

SCHEDULE A

This forms part of application
DP22-0063 DVP22-0064



City of Kelowna
Proposed Mixed-Use Rental Housing Development

Planner Initials

PROJECT OWNER:	Steve...	1090 West George St	1.604.891.1298
PROJECT CONTACT:	Rhys Letch	2000 Granville Street, Vancouver, BC V6C 1S4	1.604.688.4220
PROJECT ARCHITECT:	Shamus Sachs	2330-2000 Granville Street, Vancouver, BC V6C 1S4	1.604.688.4220
PROJECT NUMBER:	21550		
CIVIC ADDRESS:	1605 Gordon Dr, Kelowna BC		
LEGAL DESCRIPTION:	Plan KAP8837, Lot 1, DL 137, Land District 41, Except Plan H16278		
PROJECT DESCRIPTION:	6-Storey Mixed Use		
ZONING SUMMARY:	Existing C4 Building Height: 15m (4 storey)	Allowed CA1 22m (6 storey)	Proposed CA1-R 93.24m (6 storey) *Variance Required
SETBACKS:	Allowed	Proposed	
Front Yard (Lawrence)	2.0 m	3.7 m	12.0 sqft
Front Yard (Gordon)	2.0 m	3.7 m	12.0 sqft *Variance Required
Rear Yard (Parallel to Gordon)	6.0 m	6.0 m	18.0 sqft *Valed Along Elevation refer to plans
Rear Yard (Parallel to Lawrence)	6.0 m	6.1 m	20.0 sqft
ISSUE:	DP Application		
DATE:	6/6/22		

SITE AREA			
Total Site Area			
Total Gross Site Area	1.475 Acres	64,230.4 SF	5,967.20 m ²
Calculated on Survey: 250-10-14			
Dedications			
Gordon Avenue	0.041 Acres	1,801.7 SF	TBC
Net Site Area	1.433 Acres	62,428.7 SF	TBC
167.38 m ²	5,799.82 m ²		

FLOOR AREA RATIO (FAR)			
Maximum FAR			
Base Density	1.80	116,614.7 SF	10,741.0 m ²
Public Amenity & Streetscape Bonus	0.25	16,057.6 SF	1,491.8 m ²
Rental or Affordable Housing Bonus	0.30	19,209.1 SF	1,760.2 m ²
Maximum Total Floor Area	2.35	150,881.5 SF	14,022.9 m ²

Proposed FAR			
Floor Area	2.83	182,023.10 SF	16,910.5 m ²
Exclusions	0.56	36,074.52 SF	3,351.4 m ²
Proposed Floor Area	2.27	145,948.58 SF	13,559.1 m ²
*based on gross site area			
Common Amenity + Private Outdoor	Required	Proposed	
	41,871.81 SF	42,389.87 SF	3,938.2 m ²

Site Coverage (based on gross area)			
Coverage of Building	Allowed	Proposed	
	75.0%	48,172.80 SF	4,475.4 m ²
Coverage of Building, Structures & Imperviable Surfaces	85.0%	54,595.95 SF	5,072.1 m ²
			86.4%
			50,506.39 SF
			5,156.7 m ²

FLOOR AREA												
Floor Areas												
Level	Net Floor Area (SF)			Common & Amenity Areas, Excluded (SF)							Efficiency	
	Firewall	Units / Daycare	Total	Indoor Amenity	Lobby / Vestibules	Corridors	Exit Stairs	Elevators	Service	Storage		Total
P2 (Includes TH Level 1)	5,982.8		5,982.8	402.3			504.2	251.1	950.5	3,773.2	5,812.2	46.4%
P1 / Level 1 (Includes Daycare + TH Level 2)	9,072.9		9,072.9	2,334.4			1,068.8	329.9	1,505.6	4,395.5	8,634.3	48.5%
Level 2	47.97	24,968.3	25,016.2	1,360.8	152.6	2,707.8	1,053.8	347.1	134.8		5,766.8	81.1%
Level 3	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	149.1	3,706.6	87.7%
Level 4	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	149.1	3,706.6	87.7%
Level 5	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	149.1	3,706.6	87.7%
Level 6	47.97	26,646.2	26,694.2			2,707.8	461.8	247.1	134.8	149.1	3,706.6	87.7%
Area Totals	235.9	145,708.7	145,948.6	1,360.8	2,880.3	13,539.1	4,474.0	1,916.4	3,125.8	8,765.2	35,074.5	90%

Townhouse Areas															
TH Types	Level	Unit Areas (Avg)			Number of Units / Floor						Total Units	Total Unit Area	% of Units		
		SF	P1 / L1	P2	P1 / L1	L2	L3	L4	L5	L6				SF	m ²
TH1 2 Bedroom	1	573.3			7	7							14	8,178.6	75.6%
	2	634.8											7	4,464.5	
TH2 2 Bedroom	1	534.3			2	2							4	2,177.6	20.2%
	2	554.2											2	1,108.5	
Unit Totals													9	15,355.8	98.1%

Apartment Unit Areas														
Unit Types - Building	Level	Unit Areas (Avg)			Number of Units / Floor						Total Units	Total Unit Area	% of Units	
		SF	P1 / L1	L2	L3	L4	L5	L6	SF	m ²				
Unit A1 1 Bedroom + Den		625.1	0	1	2	2	2	2	2	2	9	5,626.2	522.7	4.9%
Unit B1 1 Bedroom		590.4	0	16	14	14	14	14	14	72	42,506.0	3948.9	39.3%	
Unit B2 1 Bedroom		535.9	0	2	2	2	2	2	2	10	5,358.7	497.8	5.5%	
Unit C1 2 Bedroom+Den		866.6	0	2	2	2	2	2	2	10	8,666.6	823.7	5.5%	
Unit C2 2 Bedroom		897.3	0	1	3	3	3	3	3	13	9,061.8	841.9	7.1%	
Unit C3 2 Bedroom		789.6	0	4	4	4	4	4	4	20	15,791.4	1,467.1	10.9%	
Unit C4 2 Bedroom		839.4	0	0	1	1	1	1	1	4	3,397.6	311.9	2.2%	
Unit C4b 2 Bedroom + Den		866.6	0	1	1	1	1	1	1	5	4,332.4	402.5	2.7%	
Unit C5 2 Bedroom		829.7	0	4	4	4	4	4	4	20	16,594.4	1,541.7	10.9%	
Unit D1 1 Bedroom		1,016.6	0	2	2	2	2	2	2	10	10,166.4	944.5	5.5%	
Unit D2 1 Bedroom		989.2	0	2	2	2	2	2	2	10	9,892.5	919.0	5.5%	
Unit Totals				0	35	37	37	37	37	183	131,553.1	12,221.7	100%	

