



CITY OF KELOWNA

MEMORANDUM

Date: October 27, 2017
File No.: DP17-0204
To: Urban Planning (LK)
From: Development Engineer Manager (JK)
Subject: 1250-1298 Ellis Street (REVISED)

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. **Domestic Water and Fire Protection**

The subject property is currently serviced with a 200mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development. The applicant, at his cost, will arrange for the disconnection of existing service and the installation of a new service if necessary.

2. **Sanitary Sewer**

City of Kelowna's records indicate that this property is connected with three (3) sewer services. 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 and the installation of one new larger service if necessary.

3. **Storm 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 recommendations for onsite drainage containment and disposal systems.
- (b) On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.
- (c) 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.

4. Road Improvements

- (a) Ellis Street fronting this development site is urbanized but the existing curb and sidewalk is in a deteriorated state. The existing driveway letdowns will need to be removed and replaced with barrier curb and gutter and sidewalk. The upgrades will require curb, gutter, driveway letdown and sidewalk removal and reconstruction, as well as the re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- (b) Cannery Lane behind the development has existing pavement markings for parking stalls which must be removed.

5. Electric Power and Telecommunication Services

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) Re-locate existing utilities, where necessary

8. 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.

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite 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.

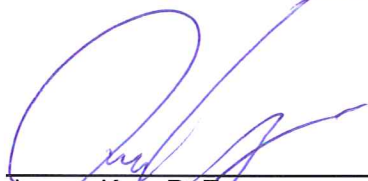
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (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.

11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) Access to the site will be permitted from the lane only.
 - (ii) Indicate on the site plan, the locations of loading bays as well as the garbage and recycle bins.



James Kay, P. Eng.
Development Engineering Manager

JA

ZONING SUMMARY		C10LP	
ellis street warehouse 2017 additions			
ADDRESS	1250 - 1298 Ellis Street, Kelowna BC		
LEGAL DESCRIPTION	Lot 1, DL 139 ODYD Plan 660		
DEVELOPMENT PERMIT AREA	Central Business District, CITY CENTRE		
EXISTING ZONING	C10LP		
EXISTING LEGAL USE	Service Commercial		
GRADES	Existing Average: flat		
NUMBER OF BUILDINGS	1 building		
CRITERIA FOR ALL TYPES OF APPLICATION: C10LP service commercial (liquor primary)			
ZONING STANDARD		PROPOSED	
SITE AREA (sm)	1,000 sm min	existing 5,596+/-sm	
SITE WIDTH (m)	30.0 m min	existing 42.696+/-m	
SITE DEPTH (m)	30.0 m min	existing 131.044+/-m	
OFF-STREET PARKING	existing 32 stalls	existing 32 stalls	
PARKING STALL SIZE	see parking calculations	see parking calculations	
PRIVATE OPEN SPACE	existing condition	existing condition	
HEIGHT OF BUILDING (S)# OF STOREYS	12 m or 3 storeys	existing 1-storey+2-storey/mezz	
SITE COVERAGE OF BUILDING(S) (%)	60% max	78.7%± (decrease in original %) area of demolition: 430.5sf (40.0sm) area of addition: 355.5sf (33.0sm) (existing non-conforming)	
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A	
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: C10LP service commercial (liquor primary)			
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.20 per 100 sm GLA or 1 per 10 employees Class II: 0.60 per 100 sm GLA	existing condition	
NUMBER OF LOADING SPACES	1 per 1,900 sm GFA	existing condition	
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0	existing 7.0+/-m	
SETBACKS TO PARKING			
FRONT	N/A	N/A	
SIDE	N/A	N/A	
SIDE	N/A	N/A	
REAR	N/A	N/A	
FLOOR AREA NETT	3,637 sm max	(6,292 /5,596) sm	
FLOOR AREA RATIO (F.A.R.)	0.65max	1.12+/- existing (no increase in FAR) new addition do not increase NFA (existing non-conforming)	
BUILDING (S) SETBACKS (M):			
Side North (Lane)	0 m	existing 0.94+/-m	
Side South (Cawston)	0 m (2.0m abutting a flanking street)	existing 2.3+/-m	
Rear West (Lane)	0 m	existing 0m	
Front East (Ellis)	2.0 m	existing 0m (existing non-conforming)	
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A	
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A	
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A	

PARKING CALCULATIONS	
FULL SIZE STALLS	6.0 m x 2.5 m
BARRIER FREE STALLS	6.0 m x 3.7 m
MEDIUM STALLS	4.8 m x 2.3 m
COMPACT STALLS	3.4 m x 2.0 m
DRIVING AISLES	7.0 m wide
PARKING:	existing 32 stalls

BUILDING CODE REVIEW				
ELLIS STREET WAREHOUSE 2017 ADDITIONS				
COMPARTMENT A (No new work in this area):				
OCCUPANCY	GROUP A2	GROUP D	GROUP E	GROUP F2
ARTICLE	3.2.2.25	3.2.2.58	3.2.2.64	3.2.2.74
NO. OF STOREYS	1			
NO. OF STREETS FACING	2			
BUILDING AREAS:	EXIST. (NON-CONFORMING)	CODE MAX.		
	2,336 ±sm	1,500 sm		
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE			
SPRINKLERED	NO			
ASSEMBLY RATINGS:				
FLOOR	N/A			
WALLS / BEARING STRUCTURE	45 MIN. OR NON-COMBUSTIBLE			
ROOFS	45 MIN. OR NON-COMBUSTIBLE			
MEZZANINE	N/A			
COMPARTMENT B:				
OCCUPANCY	GROUP A2	GROUP D	GROUP E	GROUP F2
ARTICLE	3.2.2.26	3.2.2.59	3.2.2.65	3.2.2.75
NO. OF STOREYS	2 (Plus level 3 mezzanine)			
NO. OF STREETS FACING	2			
NOTES:	Level 3 not to be considered a story in accordance with A - 1.1.1.1.(1) #8 Building is separated into 2 compartments by existing masonry firewall			
BUILDING AREAS:	PROPOSED	CODE MAX.		
	2068 ±sm	2,400 sm		
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE			
SPRINKLERED	YES			
ASSEMBLY RATINGS:				
FLOOR	45 MIN.			
WALLS / BEARING STRUCTURE	45 MIN.			
ROOFS	NO RATING			
MEZZANINE	45 MIN.			

BUILDING AND FLOOR AREAS:				
NFA	±sf	±sm		
LEVEL 1	existing area 44,640	4,147		
LEVEL 2	existing area 19,073	1,772		
LEVEL 3	existing area 4,018	373		
	Total 67,731	6,292		
Building Footprint Area:				
	existing area 47,051.0	4,371		
	new addition 355.5	33		
	Total 47,406.5	4,404		
NOTE: BLDG SEPARATED INTO 2 FIRE COMPARTMENTS (SEE BLDG CODE REVIEW ABOVE)				
COMPARTMENT A BLDG AREA:	25,142	2,336		
COMPARTMENT B BLDG AREA:	22,264	2,068		

SPATIAL SEPARATION: 3.2.3.1.D		
WALL AREA		
OPENING AREA		
% PROVIDED	EXIST. WALL CONSTRUCTION / OPENING SIZES ARE UNCHANGED. OPENINGS IN EXIST. BLDG. FACES FACE STREETS IN ALL CASES.	
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		
ACCESSIBILITY REQUIREMENTS 3.8.		
ACCESS TO 1ST FLOOR ENTRANCES	REQUIRED YES	PROVIDED YES
ACCESS TO ALL FLOORS	REQUIRED YES	PROVIDED YES
ACCESSIBLE WASHROOM	REQUIRED YES	PROVIDED YES (BY TENANTS)
(NOTE: TENANTS TO INCLUDE DIMENSIONED FLOOR PLANS FOR H/C WASHROOMS AS PART OF THEIR LEASEHOLD PERMIT APPLICATIONS - N.I.C.)		

