



ISSUED FOR DP - RESPONSE 2

BARLEE RD

1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

Autodesk Docs://Troika - Barlee Rd/AR_223-060_TROIKA_BARLEE_RD_R23.rvt

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP1.00 SITE SURVEY (BY OTHERS)
- DP1.01 PROJECT + BYLAW INFO, BLOCK PLAN & SITE PHOTOS
- DP1.02 SITE PLAN
- DP2.00 FLOOR PLANS - MAIN & P1
- DP2.01 FLOOR PLANS - LEVEL 2-5
- DP2.02 FLOOR PLANS - LEVEL 6
- DP3.00 BUILDING ELEVATION
- DP3.01 BUILDING ELEVATION
- DP3.02 PERSPECTIVES
- DP4.00 BUILDING SECTION

CIVIL

- C-000 COVER
- C-001 GENERAL NOTES
- C-002 TOPO & LEGAL PLAN
- C-003 ARCHITECTURAL PLAN
- C-004 EROSION & SEDIMENT CONTROL PLAN
- C-100 ON-SITE GRADING
- C-200 ON-SITE SERVICING
- C-300 STORMWATER MANAGEMENT PLAN
- C-500 OFF-SITE PLAN & PROFILE

LANDSCAPE

- LI001 COVER SHEET
- LI002 GENERAL LEGENDS & NOTES
- LM101 SURFACE TREATMENT PLAN
- LP101 PLANTING PLAN
- LES01 PLANTING DETAILS
- LES02 FURNITURE DETAILS SHEET 01
- LES03 FURNITURE DETAILS SHEET 01
- LES04 PLANTING DETAILS

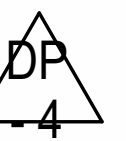
DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2 ISSUED FOR DP	2024-05-03
DP - 1 ISSUED FOR DP - REVIEW	2024-04-29

NO.	ISSUE/ REVISION	DATE
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PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

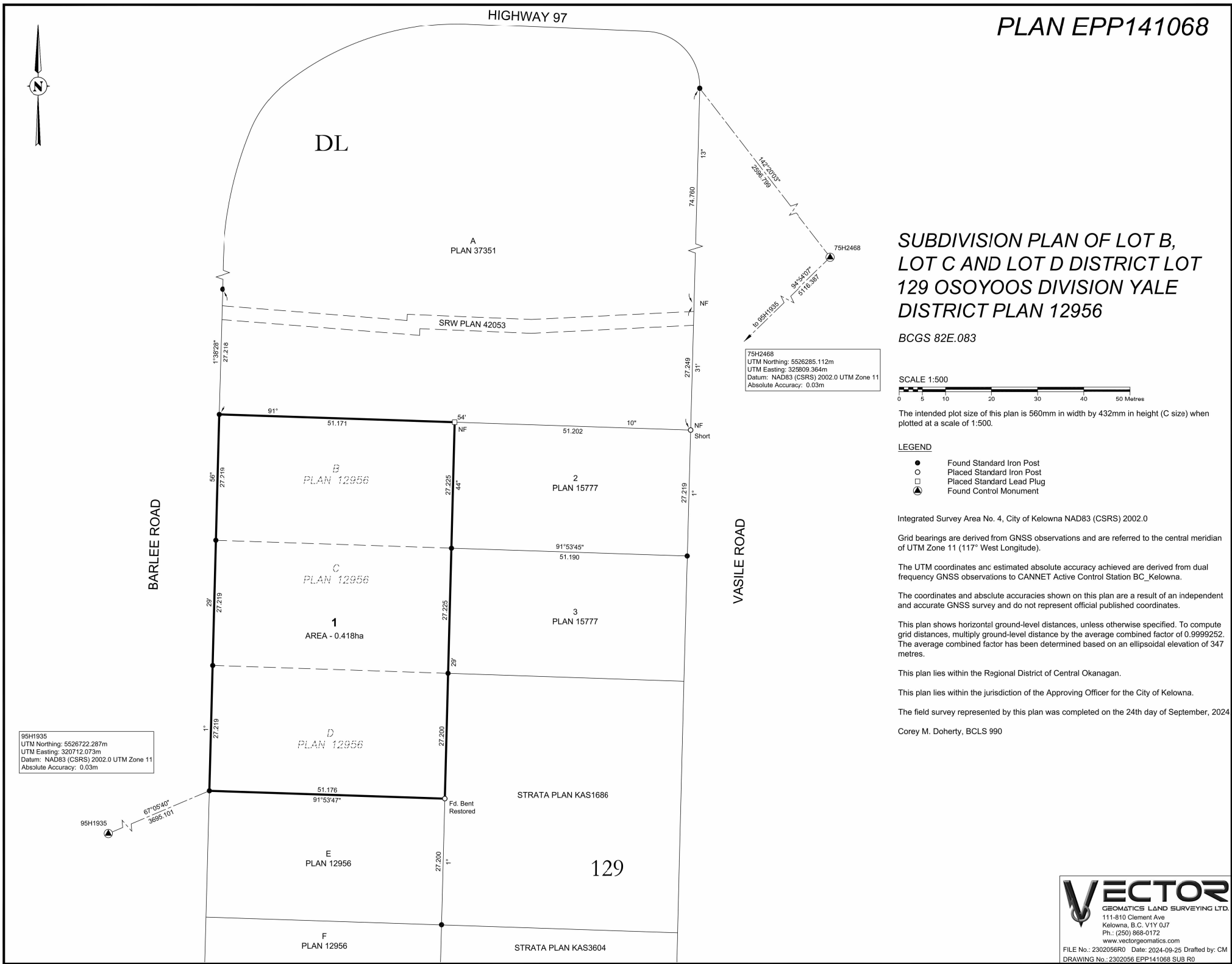
DRAWING NO.	REVISION NO.
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DP0.00

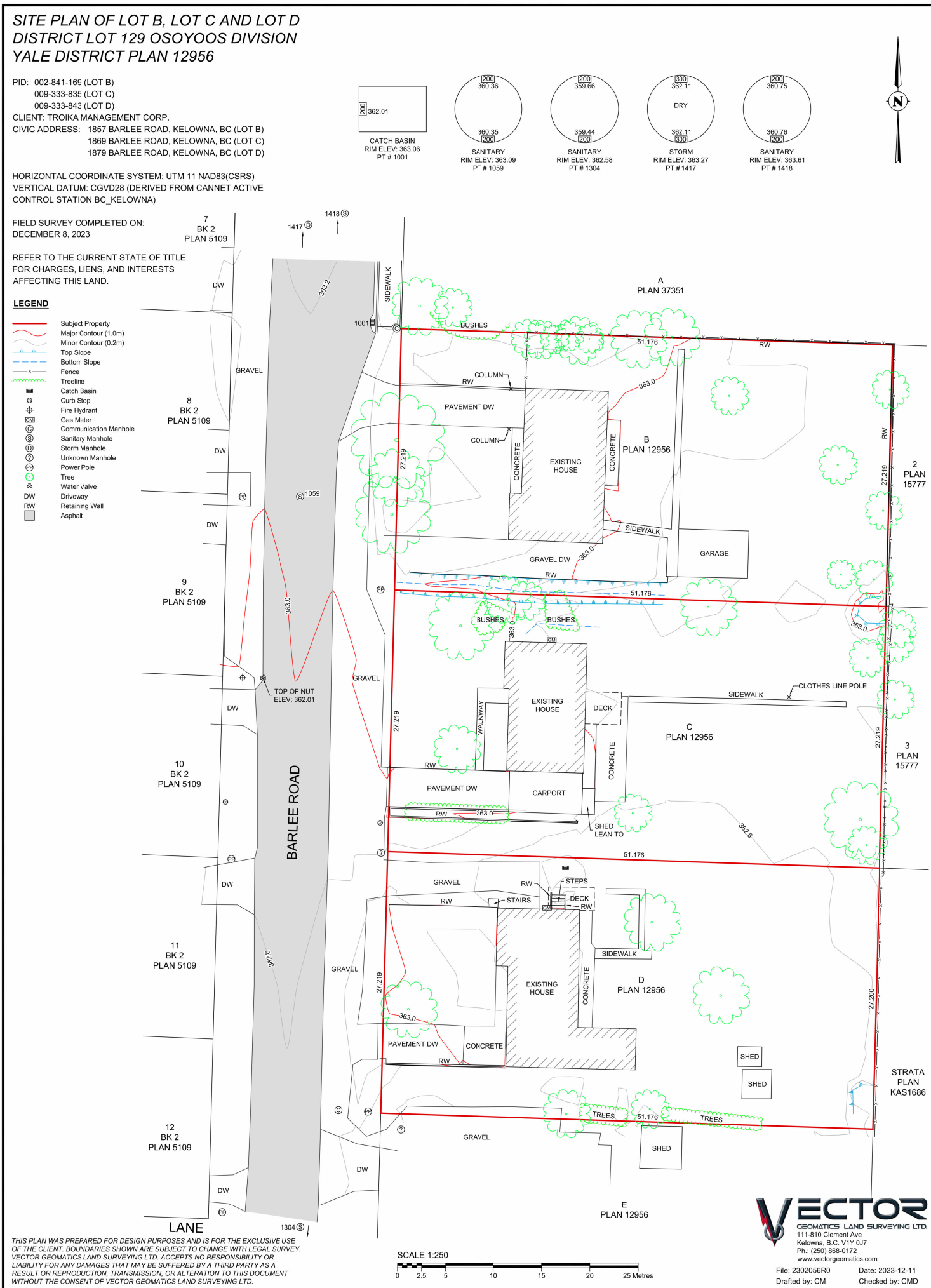


NOTE

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2 SUBDIVISION PLAN
 DP1.00 SCALE: 6" = 1'-0"



1 Site Survey (By Others)
 DP1.00 NOT TO SCALE

NOTE:
 ALL INFORMATION OBTAINED FROM THE SITE SURVEY PERFORMED BY VECTOR GEOMATICS LAND SURVEYING LTD. IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT, SURVEY COMPLETED DECEMBER 11, 2023. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FRO REFERENCE ONLY. ZEIDLER ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE SURVEY.

DP - 4 ISSUED FOR DP - RESPONSE 2 2025-01-08
 DP - 3 ISSUED FOR DP - RESPONSE 2024-12-11
 DP - 2 ISSUED FOR DP 2024-05-03

NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

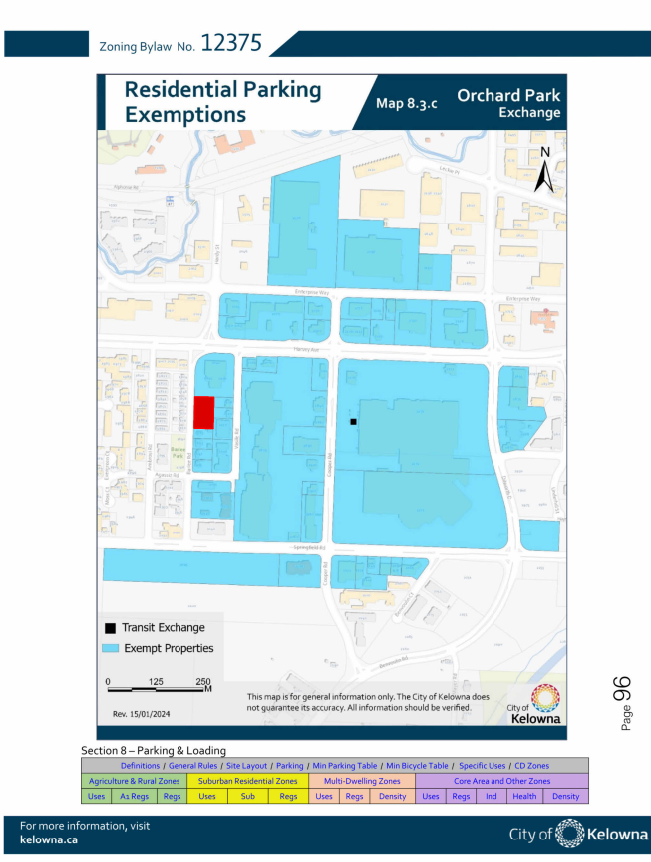
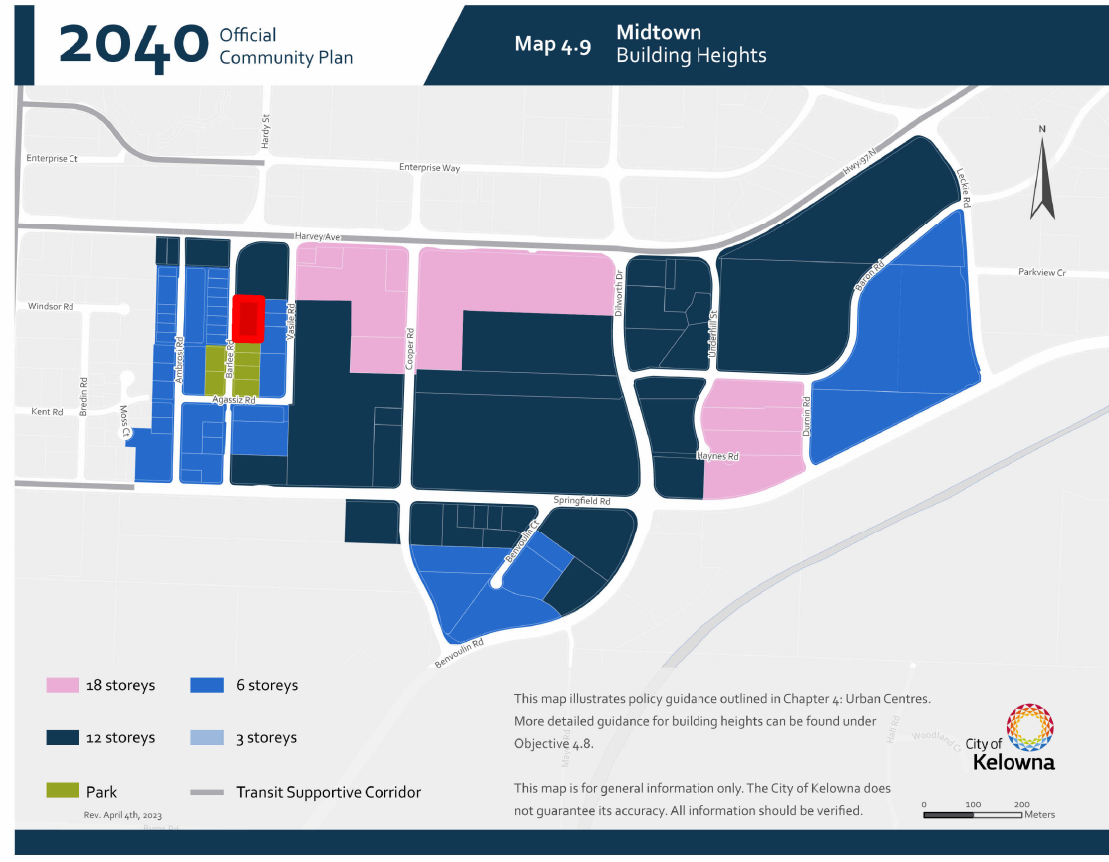
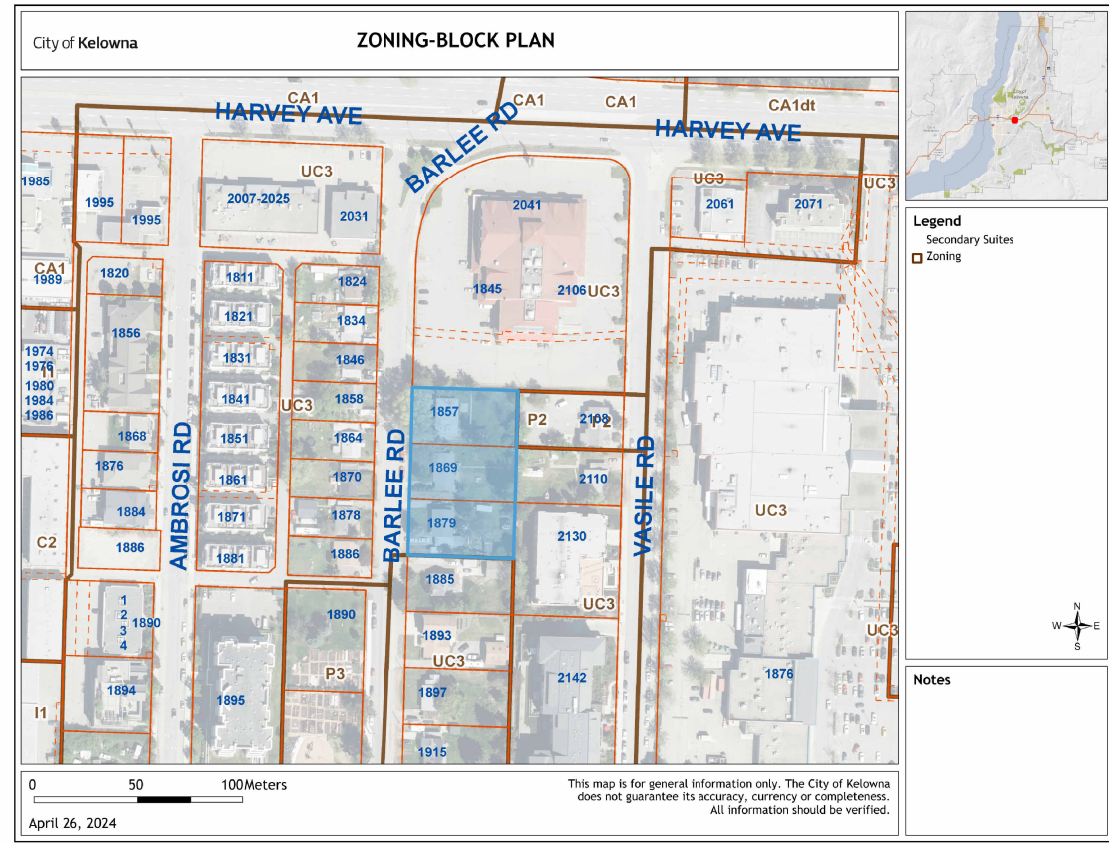
PROJECT
BARLEE RD

PROJECT ADDRESS
 1881 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2

TITLE
SITE SURVEY (BY OTHERS)

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DP1.00	



DEVELOPMENT VARIANCE PERMIT

REQUESTED VARIANCE SUMMARY:

1. STEPBACK VARIANCE	SECTION 14.11 - COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS: MIN. BUILDING STEPBACK = 3.0m FOOTNOTE 14: MINIMUM BUILDING STEPBACKS APPLY ONLY TO BUILDINGS THAT ARE AT LEAST FIVE (5) STOREYS AND NOT TALLER THAN 12 STOREYS. THE STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY.	PROPOSING THE STEPBACK OCCURS AT GRADE, BELOW THE SECOND STOREY, FOR PORTIONS OF THE BUILDING BETWEEN BALCONIES ALONG THE BARLEE RD. FRONTAGE. SEE DEVELOPMENT VARIANCE PERMIT APPLICATION FOR ADDITIONAL RATIONAL.
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PROJECT INFORMATION

OWNER: TROIKA DEVELOPMENT
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 1881 BARLEE RD., KELOWNA B.C. V1Y 4S2
LEGAL ADDRESS: PLAN KAP12956; LOT B.C.D. DISTRICT LOT 129
PARCEL AREA: 4,176.937 m² / 44,960.2 ft² / 0.417 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): UC3r
GENERAL DESCRIPTION: MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS
PRINCIPAL USES / FLOOR: RESIDENTIAL

UNIT TYPE BREAKDOWN:

UNIT TYPE	COUNT	PERCENTAGE
RESIDENTIAL 1BED	111	69.4%
RESIDENTIAL 2BED	32	20.0%
RESIDENTIAL STUDIO	17	10.6%
TOTAL	160	

CLAUSE	REQUIREMENT	PROVIDED																																																				
MAXIMUM SITE COVERAGE: SECTION 14.11 URBAN CENTRE ZONING DEVELOPMENT	RESIDENTIAL STREET MAX. BUILDING SITE COVERAGE = 85% BUILDING COVERAGE = 4,176.9 x 0.85 = 3,550.3 m ² (=38,215.1 ft ²)	BUILDING AREA % COVERAGE 22,333.65 ft ² 49.7%																																																				
FLOOR AREA RATIO (F.A.R.): SECTION 14.14 - DENSITY AND HEIGHT	RESIDENTIAL STREET MAX. IMPERMEABLE COVERAGE = 90% IMPERMEABLE COVERAGE = 4,176.9 x 0.9 = 3,759.2 m ² (=40,463.7 ft ²) MAXIMUM BASE DENSITY: FOOTNOTE 13 TRANSIT ORIENTED AREA 2.5 F.A.R. (6 STOREY) (= 10,442.25 m ²) 0.3 BONUS FOR RENTAL DESIGNATION 2.8 F.A.R (6 STOREY) (= 11,695.32 m ²) F.A.R. IS CALCULATED USING NET-AREA MEASURE TO THE INSIDE FACE OF THE EXTERIOR WALLS AND CENTRE LINE OF GLAZING.	IMPERMEABLE AREA % COVERAGE 36,889.04 ft ² 82.0%																																																				
SETBACKS: SECTION 14.11 - DEVELOPMENT REGULATIONS	FRONT SETBACK (BARLEE RD): 3.0 m SIDE SETBACK: 3.0 m SIDE SETBACK ABOVE 16 m: 4.0 m REAR SETBACK: 3.0 m	FRONT SETBACK= 3.0m FRONT STEP BACK = 3.0m SIDE SETBACK = 4.0m REAR SETBACK = 3.0m AT GRADE, 4.0m AT MAIN FLOOR																																																				
BUILDING HEIGHT SECTION 14.14 - DENSITY AND HEIGHT	MAX. BASE HEIGHT: 6 STOREYS (22 m)	6 STOREYS, 21.96m																																																				
AMENITY SPACE: SECTION 14.11 - DEVELOPMENT REGULATIONS	THE REQUIRED MINIMUM AMENITY BACHELOR = 6.0 m ² /UNIT = 17 x 6 = 102 m ² 1 BED = 10.0 m ² /UNIT = 111 x 10 = 1,110 m ² 2 BED = 15.0 m ² /UNIT = 32 x 15 = 480 m ² TOTAL = 1,692 m ² * SECTION 14.11, FOOTNOTE 11 4.0 m ² /UNIT REQUIRED TO BE COMMON AMENITY = 160 x 4 = 640 m ²	<table border="1"> <thead> <tr> <th rowspan="2">LEVEL</th> <th rowspan="2">Name</th> <th rowspan="2">Sub-Dept.</th> <th colspan="2">AMENITIES</th> </tr> <tr> <th>m²</th> <th>ft²</th> </tr> </thead> <tbody> <tr> <td>LEVEL 1</td> <td>AMENITY</td> <td>COMMON</td> <td>179.38 m²</td> <td>1931 ft²</td> </tr> <tr> <td>LEVEL 1</td> <td>COURTYARD</td> <td>COMMON</td> <td>475.00 m²</td> <td>5113 ft²</td> </tr> <tr> <td>LEVEL 1</td> <td>BALCONY</td> <td>PRIVATE</td> <td>216.74 m²</td> <td>2333 ft²</td> </tr> <tr> <td>LEVEL 2</td> <td>BALCONY</td> <td>PRIVATE</td> <td>242.40 m²</td> <td>2609 ft²</td> </tr> <tr> <td>LEVEL 3</td> <td>BALCONY</td> <td>PRIVATE</td> <td>242.56 m²</td> <td>2611 ft²</td> </tr> <tr> <td>LEVEL 4</td> <td>BALCONY</td> <td>PRIVATE</td> <td>159.53 m²</td> <td>1717 ft²</td> </tr> <tr> <td>LEVEL 5</td> <td>BALCONY</td> <td>PRIVATE</td> <td>159.53 m²</td> <td>1717 ft²</td> </tr> <tr> <td>LEVEL 6</td> <td>BALCONY</td> <td>PRIVATE</td> <td>170.39 m²</td> <td>1834 ft²</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1845.52 m²</td> <td>19865 ft²</td> </tr> </tbody> </table>	LEVEL	Name	Sub-Dept.	AMENITIES		m ²	ft ²	LEVEL 1	AMENITY	COMMON	179.38 m ²	1931 ft ²	LEVEL 1	COURTYARD	COMMON	475.00 m ²	5113 ft ²	LEVEL 1	BALCONY	PRIVATE	216.74 m ²	2333 ft ²	LEVEL 2	BALCONY	PRIVATE	242.40 m ²	2609 ft ²	LEVEL 3	BALCONY	PRIVATE	242.56 m ²	2611 ft ²	LEVEL 4	BALCONY	PRIVATE	159.53 m ²	1717 ft ²	LEVEL 5	BALCONY	PRIVATE	159.53 m ²	1717 ft ²	LEVEL 6	BALCONY	PRIVATE	170.39 m ²	1834 ft ²				1845.52 m ²	19865 ft ²
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MOTOR VEHICLE PARKING REQUIREMENTS: TABLE 8.3.1 - URBAN CENTRE	MULTI-RESIDENTIAL DEVELOPMENT 0.8 STALLS / STUDIO x 17 = 13.6 = 14 0.9 STALLS / 1 BED x 111 = 99.9 = 99.9 (-100) 1.0 STALLS / 1 BED+DEN & 2 BED x 32 = 32 0.14 STALLS / UNIT (VISITOR) x 160 = 22.4 = 22 TOTAL RESIDENTIAL PARKING = 168 PARKING REDUCTIONS RENTAL DESIGNATION -20% = -33.6 = -34 BIKE INCENTIVE = -5 TOTAL REDUCTION = 39 REQUIRED PARKING = 129 BARRIER FREE STALLS: 100-200 UNITS REQUIRES 3 BF STALLS, 1 OF WHICH WILL BE VAN STALL	TABLE 8.3, FOOTNOTE 8: LOTS IN A TRANSIT ORIENTED AREA HAVE NO MINIMUM RESIDENTIAL PARKING REQUIREMENTS. <table border="1"> <thead> <tr> <th>Level</th> <th>Comments</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>P1</td> <td>BF - REGULAR</td> <td>2</td> </tr> <tr> <td>P1</td> <td>BF - VAN</td> <td>1</td> </tr> <tr> <td>P1</td> <td>REGULAR</td> <td>51</td> </tr> <tr> <td>P1</td> <td>SMALL</td> <td>24</td> </tr> <tr> <td></td> <td></td> <td>78</td> </tr> <tr> <td>LEVEL 1</td> <td>BF - REGULAR</td> <td>1</td> </tr> <tr> <td>LEVEL 1</td> <td>REGULAR</td> <td>16</td> </tr> <tr> <td>LEVEL 1</td> <td>SMALL</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td>24</td> </tr> <tr> <td>Grand total</td> <td></td> <td>102</td> </tr> </tbody> </table> SMALL CAR RATIO = 31 SMALL STALLS / 102 TOTAL STALLS = 30% (0.3:1) MIN. # OF EV STALLS = TOTAL - (TOTAL * 75%) = 102 - (76.5) = 25.5 (26)	Level	Comments	Count	P1	BF - REGULAR	2	P1	BF - VAN	1	P1	REGULAR	51	P1	SMALL	24			78	LEVEL 1	BF - REGULAR	1	LEVEL 1	REGULAR	16	LEVEL 1	SMALL	7			24	Grand total		102																			
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BICYCLE PARKING REQUIREMENTS: (TABLE 8.5.)	LONG-TERM INCENTIVE BICYCLE PARKING STALLS REQ'D: STUDIO & 1 BED = 1.25/UNIT x 128 = 160 1 BED+DEN & 2 BED = 1.5/UNIT x 32 = 48 TOTAL BIKE PARKING = 208 SHORT-TERM BICYCLE STALLS PER ENTRANCE = 6 SHORT-TERM BICYCLE STALLS PER ENTRANCE = 6	BICYCLE PARKING PROVIDED: LONG TERM BICYCLE STALLS PROVIDED: GROUND ANCHORED = 104 WALL ANCHORED = 73 WALL ANCHORED (PARKING STALLS) = 31 TOTAL = 208 SHORT TERM BICYCLE STALLS PROVIDED: 1 ENTRY = 6 SHORT TERM BICYCLE STALLS.																																																				