Community Unit Areas								
Unit Types	Level	Floor Areas			Exterior Area	Number of Units	Total Unit Area	% of Units
		SF	Subtotal	SF				
Daycare	L1	3799.9		3799.9		1	3799.9	353.0
	L2				1104.30			
	Total			3799.9		1	3799.9	353.0
								100%

HOUSING UNIT MIX		
No.	Percentage	
1 Bedroom	91	47.4%
2 Bedroom (incl THs)	74	38.5%
3 Bedroom (incl THs)	27	14.1%
Total	192	100.0%
		Family Sized Units 52.6%

COMMON / PRIVATE AMENITY			
	Proposed	Required	
Private Outdoor - 1 Bedroom	932.9 m ²	1004.5 SF	15.0 m ² / 1 BED
Private Outdoor - 2 Bedroom (incl THs)	1,044.5 m ²	1124.3 SF	25.0 m ² / 2 BED
Private Outdoor - 3 Bedroom (incl THs)	423.0 m ²	470.8 SF	25.0 m ² / 3 BED
Common Indoor Amenity	148.5 m ²	1383.7 SF	
Common Outdoor Amenity	1,193.8 m ²	12845.9 SF	
Daycare Outdoor	195.5 m ²	2104.3 SF	
Total	3933.2 m²	42390.0 SF	3995.0 m²
			41971.6 SF

OFF-STREET PARKING					
Apartment Parking					
Residential Parking	0.9 Spaces Per Bachelor Unit	0.0 Spaces Required			
	1.0 Spaces Per 1 Bed	91.0 Spaces Required			
	1.1 Spaces Per 2 Bed	81.4 Spaces Required			
	1.4 Spaces Per 3 Bed	37.8 Spaces Required			
		Subtotal	211 Spaces Required		
			10%	-21.1 Reduction for Residential Rental Tenure	
				-6 Car Share Reduction	
		Total	184 Spaces Required		
				185 Spaces Provided	* inclusive
				1 Dedicated Car Share Space	* inclusive
				85 Spaces Provided	* inclusive
				46% of Provided Spaces	
Max. Small Car Allowed	50% of Provided Spaces		93 Spaces Max.		

Visitor & Daycare Parking					
Visitor Parking	0.14 Spaces Per Unit	0.2 Spaces Max	26.9 Spaces Required	21 Spaces Provided	
Child Care, Major	1.0 Space per 11 children		4.1 Spaces Required	7 Spaces Provided	
			(assumes 45 children)		
			10%	-2.1 Reduction for Residential Rental Tenure	
				-24 Spaces Required	
				28 Spaces Provided	
Max. Visitor Small Car Allowed	0% of Provided Spaces		0 Spaces Max.		* inclusive
Max. Child Care Small Car Allowed	50% of Provided Spaces		4 Spaces Max.		* inclusive
			5 Spaces Provided		* inclusive
					* Variance Required

Loading					
Child Care Loading Required	1 Space for 26 or more children		1 Spaces Required	1 Spaces Provided	
Residential Loading Required			0 Spaces Required		(paired with child care loading)
Accessible Parking					
Total Combined Parking Spaces			213 Spaces Provided		
Accessible Parking	6 Space For Every 201-300 Parking Spaces		6 Spaces Required	6 Spaces Provided	* inclusive
Van Accessible Parking	2 Space For Every 201-300 Parking Spaces		2 Spaces Required	2 Spaces Provided	* inclusive

Parking Space Dimensions					
	Required (width x length x height)				
Standard Space	2.9m (9.20 FT) x 5.0m (16.69 FT) x 2.0m (6.56 FT)				
Small Cars	2.3m (7.55 FT) x 4.8m (15.75 FT) x 2.0m (6.56 FT)				
Accessible	4.8m (15.75 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)				
Van Accessible	4.8m (15.75 FT) x 6.0m (19.69 FT) x 2.3m (7.55 FT)				
Loading	3.0m (9.84 FT) x 7.0m (22.97 FT) x 4.0m (13.12 FT)				
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'0")				
Min. Drive Aisle Width	5.5m (21.33 FT) (21'4")				
Min. Manuevering Aisle Width	6.5m (21.33 FT) (21'4")				

BICYCLE STALLS					
Bicycle Spaces					
Long Term Residential - Required	0.75 Bicycle Stalls Per 0.2 Bed Unit	1.00 Per 3 Bed Unit	151 Stalls Required		
Long Term Residential - Provided		Vertical 50% max	74 Stalls Provided		
		Horizontal 50% max	97 Stalls Provided		
		Total	161 Stalls Provided		
Short Term Residential - Visitor Required	0.0 per Entrance		6 Stalls Required		
Short Term Residential - Visitor Provided			8 Stalls Provided		
Long Term Child Care - Required	0.2 per 100m ² of GFA		3.5 Stalls Required		
Long Term Child Care - Provided			4 Stalls Provided		
Short Term Child Care - Visitor Required	2.0 per Entrance		2 Stalls Required		
Short Term Child Care - Visitor Provided			2 Stalls Provided		



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(PROJECT TEAM)



(CLIENT)

PC Urban

(PROJECT)

Gordon Rental
1635 Gordon Drive
Kelowna, BC

(TITLE)

Project Data

(PROJECT)

21550

(SCALE)

June 6, 2022

(DATE)

DP Resubmission

(ISSUE)

(DRAWING)

A-0.100

SCHEDULE

A

This forms part of application
 # DP22-0063 DVP22-0064



City of
Kelowna
 DEVELOPMENT PLANNING

PLAN KAP58516

Planner Initials
TA



LEGEND

EXISTING	COMPILED (AS-BUILT DIAGRAMS)
SUBJECT PARCEL BOUNDARY	STORM SEWER
EDGE OF PAVEMENT	STORM SERVICE
ROAD MARKING - YELLOW	SANITARY SEWER
ROAD MARKING - WHITE	SANITARY SERVICE
FENCE LINE	WATER MAIN
TREE DRIP LINE	WATER SERVICE
MANHOLE - STORM	GAS MAIN
MANHOLE - SANITARY	BURIED TELE
WATER VALVE	BURIED FIBRE OPTIC
HYDRANT ASSEMBLY	BURIED ELEC
CATCH BASIN	
BOLLARD	
GAS METER	
GAS VALVE	
JUNCTION BOX	
LAMP STANDARD	
LAWN SPRINKLER	
TREE - CONIFEROUS	
TREE - DECIDUOUS	
MONUMENT FOUND	
IRON PIN FOUND	
NO IRON PIN FOUND	
LEAD PILE FOUND	

DATE OF FIELD SURVEY: MAY 26, 2021.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MELIHANNEY ASSOCIATES LAND SURVEYING LTD., ITS EMPLOYEES AND SUBCONTRACTORS ARE NOT RESPONSIBLE FOR LABELS FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