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.		
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX. (COMPARTMENT B ONLY)	INDUSTRIAL 3.2.5.5.
STANDPIPE/HOSE	NO	3.2.5.8.
SPRINKLERED	YES (COMPARTMENT B ONLY)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

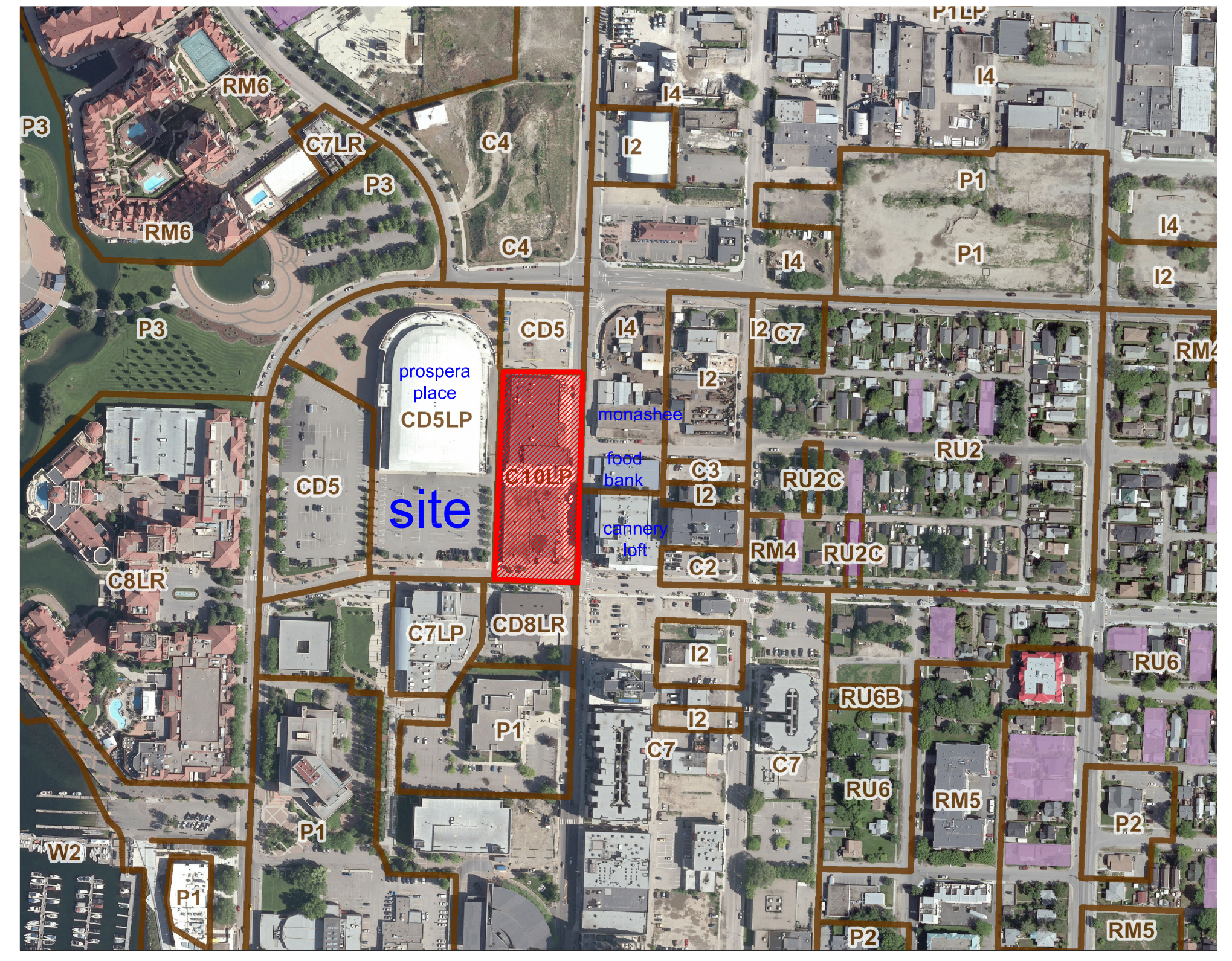
OCCUPANT LOAD TABLE 3.1.17.1.	
EACH TENANT TO PROVIDE OCCUPANT LOAD CALCULATIONS AS PART OF THEIR LEASEHOLD PERMIT APPLICATIONS.	

EXIT FACILITIES 3.1 TO 3.6		
REQUIRED EXITS	2 MIN. PER UNIT (SEE SEPARATE LEASEHOLD PERMIT APPLICATIONS FOR EXIT REQUIREMENTS @ EACH CRU)	
EXIT THROUGH LOBBY	YES (NEW STAIR ADDITION)	3.4.4.2
PANIC HARDWARE REQD	YES (@ EXTERIOR STAIR DOORS AND LOBBY)	3.4.6.16
EXIT EXPOSURE	OK	3.2.3.13
MAX. TRAVEL DISTANCE	45 m	3.4.2.5.(1c)
		3.4.2.1.(2b)
EXIT RATINGS REQUIRED:		
STAIR SHAFT	45 MIN.	
CORRIDORS	N/A	

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
MIN. SUITE SEPARATION	1 HR	3.3.1.1
GROUP A-2 to F3	2 HR	
GROUP A-2 to E	2 HR	
GROUP D to E	1 HR	
GROUP D to F2	1 HR	
SERVICES ROOMS	1 HR	3.6.2
JANITOR ROOM	NON-RATED	3.2.1.21.(3)

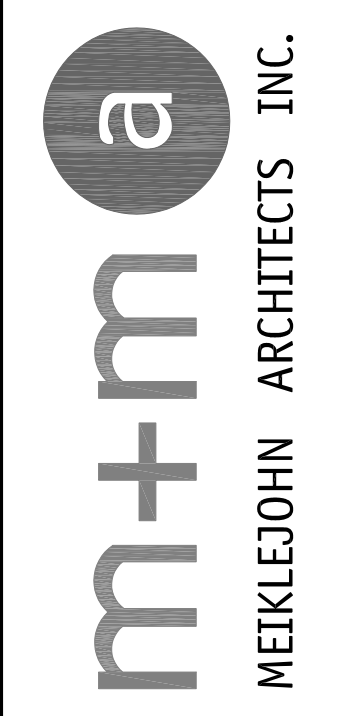
BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH:	3.1.13.2
METAL DECK ASSEMBLIES	COMPLY WITH:	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRE BLOCKS	EXIST	3.1.11.5
MAX. ATTIC AREA	EXIST.	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.6.

WASHROOM FIXTURES REQUIREMENTS	
EACH TENANT TO CONFIRM WASHROOM REQUIREMENTS FOR THEIR SPACE AS PART OF THEIR LEASEHOLD IMPROVEMENT PERMIT APPLICATION (N.I.C.)	



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2017-11-04
revised
DP
city comments

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No.	Date	Revision
01	2017-09-08	rezoning + DP
02	2017-09-14	demising wall BP
03	2017-09-20	revised DP (no rezoning)
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Project Title
ELLIS WAREHOUSE
2017 additions

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
LOT 1 DL 139 ODYD PLAN 660

Drawing Number

A1.01

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Drawing Title
zoning
+code

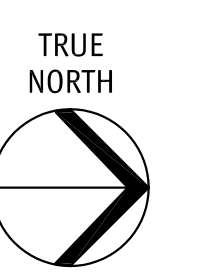
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Checked	JM

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01	2017-09-08	rezoning + DP
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 2017 additions

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

A2.01

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Drawing Title
LEVEL 1
KEY PLAN

