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ISSUES	DESCRIPTION	DATE
A	TRS RESPONSE PACKAGE	2022.02.02

KEYPLAN

CONSULTANTS

SEAL

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PROJECT
DILLWORTH CENTRE
#2339 HIGHWAY 97N
KELOWNA, BC
V1X 4H9

PROJECT NO:
133304
DRAWN BY:
Author
PROJECT MGR:
NG
CHECKED BY:
LM
APPROVED BY:
Approver

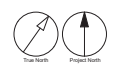
SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
A0.11
ISSUE
A



KEY LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> A MAIN ENTRY DRIVE COURT + PLAZA 1 FEATURE ACCENT PLANTING, SIGNAGE, AND LOW LANDSCAPE WALLS / SCREENS 2 RETAIL FRONTAGE, CAFE-STYLE SEATING (MOVABLE) 3 HIGH STREET PLAZA; FIXED SEATING, POSSIBLE PUBLIC ART AND POSSIBLE WATER PLAY AREA B INTERNAL STREETS + TOWNHOME FRONTAGE 4 STREETSIDE PARKING AND PLANTED BOULEVARD + TREES 5 PEDESTRIAN CROSSINGS AT KEY BUILDING ENTRIES 6 PARKADE ENTRY 7 PRIVATE PATIOS + UNIT WALK-UPS (RAISED) WITH BUFFER PLANTING | <ul style="list-style-type: none"> C NORTH AMENITY DECK 8 RAISED POOL DECK + HOT TUB WITH PERIMETER SEATING 9 BUFFER / PRIVACY PLANTING FROM LEVEL 2 DECKS 10 SOCIAL + GAMES AREA 11 OUTDOOR KITCHEN/BAR - COVERED AREA 12 FLEX-LAWN FOR INFORMAL GAMES, YOGA, ETC. WITH PERIMETER SEATING 13 MULTI-USE SPORTS COURT WITH BLEACHER SEATING + COVERED AREA 14 DOG RUN WITH WEATHER PROTECTION |
|--|--|



Dilworth Mall - PHASE 1

C4/ URBAN CENTRE		
PROPOSED USE	Residential & Commercial	
SITE AREA	Metric (Sq.Mt)	Imperial (Sq.Ft)
	9,345	100,587

FAR AREAS (SF)		
TARGET FAR	1.7	
TARGET AREA	15,886	170,998

BUILDING HEIGHT	
MAX BUILDING HEIGHT	18M/6 STOREY
BUILDING HEIGHT PROVIDED	17.68 M

AREA DETAILS		
	Sq.Mt	Sq.Ft
TARGET AREA	15,886	170,998
ACHIEVED AREA	13,744	147,938
FAR ACHIEVED	1.47	

RESIDENTIAL UNIT COUNT		
UNITS - PHASE 1		
BLDG 1A	BLDG 1B	TOTAL
138	100	238

AREA BREAKDOWN												
	BUILDING 1A				BUILDING 1B							
LEVEL	RES	AMENITY	CIRCULATION	RES	CRU	AMENITY	CIRCULATION					
Area Units	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft
P1												
LEVEL 1	1,196.49	12,879.00	45.15	486.00	205.87	2,216.00	125.60	1,352.00			349.91	2,690.00
LEVEL 2	1,283.35	13,814.00			152.92	1,646.00	1,138.61	12,256.00	467.76	5,035.00	442.49	4,763.00
LEVEL 3	1,283.35	13,814.00			152.92	1,646.00	1,138.61	12,256.00				
LEVEL 4	1,283.35	13,814.00			152.92	1,646.00	1,138.61	12,256.00				
LEVEL 5	1,283.35	13,814.00			152.92	1,646.00	1,138.61	12,256.00				
LEVEL 6	1,193.14	12,843.00			152.92	1,646.00	1,072.93	11,549.00				
TOTAL	7,523.04	80,978.00	45.15	486.00	970.46	10,446.00	5,752.97	61,925.00	467.76	5,035.00	442.49	4,763.00
GROSS FLOOR AREA	8,538.65	91,910.00			7,602.47	81,833.00						

PURPOSE	Phase 1	
	1A+1B	
	Sq.Mt	Sq.Ft
RESIDENTIAL	13,276	142,903
CRU	468	5,035
AMENITY	488	5,249
CIRCULATION	1,910	20,556
PARKING	7,828	84,257
GROSS FLOOR AREA	16,141.12	173,743
Net Suitable Residential	13,276	142,903
Total Net Suitable (Res+Comm)	13,744	147,938

PARKING REQUIRED		
Type of Unit	# of Units	Req'd Parking
Studio	87	70
1 Bed	90	81
2 Bed	56	56
3 Bed	5	5
Res Total	238	212
Visitors		33
Total		245
Note: Of the 245 Stalls, 6 must be Accessible and 2 Van Accessible		

*Refer 8.2.17 -to share visitor and commercial

PARKING PROVIDED		
Type of Unit	# of Units	Parking Provided
Res Total	238	209
Comm+Vis-Below Grade Parking		21
Comm+Vis-Street Parking		12
Accessible		6
Van Accessible		2
Total		250

PARKING BREAKDOWN				
LEVELS	PHASE 1			
	Small	Regular (Res+V/C)	Accessible	Van Accessible
P1	111	131	6	2
Total		250		
% of Parking	44%	52%	2%	1%

BIKE PARKING	
Residential	Commercial
Required Long term: 0.75 per 2BR and 1 per 3BR dwelling unit	Required Long term: 1 per 500 sq.m. of GFA
BONUS Long term: 1 per Bachelor or 1BR, 1.5 per 2BR, 2 per 3BR dwelling unit	BONUS Long term: 2 per 500 sq.m. of GFA
Required Short Term: 6 per entrance, plus buildings with greater than 70 units: 1 space for every additional 5 units	Required Short Term: 2 per entrance or 1 per 750 sq.m. GFA (whichever is greater)

FOR 1A+1B	Long-term (CLASS I)		Short-term		Total
	Residential	Commercial	Residential	Commercial	
# of Bikes required	280	1	22	2	214
Provided	211		44		255
Bike Parking Coverage					41

City Required Parking	Studio	Min. 0.8 Max. 1.25 per unit
	1 Bed	Min. 0.9 Max. 1.25 per unit
	2 Bed	Min. 1 Max. 1.5 per unit
	3 Bed	Min. 1 Max. 1.5 per unit
	Visitor	0.14 per unit
	Commercial Accessible	1.3 per 100 sq.m. For 201-300 Parking Stalls - 6 For 201-300 Parking Stalls - 2 Spaces

ZONING ANALYSIS - Phase 1 (ALL DIMENSIONS IN METRIC)

SITE DETAILS	REQUIRED	PROVIDED
SITE AREA (SQUARE METRES)	460	9,345
SITE WIDTH	13.0 M	204.6 M
SITE DEPTH	30.0 M	58.9 M
MAX SITE COVERAGE OF BUILDING (%)	75%	30%

DEVELOPMENT REGULATIONS	REQUIRED	PROVIDED
TOTAL NUMBER & TYPES OF UNITS	N/A	223
FLOOR AREA (GROSS/NET)	N/A	1.64
FLOOR AREA RATIO (FAR)	1.7	1.47
BUILDING HEIGHT (STORIES/METERS)	18M/6 STOREY	17.68 M
BUILDING SETBACK	0.0 M	0.0M
SETBACKS TO PARKING	0.0 M	0.0 M
DRIVE AISLE WIDTH	7.0 M	7.0 M
NUMBER OF BICYCLE PARKING SPACES	211	212
PRIVATE OPEN SPACE AREA (SQUARE METRES)	2298	7515

BUILDING 1A FSR CALCULATIONS - GROUND FLOOR			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	12,879	-	12,879
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	488	488	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	15,583	2,704	12,879
OPEN BALCONY			4,815
TOTAL			17,694

LY BALCONY AREA (SF)			
B1	12,879	212	13,091
B2	12,879	212	13,091
B3	12,879	212	13,091
B4	12,879	212	13,091
B5	12,879	212	13,091
B6	12,879	212	13,091
B7	12,879	212	13,091
B8	12,879	212	13,091
B9	12,879	212	13,091
TOTAL			4,815

BUILDING 1A FSR CALCULATIONS - LEVEL 02 - LEVEL 05 (TYP)			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	12,879	-	12,879
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	488	488	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	15,583	2,704	12,879
OPEN BALCONY			4,815
TOTAL			17,694