DATUM

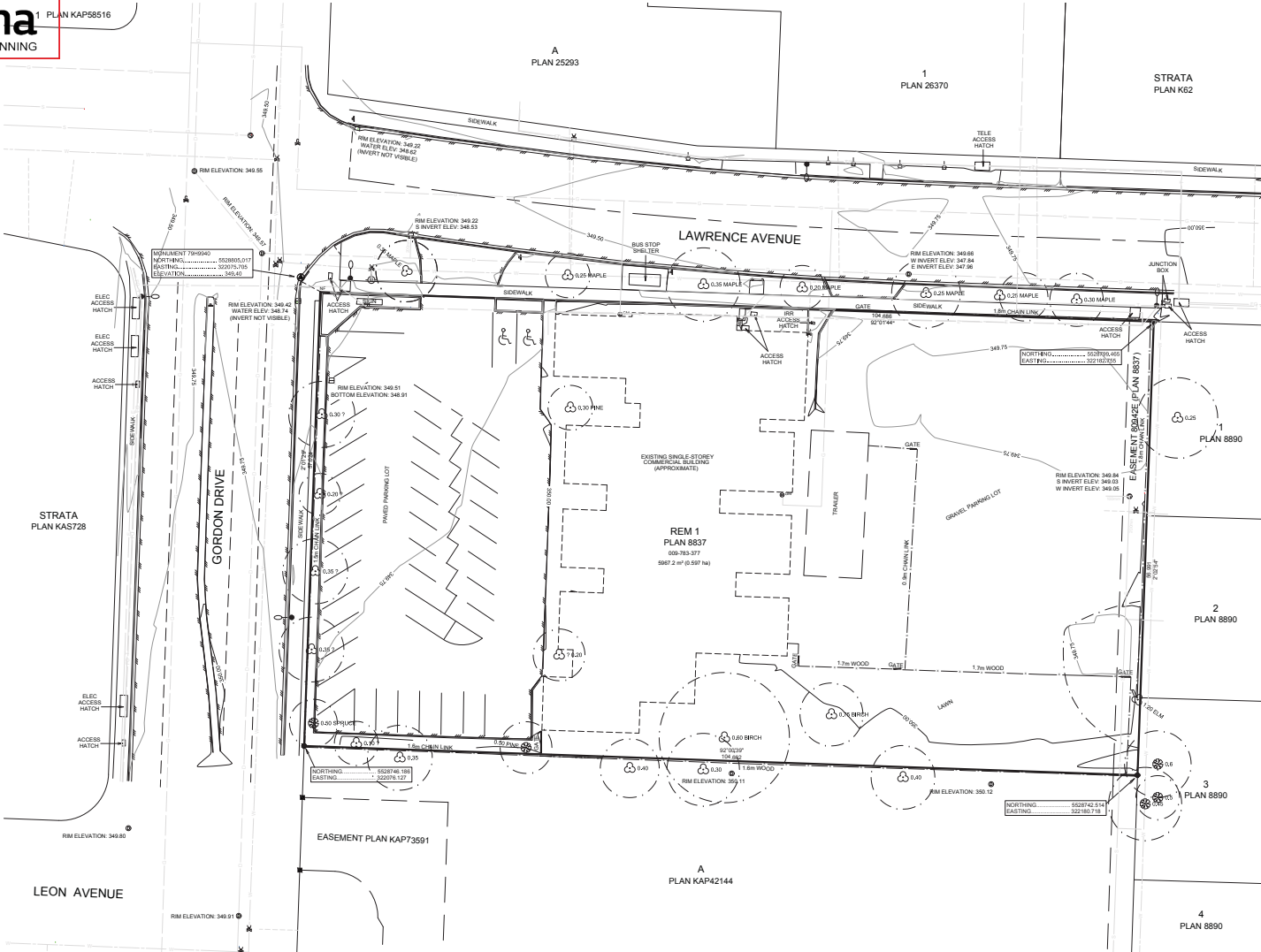
INTEGRATED SURVEY AREA No. 4, KELOWNA, NAD 83 (CSRS) 4 D.B.B.C. 1.

GRID BEARINGS AND UTM COORDINATES DERIVED FROM INTEGRATED CONTROL MONUMENTS 8614 AND 8618C, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THIS PLAN SHOWS GROUND MEASURED DISTANCES. THE UNDERGROUND CONDUITS, PIPES AND SERVICES SHOWN ON THIS DRAWING IS AT GRID. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINED SCALED FACTOR OF 0.9999335.

ELEVATIONS ARE IN METRES, REFERRED TO GEODETIC DATUM OSOYOOS (GRID MODEL NAD 83) AND DERIVED FROM INTEGRATED CONTROL MONUMENT 8612B65 (PUBLISHED ELEVATION: 300.389m).

THE COORDINATES AND ELEVATION SHOWN FOR MONUMENT 7819940 ARE ACCORDING TO THE MEASUREMENTS COMPLETED DURING THIS SURVEY. CONTOUR INTERVAL IS 0.25m.



Rev	Date	Description	Drawn	Design	App'd
0	2021-05-28	DRAWING ISSUED			
1	2021-06-21	ADDED TREES			
2	2021-10-14	AREA OF LOT 1 ADDED			

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SCALE 1:250

0 5 10 15 20 25m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
 McElhanney Associates Land Surveying Ltd.

250 Nanaimo Ave. W
 Port Moody BC
 Canada V2A 1N5
 Tel: 250 452 7359

PC URBAN PROPERTIES CORP.
 888 - 1050 W. GEORGIA STREET, VANCOUVER, BC V6E 3V7

TOPOGRAPHIC SURVEY PLAN OF
 1603-1615 GORDON DRIVE, KELOWNA, BC

LOT 1 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN 8837 EXCEPT PLAN H16278

Drawing No. 3865-00-V-TOPO

Project Number 2422-03865-00

Rev. 2

iA

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(PROJECT TEAM)

(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1635 Gordon Drive
 Kelowna, BC

(TITLE)

Survey Plan

21550 (PROJECT)