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
Drawn	MH
Checked	JM

SCHEDULE A

This forms part of application
 # DP17-0204
 # DVP17-0235

Planner Initials LK

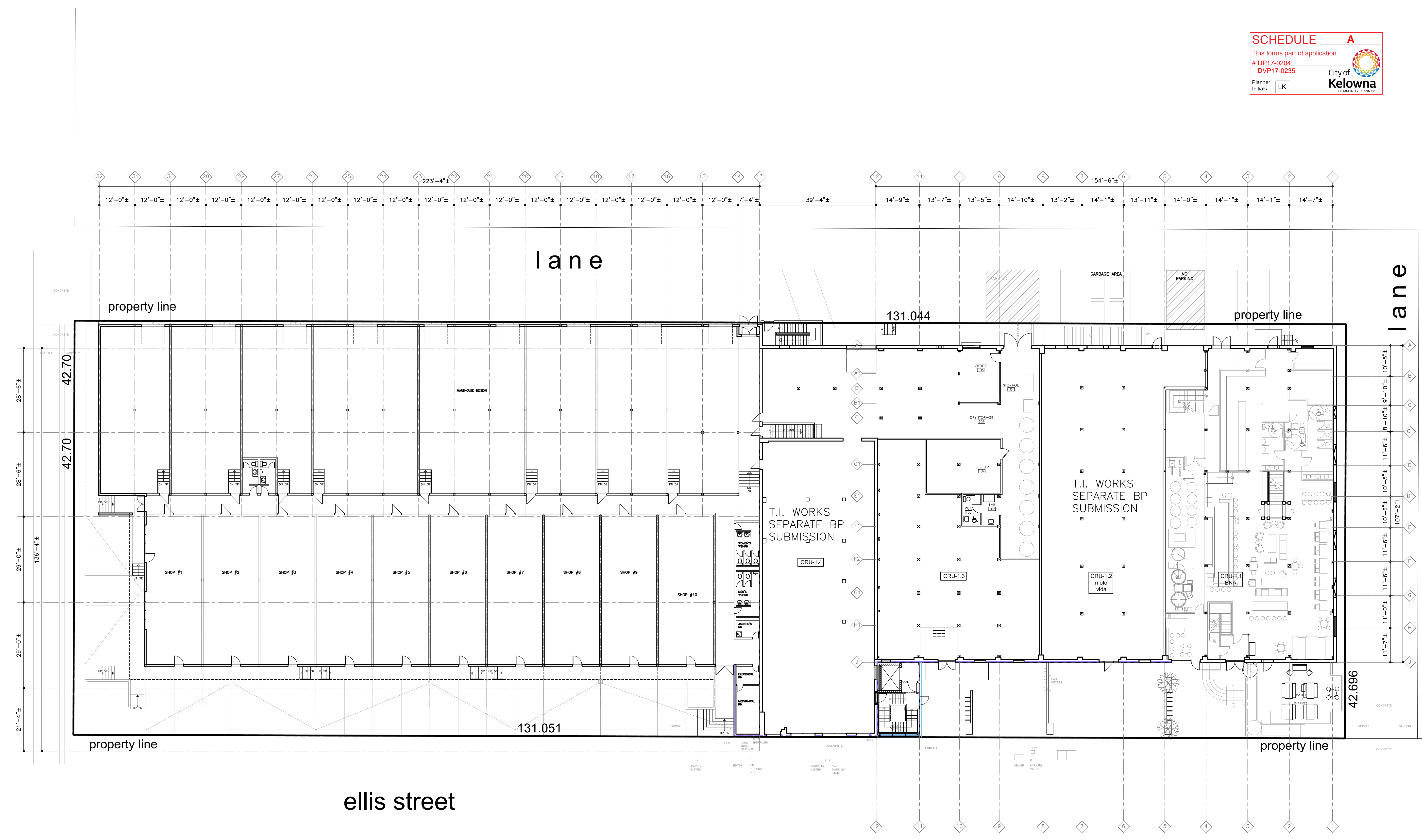
City of Kelowna
 COMMUNITY PLANNING

cawston avenue

ellis street

lane

lane



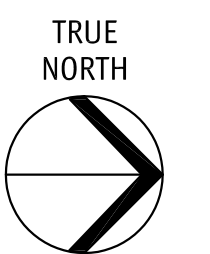
BASE BUILDING RENOVATION
 T.I. WORKS UNDER SEPARATE
 BP SUBMISSION

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 2017 additions**

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 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

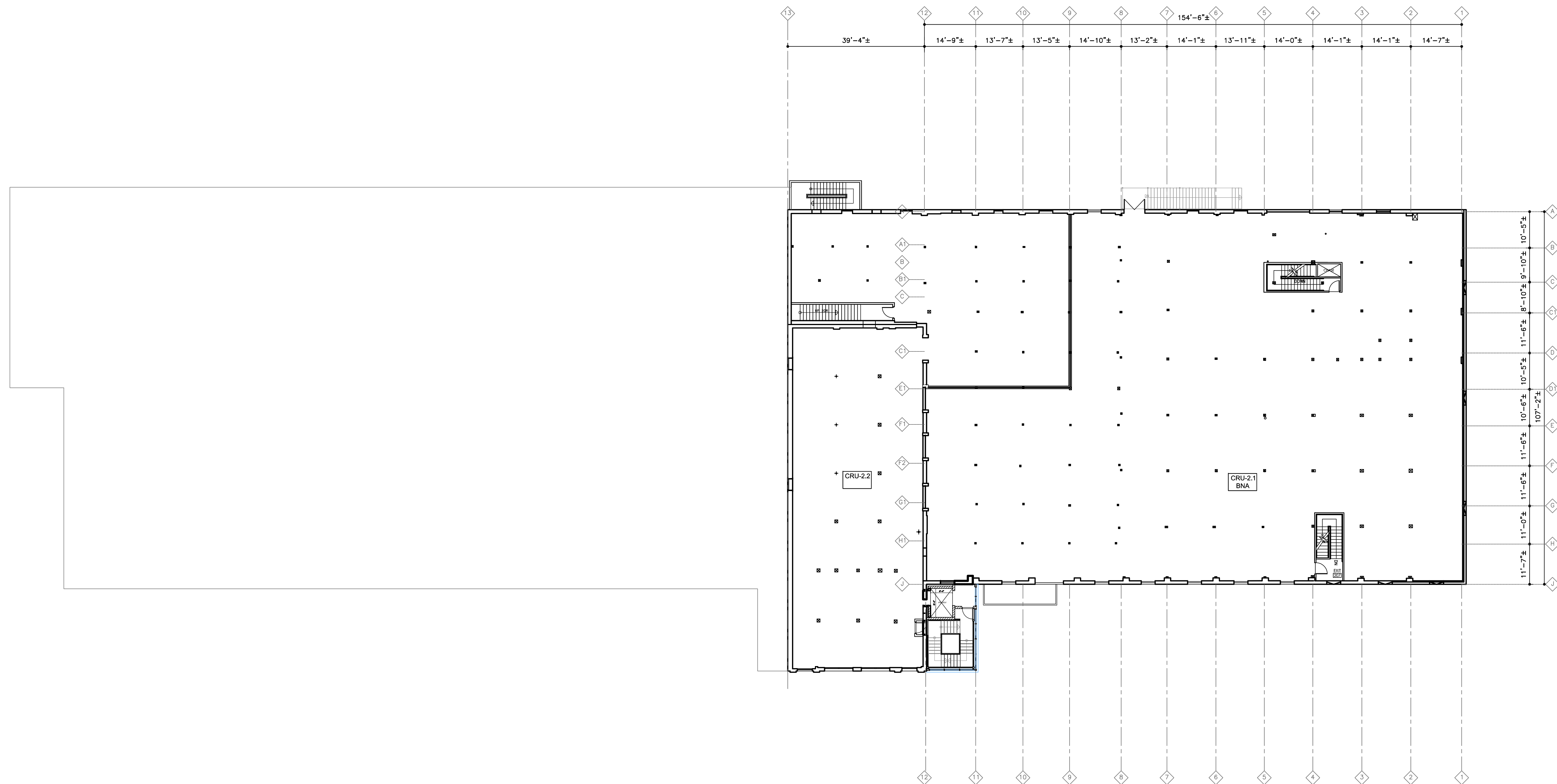
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Drawing Title
**LEVEL 2
 KEY PLAN**

Date	2017-10-13
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SCHEDULE A
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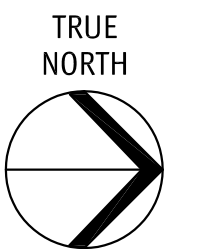


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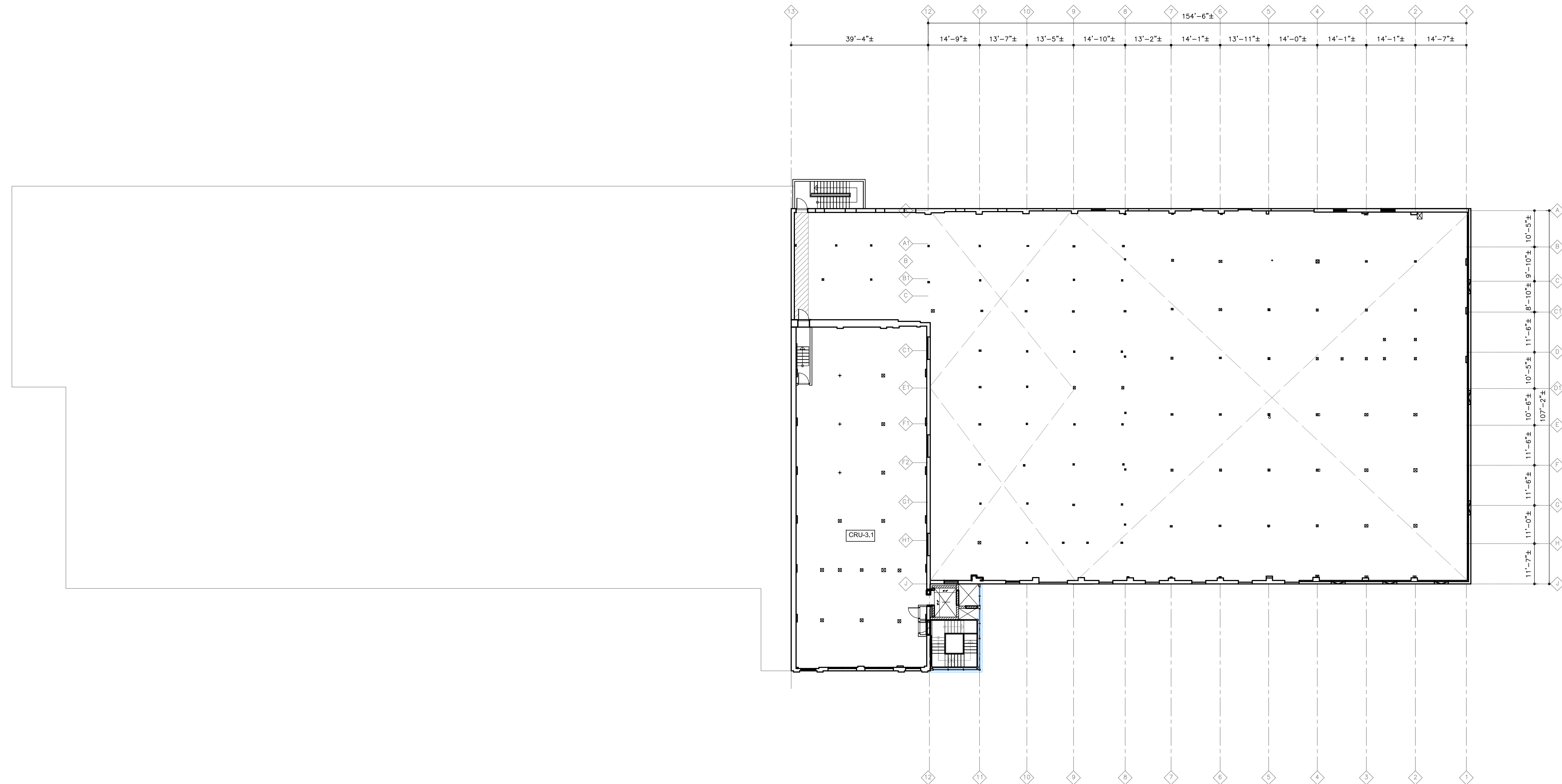
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Drawing Title
**LEVEL 3
 KEY PLAN**