1 BLOCK & URBAN CORE PLANS

DP1.01 NOT TO SCALE

DP - 4 ISSUED FOR DP - RESPONSE 2 2025-01-08
 DP - 3 ISSUED FOR DP - RESPONSE 2024-12-11
 DP - 2 ISSUED FOR DP 2024-05-03

NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

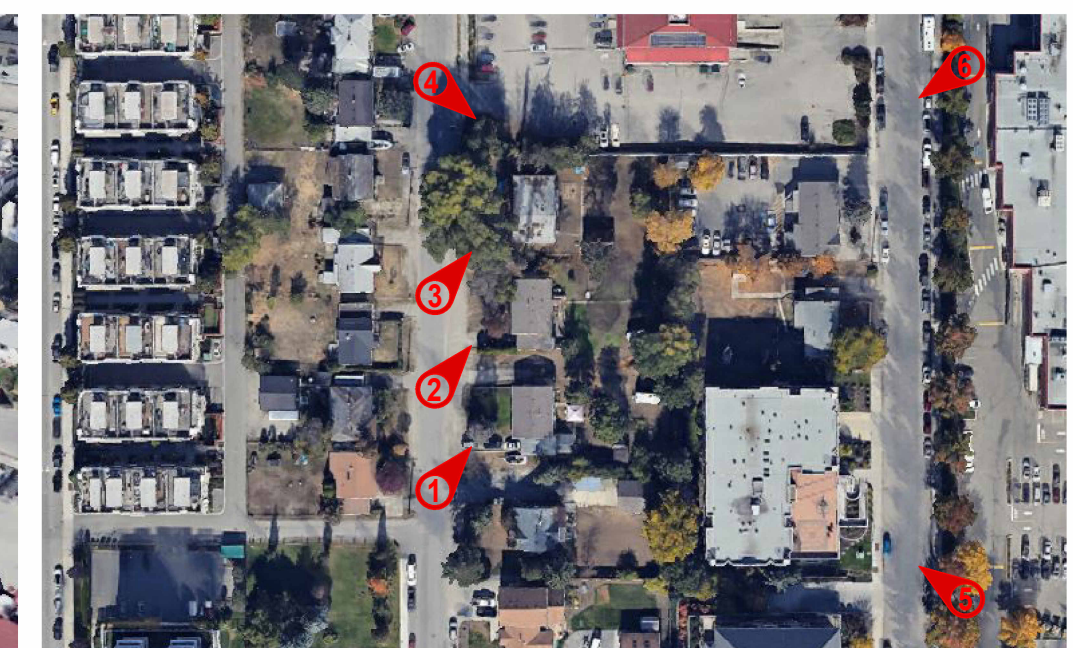
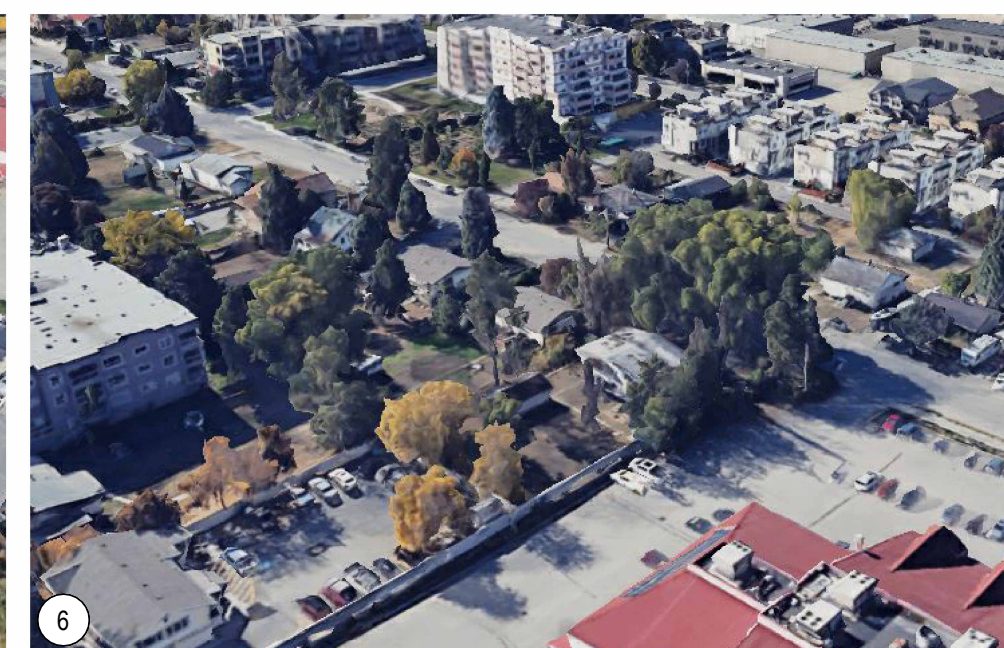
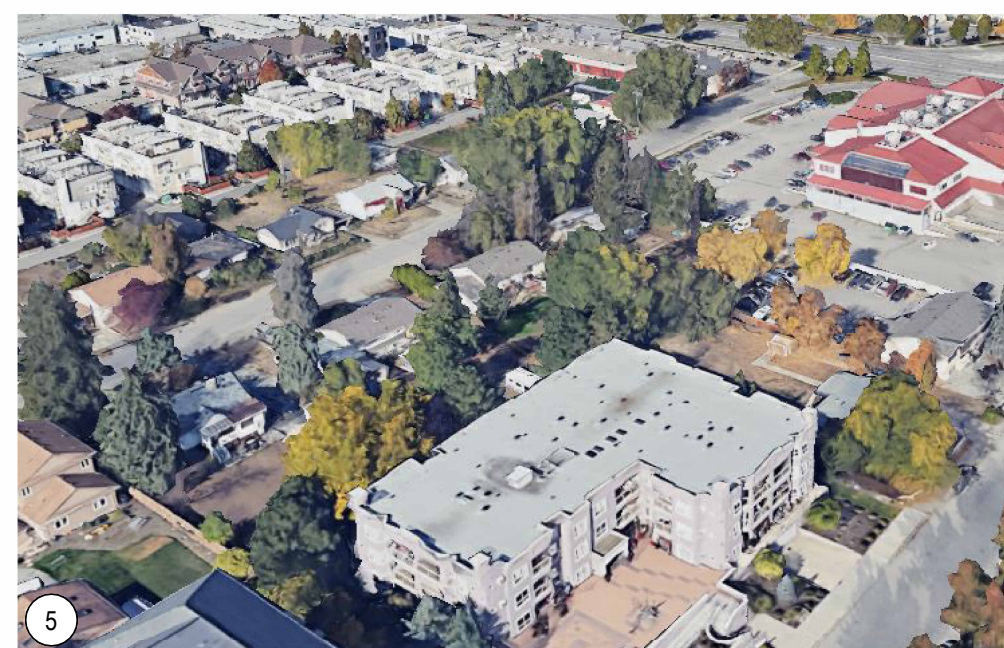
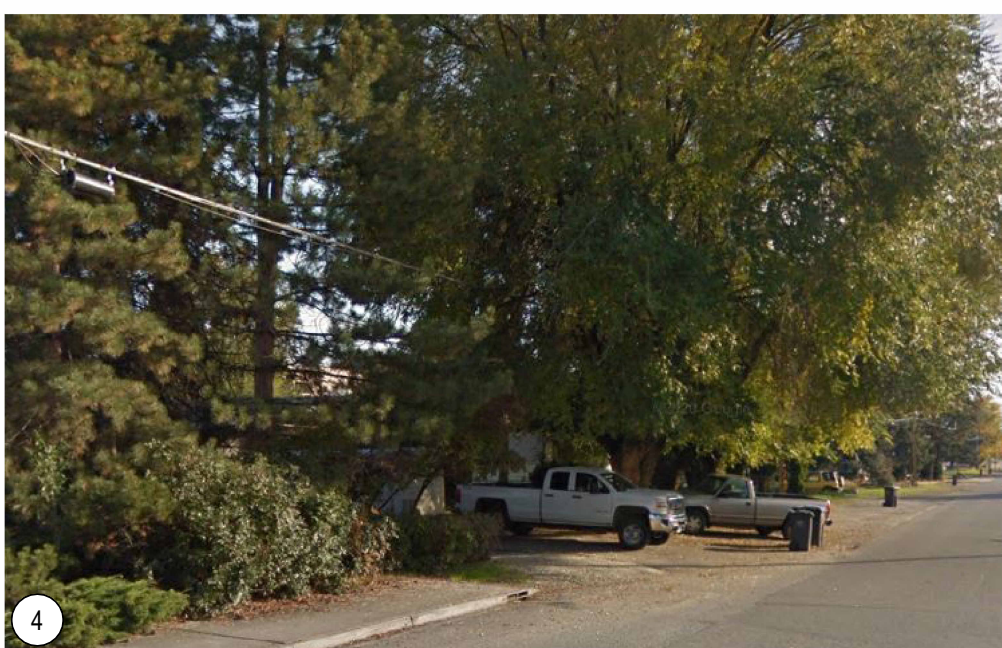
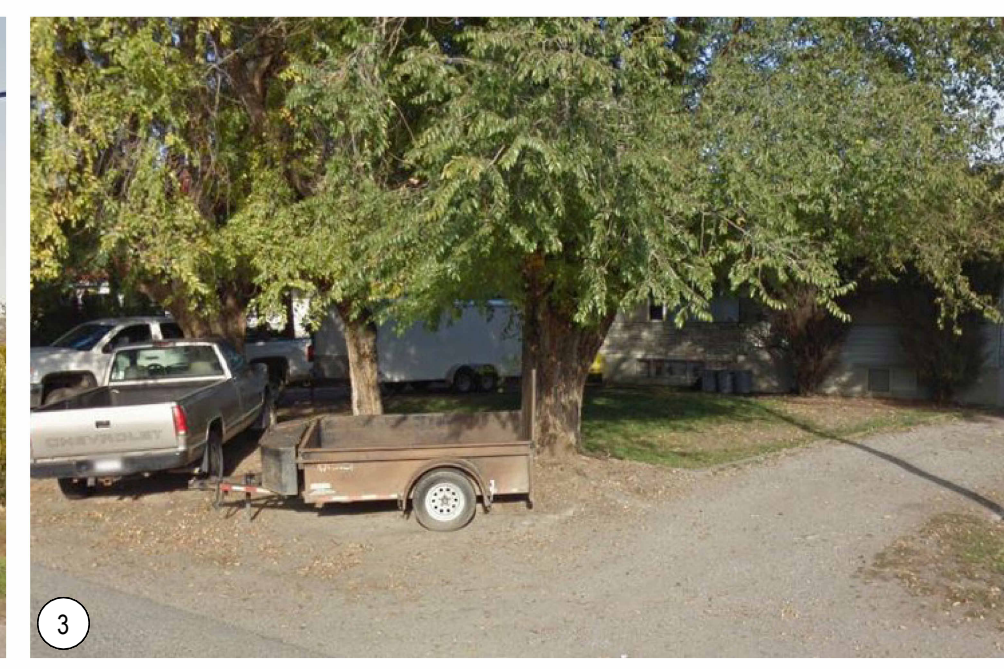
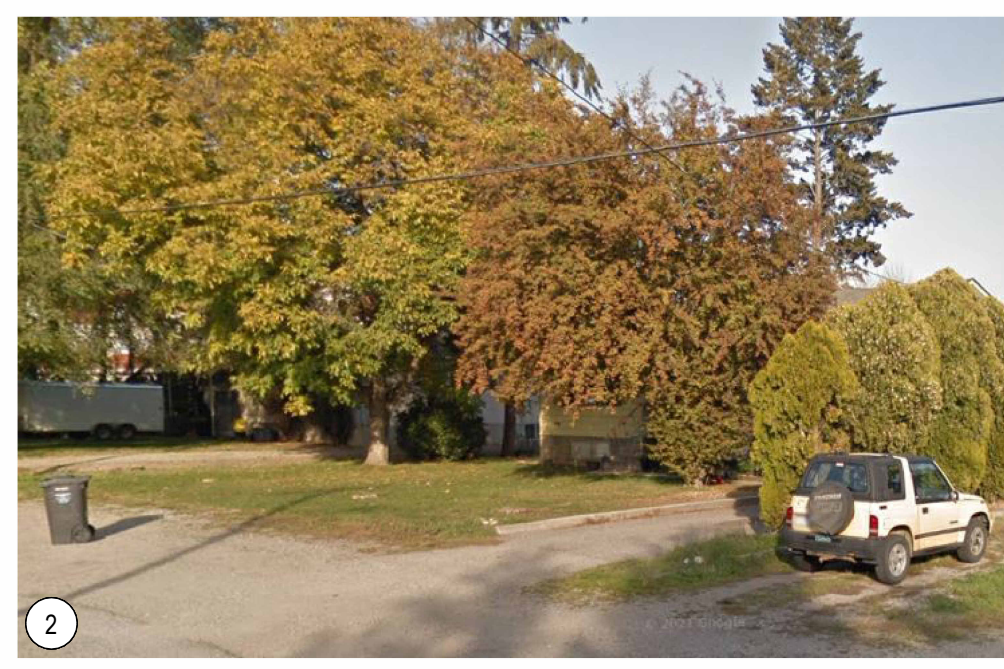
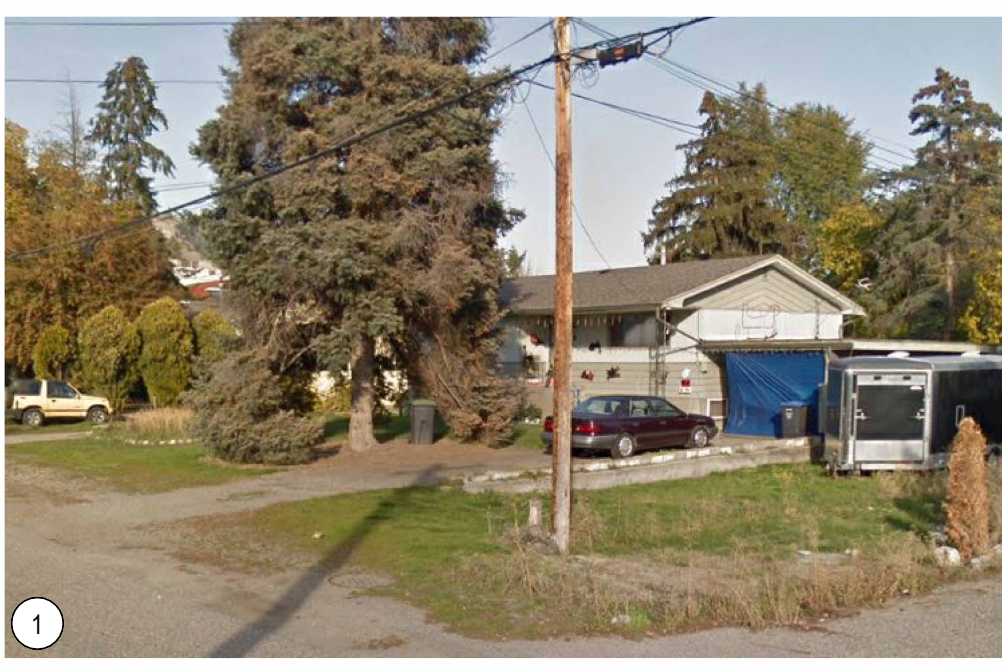
BARLEE RD

