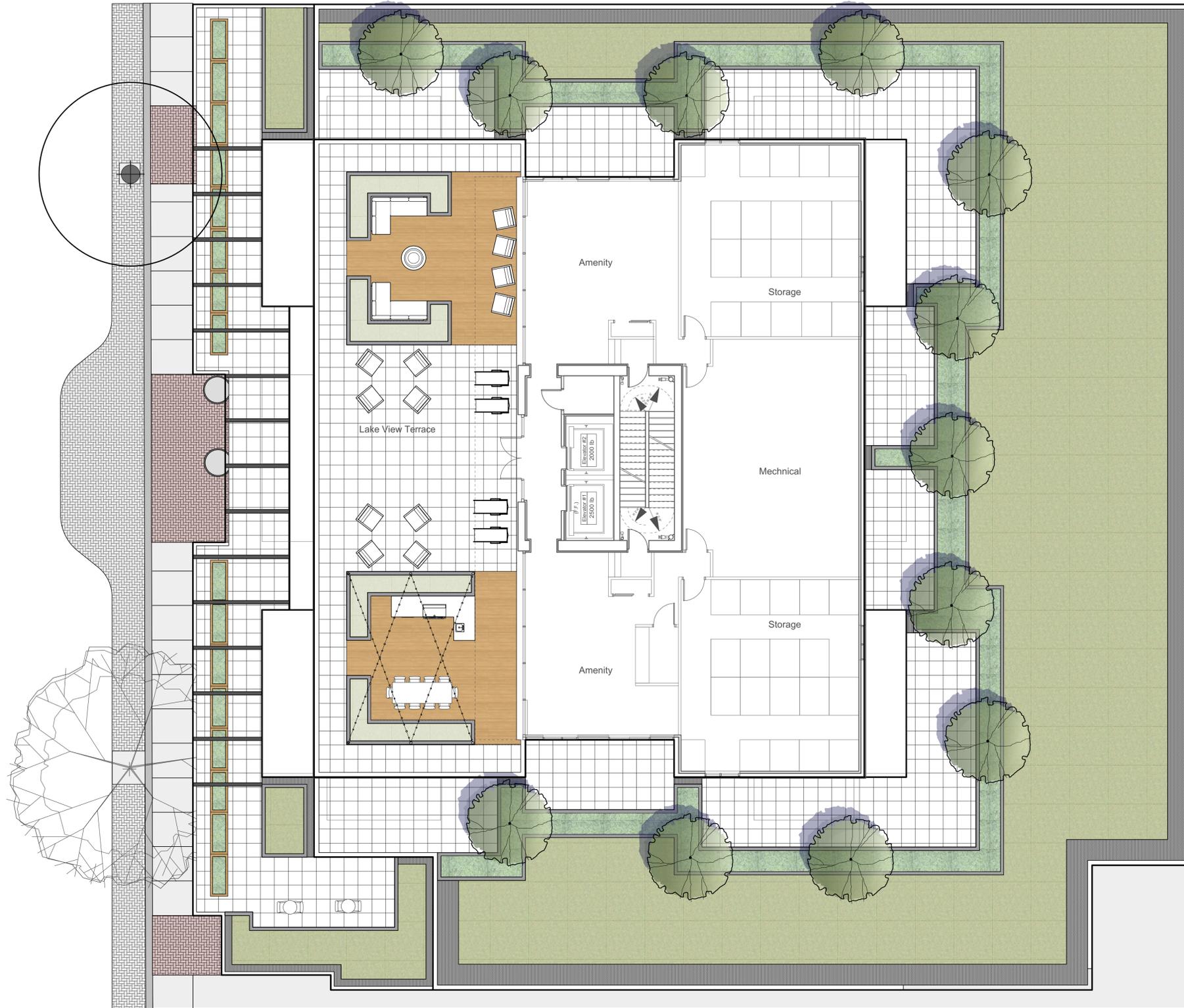
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2018.04.04	Issued for DP

PROJECT NAME
ST PAUL STREET TOWER

CIVIC ADDRESS
1471 St Paul Street

DRAWING CONTENTS

L1.00	COVER SHEET	
L0.01	TREE MANAGEMENT PLAN	
L1.00	NOTES AND LEGENDS	
L1.01	ALL LEVELS	MATERIALS, LAYOUT AND GRADING PLAN
L2.01	ALL LEVELS	PLANTING PLAN
L3.01	ALL LEVELS	IRRIGATION PLAN
L4.01	ALL LEVELS	WATER CONSERVATION PLAN



PROJECT
BROOKLYN
ST. PAUL STREET TOWER

ADDRESS
1471 ST. PAUL STREET
KELOWNA, B.C.