LY BALCONY AREA (SF)			
B1	12,879	212	13,091
B2	12,879	212	13,091
B3	12,879	212	13,091
B4	12,879	212	13,091
B5	12,879	212	13,091
B6	12,879	212	13,091
B7	12,879	212	13,091
B8	12,879	212	13,091
B9	12,879	212	13,091
TOTAL			4,815

BUILDING 1A FSR CALCULATIONS - LEVEL 06			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	12,879	-	12,879
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	488	488	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	15,583	2,704	12,879
OPEN BALCONY			4,815
TOTAL			17,694

LY BALCONY AREA (SF)			
B1	12,879	212	13,091
B2	12,879	212	13,091
B3	12,879	212	13,091
B4	12,879	212	13,091
B5	12,879	212	13,091
B6	12,879	212	13,091
B7	12,879	212	13,091
B8	12,879	212	13,091
B9	12,879	212	13,091
TOTAL			4,815

BUILDING 1B FSR CALCULATIONS - GROUND FLOOR			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	1,352	-	1,352
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	468	468	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	4,036	2,684	1,352
OPEN BALCONY			6,387
TOTAL			7,739

LY BALCONY AREA (SF)			
B1	1,352	212	1,564
B2	1,352	212	1,564
B3	1,352	212	1,564
B4	1,352	212	1,564
B5	1,352	212	1,564
B6	1,352	212	1,564
B7	1,352	212	1,564
B8	1,352	212	1,564
B9	1,352	212	1,564
TOTAL			6,387

BUILDING 1B FSR CALCULATIONS - LEVEL 02 - LEVEL 05 (TYP)			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	1,352	-	1,352
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	468	468	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	4,036	2,684	1,352
OPEN BALCONY			6,387
TOTAL			7,739

LY BALCONY AREA (SF)			
B1	1,352	212	1,564
B2	1,352	212	1,564
B3	1,352	212	1,564
B4	1,352	212	1,564
B5	1,352	212	1,564
B6	1,352	212	1,564
B7	1,352	212	1,564
B8	1,352	212	1,564
B9	1,352	212	1,564
TOTAL			6,387

BUILDING 1B FSR CALCULATIONS - LEVEL 06			
LEVEL 1 - SUMMARY	GROSS AREA (SQ.FT)	EXCLUSION	FSR AREA (SQ.FT) (Gross Area-Exclusion)
RESIDENTIAL	1,352	-	1,352
COMMERCIAL	-	-	-
PARKING	-	-	-
AMENITY	468	468	-
CIRCULATION	2,216	2,216	-
STORAGE	-	-	-
TOTAL (SF)	4,036	2,684	1,352
OPEN BALCONY			6,387
TOTAL			7,739

LY BALCONY AREA (SF)			
B1	1,352	212	1,564
B2	1,352	212	1,564
B3	1,352	212	1,564
B4	1,352	212	1,564
B5	1,352	212	1,564
B6	1,352	212	1,564
B7	1,352	212	1,564
B8	1,352	212	1,564
B9	1,352	212	1,564
TOTAL			6,387

BUILDING 1A TOTAL 81,833

TOTAL PHASE 1 TOTAL FSR 147,938

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ISSUES		
No.	DESCRIPTION	DATE
A	TRNS RESPONSE PACKAGE	2022.02.02

KEYPLAN

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PROJECT
DILWORTH CENTRE
#238 HIGHWAY 97N
KELOWNA, BC
V1X 4H9

PROJECT NO:
133304
DRAWN BY:
Author
PROJECT MGR:
NG
SHEET TITLE
STATISTICS- 1A & 1B

SHEET NUMBER
A1.01- PH1
ISSUE
A

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PROJECT
DILWORTH CENTRE
 #2330 HIGHWAY 97N
 KELOWNA, BC
 V1X 4H9

PROJECT NO:
 133304

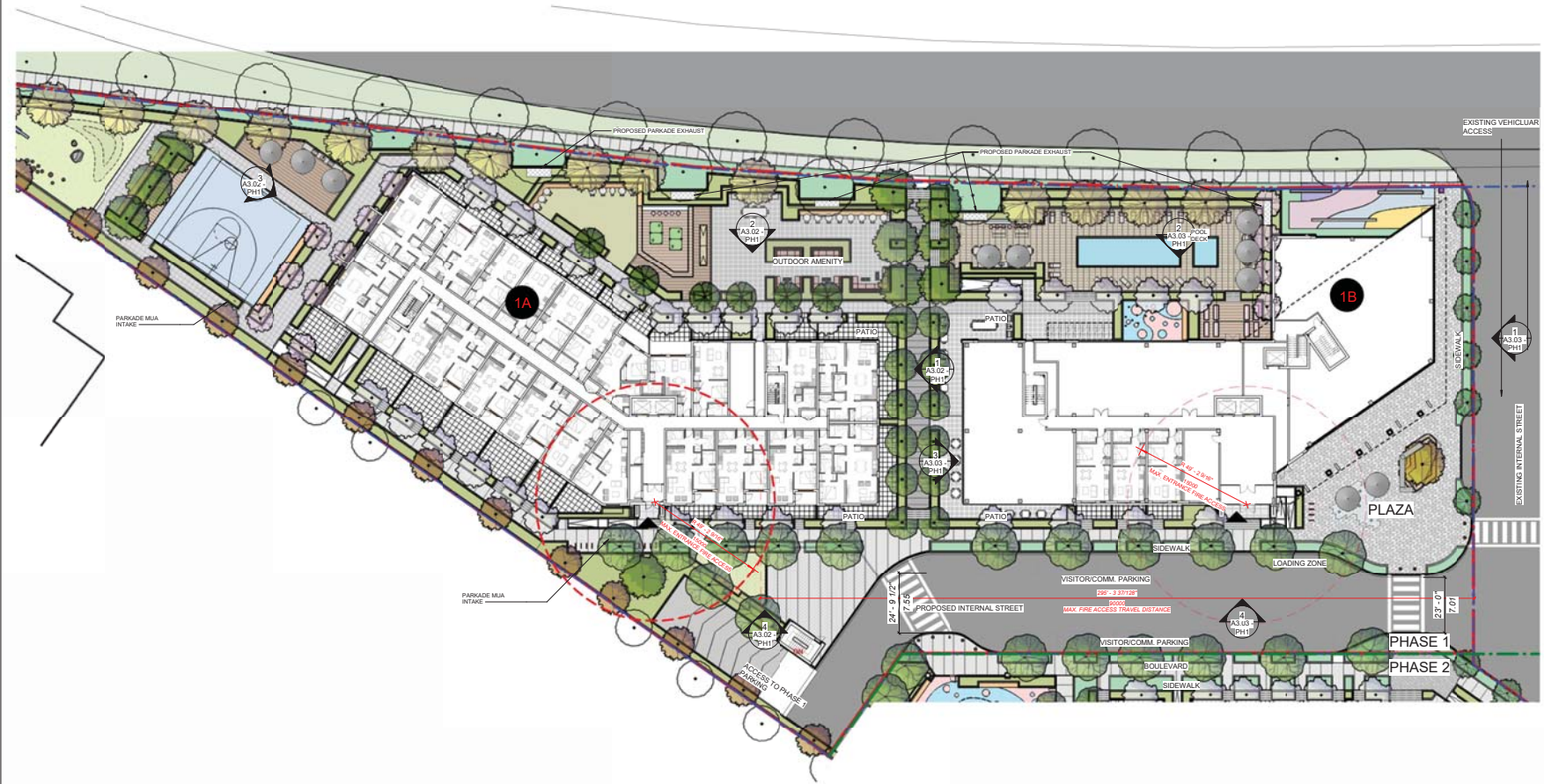
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 PROJECT MGR: NG