PROJECT ADDRESS
 1881 Barlee Rd.
 KELOWNA, BC
 V1Y 4S2

TITLE
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO.	REVISION NO.
DP1.01	4



2 SITE PHOTOS

DP1.01 NOT TO SCALE



NOTE

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PROJECT

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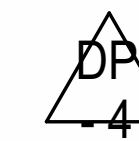
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SITE PLAN

PROJECT NO. 223-060 DRAWN SRB CHECKED Checker

DRAWING NO. DP1.02 REVISION NO.

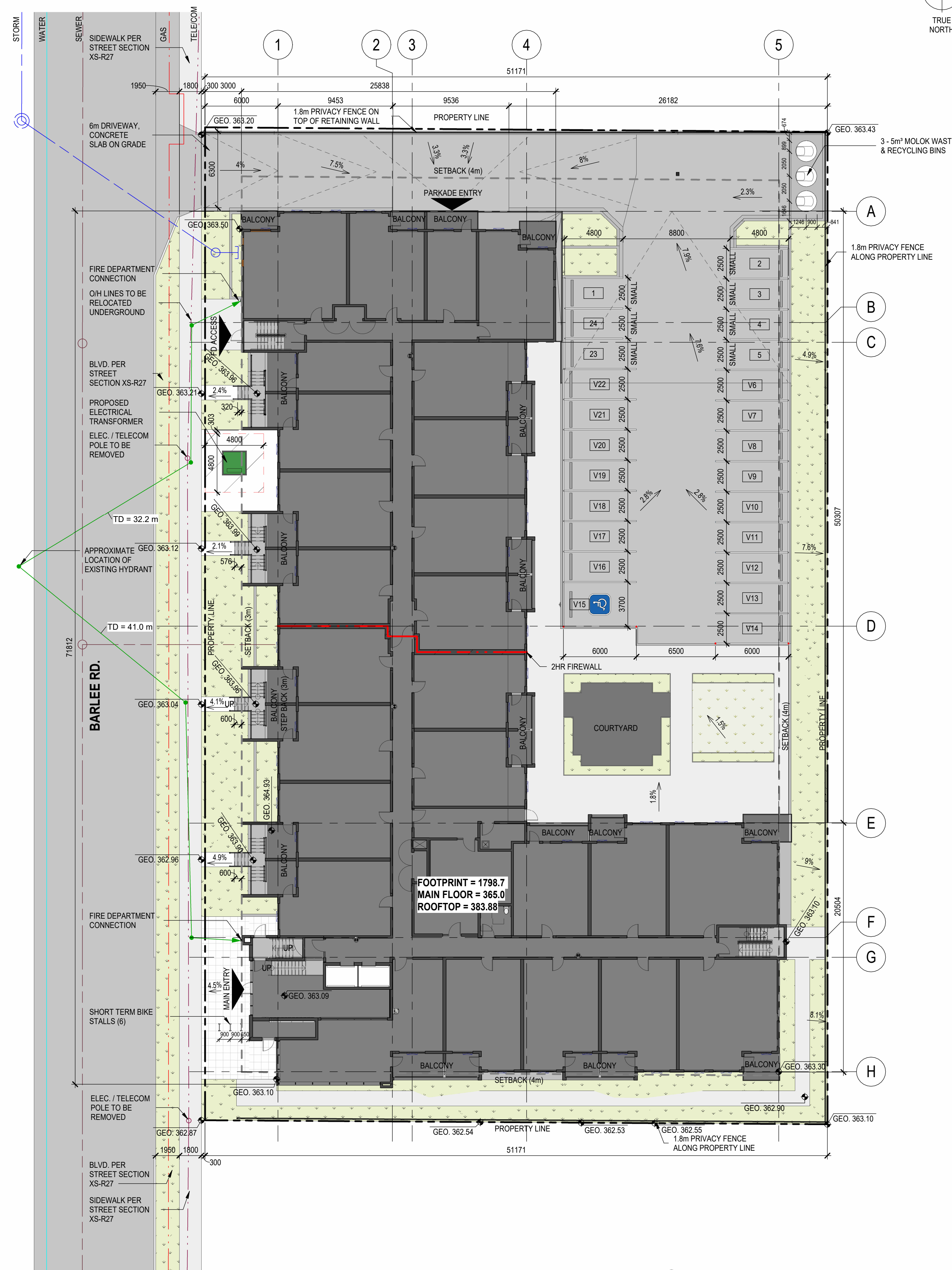
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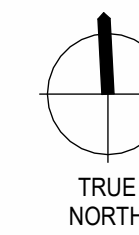
PROJECT INFORMATION

OWNER: TROIKA DEVELOPMENT
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 1881 BARLEE RD., KELOWNA B.C. V1Y 4S2
LEGAL ADDRESS: PLAN KAP12956; LOT B,C,D, DISTRICT LOT 129
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ZONING (EXISTING): UC3r
GENERAL DESCRIPTION: MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS
PRINCIPAL USES / FLOOR: RESIDENTIAL
UNIT TYPE BREAKDOWN:

UNIT TYPE	COUNT	PERCENTAGE
RESIDENTIAL 1BED	111	69.4%
RESIDENTIAL 2BED	32	20.0%
RESIDENTIAL STUDIO	17	10.6%
TOTAL	160	



1 SITE PLAN
DP1.02 SCALE: 1:200



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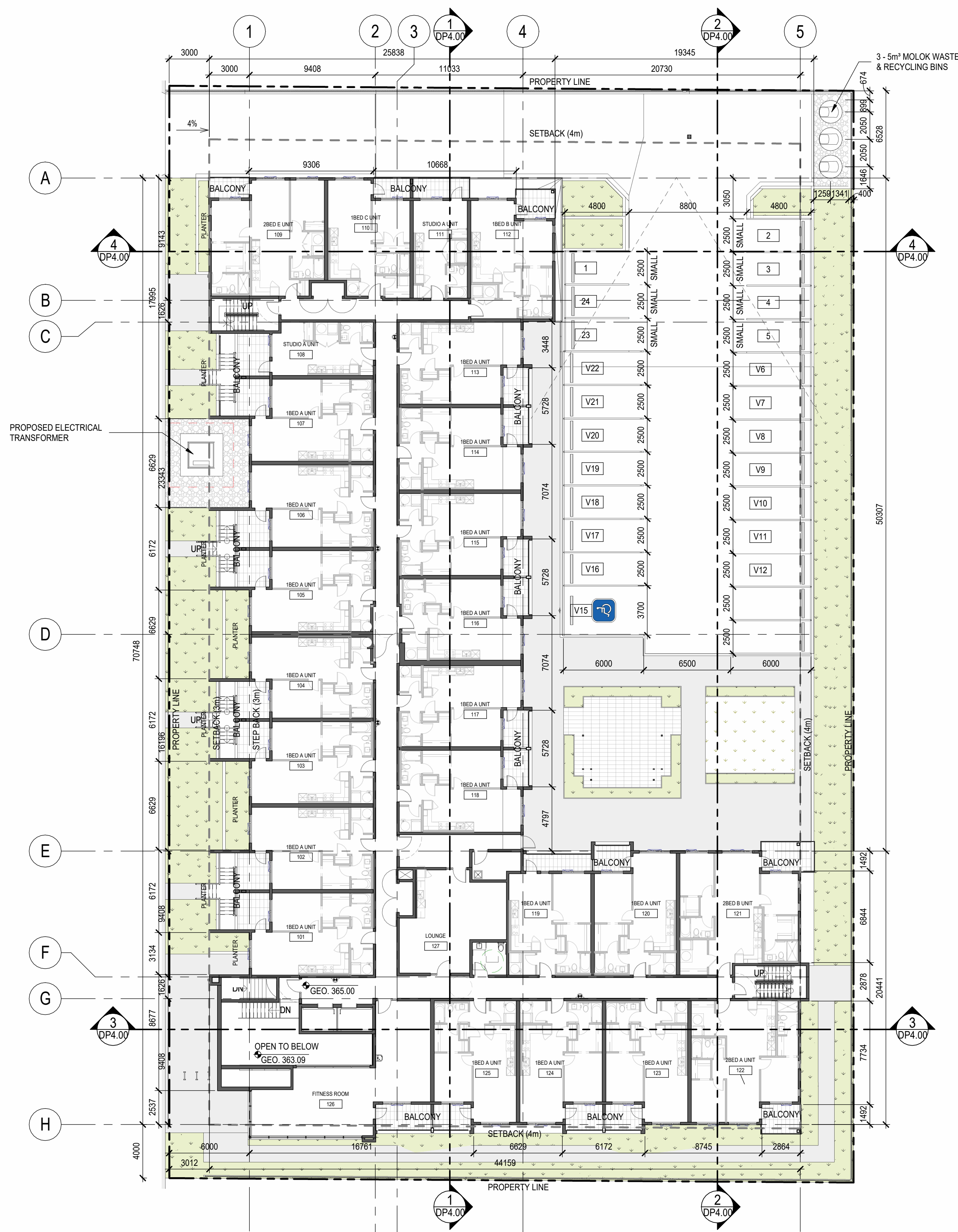
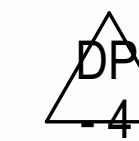
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TITLE
FLOOR PLANS - MAIN & P1

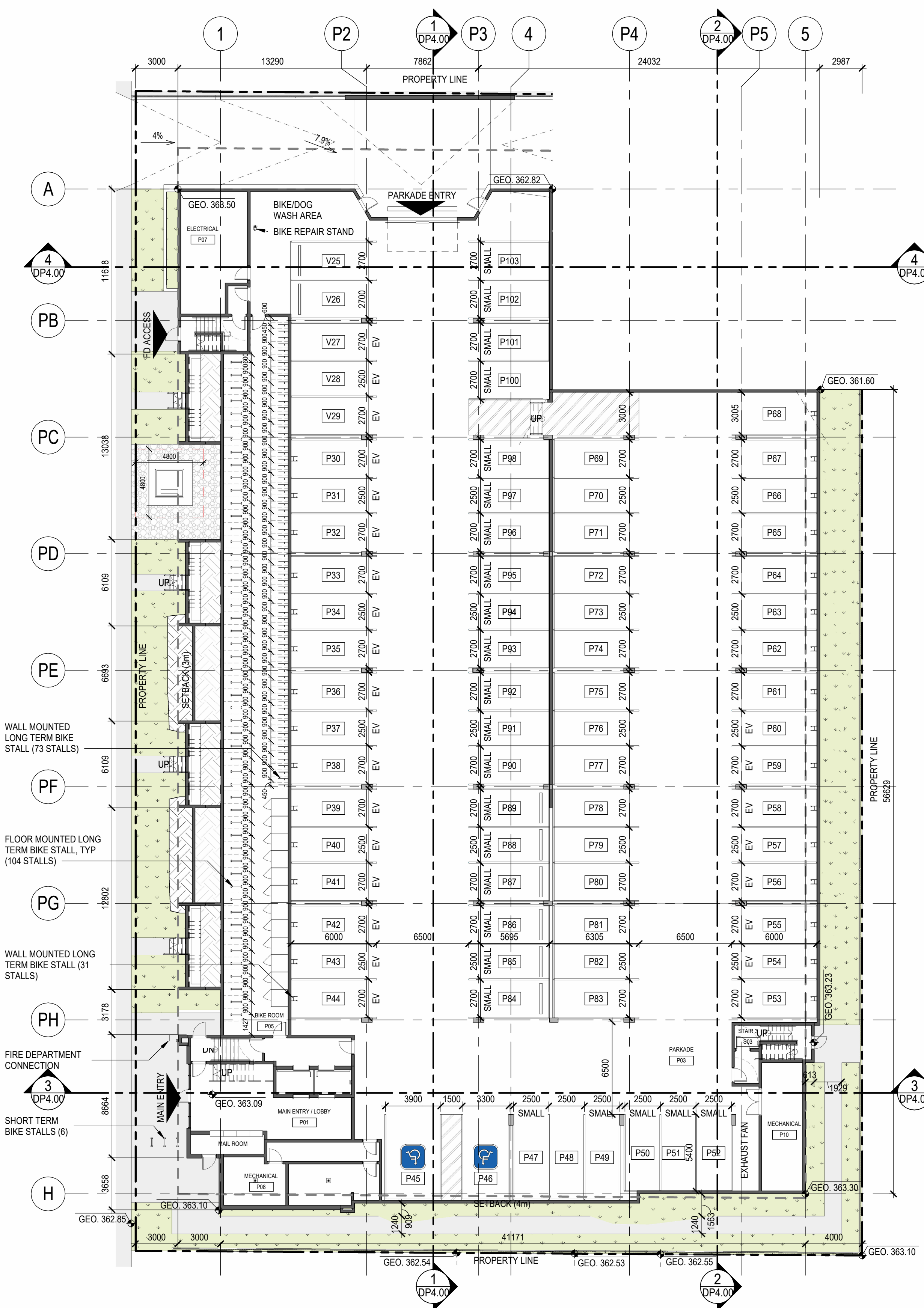
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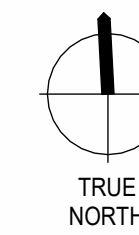
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2 LEVEL 1 FLOOR PLAN
SCALE: 1:200



1 PLAN - PARKADE
SCALE: 1:200



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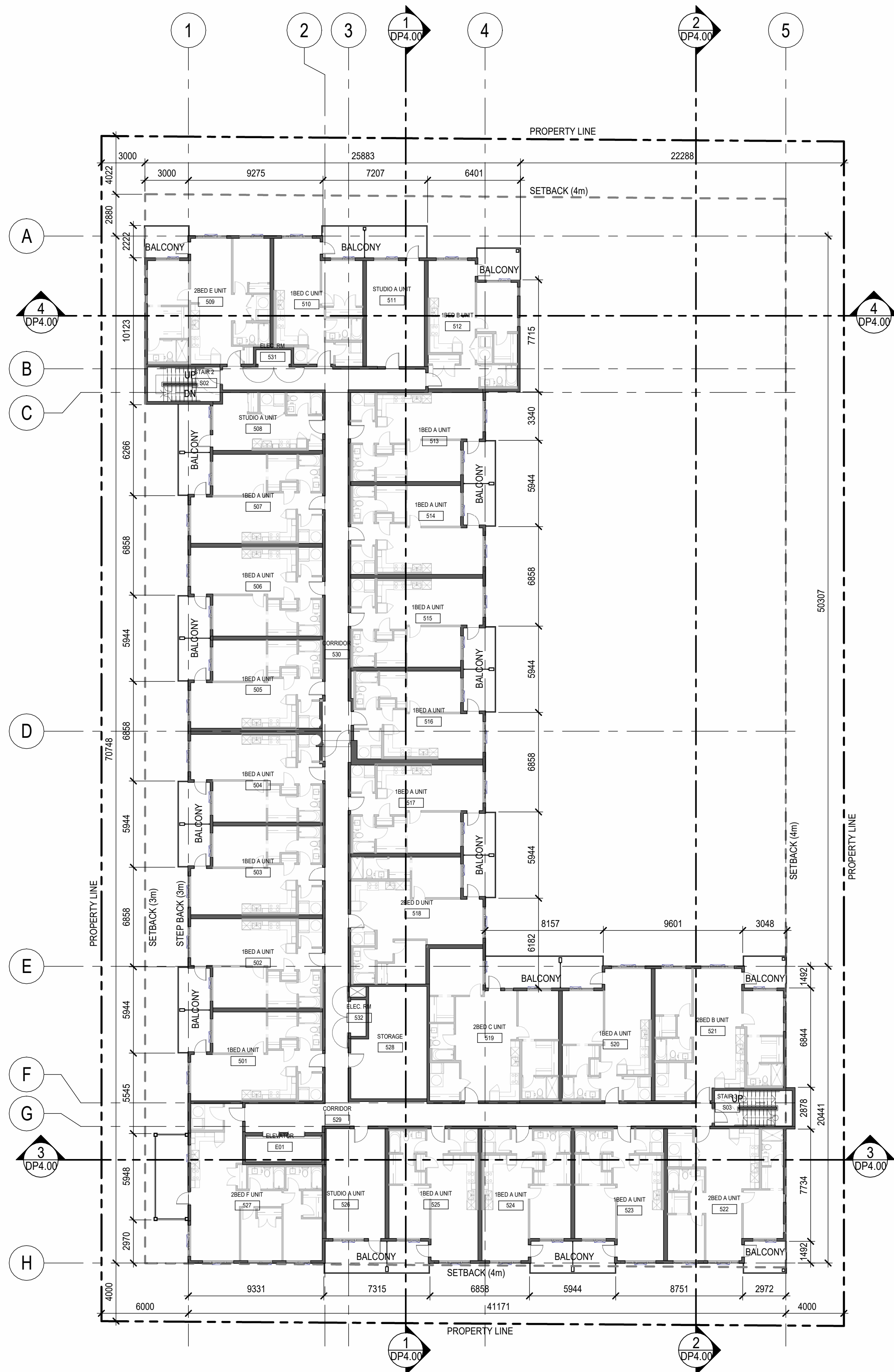
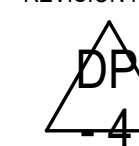
TITLE