Not To Scale (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

*FOR REFERENCE ONLY

A-1.000

SCHEDULE

A

This forms part of application
DP22-0063 DVP22-0064



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
TA



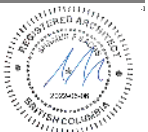
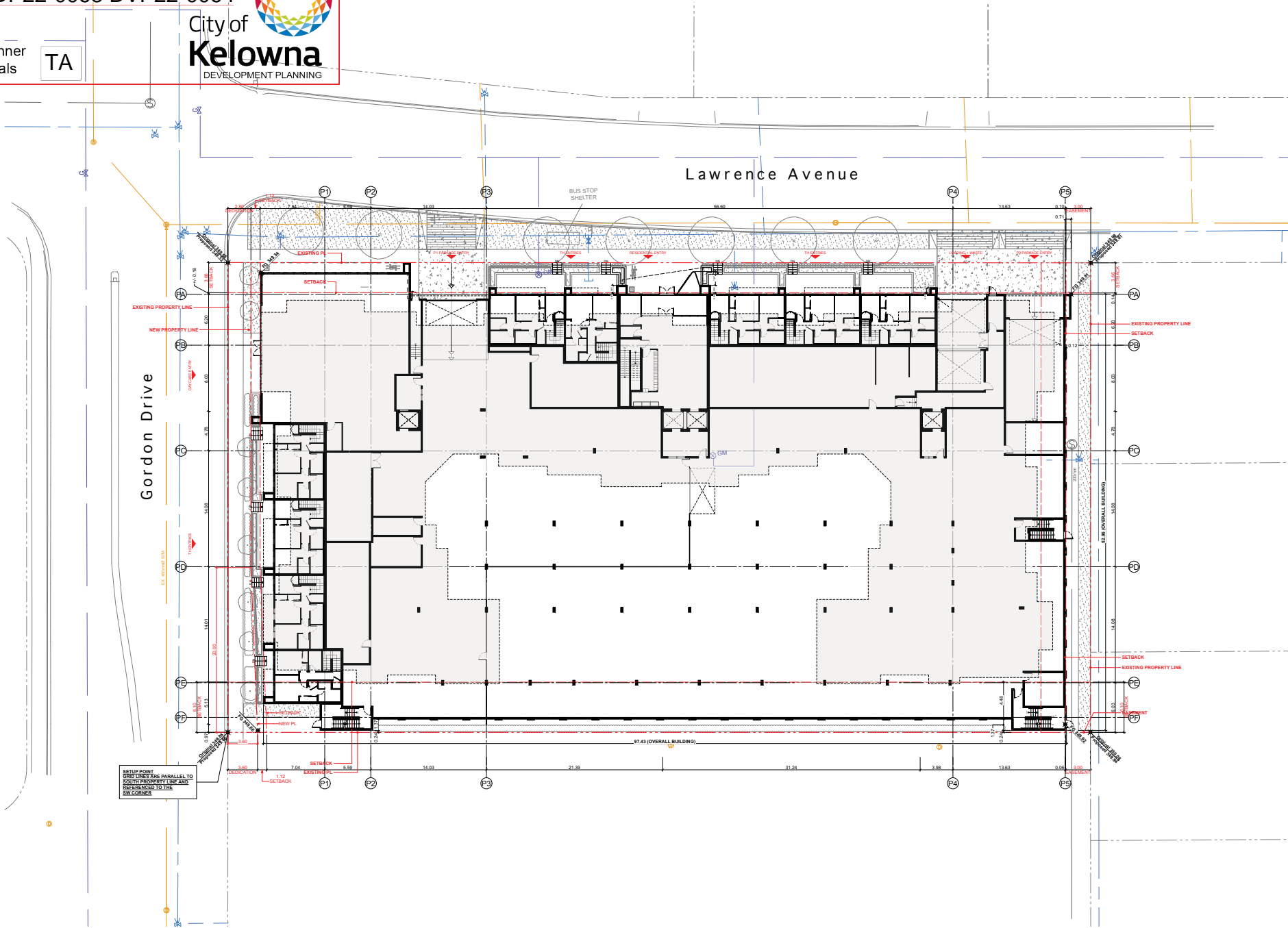
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(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

1835 Gordon Drive
Kelowna, BC

(TITLE)

Site Plan

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-1.010

SCHEDULE

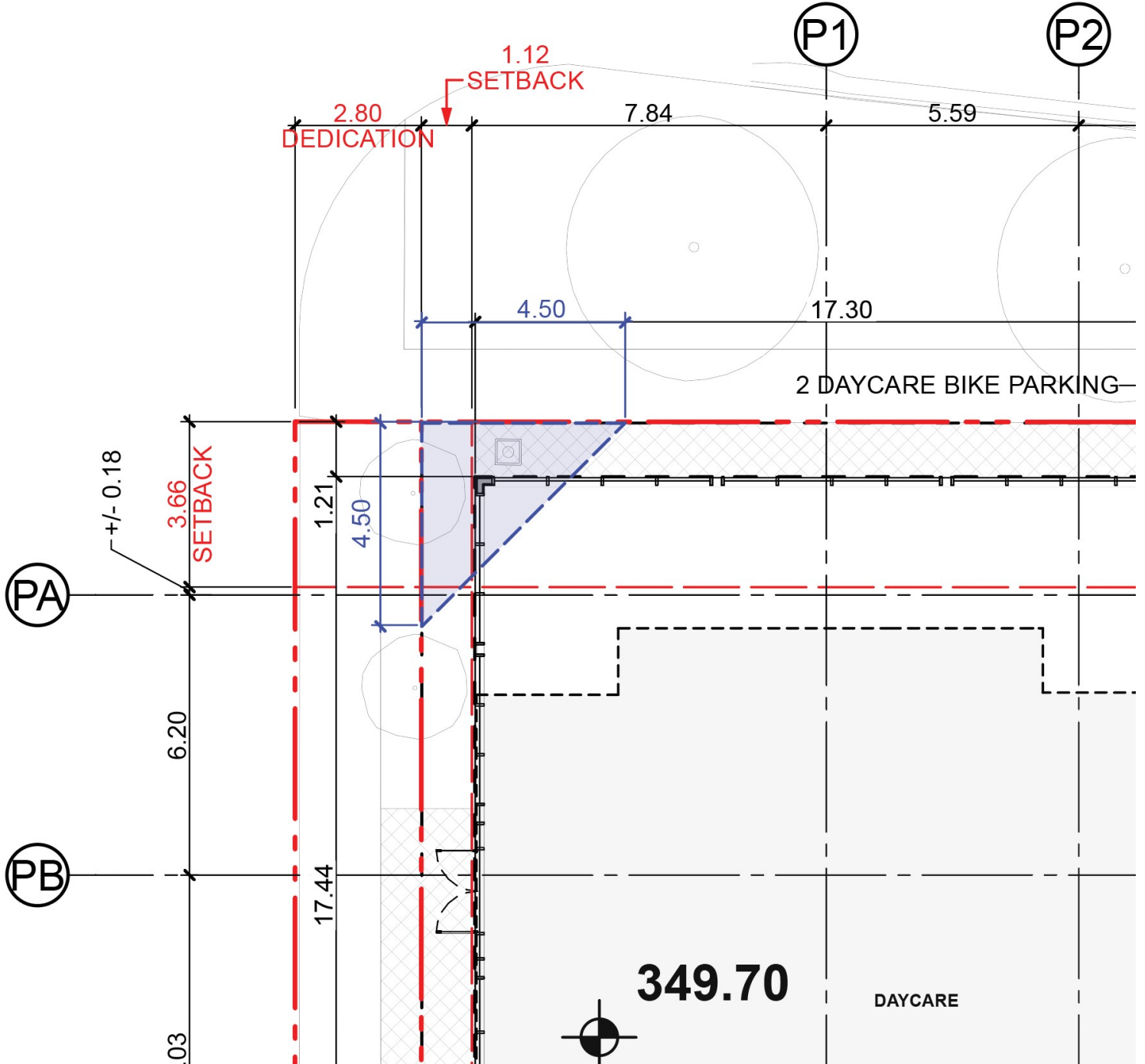
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DP22-0063 DVP22-0064