CHECKED BY: LIM
 APPROVED BY: Approver

SHEET TITLE
SITE PLAN - 1A & 1B

SHEET NUMBER
A1.02-PH1

ISSUE
A



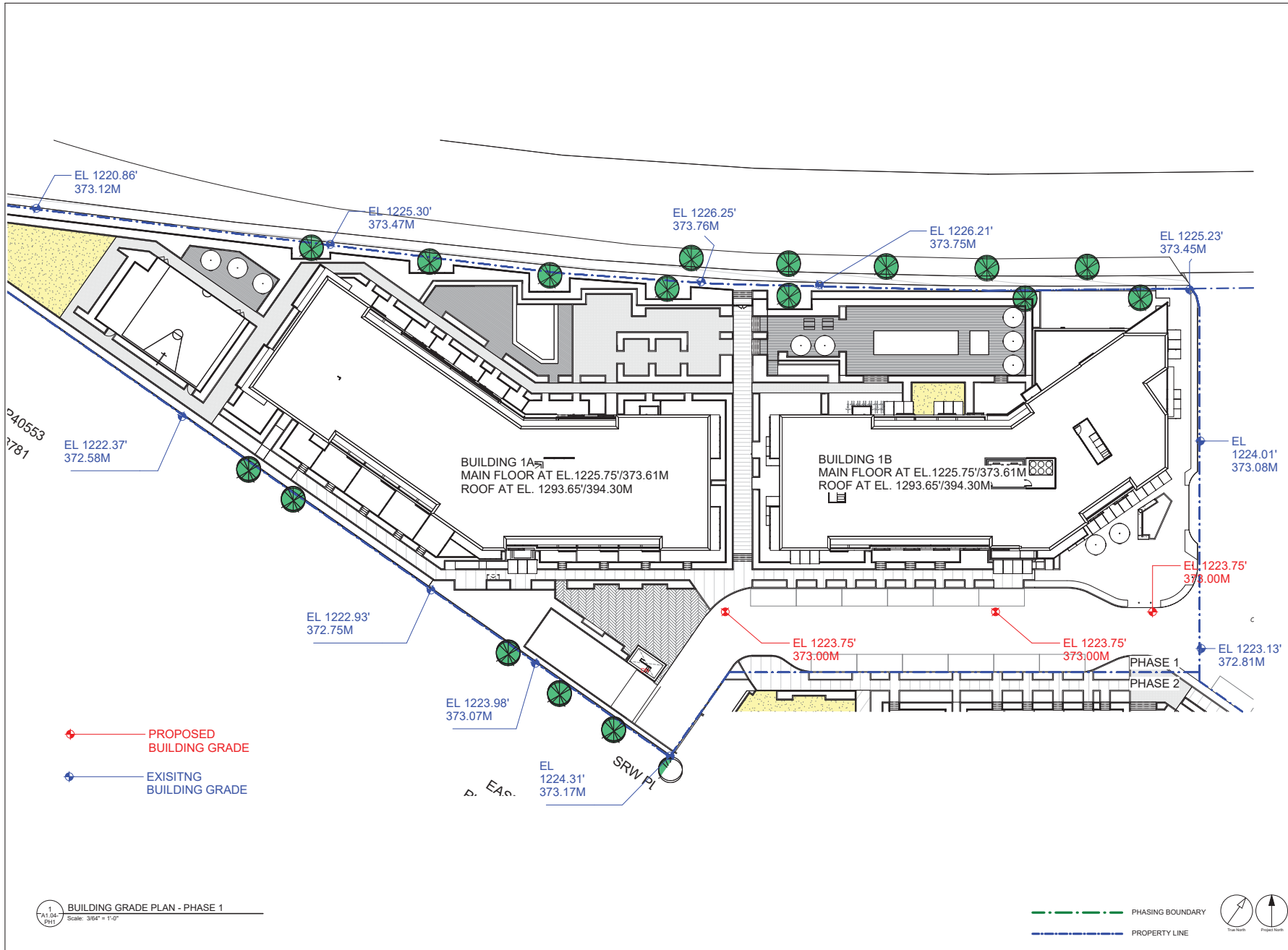
SITE PLAN - PHASE 1
 Scale: 3/64" = 1'-0"

--- PHASING BOUNDARY
 --- PROPERTY LINE



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IBI 302 / 133304 - Dilworth 133304_Dilworth1A1B_P1.mxd_L_A3.02.04



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ISSUES	No.	DESCRIPTION	DATE
A	1	TRRS RESPONSE PACKAGE	2022.02.02

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PROJECT
DILWORTH CENTRE
 #2330 HIGHWAY 87N
 KELOWNA, BC
 V1X 4H9

PROJECT NO:
 133304
 DRAWN BY:
 Author
 PROJECT MGR:
 NG
 CHECKED BY:
 LM
 APPROVED BY:
 Approver

SHEET TITLE
BUILDING GRADE PLAN- 1A & 1B

SHEET NUMBER
A1.04- PH1
 ISSUE
A

2022.03.24 01:14:52 PM

1 BUILDING GRADE PLAN - PHASE 1
 A1.04 PH1
 Scale: 3/16" = 1'-0"

--- PHASING BOUNDARY
 - - - PROPERTY LINE



IBI Group Architects (Canada) Inc. - Client: 133304 - Dilworth Centre - Phase 1 - A1.04.01

ISSUES	No.	DESCRIPTION	DATE
A	1	TRS RESPONSE PACKAGE	2022.02.02

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PROJECT
DILWORTH CENTRE
#2338 HIGHWAY 87N
KELOWNA, BC
V1X 4H9

PROJECT NO:
133304
DRAWN BY:
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SHEET TITLE
PARKADE P1- 1A & 1B

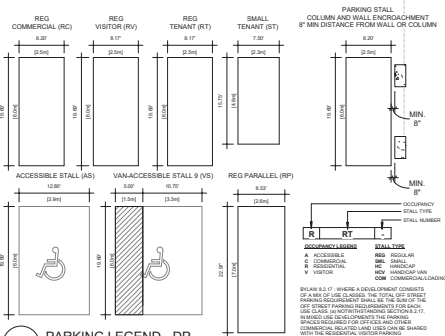
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ISSUE
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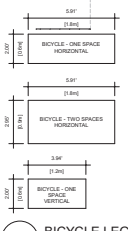
1 PARKADE LEVEL P1-1A & 1B
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CITY OF KELOWNA VEHICULAR STANDARDS



PARKING LEGEND - DP
Scale: 3/32" = 1'-0"

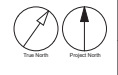
CITY OF KELOWNA BICYCLE STANDARDS



BICYCLE LEGEND
Scale: 1/4" = 1'-0"

DP - PARKING SCHEDULE		
Type	Count	
LEVEL P1		
Handicap - Shared Aisle	6	
Regular Stall	98	
Regular Stall - Visitor PH 1	21	
Small Stall	111	
Van Accessible - TWR 1 Visitor	2	
LEVEL 01		
Parallel Stall - Visitor PH 1	12	
Grand total:	250	

DP - BICYCLE SCHEDULE		
Type	Count	
LEVEL P1		
HORIZONTAL - ONE SPACE	31	
HORIZONTAL - TWO SPACES*	62	
VERTICAL - ONE SPACE	56	
GROUND FLOOR		
HORIZONTAL - PH1 EXT. SHORT TERM - TWO SPACES*	22	
Grand total:	171	



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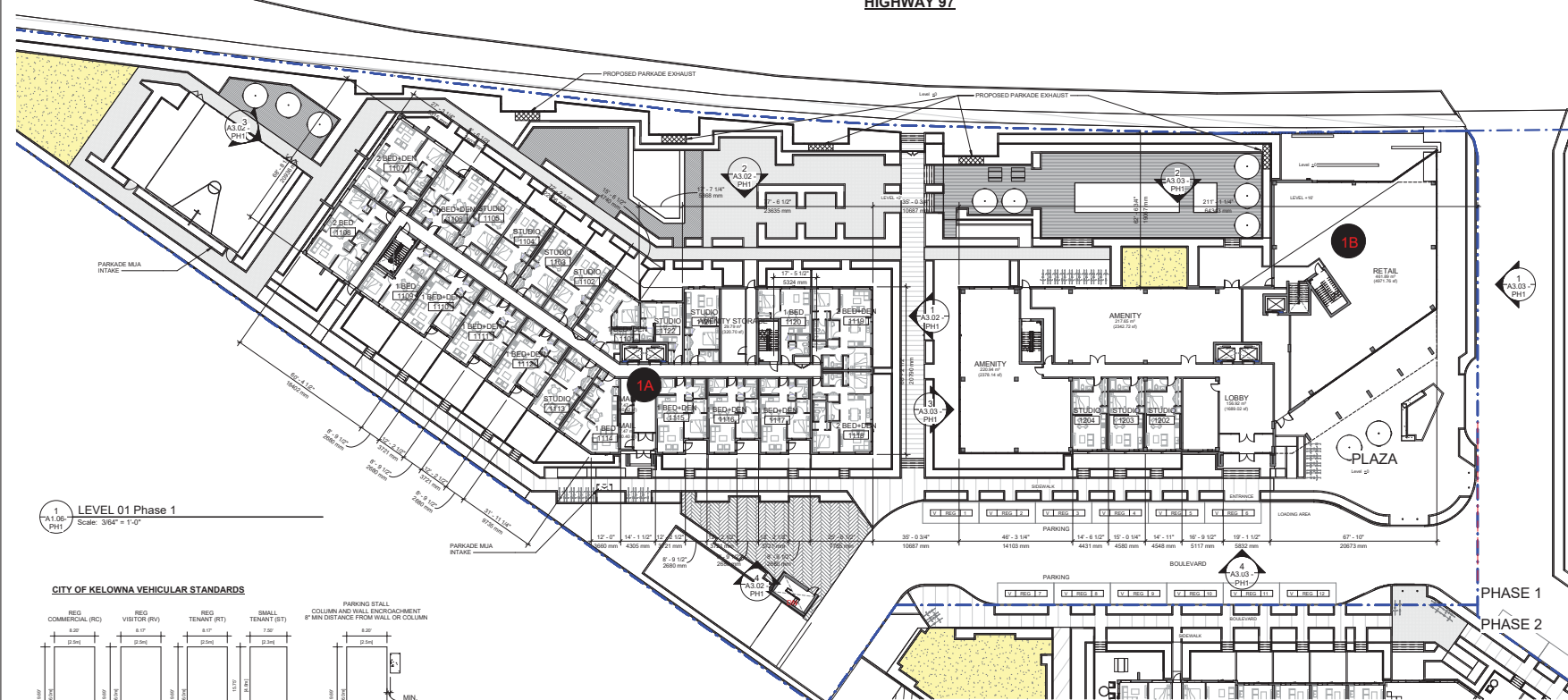
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A	1	TRS RESPONSE PACKAGE	2022.02.02