**FLOOR PLANS -
LEVEL 2-5**

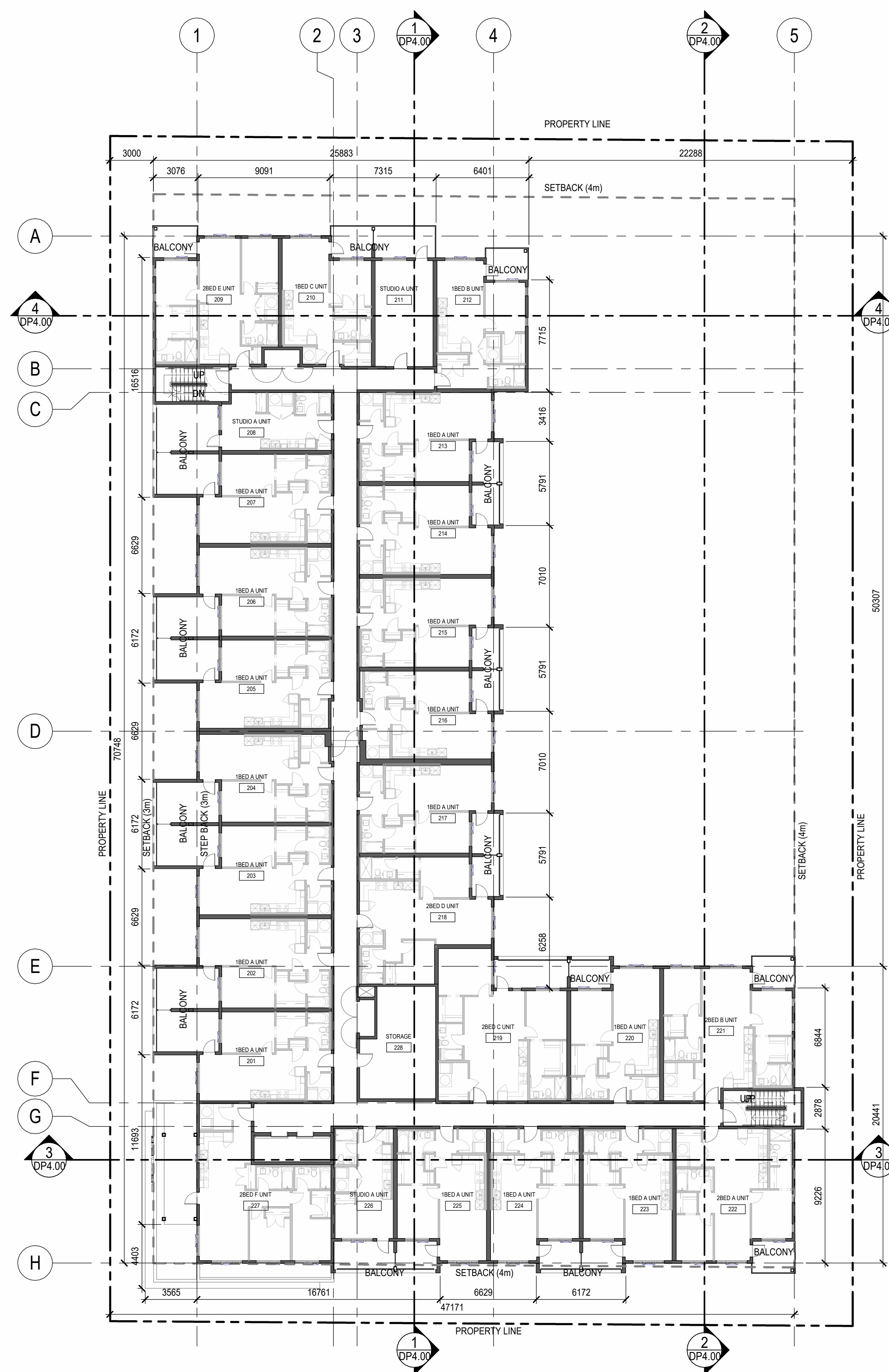
PROJECT NO. 223-060 DRAWN SRB CHECKED Checker

DRAWING NO. DP2.01 REVISION NO.

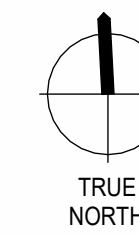
DP2.01



2 FLOOR PLAN - LEVEL 4 & 5
DP2.01 SCALE: 1:200



1 FLOOR PLAN - LEVEL 2 & 3
DP2.01 SCALE: 1:200



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KELOWNA, BC
V1Y 4S2

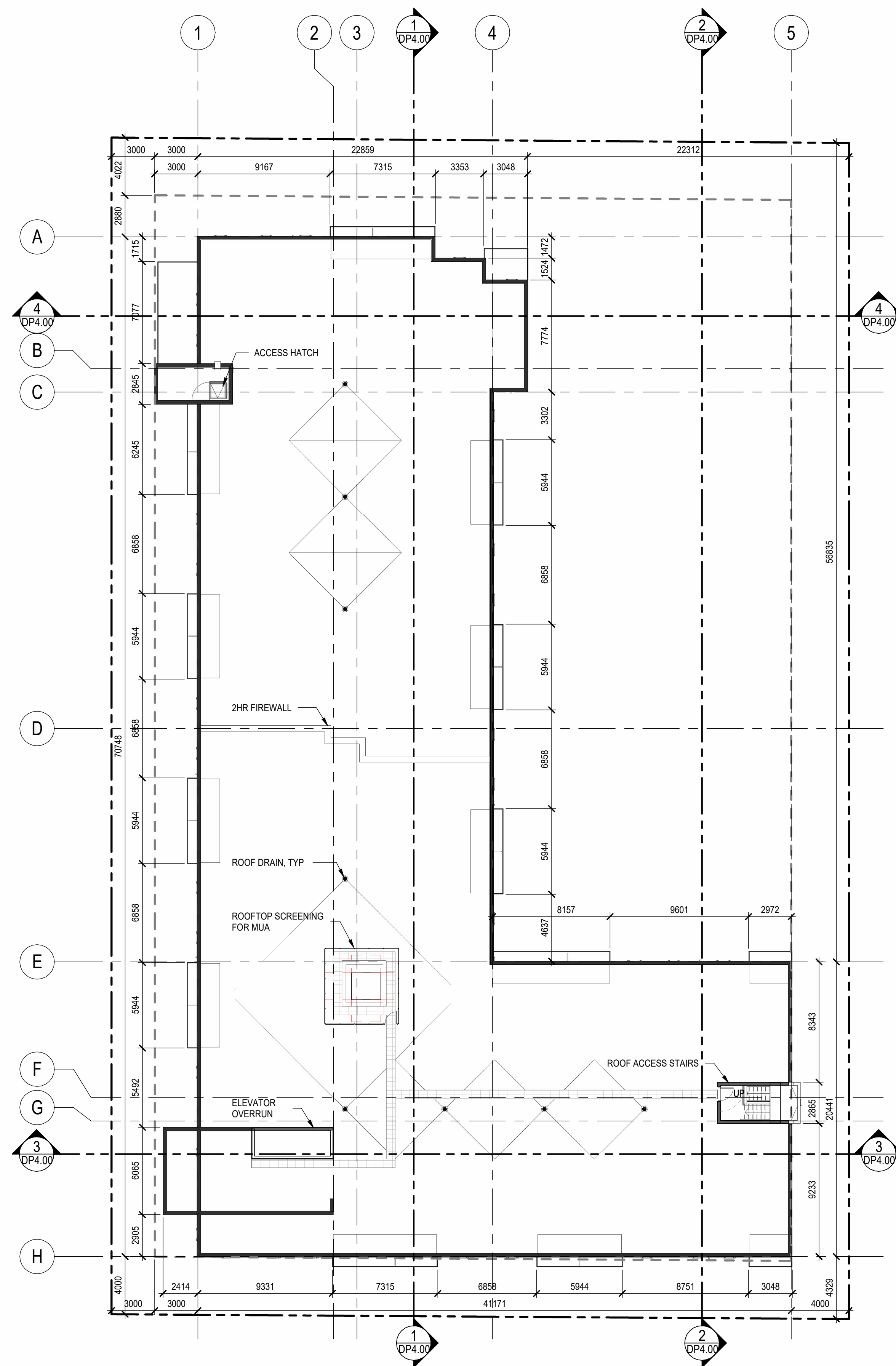
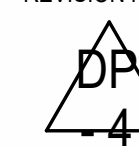
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**FLOOR PLANS -
LEVEL 6**

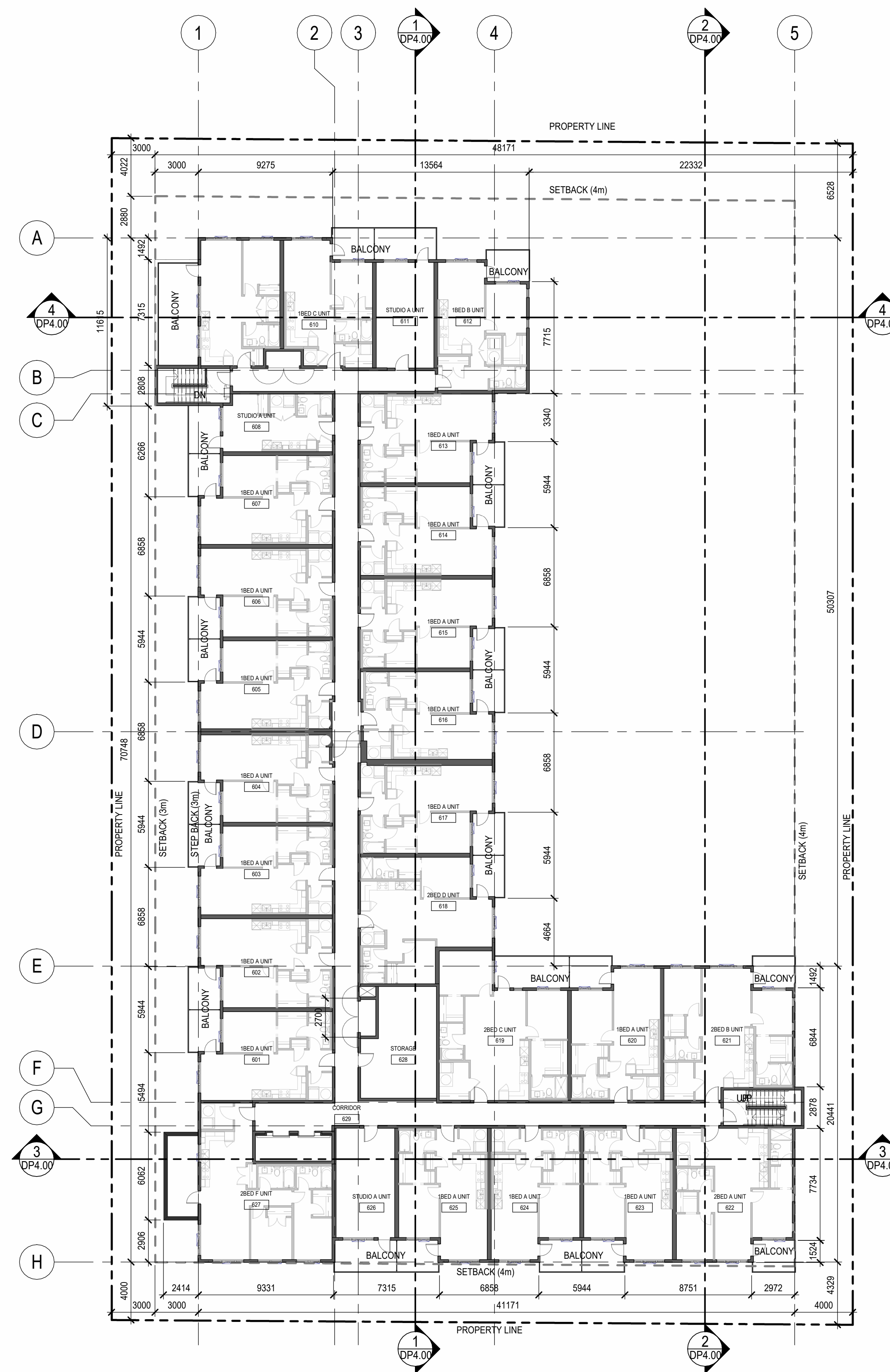
PROJECT NO. 223-060 DRAWN SRB CHECKED Checker

DRAWING NO. DP2.02 REVISION NO.

