

LOCATION PLAN
N.T.S.

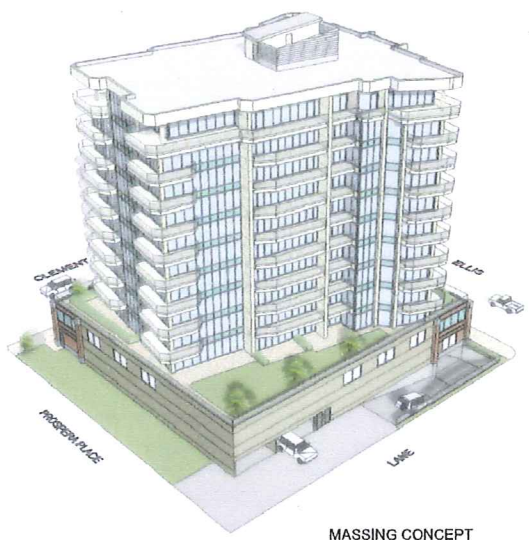
STATISTICS:
STATE ADDRESS: 1232 ELLIS STREET, KELOWNA BC
LEGAL DESCRIPTION: FID 823 979 ACB L33 DISTRICT LOT 339 OCEANUS DIVISION TALE DISTRICT PLAN 1400000
REGISTERED OWNER: SLEN BLD 2048-1377 WEST BASTINGS STREET VANCOUVER, BC V6C 2K3
ZONING: CGS - MULTI-PURPOSE PLACERTY
SITE AREA: 0.553 ACRES (2327.1 SQ M)
PERMITTED DENSITY: FAR 3 = 2146.5 SQ M
GROUND COVER AREA: 13329 83 SQ M (background parking included)
NET FLOOR AREA: COMMERCIAL 254 63 SQ M RESIDENTIAL 7025 63 SQ M
HEIGHT TO MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES: 33.5 METERS OR 110 FT 0 IN OR GREATER IS THE LESSER
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES: 13 STOREYS, 39 M

REQUIRED SETBACKS OF PRINCIPAL BUILDINGS AND STRUCTURES:
 FRONT YARDS: NONE REQUIRED
 SIDE YARDS: NONE REQUIRED
 REAR YARDS: NONE REQUIRED
REQUIRED SETBACKS OF PRINCIPAL BUILDINGS AND STRUCTURES:
 FRONT YARDS: 3.0 M (10 FEET)
 SIDE YARDS: NORTH SIDE: 3.0 M (10 FEET) SOUTH SIDE: 6.7 M (22 FEET)
 REAR YARDS: 6.1 M (20 FEET 0 INCHES)
REQUIRED SETBACKS OF SECONDARY BUILDINGS AND STRUCTURES:
 FRONT YARDS: 1.5 M (5 FEET)
 SIDE YARDS: NORTH SIDE: 1.5 M (5 FEET) SOUTH SIDE: 6.7 M (22 FEET)
 REAR YARDS: 6.1 M (20 FEET 0 INCHES)
REQUIRED SETBACKS OF PERMITTED BUILDINGS AND STRUCTURES:
 FRONT YARDS: 1.5 M (5 FEET)
 SIDE YARDS: NORTH SIDE: 1.5 M (5 FEET) SOUTH SIDE: 6.7 M (22 FEET)
 REAR YARDS: 6.1 M (20 FEET 0 INCHES)
REQUIRED SETBACKS OF PERMITTED BUILDINGS AND STRUCTURES:
 FRONT YARDS: 1.5 M (5 FEET)
 SIDE YARDS: NORTH SIDE: 1.5 M (5 FEET) SOUTH SIDE: 6.7 M (22 FEET)
 REAR YARDS: 6.1 M (20 FEET 0 INCHES)