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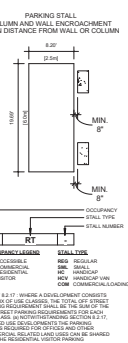
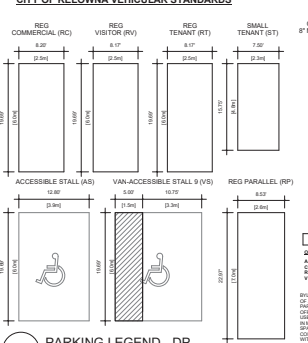
SEAL

HIGHWAY 97



1 LEVEL 01 Phase 1
Scale: 3/8" = 1'-0"

CITY OF KELOWNA VEHICULAR STANDARDS



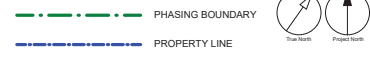
PARKING LEGEND - DP
Scale: 3/32" = 1'-0"

DP - PARKING SCHEDULE		
Type	Count	
LEVEL P1		
Handicap - Shared Aisle	6	
Regular Stall	98	
Regular Stall - Visitor PH 1	21	
Small Stall	111	
Van Accessible - TWR 1 Visitor	2	
LEVEL 01		
Parallel Stall - Visitor PH 1	12	
Grand total:	250	

DP - BICYCLE SCHEDULE		
Type	Count	
LEVEL P1		
HORIZONTAL - ONE SPACE	31	
HORIZONTAL - TWO SPACES*	62	
VERTICAL - ONE SPACE	56	
GROUND FLOOR		
HORIZONTAL - PH1 EXT. SHORT TERM - TWO SPACES*	22	
LEVEL 01		
Parallel Stall - Visitor PH 1	12	
Grand total:	171	

UNIT MIX

Phase	PHASING 1A				PHASING 1B			
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Level 6	3	0	7	1	20	0	0	0
Level 5	30	20	0	1	24	0	0	0
Level 4	30	20	0	1	24	0	0	0
Level 3	30	20	0	1	24	0	0	0
Level 2	30	20	0	1	24	0	0	0
Level 1	7	11	4	0	33	0	0	0
Phase Total	130	90	21	5	138	0	0	0
%	30.2%	22.5%	5.2%	1.2%	33.0%	0.0%	0.0%	0.0%
Total	87	90	96	5	238			



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PROJECT
DILWORTH CENTRE
#2338 HIGHWAY 97N
KELOWNA, BC
V1X 4H9

PROJECT NO:
1333004
DRAWN BY:
Author
PROJECT MGR:
NG
CHECKED BY:
LM
APPROVED BY:
Approver

SHEET TITLE
OVERALL LEVEL 1- 1A & 1B

SHEET NUMBER
A1.06- PH1
ISSUE
A

2022.03.24 12:15:09 PM

IBI 3007 133304 - Dilworth Centre - Overall Level 1- 1A & 1B.dwg

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ISSUES	No.	DESCRIPTION	DATE
A	1	TRS RESPONSE PACKAGE	2022.02.02

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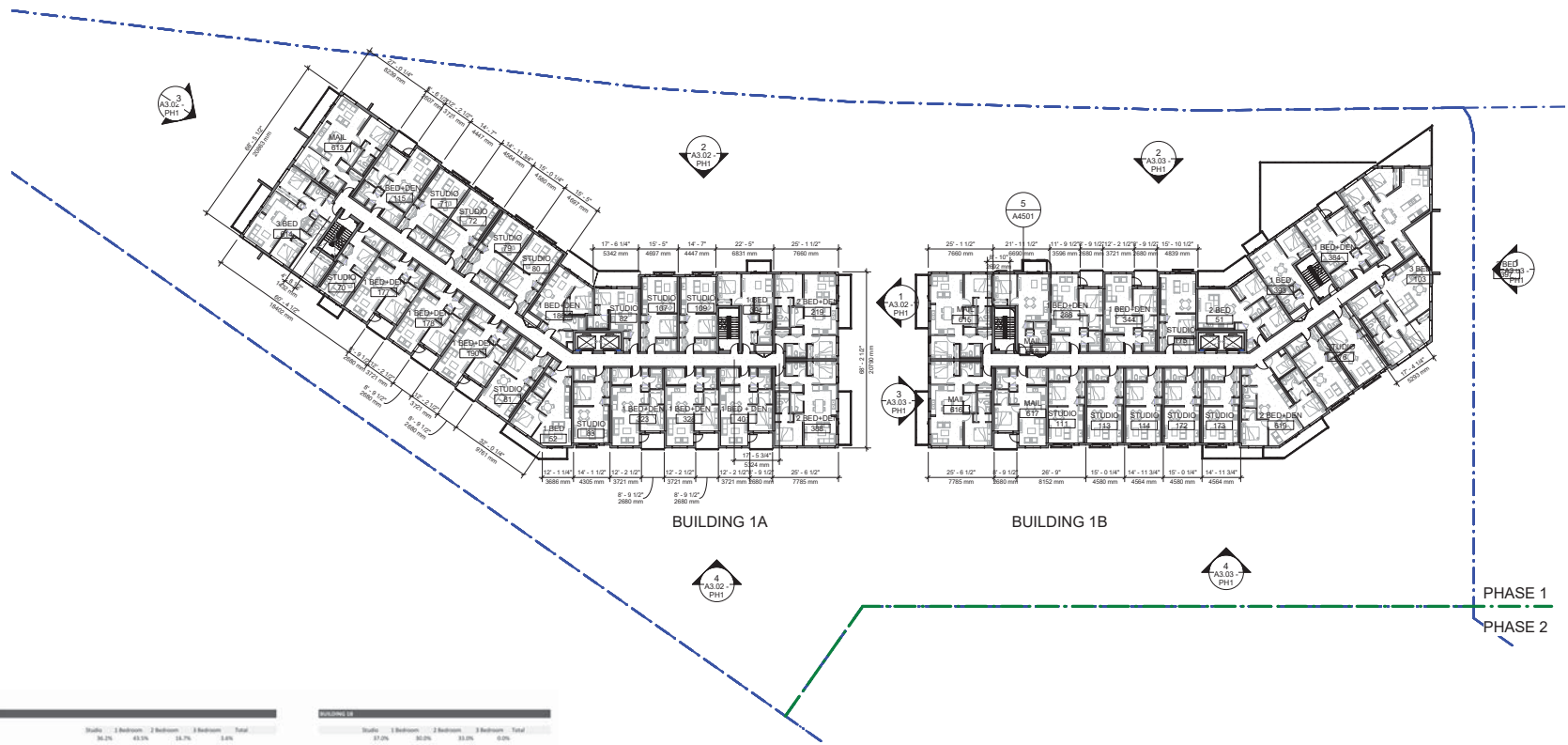
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 V1X 4H9

PROJECT NO.
 133304
DRAWN BY: LJM
CHECKED BY: LJM
PROJECT MGR: NG
APPROVED BY: Approver

SHEET TITLE
 LEVEL 02-05- TYPICAL FLOOR PLAN - 1A & 1B

SHEET NUMBER
 A1.07- PH1
ISSUE
 A



UNIT MIX

BUILDING 1A	Units				Total
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	
Level 6	3	9	7	1	20
Level 5	30	30	3	1	64
Level 4	30	30	3	1	64
Level 3	30	30	3	1	64
Level 2	30	30	3	1	64
Level 1	7	11	4	0	22
Phase 1 Total	50	60	23	5	138