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
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Checked	JM

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 DVP17-0235
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 City of Kelowna
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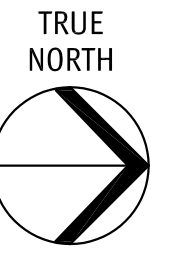
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m+m
 MEIKLEJOHN ARCHITECTS INC.

WHITWORTH
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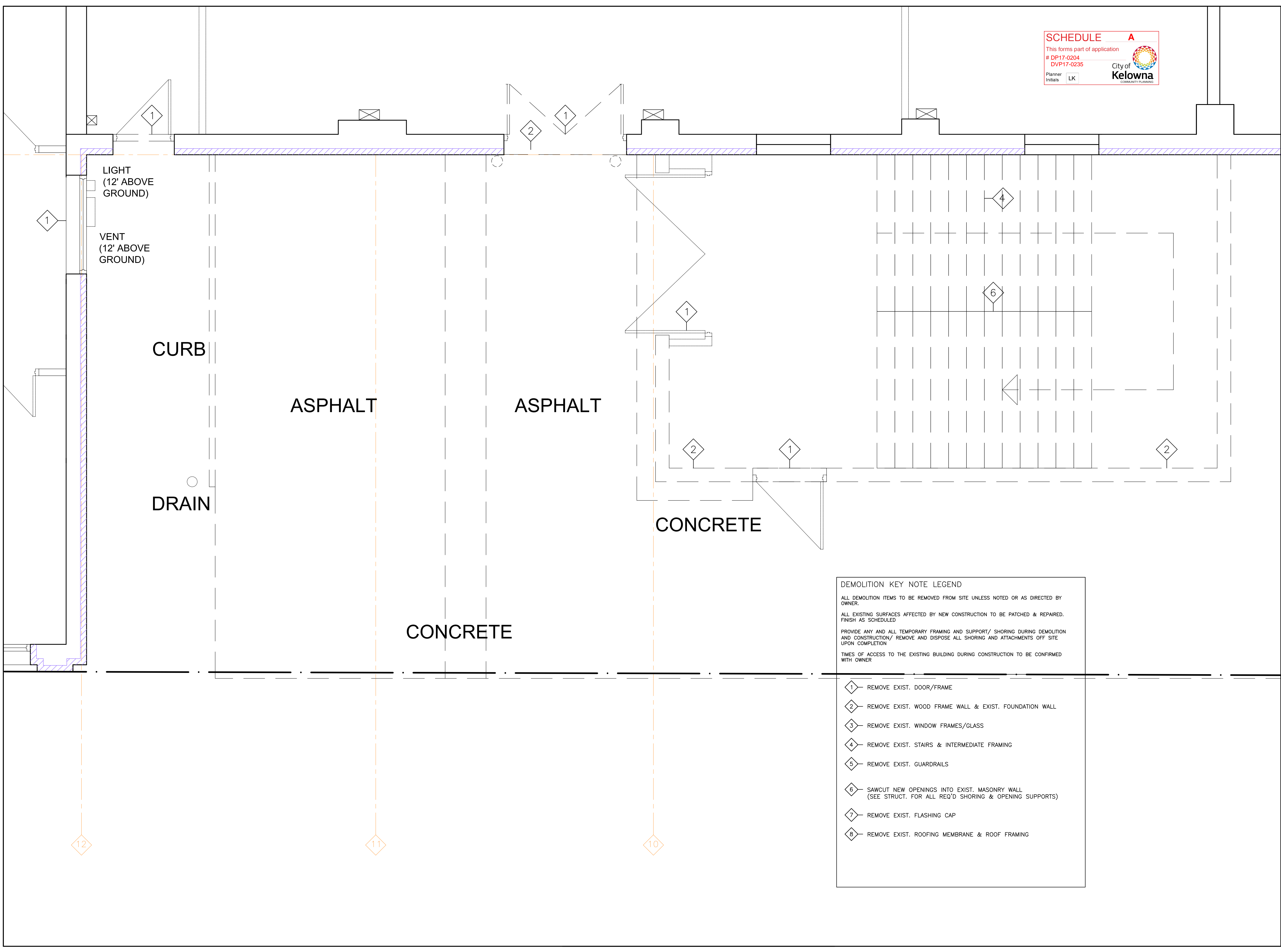
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Drawing Title
**Level 1
 Demolition**

1/2"=1'0"

Date	2017-10-13
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Scale	AS SHOWN
Drawn	SN/MH
Checked	JM



DEMOLITION KEY NOTE LEGEND

ALL DEMOLITION ITEMS TO BE REMOVED FROM SITE UNLESS NOTED OR AS DIRECTED BY OWNER.

ALL EXISTING SURFACES AFFECTED BY NEW CONSTRUCTION TO BE PATCHED & REPAIRED, FINISH AS SCHEDULED

PROVIDE ANY AND ALL TEMPORARY FRAMING AND SUPPORT/ SHORING DURING DEMOLITION AND CONSTRUCTION/ REMOVE AND DISPOSE ALL SHORING AND ATTACHMENTS OFF SITE UPON COMPLETION

TIMES OF ACCESS TO THE EXISTING BUILDING DURING CONSTRUCTION TO BE CONFIRMED WITH OWNER

- 1 REMOVE EXIST. DOOR/FRAME
- 2 REMOVE EXIST. WOOD FRAME WALL & EXIST. FOUNDATION WALL
- 3 REMOVE EXIST. WINDOW FRAMES/GLASS
- 4 REMOVE EXIST. STAIRS & INTERMEDIATE FRAMING
- 5 REMOVE EXIST. GUARDRAILS
- 6 SAWCUT NEW OPENINGS INTO EXIST. MASONRY WALL (SEE STRUCT. FOR ALL REQ'D SHORING & OPENING SUPPORTS)
- 7 REMOVE EXIST. FLASHING CAP
- 8 REMOVE EXIST. ROOFING MEMBRANE & ROOF FRAMING

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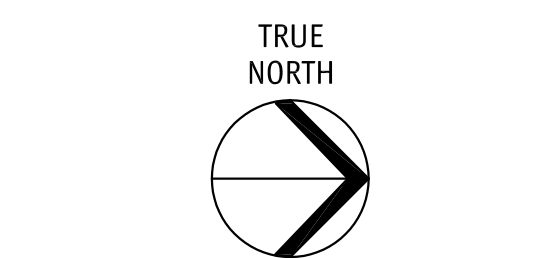
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WHITWORTH
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06	2017-11-04	revised DP (city comments)