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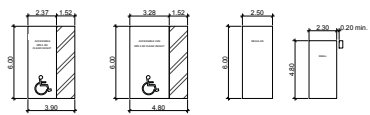
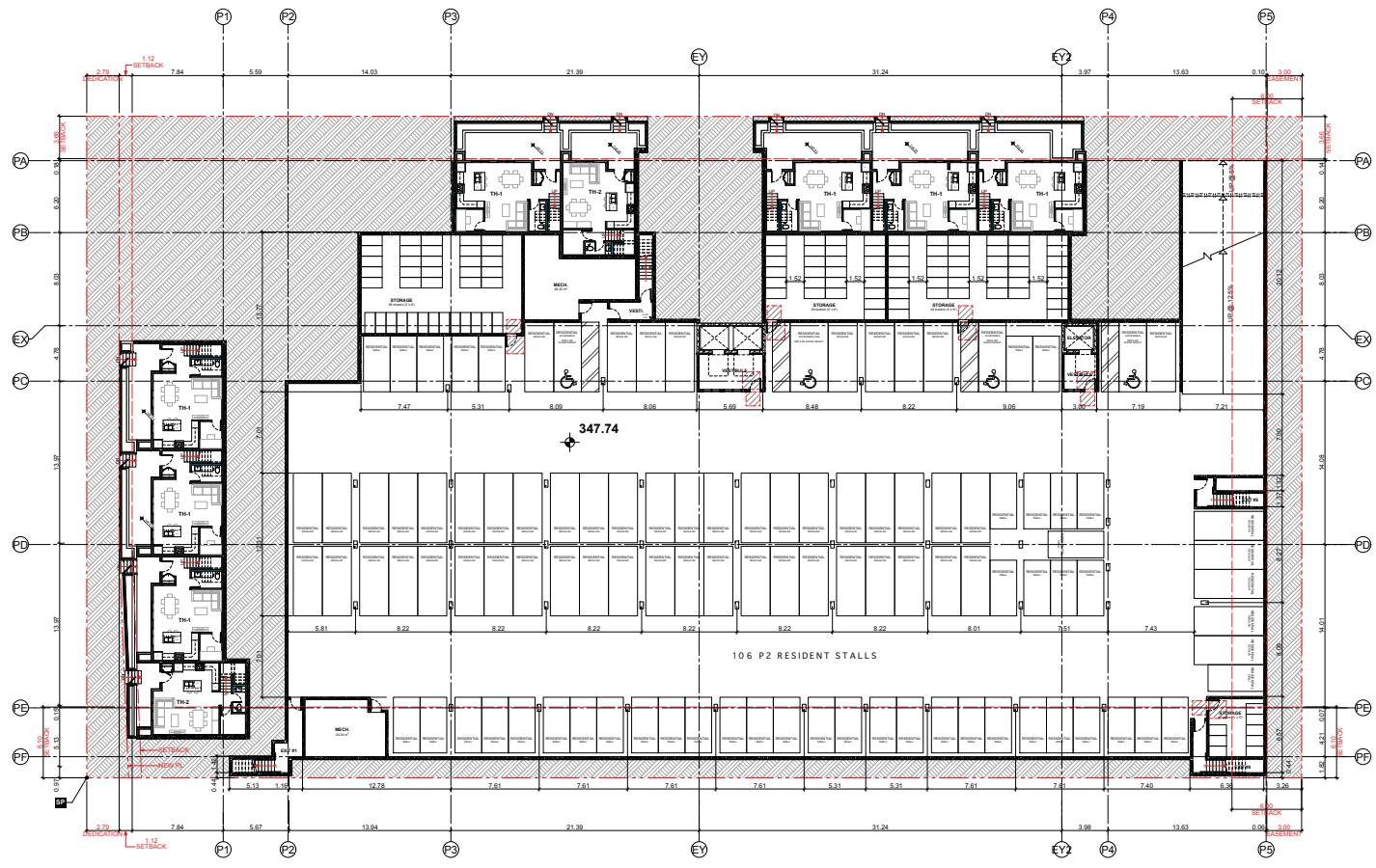


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PC Urban
 (PROJECT)

Gordon Rental
 1835 Gordon Drive
 Kelowna, BC

(TITLE)

P2 Floor Plan

21550 (PROJECT)

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June 6, 2022 (DATE)

DP Resubmission (ISSUE)

(DRAWING)

A-2.000



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Gordon Rental

1835 Gordon Drive
 Kelowna, BC

(TITLE)

P1 / Level 1 Floor Plan

(PROJECT)

21550

(SCALE)

1/16" = 1'-0"

(DATE)