BUILDING 1B	Units				Total
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	
Level 6	2	0	0	0	2
Level 5	0	0	0	0	0
Level 4	0	0	0	0	0
Level 3	0	0	0	0	0
Level 2	0	0	0	0	0
Level 1	0	0	0	0	0
Phase 1 Total	2	0	0	0	2

Phase 1 Total	Units				Total
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	
Total	52	60	23	5	140

Phase 1 Total Unit Count: 140

1
A1.07- PH1
BUILDING 1A&1B TYPICAL FLOOR PLAN
 Scale: 3/16" = 1'-0"



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PROJECT
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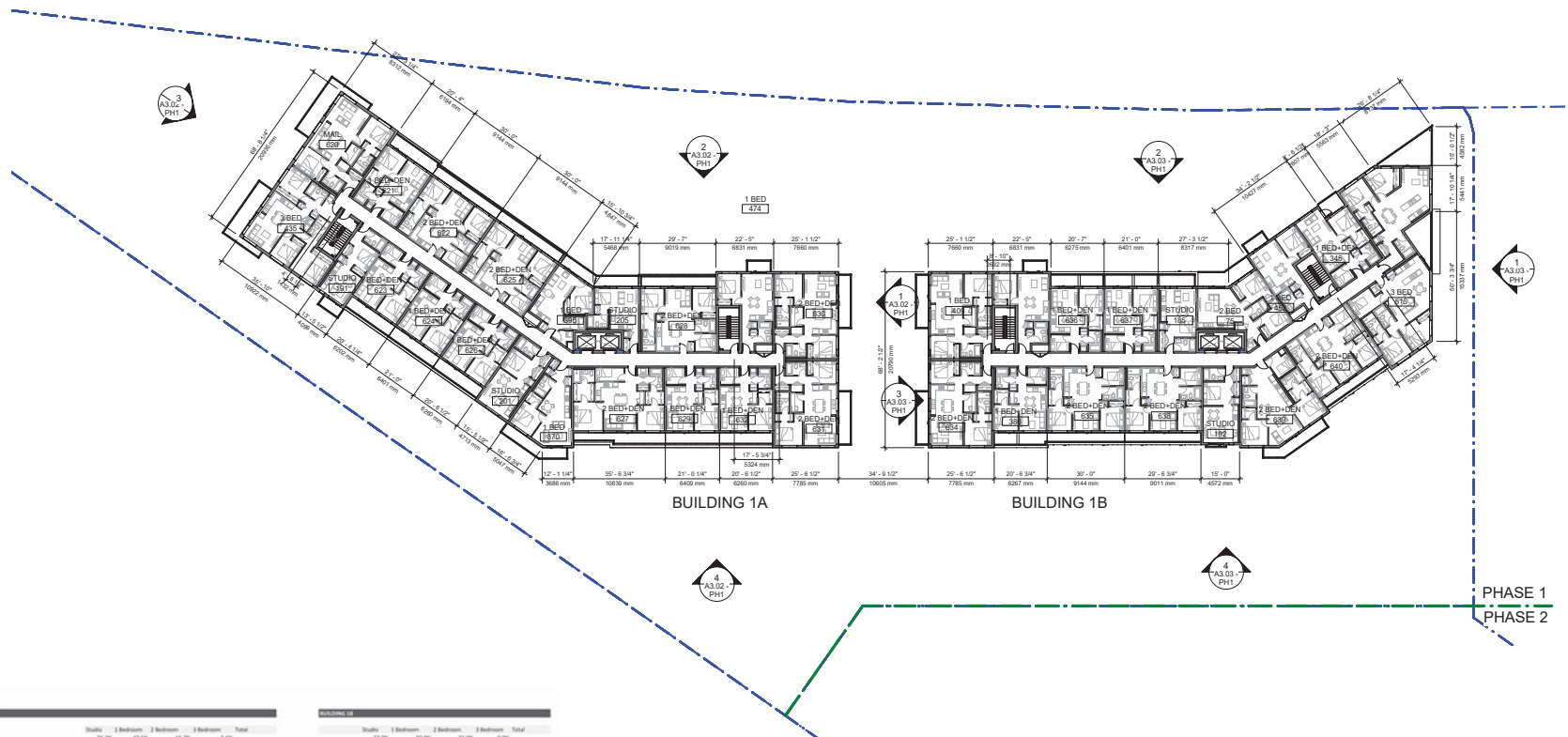
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SHEET TITLE
LEVEL 06 FLOOR PLAN - 1A & 1B

SHEET NUMBER
A1.08-PH1

ISSUE
A



BUILDING 1A

BUILDING 1B

PHASE 1
PHASE 2

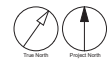
UNIT MIX

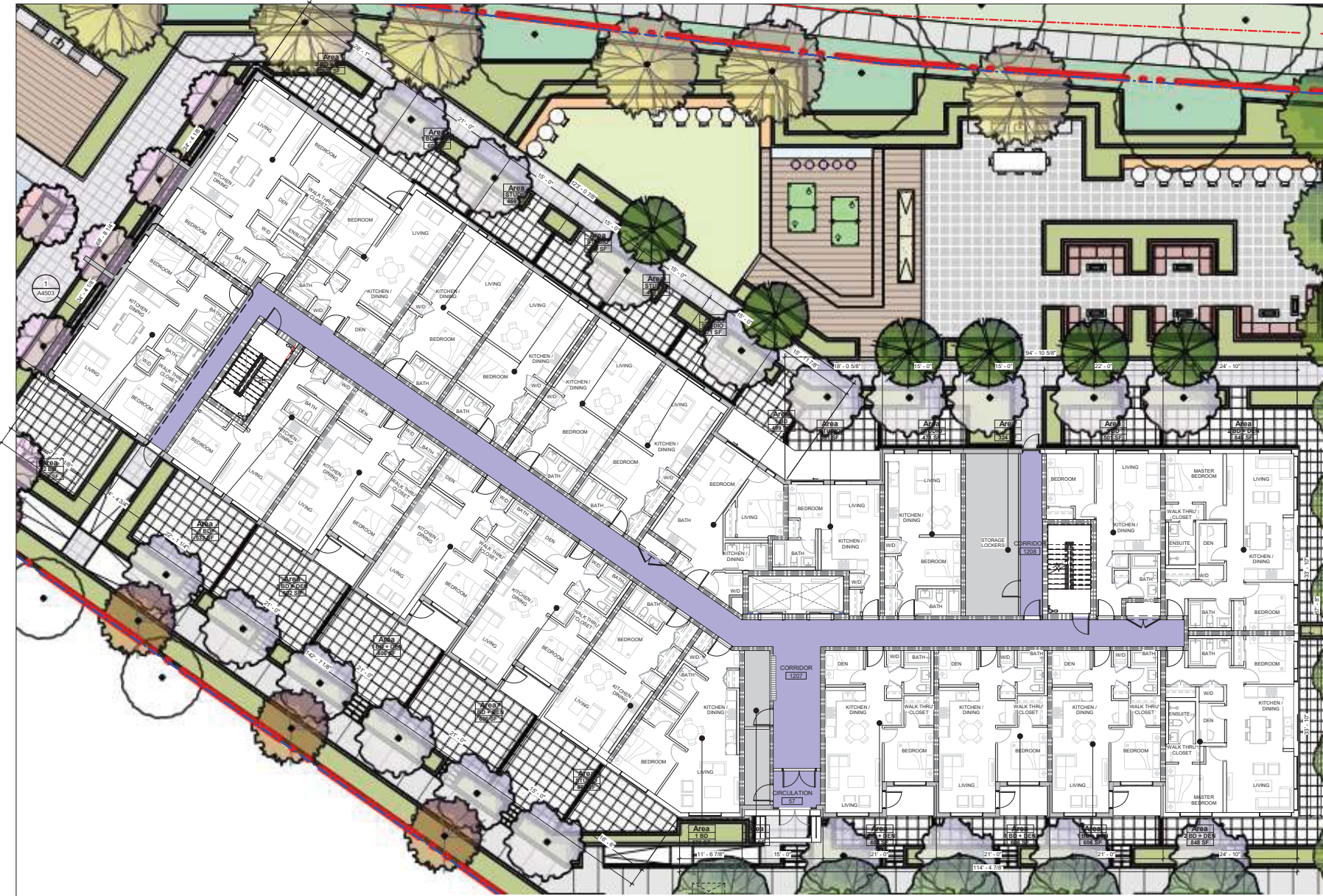
BUILDING 1A	Phase 1 Total			
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Level 6	3	9	7	1
Level 5	30	30	3	1
Level 4	30	30	3	1
Level 3	30	30	3	1
Level 2	30	30	3	1
Level 1	7	11	4	0
Total	150	150	23	5