DRAWING TITLE
COVER SHEET

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DATE	22 MARCH 2018
FILE NAME	18033 PLAN.vwx
PLOTTED	18-4-4
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L1.00

TREE TO BE RETAINED SUBJECT TO ARBORIST AND CONSTRUCTION REVIEW

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

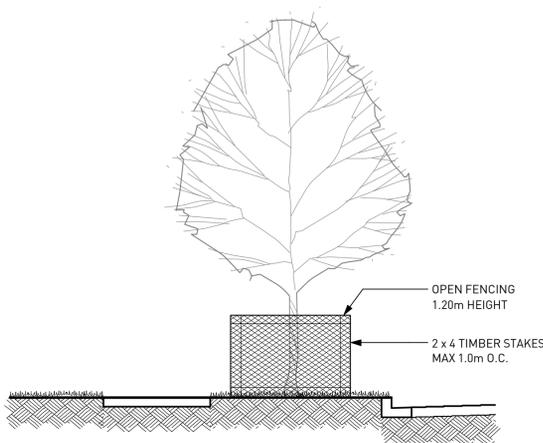
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

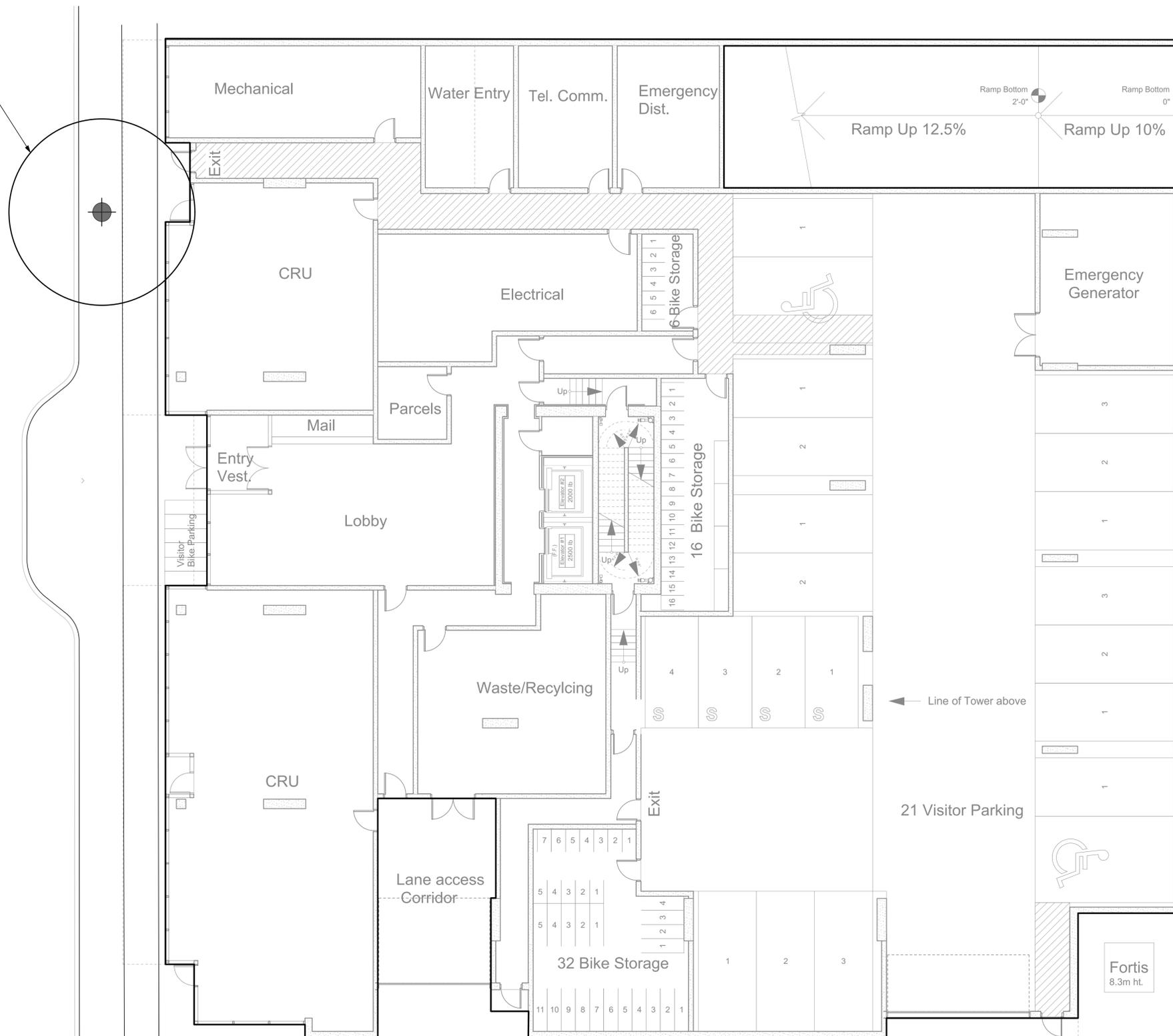
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
- DO NOT CUT MAIN LATERAL ROOTS.
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS



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PROJECT
BROOKLYN ST. PAUL STREET TOWER

ADDRESS
 1471 ST. PAUL STREET
 KELOWNA, B.C.

DRAWING TITLE
TREE MANAGEMENT PLAN

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DATE	22 MARCH 2018
FILE NAME	18033 PLAN.vwx
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L0.01

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE LEGEND	
KEY	DESCRIPTION
	CIP Concrete Curb As per Civil.
	Landscape Wall Planter

LIGHTING LEGEND	
KEY	DESCRIPTION
	Wall Light
	Catenary Lighting

GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation
NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.	

IRRIGATION LEGEND	
	Drip Irrigation
	Sleeves
	Water Stub Outs, schematic only.

WATER CONSERVATION LEGEND	
	High Hydrozone
	Medium Hydrozone
	Low Hydrozone

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

- DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS.
- AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
- LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
- PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
- IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR.
- UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, .
- CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. .

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
	Metal Planter Boxes
	Outdoor Furniture
	Fire Pit
	BBQ
	Harvest Table
	Moveable Planters
	Steel Arbour

PAVING LEGEND	
KEY	DESCRIPTION
	Concrete Paving
	Special Unit Pavers
	Unit Pavers
	Concrete Aggregate
	Hydrapressed Patio Paver
	Granular Maintenance Strip
	Composite Wood Decking

Plant List						
18033 Brooklyn - St. Paul Street						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
Apla	1	Acer platanoides	Norway Maple			
AAL	7	Amelanchier alnifolia	Saskatoon Serviceberry	3.0 m ht. [9'-0" ht.]	As Shown	B&B, Multi-stemmed, dense tree, nursery grown.
FPC	1	Fraxinus pennsylvanica 'Cimmzon'	Cimmzon Green Ash	8 cm cal. [3" cal.]	As Shown	B&B, Specimens
Slvo	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac			
Shrubs						
TXM	56	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
YFL	4294	Yucca filamentosa	Adam's Needle	#1 pot	75cm [30"]	Well established
Ground Cover						
Perennials						
APP	4294	Artemesia ponitca 'Powis Castle'	Wormwood 'Powis Castle'	#1 pot	30 cm [12"]	Well established, nursery grown
LAA	213	Lavandula angustifolia	True Lavender	#1 pot	45 cm [18"]	Well established
LOF	4294	Lavandula officinalis	Lavender	#1 pot	30cm [12"]	Well established
PAT	4294	Perovskia atriplicifolia	Russian Sage	#1 pot	45 cm [18"]	Well established
SAO	4294	Salvia officinalis	Garden Sage	#1 pot	30cm [12"]	Well established
SSR	220	Sedum spurium	Stonecrop	#1 pot	38 cm [15"]	Well established
Ornamental Grasses						
FOG	4542	Festuca glauca 'Elijah Blue'	Elijah's Blue Fescue	#1 pot	38 cm [15"]	Well established
Vines						
VLC	160	Vitis labrusca 'Concord'	Concord Grape	#2 pot	As Shown	Staked, full development
Aquatic Plants						
Ferns						
Bulbs						



PWL Partnership Landscape Architects Inc
5th Floor, East Alamo House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.8111
F 604.688.8112

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NO.	DATE	DESCRIPTION
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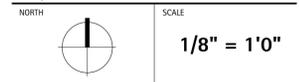
BROOKLYN ST. PAUL STREET TOWER