DP2.02



2 FLOOR PLAN - ROOF
SCALE: 1:200



1 FLOOR PLAN - LEVEL 6
SCALE: 1:200

NOTE

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PERSPECTIVE - SW



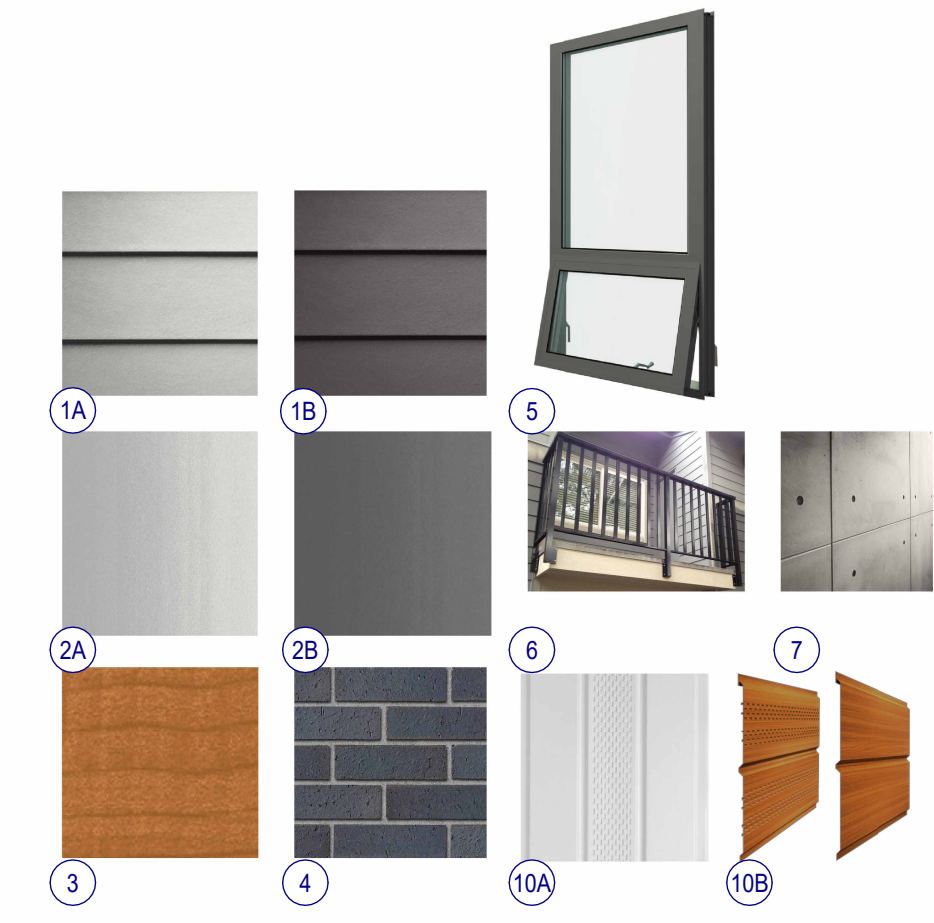
PERSPECTIVE - WEST ELEVATION



2 SOUTH ELEVATION
 DP3.00 SCALE: 1 : 200



1 WEST ELEVATION
 DP3.00 SCALE: 1 : 200



DP - MATERIAL LEGEND

- (1A) FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- (1B) FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- (2A) FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- (2B) FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- (3) WOOD APPARENT METAL CLADDING
- (4) CHICAGO BRICK (ANTHRACITE)
- (5) VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- (6) METAL FRAMED GUARDRAIL WITH METAL PICKETS (BLACK POWDER COAT)
- (7) EXPOSED CONCRETE
- (8) ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- (9) OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- (10) PRE-FINISHED METAL SOFFIT

DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2 ISSUED FOR DP	2024-05-03

NO.	ISSUE/ REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
 1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

TITLE
BUILDING ELEVATION

PROJECT NO. 223-060	DRAWN SG	CHECKED Checker
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DRAWING NO. DP3.00	REVISION NO. DP-4
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PERSPECTIVE - NW



2 NORTH ELEVATION
 DP3.01 SCALE: 1:200



DP - MATERIAL LEGEND

- (1A) FIBERCEMENT BOARD LAP CLADDING (HARDIE, ARCTIC WHITE)
- (1B) FIBERCEMENT BOARD LAP CLADDING (HARDIE, RICH ESPRESSO)
- (2A) FIBERCEMENT PANEL CLADDING (HARDIE, ARCTIC WHITE)
- (2B) FIBERCEMENT PANEL CLADDING (HARDIE, RICH ESPRESSO)
- (3) WOOD APPARENT METAL CLADDING
- (4) CHICAGO BRICK (ANTHRACITE)
- (5) VINYL WINDOW FRAME (BLACK) DOUBLE GLAZED (CLEAR)
- (6) METAL FRAMED GUARDRAIL WITH METAL PICKETS (BLACK POWDER COAT)
- (7) EXPOSED CONCRETE
- (8) ALUMINUM CLAD FIBERGLASS DOOR WITH GLAZING (CLEAR)
- (9) OVERHEAD DOOR (COLOUR TO MATCH ADJACENT CLADDING)
- (10) PRE-FINISHED METAL SOFFIT



1 EAST ELEVATION
 DP3.01 SCALE: 1:200

DP - 4 ISSUED FOR DP - RESPONSE 2 2025-01-08
 DP - 3 ISSUED FOR DP - RESPONSE 2024-12-11
 DP - 2 ISSUED FOR DP 2024-05-03

NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
 1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

TITLE
BUILDING ELEVATION

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

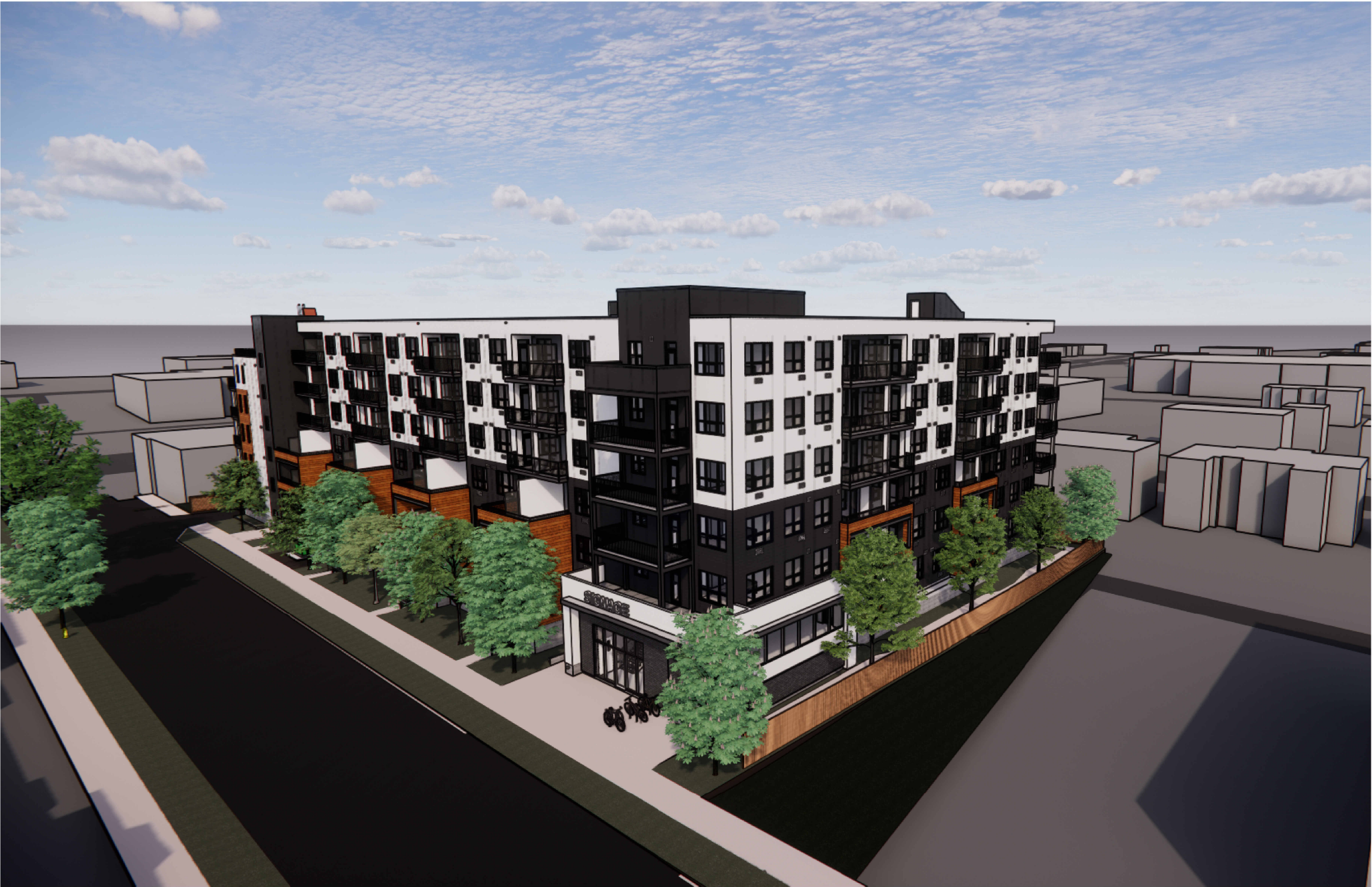
DRAWING NO.	REVISION NO.
DP3.01	4

DP3.01

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4 PERSPECTIVE - NE
 DP3.02 SCALE: 12" = 1'-0"

2 PERSPECTIVE - SE
 DP3.02 SCALE: 12" = 1'-0"

3 PERSPECTIVE - NW
 DP3.02 SCALE: 12" = 1'-0"

1 PERSPECTIVE - SW
 DP3.02 SCALE: 12" = 1'-0"

DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2 ISSUED FOR DP	2024-05-03

NO.	ISSUE/ REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

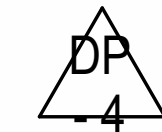
PROJECT ADDRESS
 1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

TITLE
PERSPECTIVES

PROJECT NO.	DRAWN	CHECKED
223-060	SG	Checker

DRAWING NO.	REVISION NO.
DP3.02	4

DP3.02





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DP - 4 ISSUED FOR DP - RESPONSE 2	2025-01-08
DP - 3 ISSUED FOR DP - RESPONSE	2024-12-11
DP - 2 ISSUED FOR DP	2024-05-03