Project Title
**ELLIS WAREHOUSE
 2017 additions**

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

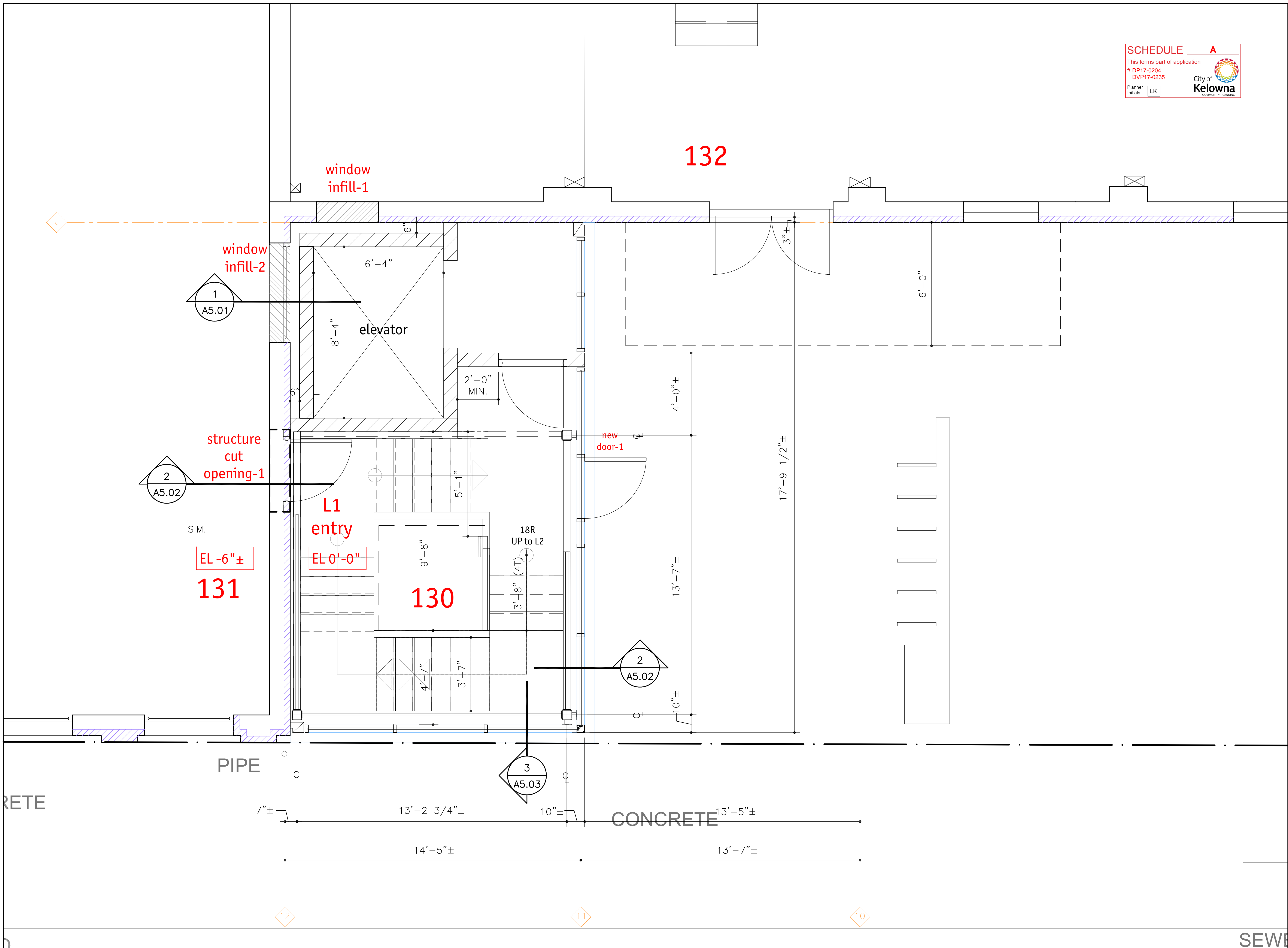
A3.01-2

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

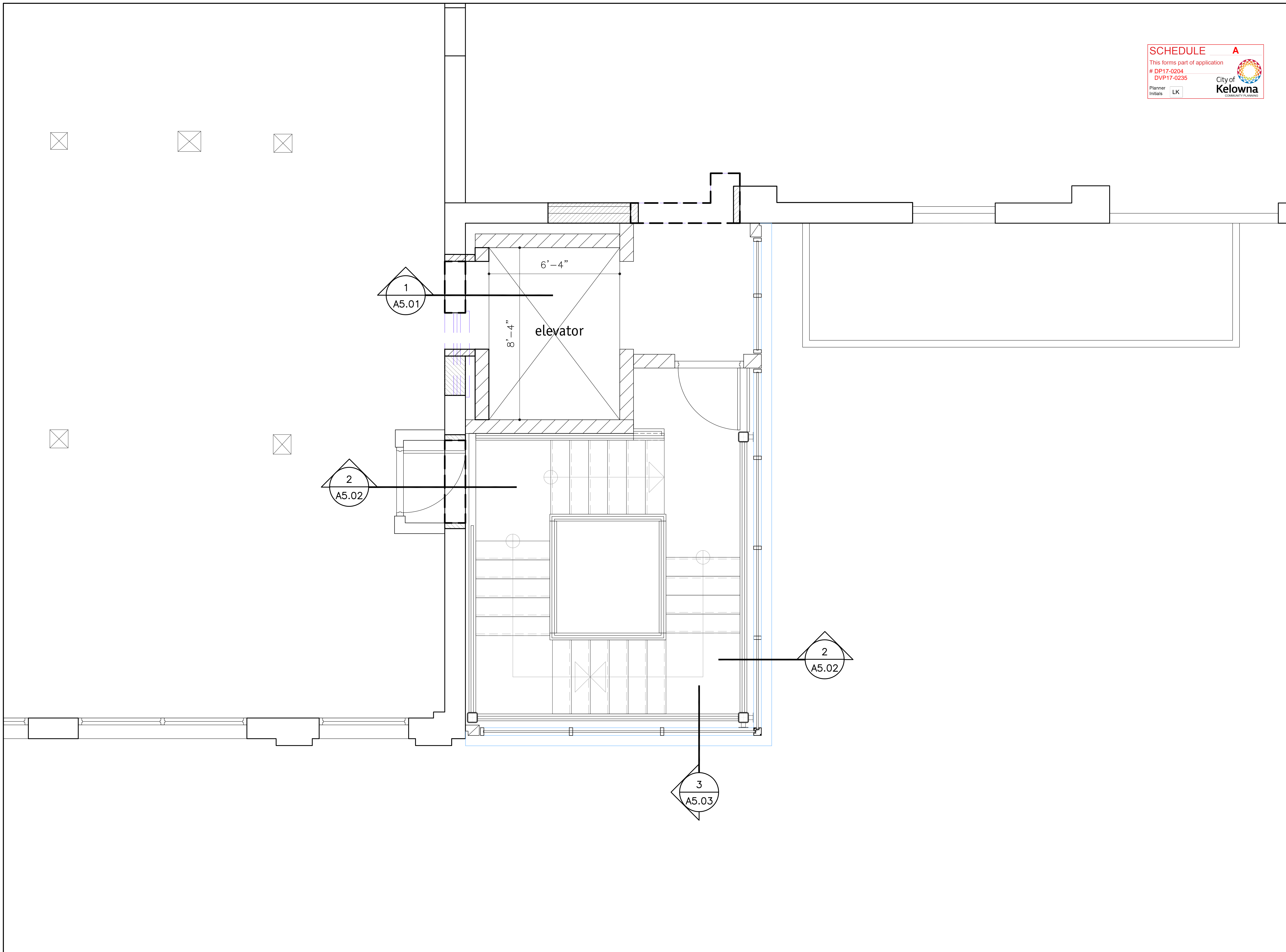
Drawing Title
**Level 1
 Renovation**

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	A5 SHOWN
Drawn	SN/MH
Checked	JM



SEWER



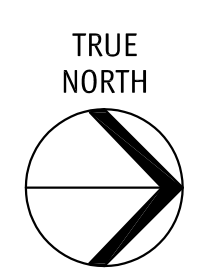
SCHEDULE A
 This forms part of application
 # DP17-0204
 DVP17-0235
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING

262 MAIN STREET
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2017-11-04
 revised
 DP
 city comments



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No.	Date	Revision
01	2017-09-08	rezoning + DP
02	2017-09-14	demising wall BP
03	2017-09-20	revised DP (no rezoning)
04	2017-09-26	revised demising wall BP
05	2017-10-13	demising wall LFC
06	2017-11-04	revised DP (city comments)