BUILDING 1B	Phase 1 Total			
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Level 6	2	0	0	0
Level 5	0	0	0	0
Level 4	0	0	0	0
Level 3	0	0	0	0
Level 2	0	0	0	0
Level 1	0	0	0	0
Total	2	0	0	0

BUILDING 1A&1B LEVEL 06 FLOOR PLAN
Scale: 3/16" = 1'-0"

PHASING BOUNDARY
PROPERTY LINE





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PROJECT
DILWORTH CENTRE
 #2330 HIGHWAY 97N
 KELOWNA, BC
 V1X 4H9

PROJECT NO:
133304

DRAWN BY:
Author

PROJECT MGR:
NG

CHECKED BY:
LM

APPROVED BY:
Approver

SHEET TITLE
ENLARGED PLAN - 1A- LEVEL 01

SHEET NUMBER
A2.01- PH1

ISSUE
A

PHASING BOUNDARY
 PROPERTY LINE

North
 Project North

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IBI 302 / 133304 - Dilworth/2020/133304_Dilworth/PH1/Rev_L_A2.02/04

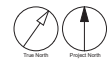
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A2.02
PH1

BLDG 1A- LEVEL 02-05
Scale: 1/8" = 1'-0"



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V1X 4H9

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CHECKED BY:
LM
APPROVED BY:
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SHEET TITLE
ENLARGED PLAN- 1A- LEVEL
02-05

SHEET NUMBER
A2.02- PH1

ISSUE
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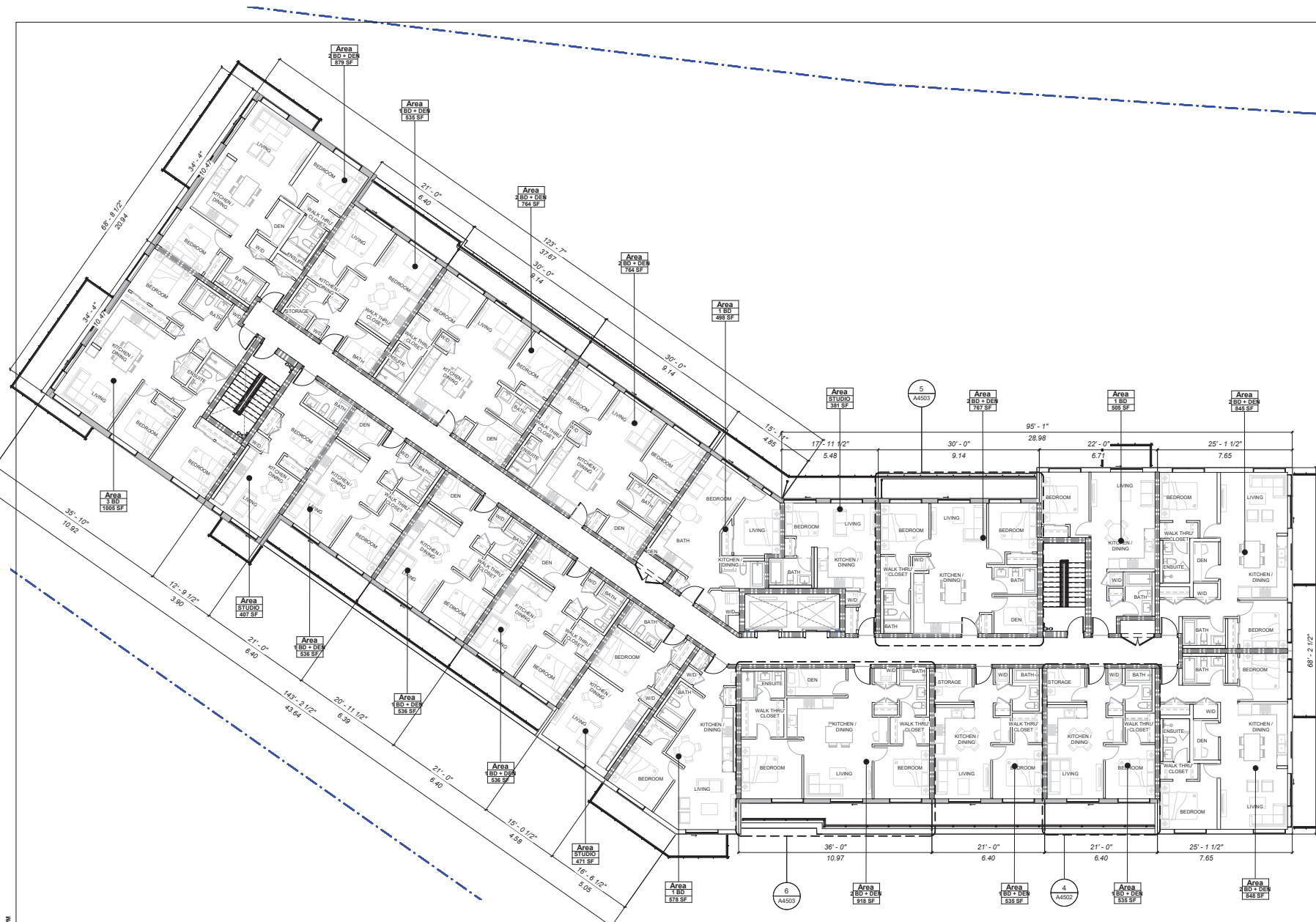
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A2.03
PH1

BLDG 1A- LEVEL 06

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PROJECT
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 #2338 HIGHWAY 87N
 KELOWNA, BC
 V1X 4H9

PROJECT NO:
133304
 DRAWN BY:
Author
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 CHECKED BY:
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SHEET TITLE
ENLARGED PLAN - 1A- LEVEL 06

SHEET NUMBER
A2.03- PH1

ISSUE
A

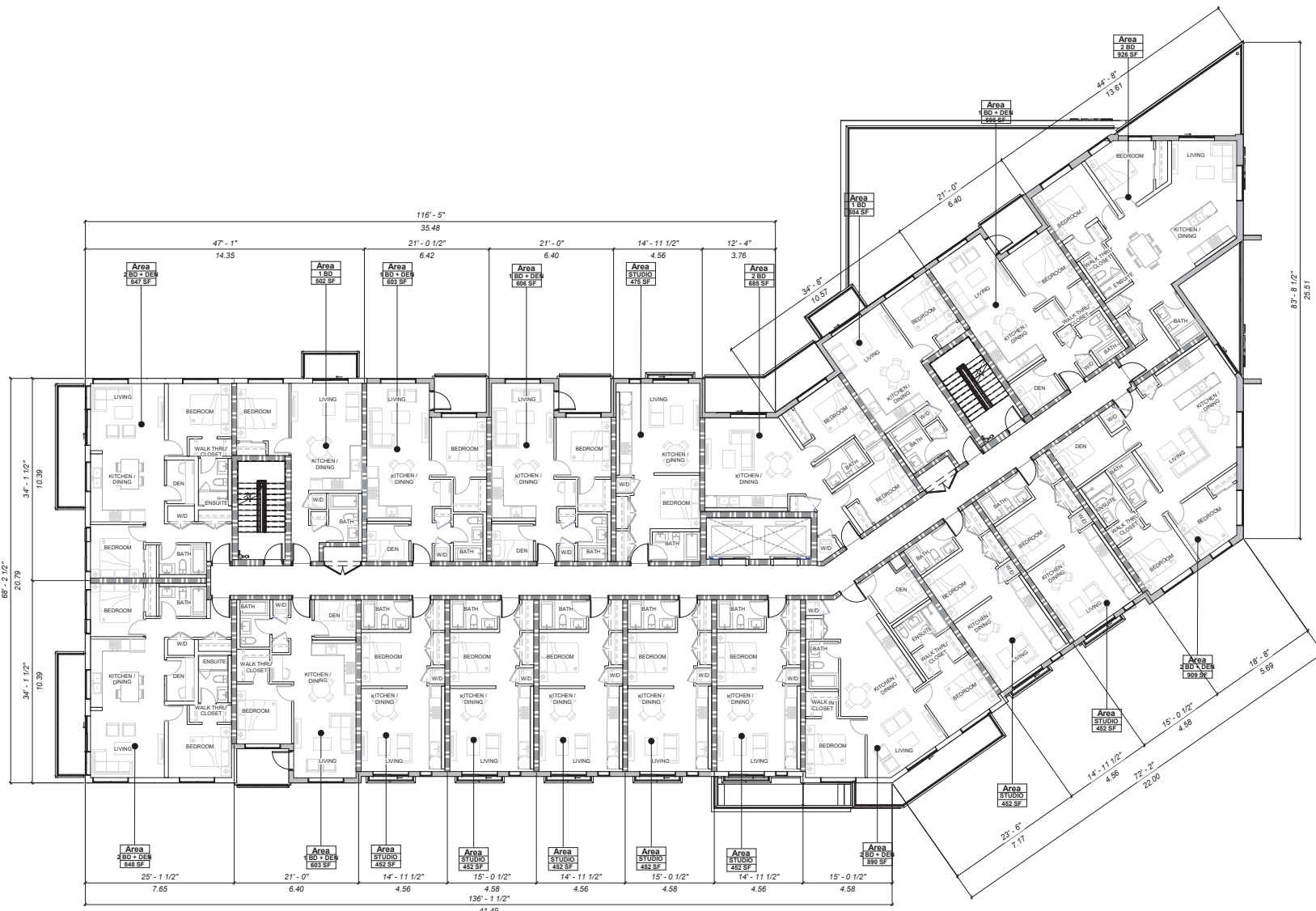
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PROJECT
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V1X 4H9