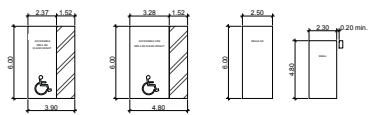
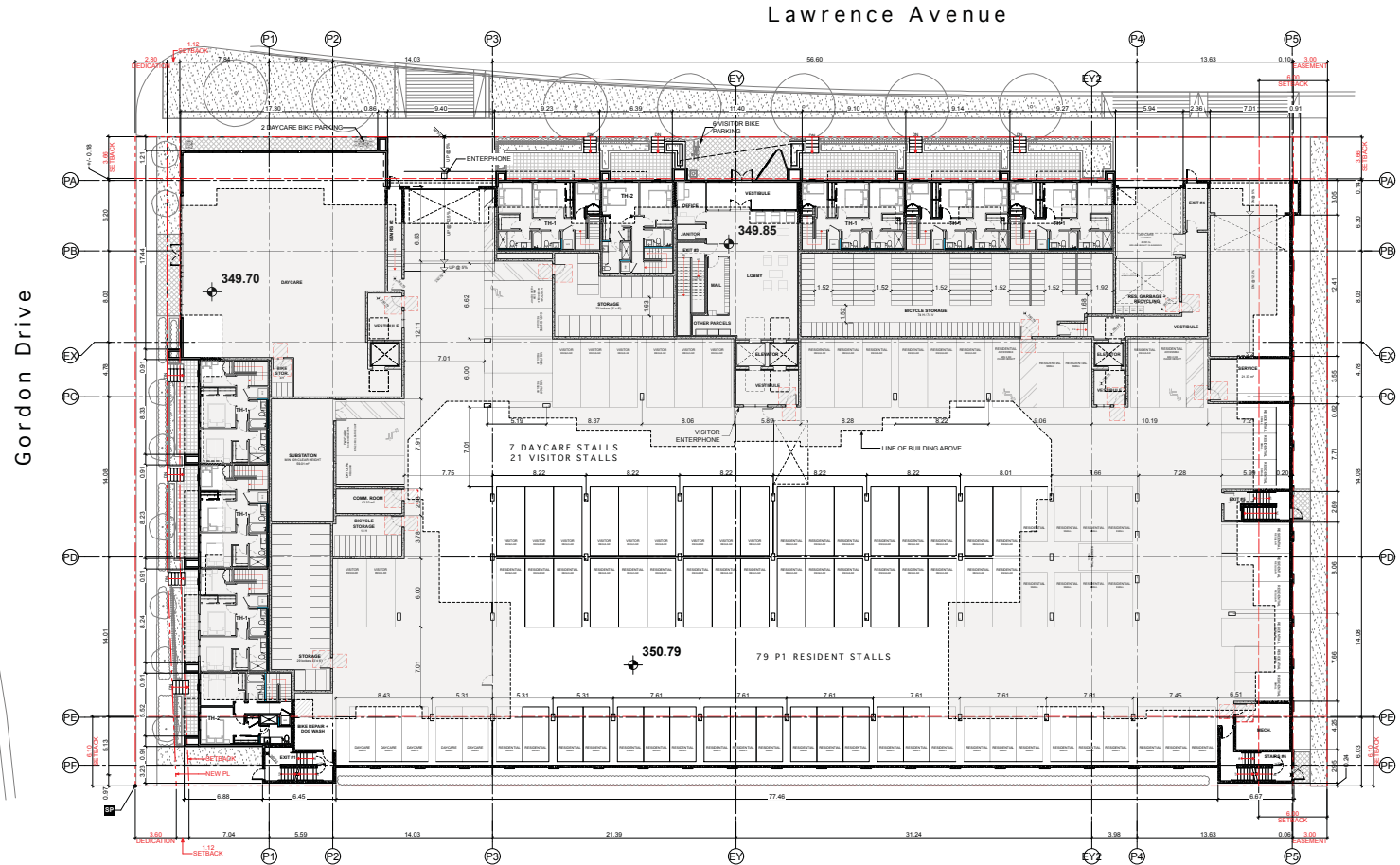
June 6, 2022

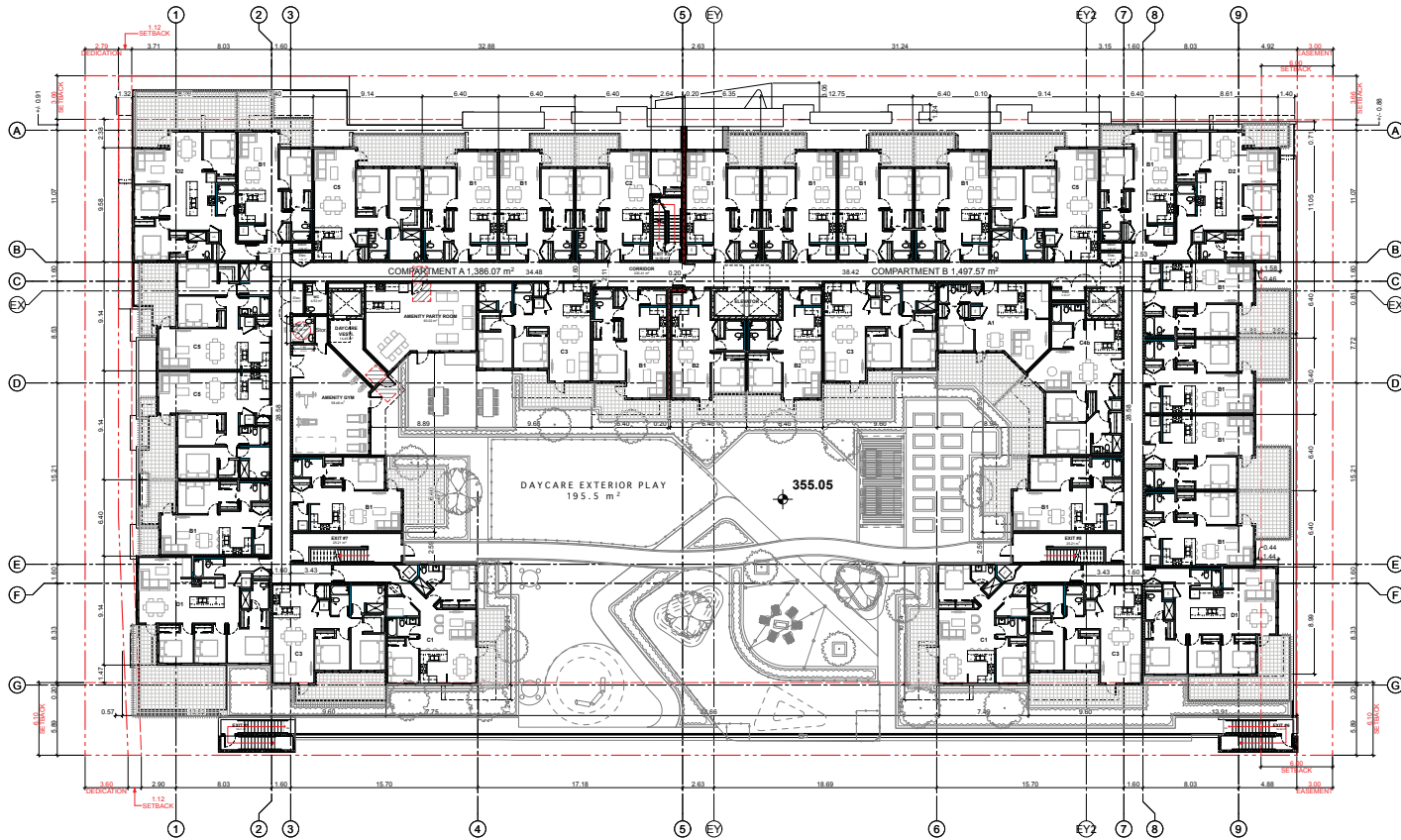
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DP Resubmission

(DRAWING)

A-2.100





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Gordon Rental
 1835 Gordon Drive
 Kelowna, BC

(TITLE)

Level 2 Floor Plan

21550 (PROJECT)