Project Title
**ELLIS WAREHOUSE
 2017 additions**

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

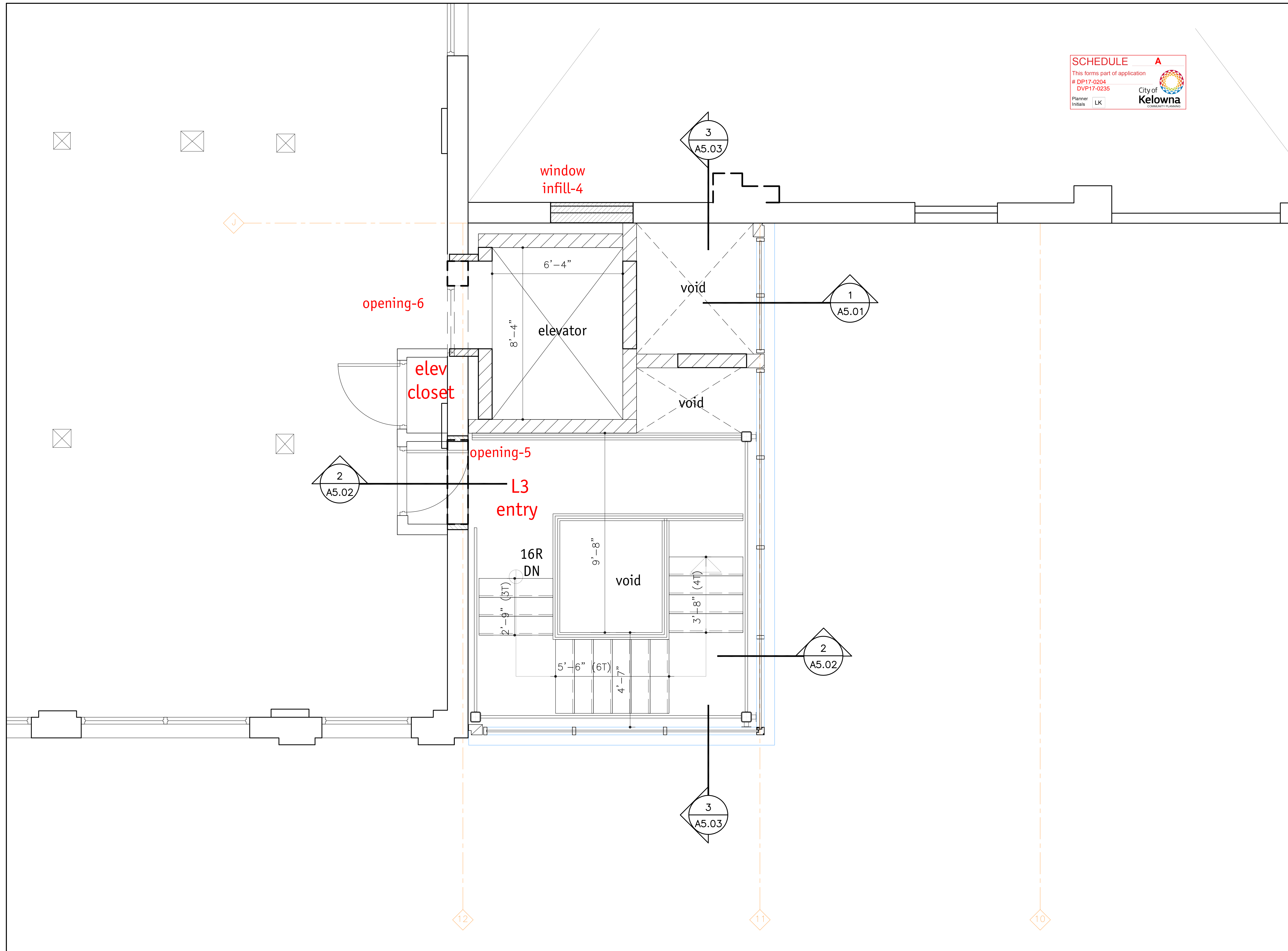
Drawing Number
A3.02-2

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
**Level 2
 Renovation**

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
Drawn	SN/MH
Checked	JM



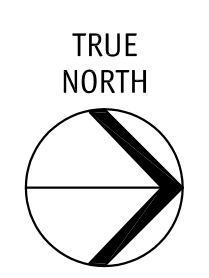
SCHEDULE A
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 DVP17-0235
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials LK

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2017-11-04
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Project Title
ELLIS WAREHOUSE
 2017 additions

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

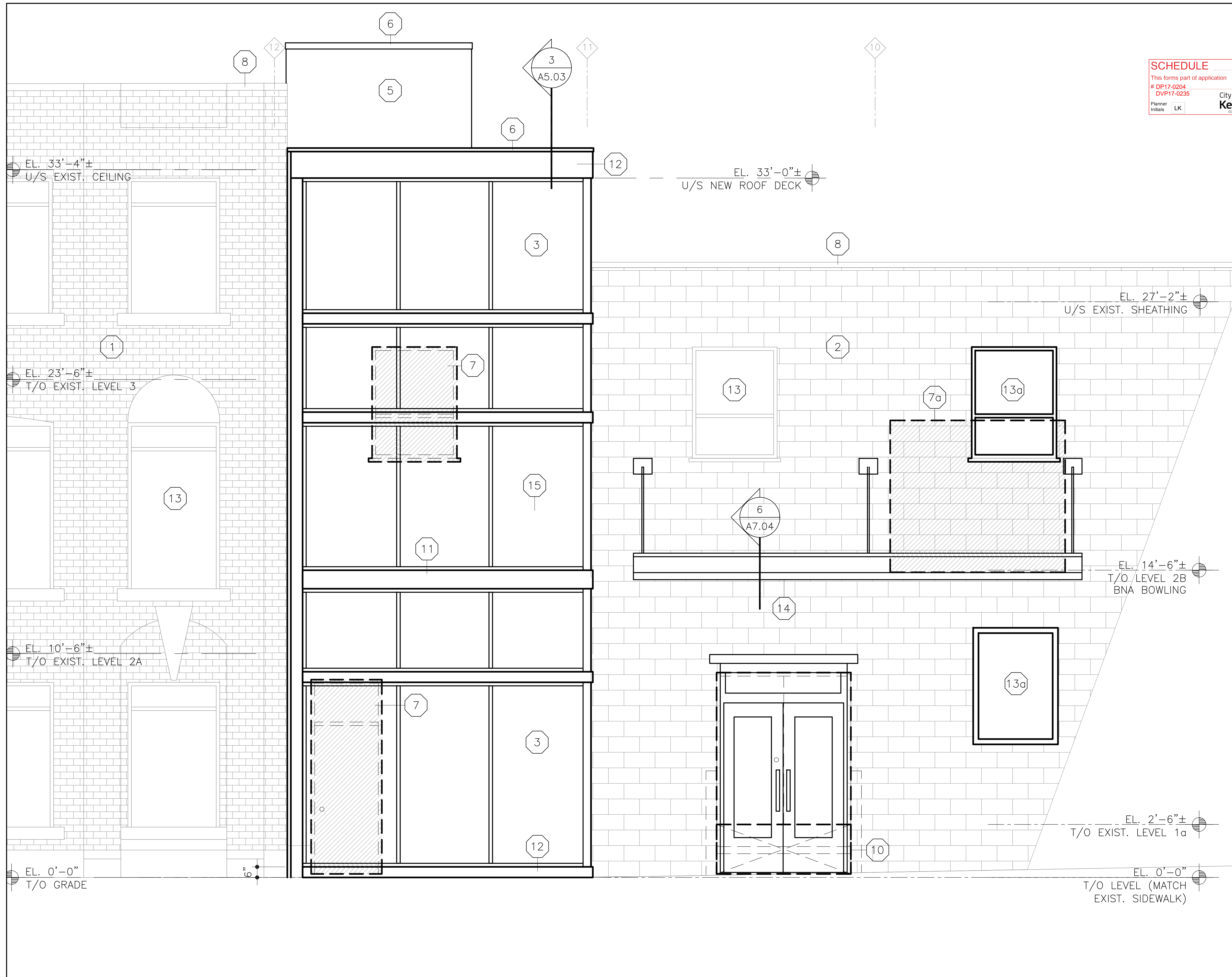
A3.03-2

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
Level 3
Renovation

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	A5 SHOWN
Drawn	SN/MH
Checked	JM



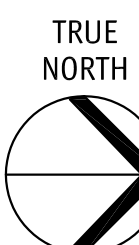
SCHEDULE B
 This forms part of application
 # DP17-0204
 DVP17-0235
 Planner Initials LK
 City of Kelowna
 COMMUNITY PLANNING

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2017-11-04
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Project Title
**ELLIS WAREHOUSE
 2017 additions**

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

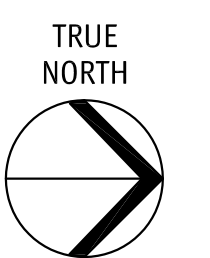
A4.01

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
Bldg Elev

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
Drawn	SN/MH
Checked	JM



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Project Title
**ELLIS WAREHOUSE
 2017 additions**

1250-1298 ELLIS ST KELOWNA V1Y 1Z4
 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

A4.02

DRAWINGS ARE NOT TO BE SCALED.
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Drawing Title
Bldg Elev