ADDRESS
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DRAWING TITLE

NOTES AND LEGENDS

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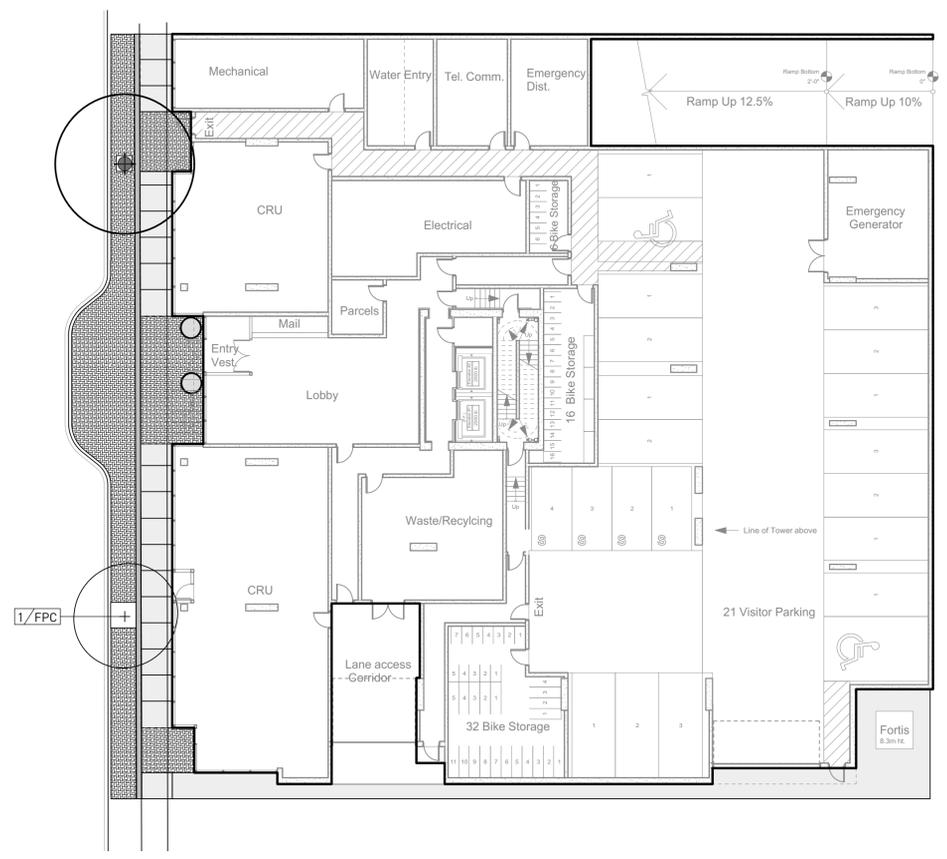
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DRAWING