PROJECT NO:
133304

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Author

CHECKED BY:
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PROJECT MGR:
NG

APPROVED BY:
Approver

SHEET TITLE
ENLARGED PLAN- 1B- LEVEL
02-05

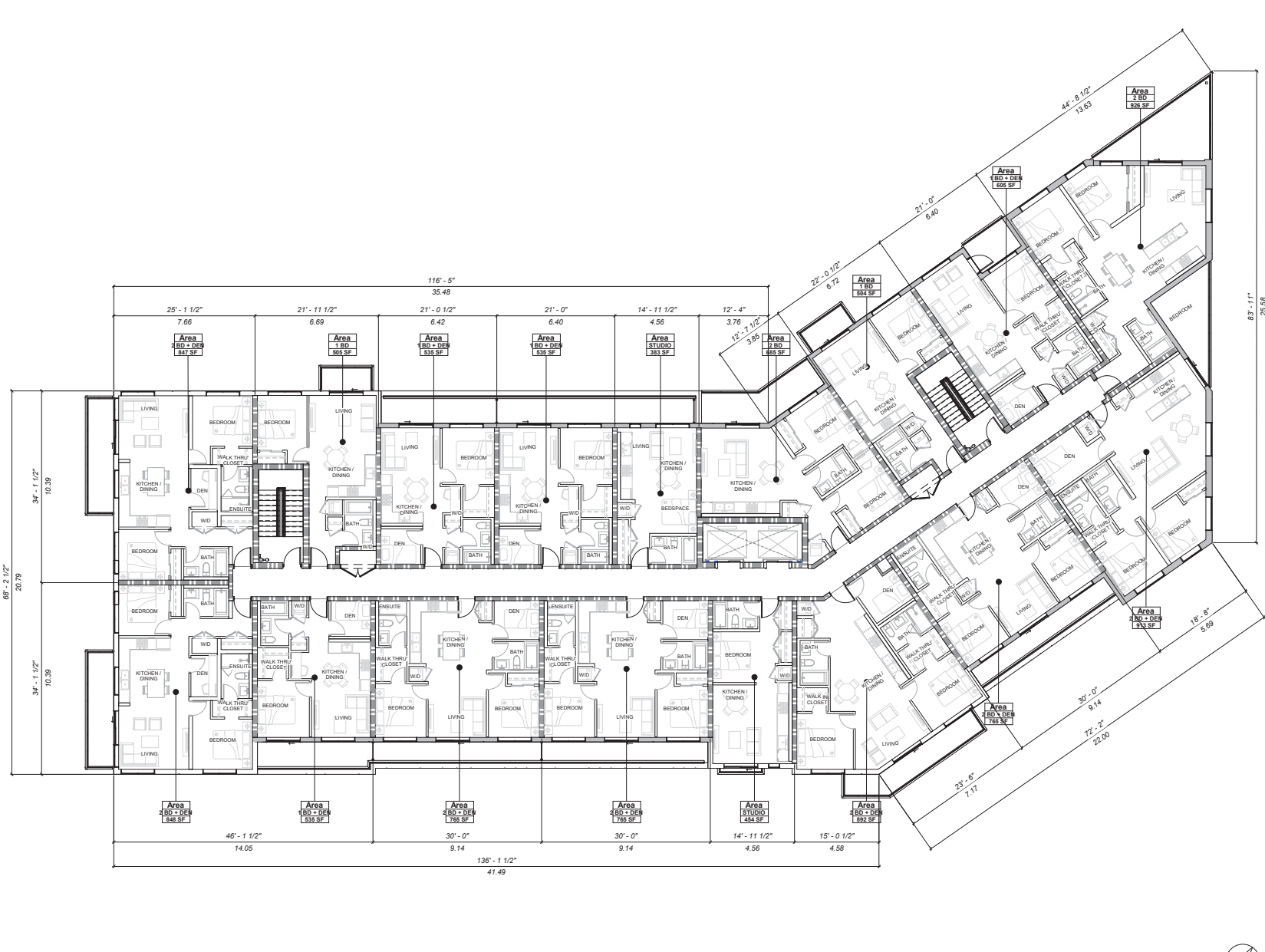
SHEET NUMBER
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ISSUE
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IBI 302 / 133304 - Client: 133304_Dilworth Centre - L_A2.05.05

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1 BLDG1B-LEVEL 06 MAIN
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PROJECT
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V1X 4H9

PROJECT NO.
133304

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PROJECT MGR: NG
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SHEET TITLE
ENLARGED PLAN - 1B-LEVEL 06