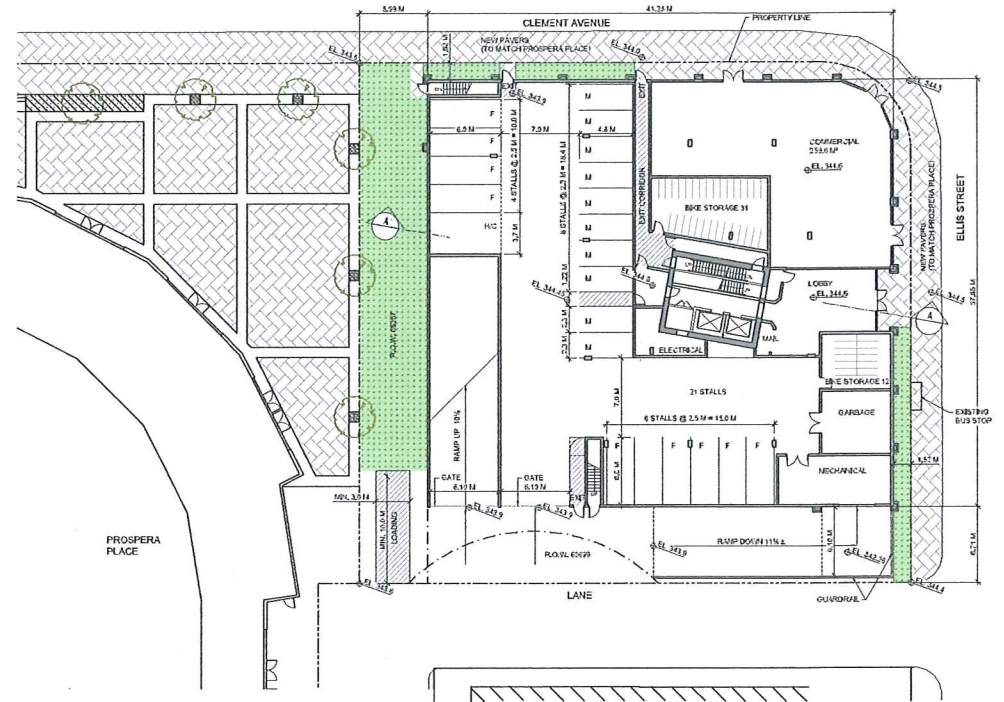
REQUIRED PERCENTAGE OF GREEN SPACE:
 10% SPACES PER DWELLING UNIT
 1.75% SPACES PER COMMERCIAL, VISITOR & SPACE PER DWELLING UNIT
 TOTAL REQUIRED: 100 SPACES
REQUIRED PERCENTAGE OF GREEN SPACE:
 10% SPACES PER DWELLING UNIT
 1.75% SPACES PER COMMERCIAL, VISITOR & SPACE PER DWELLING UNIT
 TOTAL REQUIRED: 100 SPACES
REQUIRED PERCENTAGE OF GREEN SPACE:
 10% SPACES PER DWELLING UNIT
 1.75% SPACES PER COMMERCIAL, VISITOR & SPACE PER DWELLING UNIT
 TOTAL REQUIRED: 100 SPACES



MASSING CONCEPT
N.T.S.



MASSING CONCEPT
N.T.S.



SITE PLAN
SCALE: 1:200

REVISION	DATE	REVISIONS
1	SEPT 04, 2018	TEXT ADJUSTMENT
	SEPT 04, 2018	PRELIMINARY

PROJECT TITLE
1232 ELLIS STREET
PROPOSED DEVELOPMENT
KELOWNA BC

DATE
AUGUST 2018

DRAWN BY
SITE PLAN

SCALE
AS SHOWN

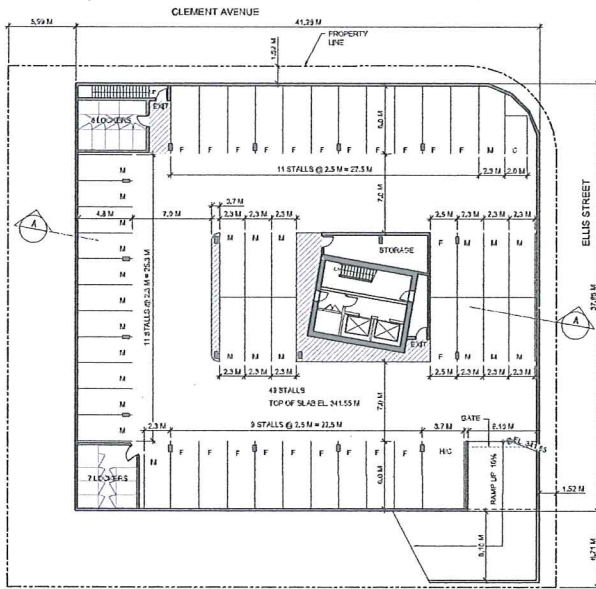
ICR ARCHITECTURE AND PROJECT CONSULTANTS INC
 #900 - 833 DEPTH STREET
 NEW WESTMINSTER, BC V3L 9H1
 TEL: (604) 823-8111 FAX: (604) 823-8101