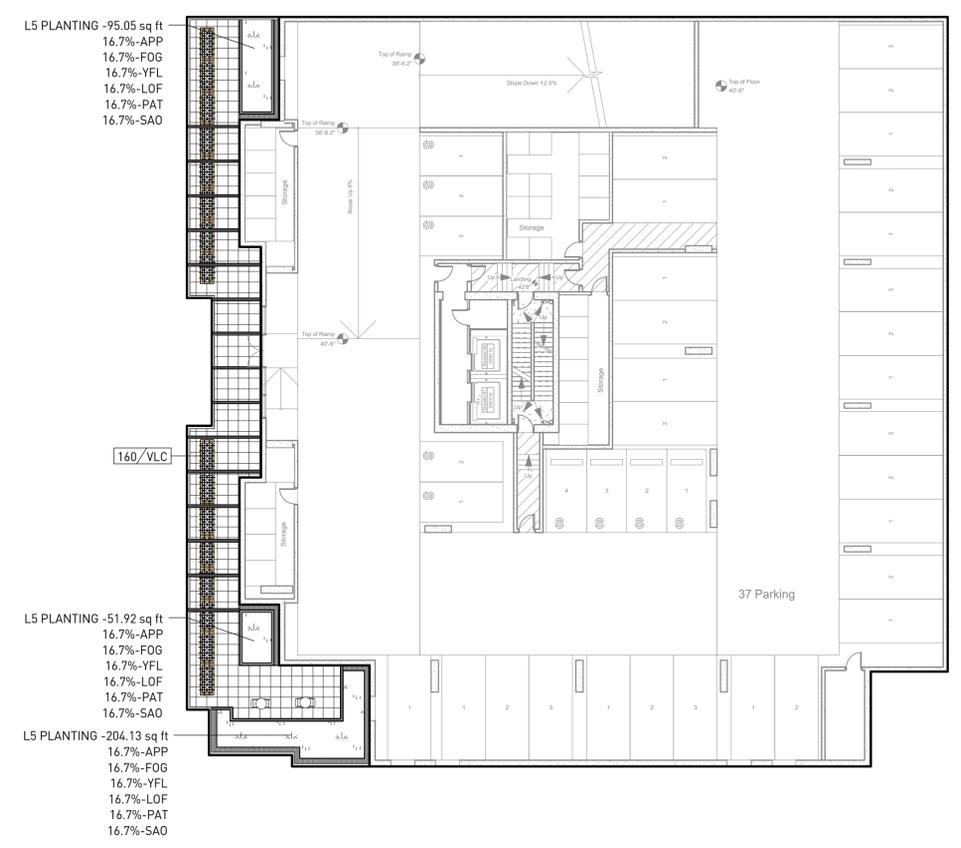
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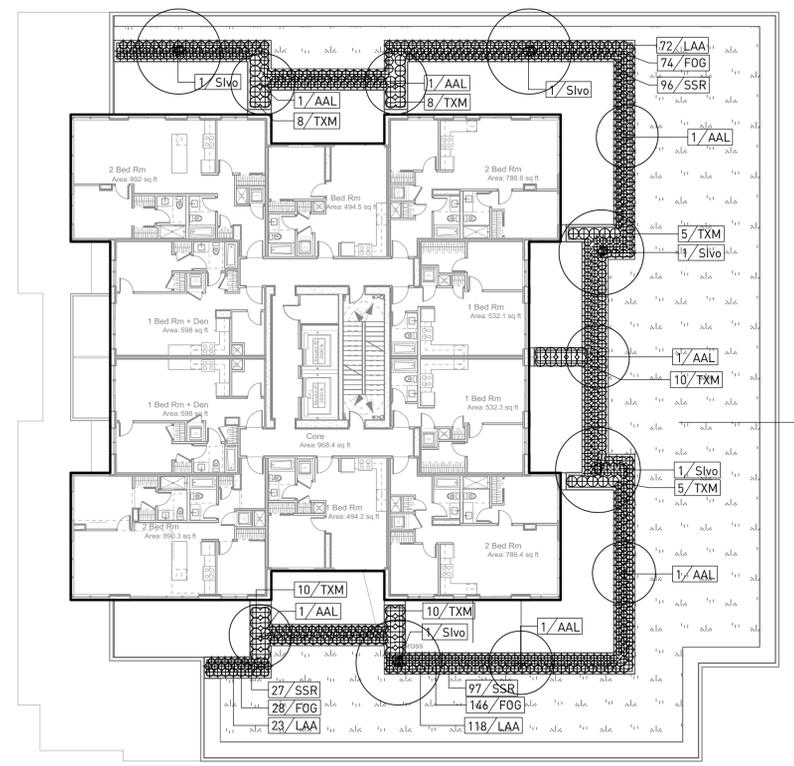
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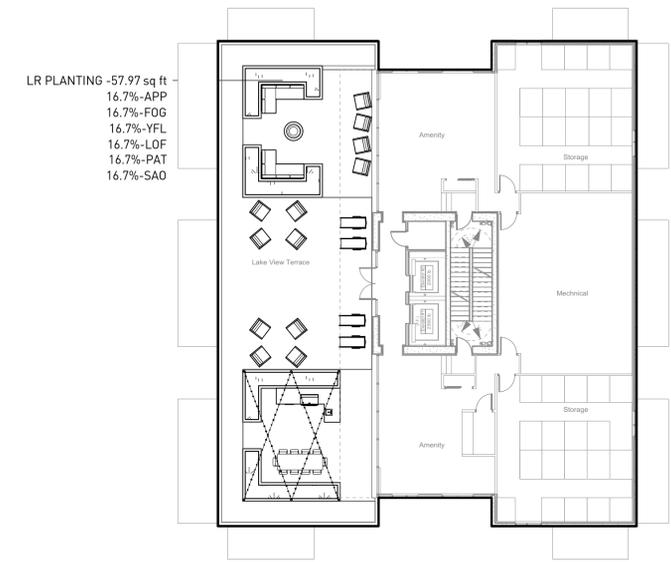
GROUND LEVEL



LEVEL 5



LEVEL 6



ROOF LEVEL

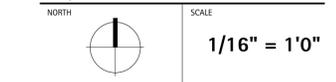
L6 PLANTING -4557.93 sq ft
 16.7%-APP
 16.7%-PAT
 16.7%-SAO
 16.7%-LOF
 16.7%-FOG
 16.7%-YFL

PROJECT
**BROOKLYN
 ST. PAUL STREET TOWER**

ADDRESS
 1471 ST. PAUL STREET
 KELOWNA, B.C.