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
Drawn	SN/MH
Checked	JM

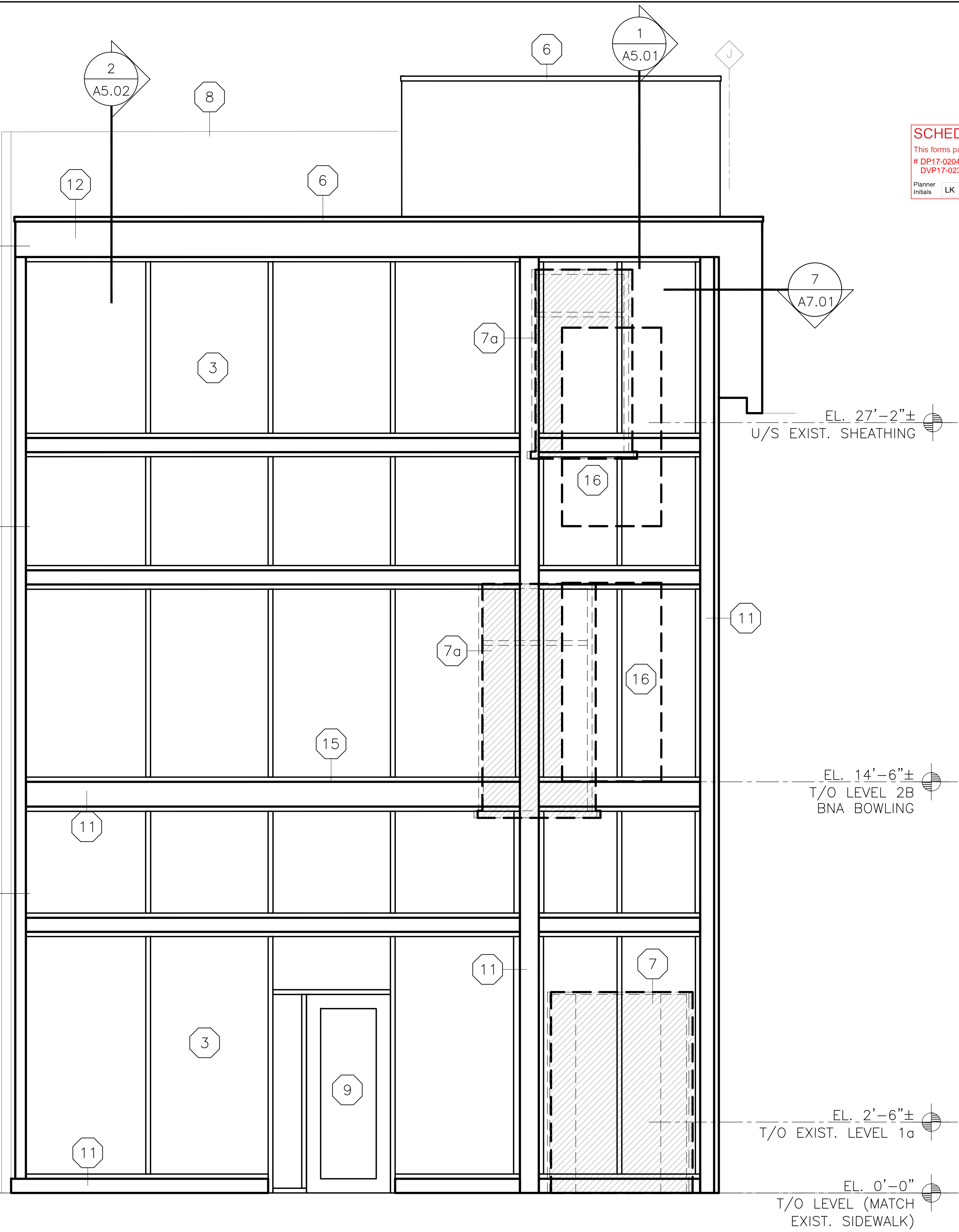
BUILDING ELEVATION KEY NOTE:

NOTES:

1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION
2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES
3. COLOURS SHALL BE CHOSEN BY THE ARCHITECT AT A LATER DATE FROM SPECIFIED COLOUR RANGE.

- 1 EXIST. BRICK WALL
- 2 EXIST. TERAZZO/BLOCK WALL
- 3 NEW CLEAR GLASS IN ALUM. STOREFRONT FRAMING
- 4 NEW BLOCK WALL
- 5 NEW STUCCO WALL FINISH
- 6 NEW PREFIN. METAL FLASHING CAP
- 7 LINE OF EXIST. OPENING TO BE CLOSED IN WITH MASONRY TO MATCH EXIST. WALLS
- 7a EXIST. OPENINGS TO BE PARTIALLY CLOSED IN MASONRY TO MATCH EXIST. WALLS (SEE FLOOR PLANS)
- 8 EXIST. FLASHING (PATCH AND MAKE GOOD)
- 9 NEW ALUM. STOREFRONT DOOR
- 10 EXIST. WALL SAWCUT & REMOVED TO SUIT ALUM. DOORS
- 11 ALUM. BRAKE SHAPE
- 12 INSULATED ALUM. WALL PANELS
- 13 EXIST. WINDOWS TO REMAIN
- 13a NEW WINDOWS ON EXIST. OPENINGS TO MATCH EXIST. WINDOWS
- 14 NEW SUSPENDED STEEL CANOPY TO MATCH EXISTING CANOPY
- 15 LINE OF STAIRS/LANDINGS BEHIND GLASS
- 16 LARGER OPENINGS CUT INTO EXIST. WALL TO SUIT ELEVATOR (SEE

SCHEDULE B
 This forms part of application
 # DP17-0204
 DVP17-0235
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 City of Kelowna
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EL. 33'-4"±
 U/S EXIST. CEILING

EL. 23'-6"±
 T/O EXIST. LEVEL 3

EL. 10'-6"±
 T/O EXIST. LEVEL 2A

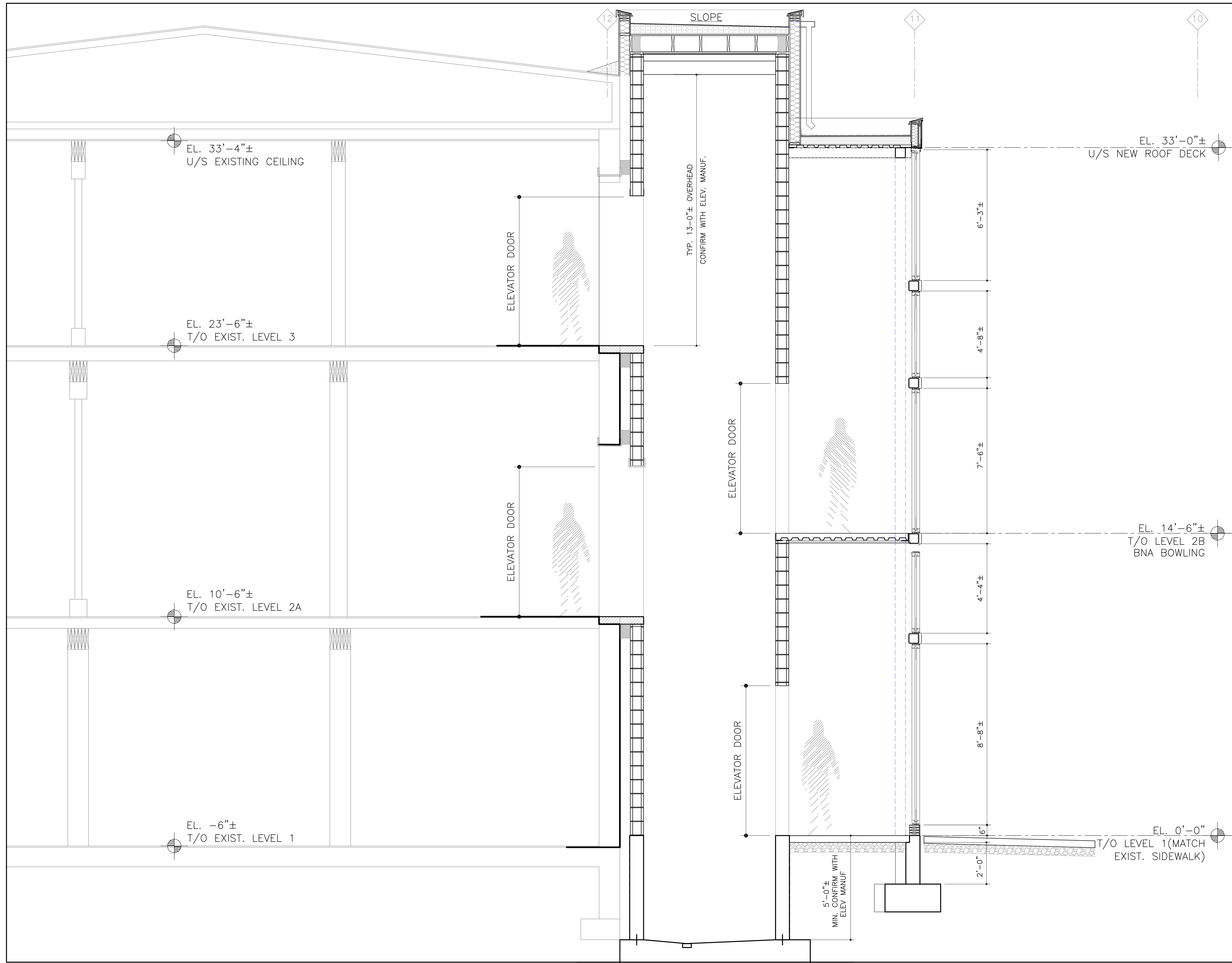
EL. 0'-0"
 T/O GRADE

EL. 27'-2"±
 U/S EXIST. SHEATHING

EL. 14'-6"±
 T/O LEVEL 2B
 BNA BOWLING

EL. 2'-6"±
 T/O EXIST. LEVEL 1a

EL. 0'-0"
 T/O LEVEL (MATCH
 EXIST. SIDEWALK)

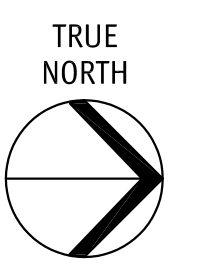


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Project Title
**ELLIS WAREHOUSE
 2017 additions**