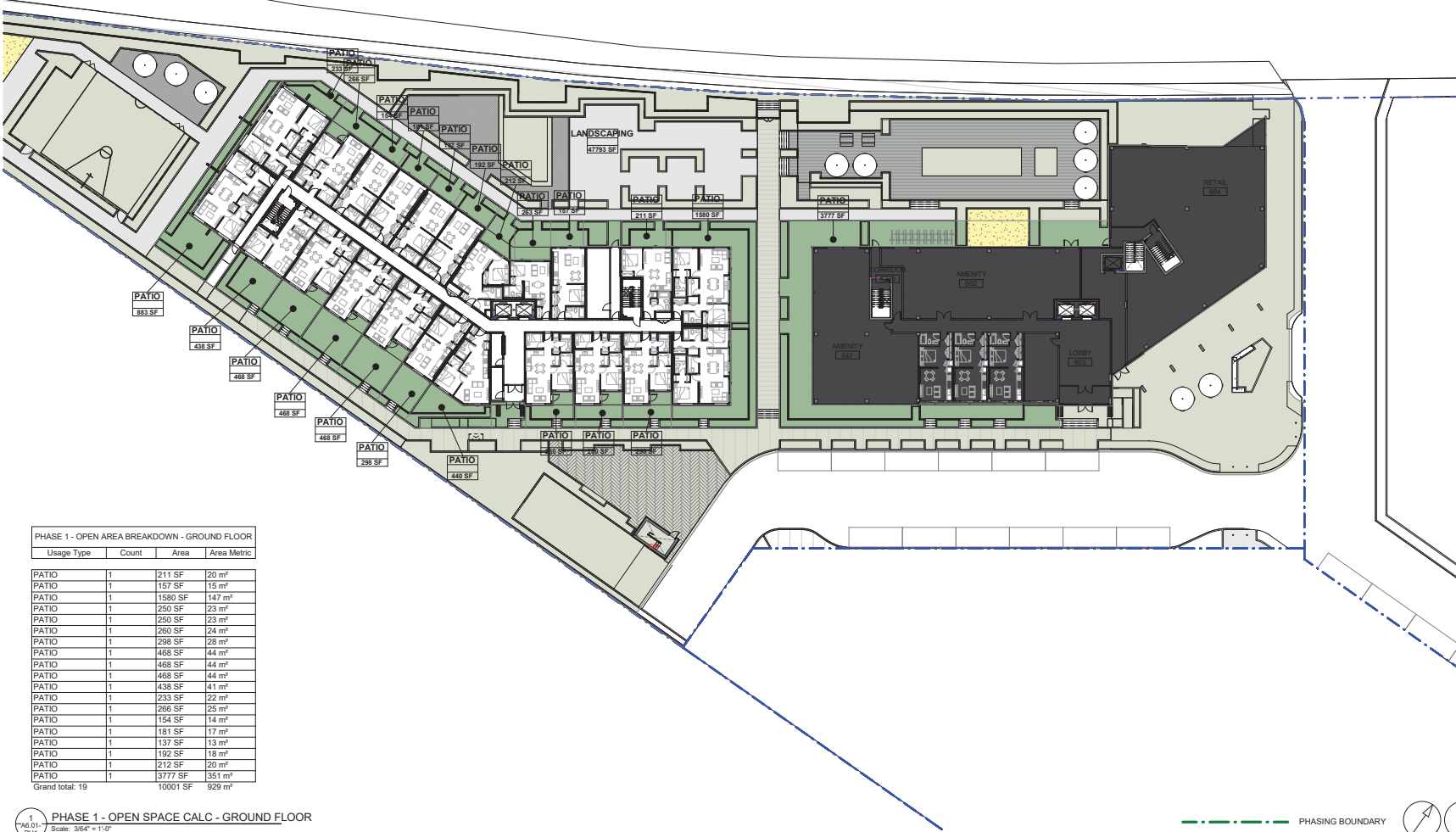
SHEET NUMBER
A2.06-PH1

ISSUE
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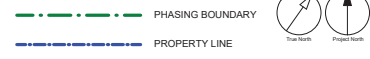
PHASE 1 - OPEN AREA - GROUND FLOOR				
Legend	Usage Type	Count	Area	Area Metric
	PATIO	19	10001 SF	929 m ²
Grand total: 19			10001 SF	929 m ²

PRIVATE OPEN SPACE REQUIREMENTS			
Bylaw	UNIT COUNT	REQUIRED AREA PER UNIT (M ²)	Open Space Area
Minimum area of 6.0 m ² of PRIVATE OPEN SPACE shall be provided per bachelor dwelling			
1.15 (b) STUDIO	87	6	522 M ²
Minimum area of 10.0 m ² of PRIVATE OPEN SPACE shall be provided per 1 bedroom dwelling			
1.15 (b) 1 BEDROOM	90	10	900 M ²
Minimum area of 15.0 m ² of PRIVATE OPEN SPACE shall be provided per dwelling with more than 1 bedroom			
1.15 (b) 2 OR MORE BEDROOMS	61	15	915 M ²
TOTAL			2337 M ²



PHASE 1 - OPEN AREA BREAKDOWN - GROUND FLOOR				
Usage Type	Count	Area	Area Metric	
PATIO	1	211 SF	20 m ²	
PATIO	1	157 SF	15 m ²	
PATIO	1	1580 SF	147 m ²	
PATIO	1	250 SF	23 m ²	
PATIO	1	250 SF	23 m ²	
PATIO	1	260 SF	24 m ²	
PATIO	1	298 SF	28 m ²	
PATIO	1	468 SF	44 m ²	
PATIO	1	468 SF	44 m ²	
PATIO	1	468 SF	44 m ²	
PATIO	1	438 SF	41 m ²	
PATIO	1	233 SF	22 m ²	
PATIO	1	266 SF	25 m ²	
PATIO	1	154 SF	14 m ²	
PATIO	1	181 SF	17 m ²	
PATIO	1	137 SF	13 m ²	
PATIO	1	192 SF	18 m ²	
PATIO	1	212 SF	20 m ²	
PATIO	1	3777 SF	351 m ²	
Grand total: 19			10001 SF	929 m ²

PHASE 1 - OPEN SPACE CALC. - GROUND FLOOR
Scale: 3/64" = 1'-0"



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PROJECT
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PROJECT NO.
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DRAWN BY: Author
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PROJECT MGR: NG
APPROVED BY: Approver

SHEET TITLE
PRIVATE OPEN SPACE- 1A & 1B- GROUND FLOOR

SHEET NUMBER
A6.01- PH1

ISSUE
A

2022.03.24 02:17:28 PM

IBI 302 / 133304 - Client/133304/133304_DilworthCentre_LA_230222.dwg

PHASE 1 - OPEN AREA - LEVEL 2-5			
Legend	Usage Type	Area	Area Metric
	BALCONY	3179 SF	295 m ²
Grand total		3179 SF	295 m ²

PRIVATE OPEN SPACE REQUIREMENTS

Bylaw	UNIT COUNT	REQUIRED AREA PER UNIT (M ²)	Open Space Area
Minimum area of 6.0 m ² of PRIVATE OPEN SPACE shall be provided per bachelor dwelling			
1.15 (b) STUDIO	87	6	522 M ²
Minimum area of 10.0 m ² of PRIVATE OPEN SPACE shall be provided per 1 bedroom dwelling			
1.15 (b) 1 BEDROOM	90	10	900 M ²
Minimum area of 15.0 m ² of PRIVATE OPEN SPACE shall be provided per dwelling with more than 1 bedroom			
1.15 (b) 2 OR MORE BEDROOMS	61	15	915 M ²
TOTAL			2337 M ²

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PROJECT
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V1X 4H9

PROJECT NO:
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DRAWN BY: Author	CHECKED BY: LM
PROJECT MGR: NG	APPROVED BY: Approver

SHEET TITLE
PRIVATE OPEN SPACE- 1A & 1B- LEVEL 02-05

SHEET NUMBER A6.02- PH1	ISSUE A
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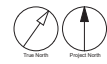


PHASE 1 - OPEN AREA BREAKDOWN - TYPICAL FLOOR

Usage Type	Count	Area	Area Metric
BALCONY	1	41 SF	4 m ²
BALCONY	1	107 SF	10 m ²
BALCONY	1	104 SF	10 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	188 SF	17 m ²
BALCONY	1	129 SF	12 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	41 SF	4 m ²
BALCONY	1	109 SF	10 m ²
BALCONY	1	109 SF	10 m ²
BALCONY	1	110 SF	10 m ²
BALCONY	1	109 SF	10 m ²
BALCONY	1	38 SF	4 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	133 SF	12 m ²
BALCONY	1	173 SF	16 m ²
BALCONY	1	122 SF	11 m ²
BALCONY	1	239 SF	22 m ²
BALCONY	1	51 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	54 SF	5 m ²
BALCONY	1	891 SF	83 m ²
Grand total: 26		3179 SF	295 m ²

1 PHASE 1 - OPEN SPACE CALC - LEVEL 2-5
A6.02 Scale: 3/8" = 1'-0"
PH1

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PHASE 1 - OPEN AREA - LEVEL 6				
Legend	Usage Type	Count	Area	Area Metric
	BALCONY	19	3392 SF	315 m ²
Grand total:		19	3392 SF	315 m ²

PRIVATE OPEN SPACE REQUIREMENTS

Bylaw	UNIT COUNT	REQUIRED AREA PER UNIT (M ²)	Open Space Area
Minimum area of 6.0 m ² of PRIVATE OPEN SPACE shall be provided per bachelor dwelling			
1.15 (b) STUDIO	87	6	522 M ²
Minimum area of 10.0 m ² of PRIVATE OPEN SPACE shall be provided per 1 bedroom dwelling			
1.15 (b) 1 BEDROOM	90	10	900 M ²
Minimum area of 15.0 m ² of PRIVATE OPEN SPACE shall be provided per dwelling with more than 1 bedroom			
1.15 (b) 2 OR MORE BEDROOMS	61	15	915 M ²
TOTAL			2337 M²

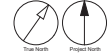


PHASE 1 - OPEN AREA BREAKDOWN - LEVEL 6

Usage Type	Count	Area	Area Metric
BALCONY	1	168 SF	16 m ²
BALCONY	1	559 SF	52 m ²
BALCONY	1	37 SF	3 m ²
BALCONY	1	101 SF	9 m ²
BALCONY	1	101 SF	9 m ²
BALCONY	1	38 SF	4 m ²
BALCONY	1	393 SF	36 m ²
BALCONY	1	167 SF	15 m ²
BALCONY	1	117 SF	11 m ²
BALCONY	1	106 SF	10 m ²
BALCONY	1	113 SF	10 m ²
BALCONY	1	315 SF	29 m ²
BALCONY	1	101 SF	9 m ²
BALCONY	1	101 SF	9 m ²
BALCONY	1	349 SF	32 m ²
BALCONY	1	115 SF	11 m ²
BALCONY	1	293 SF	27 m ²
BALCONY	1	168 SF	16 m ²
BALCONY	1	52 SF	5 m ²
Grand total:	19	3392 SF	315 m ²

PHASE 1 - OPEN SPACE CALC - LEVEL 6
Scale: 3/64" = 1'-0"

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133304
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SHEET TITLE
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