DRAWING TITLE
**ALL LEVELS
 PLANTING PLAN**

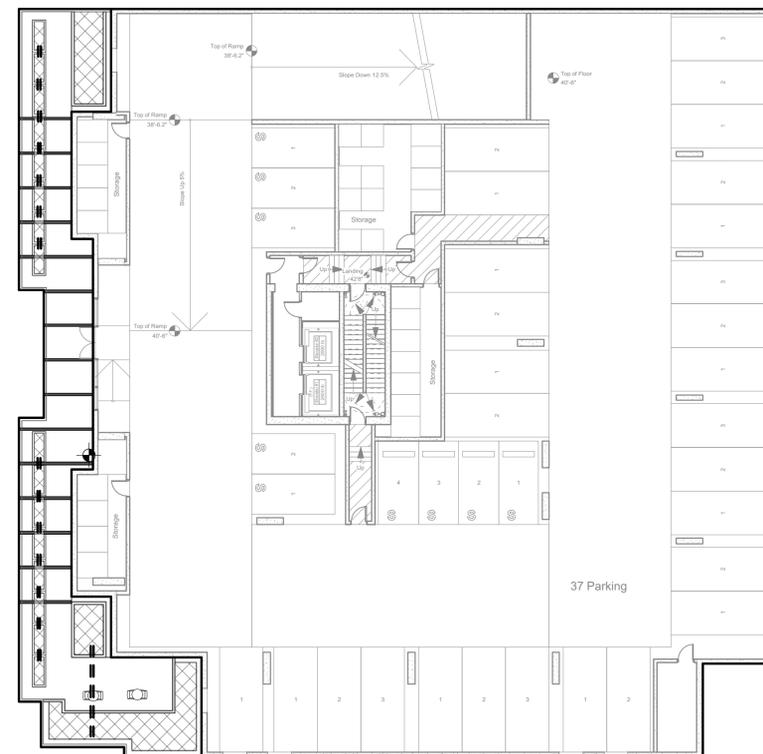
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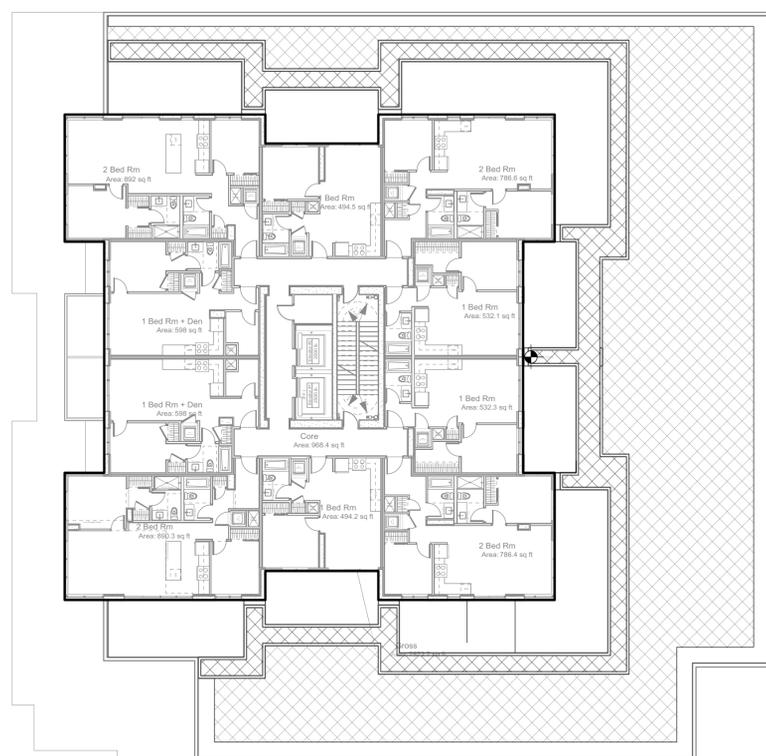
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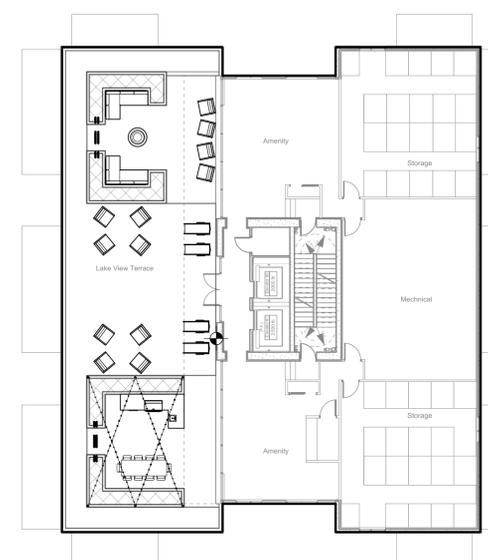
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LEVEL 5



LEVEL 6



ROOF LEVEL

PROJECT
**BROOKLYN
 ST. PAUL STREET TOWER**

ADDRESS
 1471 ST. PAUL STREET
 KELOWNA, B.C.