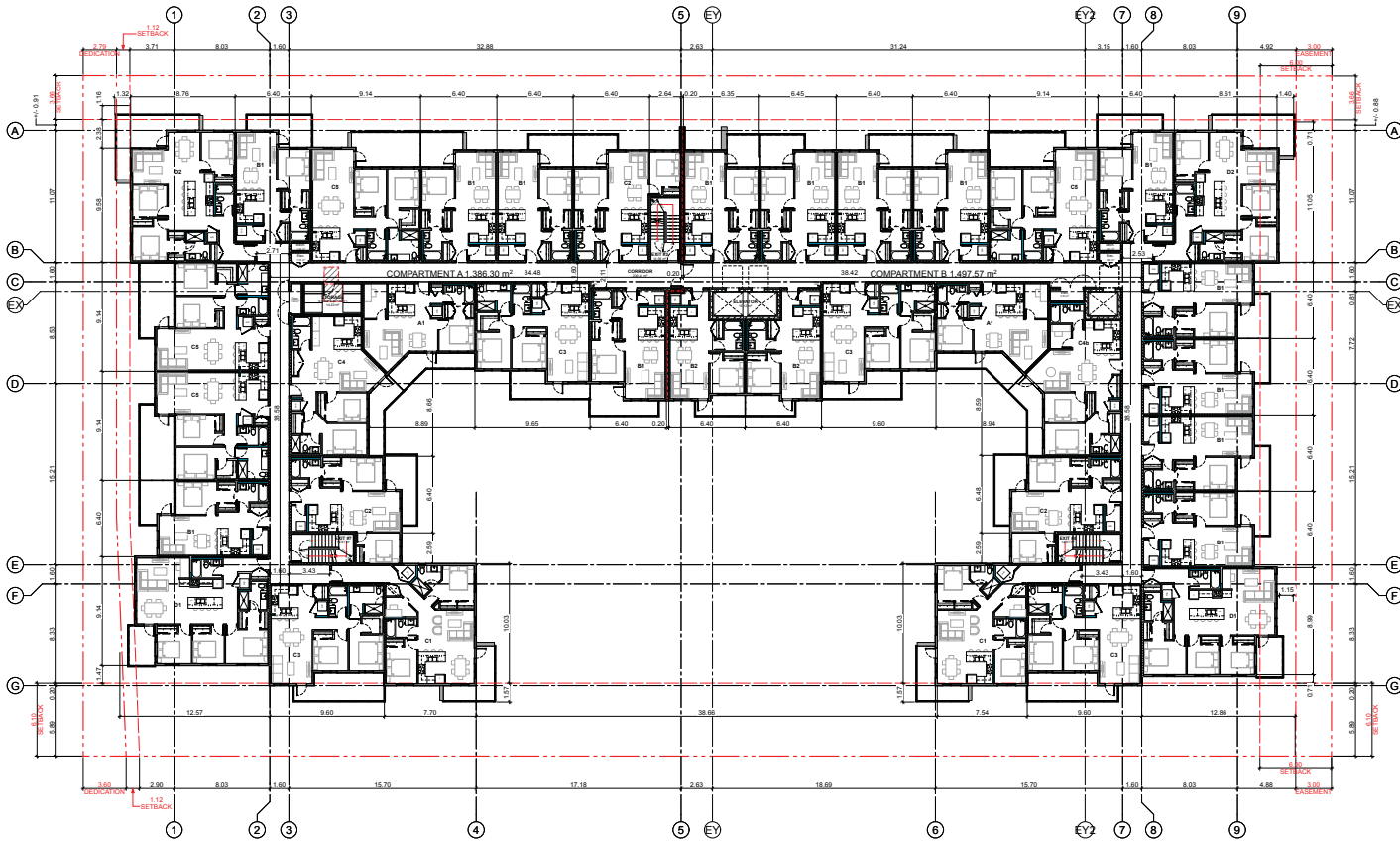
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June 6, 2022 (DATE)

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A-2.200



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PC Urban
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Gordon Rental
 1835 Gordon Drive
 Kelowna, BC
 (TITLE)

Level 4 Floor Plan

(PROJECT)
 21550
 (SCALE)
 1/16" = 1'-0"
 (DATE)
 June 6, 2022
 (ISSUE)
 DP Resubmission
 (DRAWING)

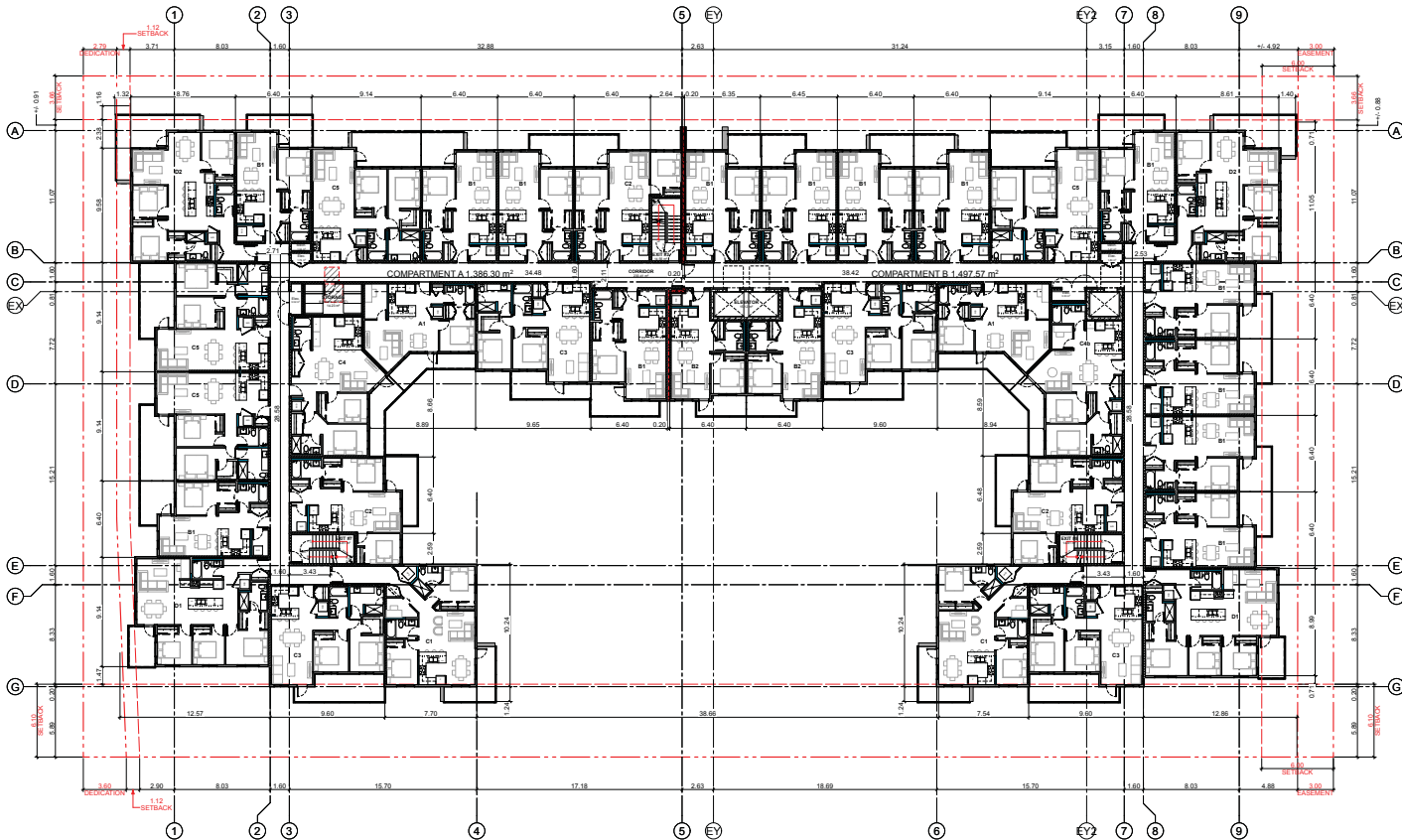
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SCHEDULE A