NO. ISSUE/REVISION DATE

PROJECT
BARLEE RD

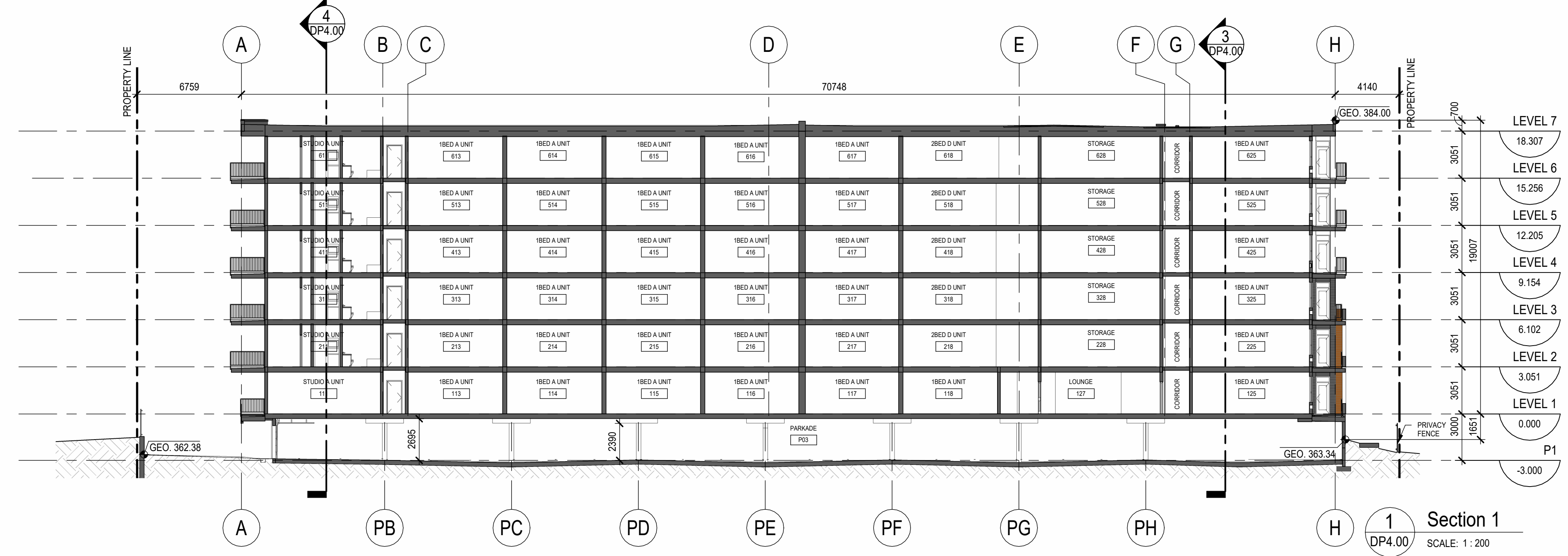
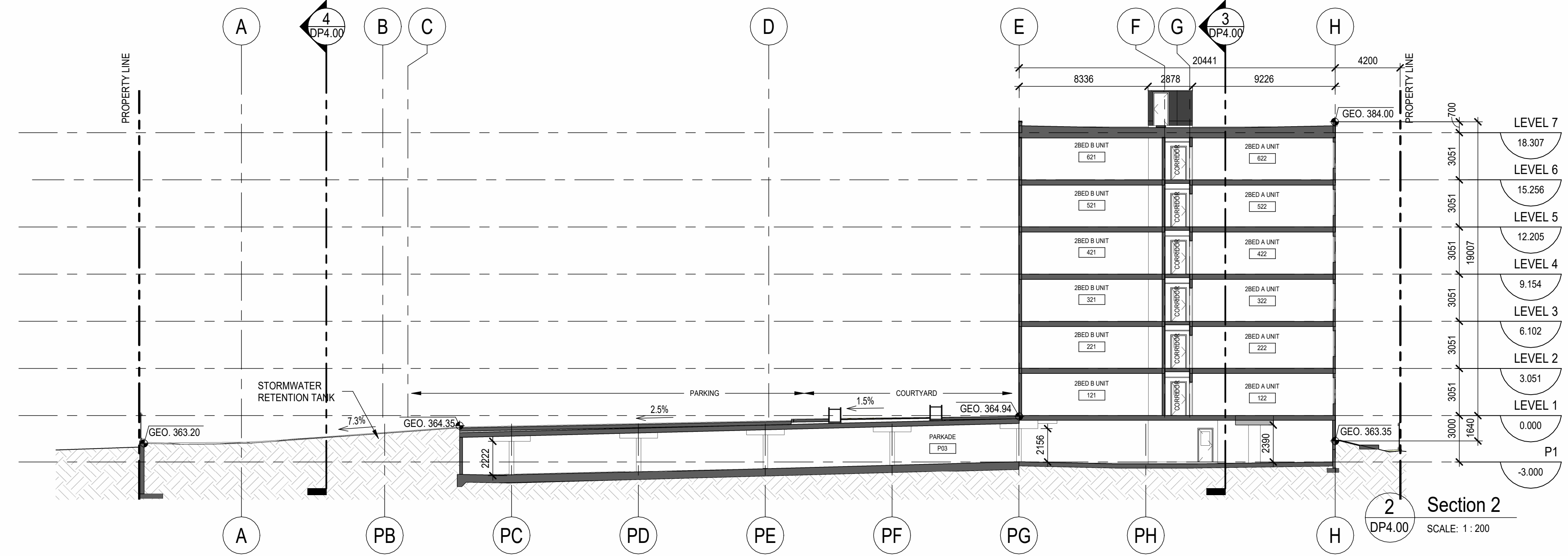
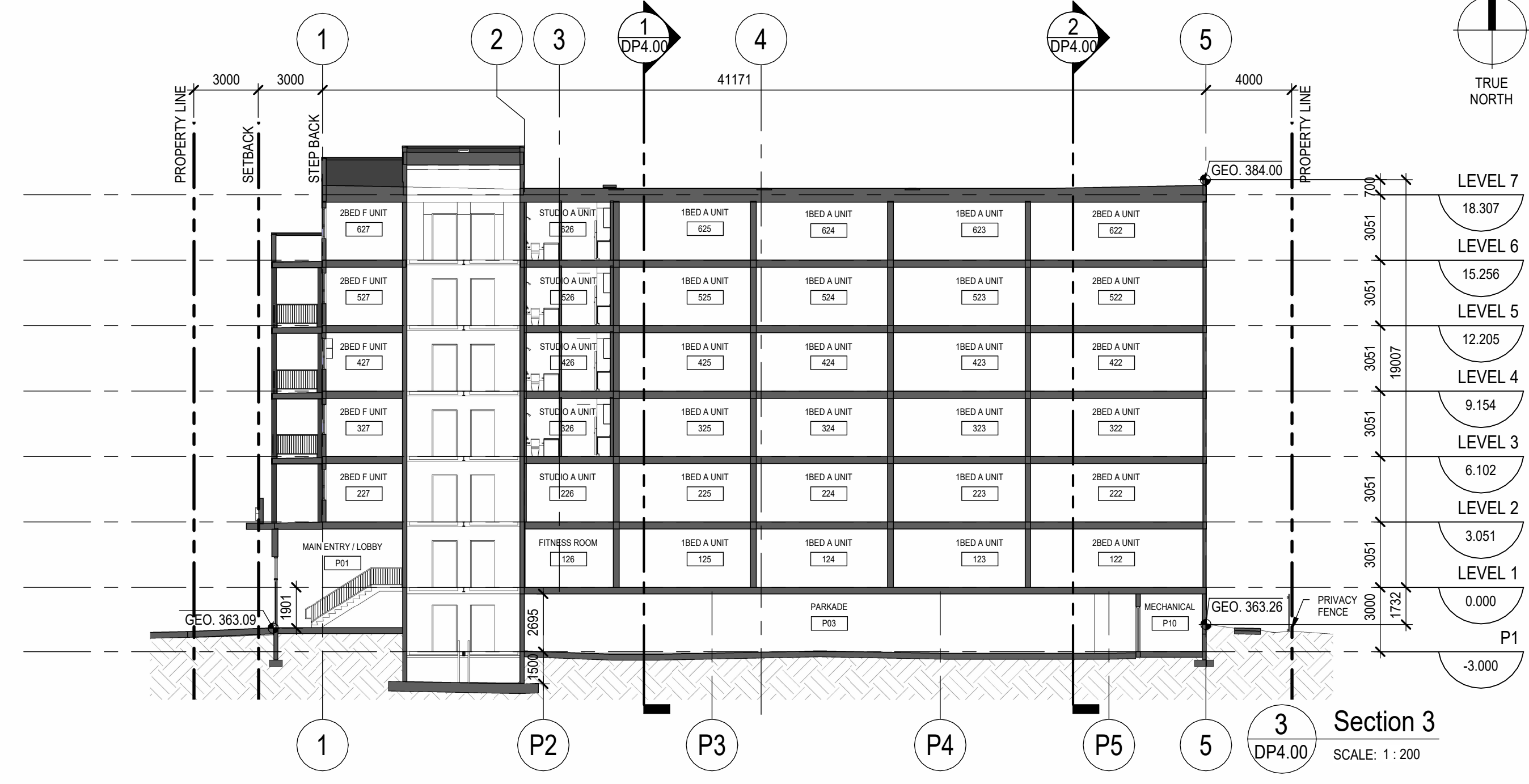
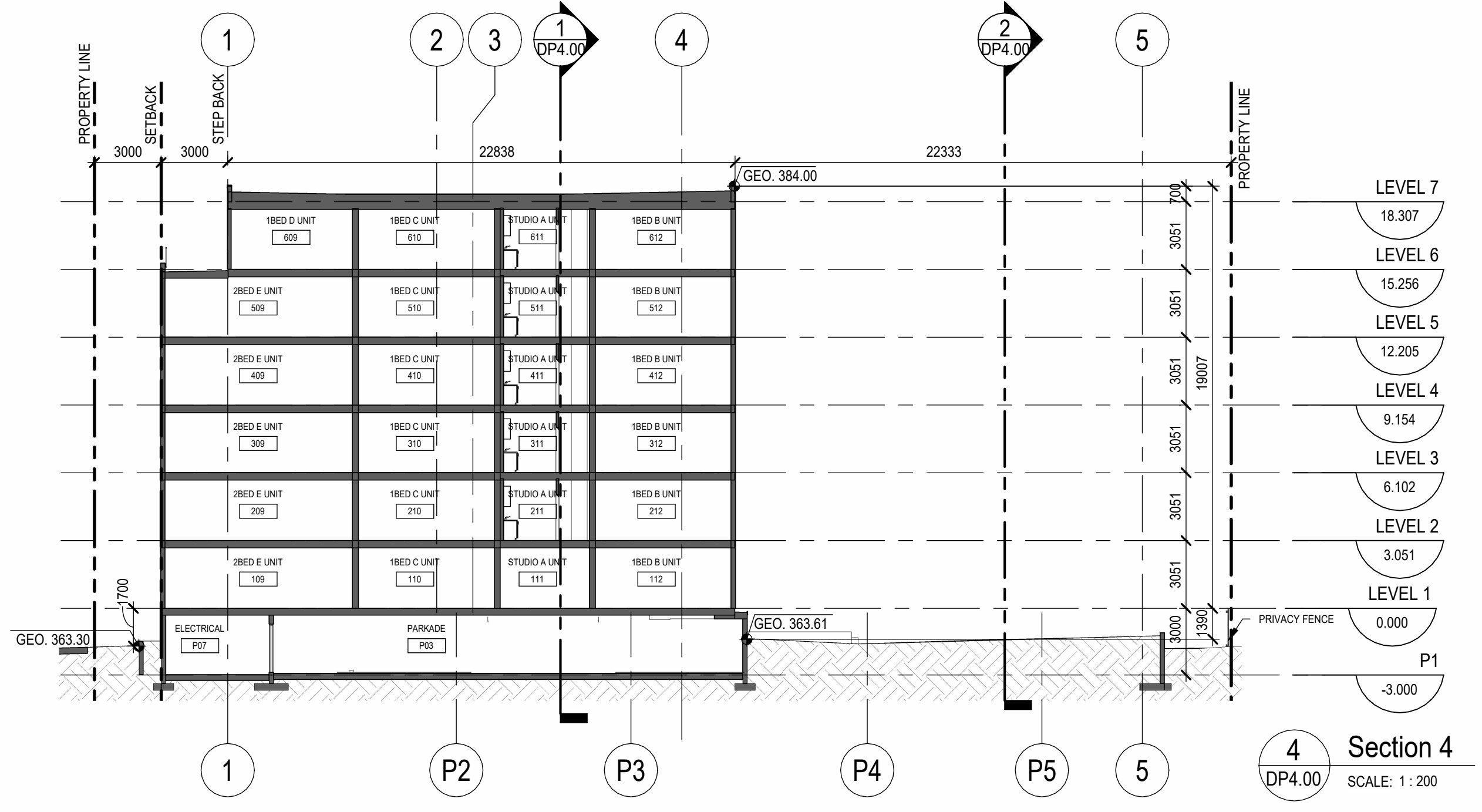
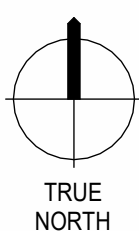
PROJECT ADDRESS
 1881 Barlee RD.
 KELOWNA, BC
 V1Y 4S2

TITLE
BUILDING SECTION

PROJECT NO. 223-060	DRAWN SRB	CHECKED Checker
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DRAWING NO. REVISION NO.

DP4.00



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