DRAWING TITLE
**ALL LEVELS
 IRRIGATION PLAN**

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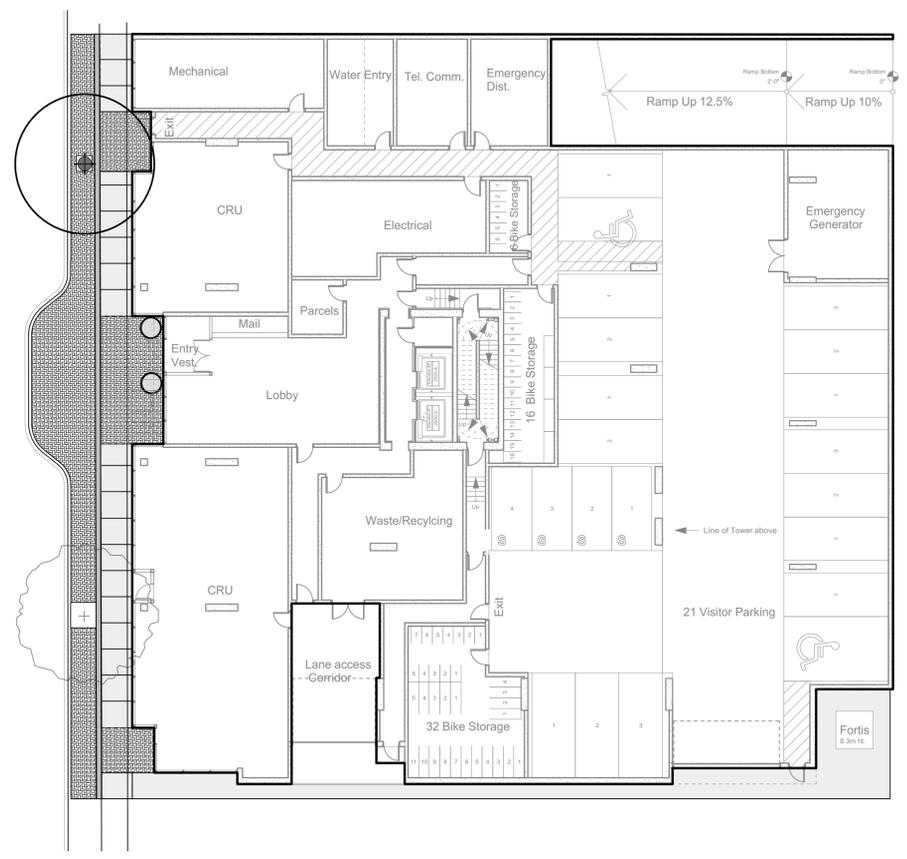
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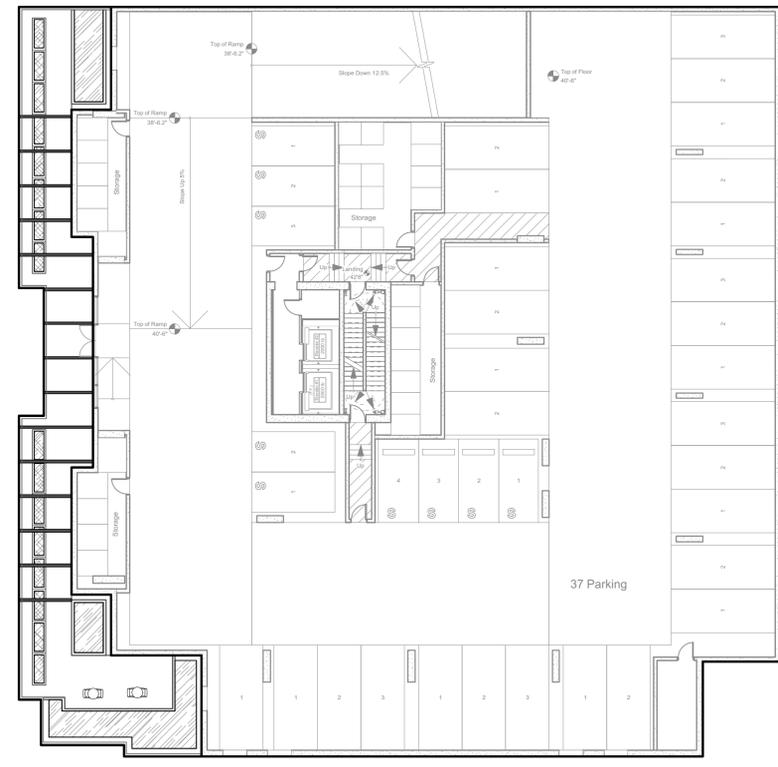
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REVISIONS AND ISSUES