CUSTOMER: ICR ARCHITECTURE AND PROJECT CONSULTANTS INC

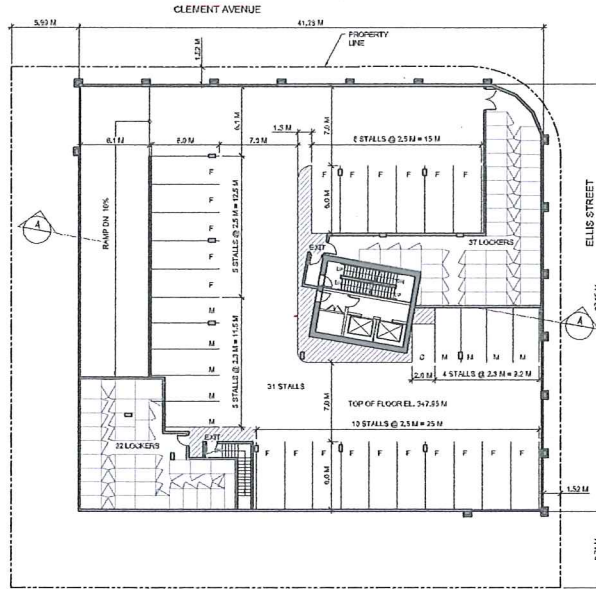
DATE: AUGUST 2018

PROJECT: DP-01

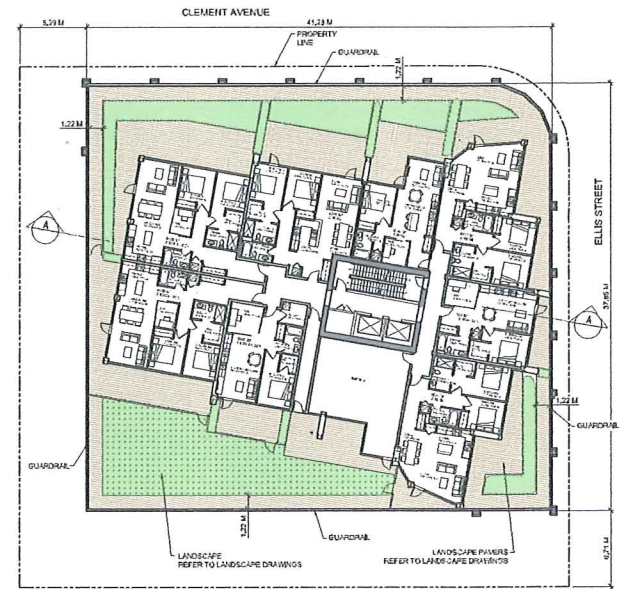
SHEET: 1



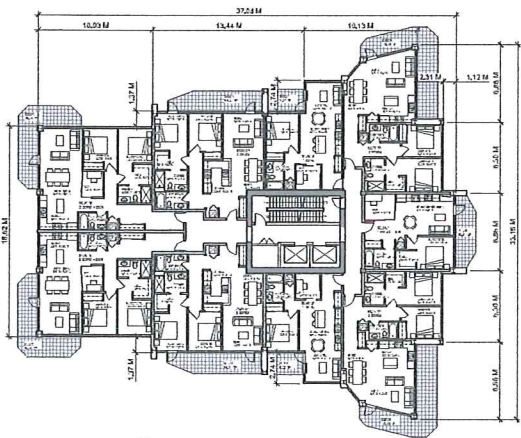
UNDERGROUND PARKING
SCALE: 1:200



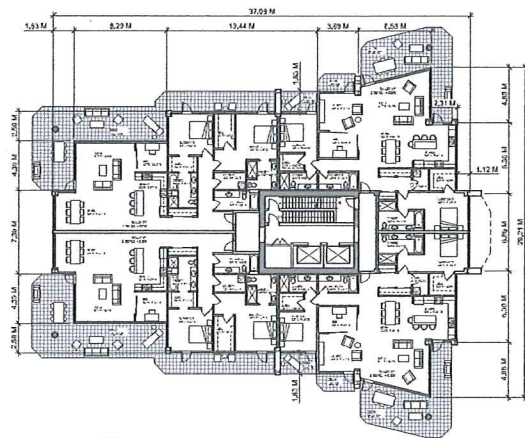
PARKING LEVEL 2
SCALE: 1:200



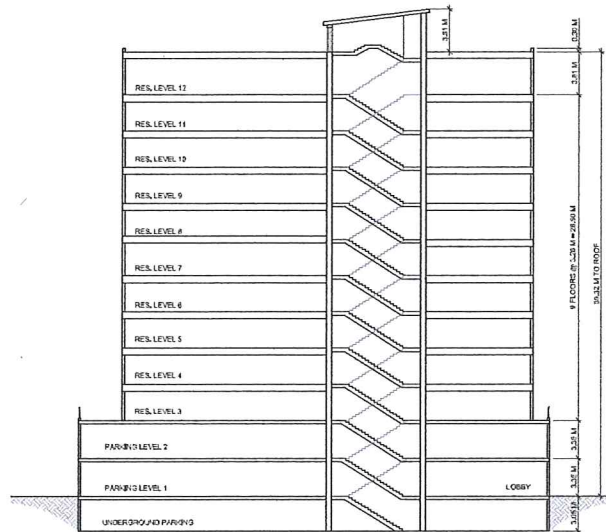
LEVEL 3 RESIDENTIAL
SCALE: 1:200



FLOOR PLAN LEVELS 4-11
SCALE: 1:200



FLOOR PLAN LEVEL 12
SCALE: 1:200



SECTION
SCALE: 1:200

REV. NO.	DATE	REVISIONS
1	04-11-08, 05-19-11	TEXT AMENDMENT
	08-07-10	FIELD REVISED

PROJECT TITLE
**1232 ELLIS STREET
PROPOSED DEVELOPMENT**

LOCATION
KELOWNA BC

DATE
AUGUST 2010

DRAWING TITLE
PLANS & SECTION

SCALE
AS SHOWN

ICR ARCHITECTURE AND PROJECT CONSULTANTS INC.
680-233 DENT STREET
NEW WESTMINSTER, BC V3L 5H1
TEL: (250) 864-0111 FAX: (250) 864-0111

DATE: **DP-02** 1