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 LOT 1 DL 139 ODYD PLAN 660

Drawing Number

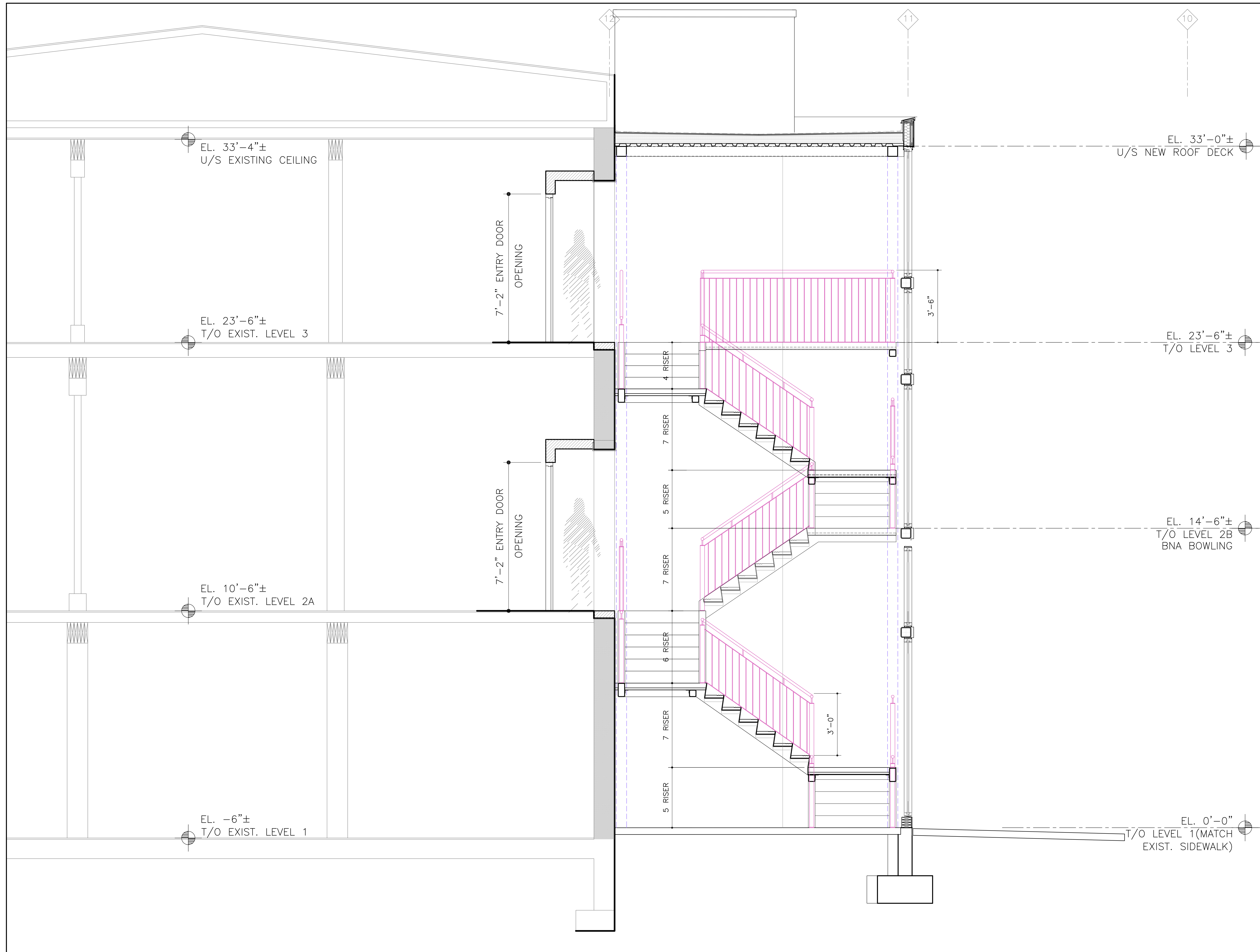
A5.01

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Drawing Title
Elev Sect

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	AS SHOWN
Drawn	SN/MH
Checked	JM

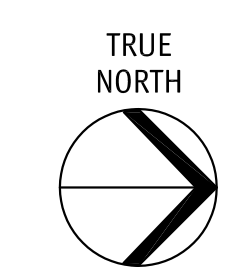


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 2017 additions**

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Drawing Number

A5.02

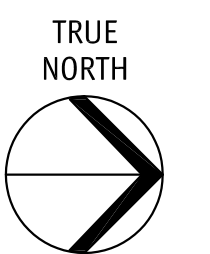
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Drawing Title
Elev Sect

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
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Drawn	SN/MH
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Drawing Number

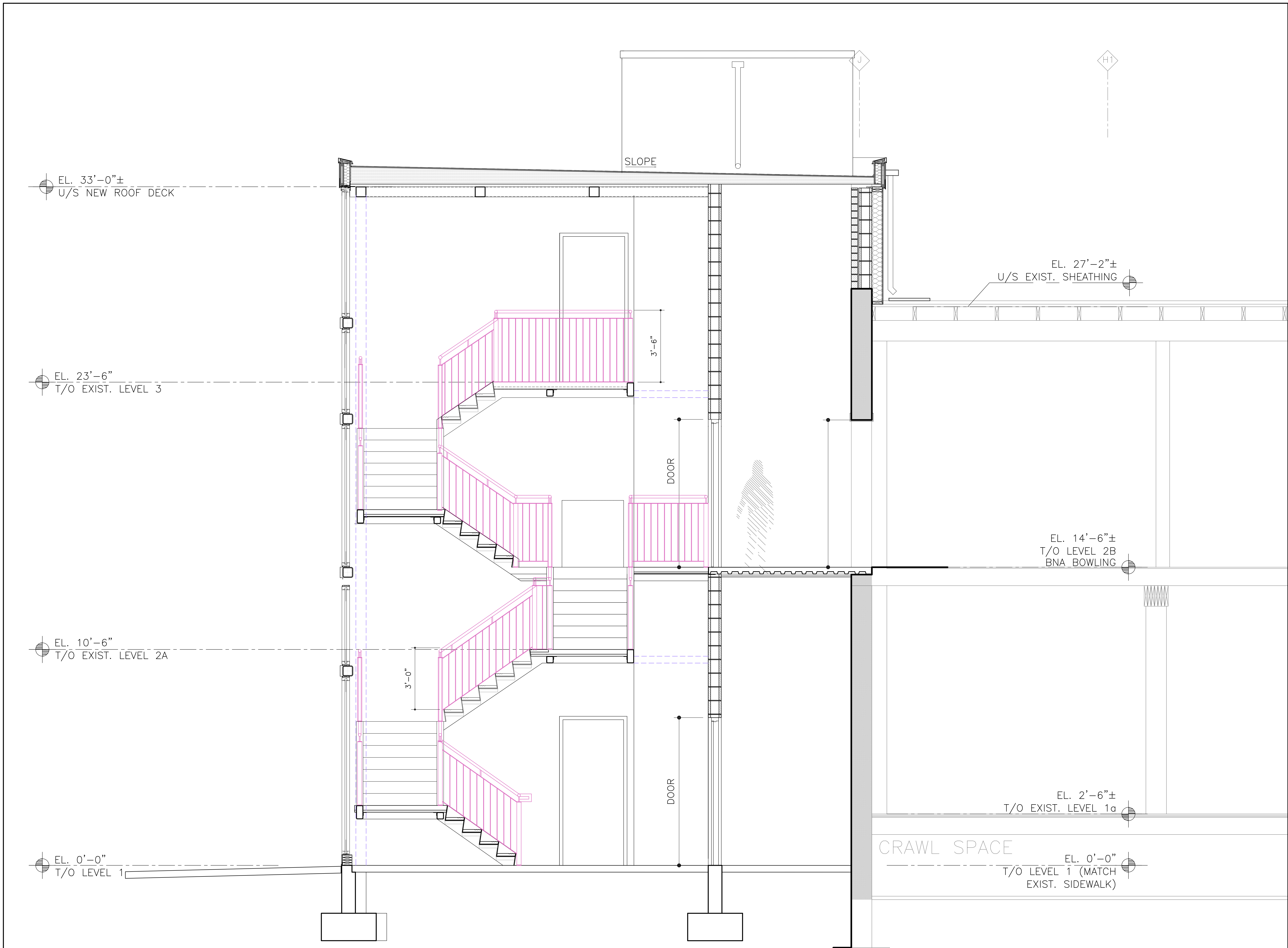
A5.03

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Drawing Title
Elev Sect

1/2"=1'0"

Date	2017-10-13
Job No.	17-1770
Scale	A5 SHOWN
Drawn	SN/MH
Checked	JM





cannery loft @ ellis street



single storey cru



cawston corridor view



cru with prospera



ellis warehouse 3-storey & 2-storey



ellis warehouse building



loading & parking & dumpster at rear



cannery lane corridor view



alum glazing
with hardie panel

signage