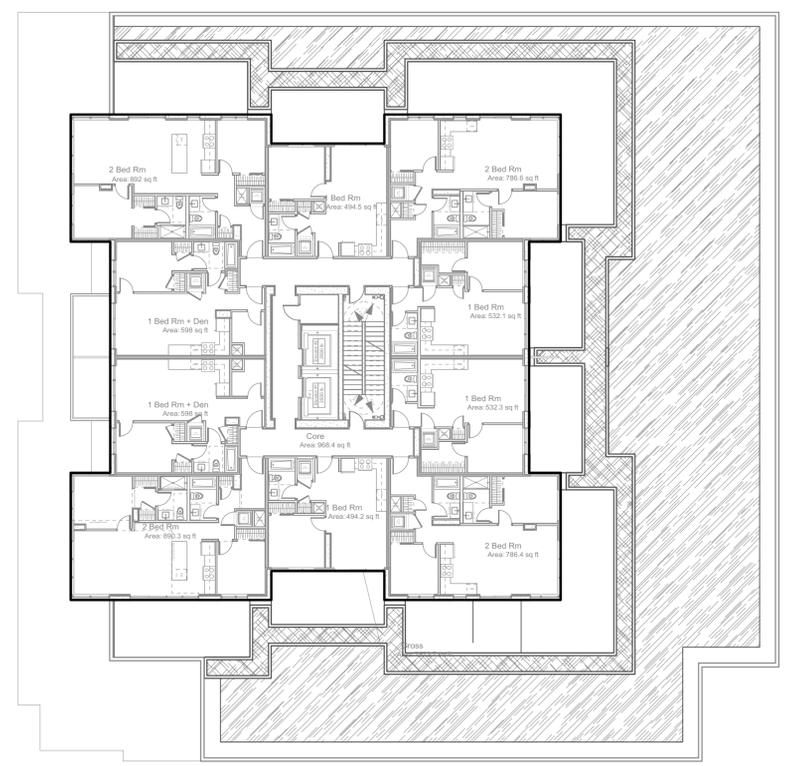
NO.	DATE	DESCRIPTION
1	2018.04.04	Issued for DP



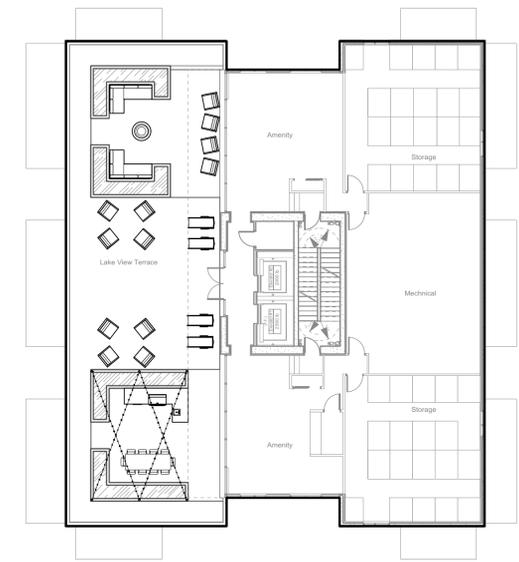
GROUND LEVEL



LEVEL 5



LEVEL 6



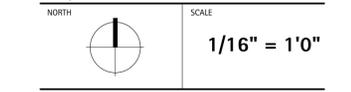
ROOF LEVEL

PROJECT
**BROOKLYN
 ST. PAUL STREET TOWER**

ADDRESS
 1471 ST. PAUL STREET
 KELOWNA, B.C.

DRAWING TITLE
**ALL LEVELS
 WATER CONSERVATION
 PLAN**

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PROJECT NO.	22 MARCH 2018
DATE	18033 PLAN.vwx
FILE NAME	18-4-4
PLOTTED	TL/PL
DRAWN	REVIEWED

DRAWING

L4.01