This forms part of application

DP22-0063 DVP22-0064

Planner Initials TA



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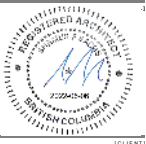
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(CLIENT)

PC Urban
(PROJECT)

Gordon Rental
1835 Gordon Drive
Kelowna, BC
(TITLE)

Level 5 Floor Plan

21550 (PROJECT)

1/16" = 1'-0" (SCALE)

June 6, 2022 (DATE)

DP Resubmission (ISSUE)

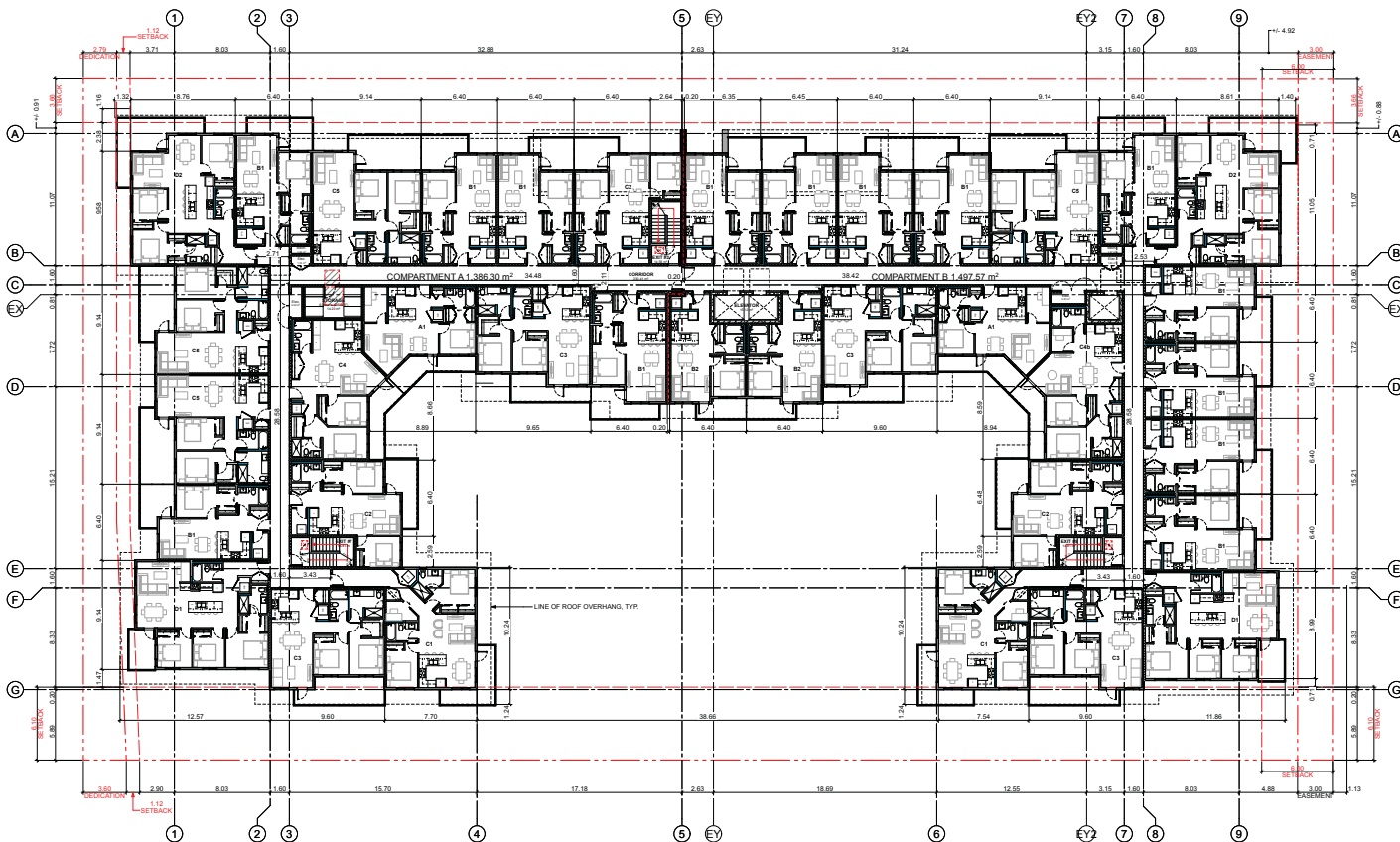
(DRAWING)

A-2.500

SCHEDULE A

This forms part of application
DP22-0063 DVP22-0064

Planner
Initials TA



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(CLIENT)

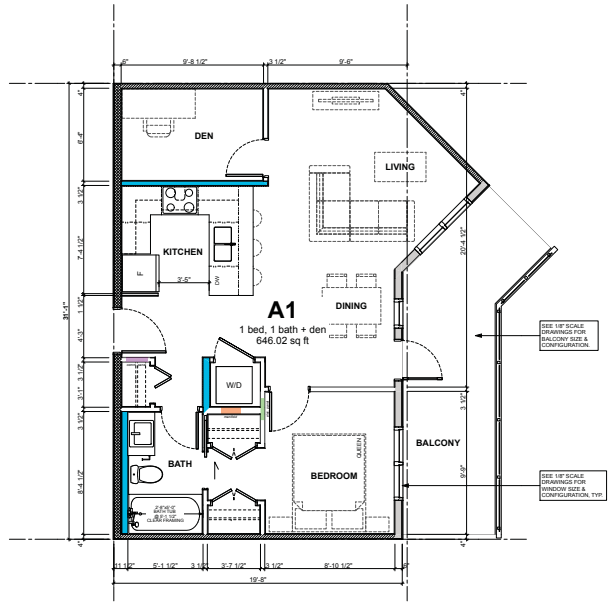
PC Urban
(PROJECT)

Gordon Rental
1835 Gordon Drive
Kelowna, BC
(TITLE)

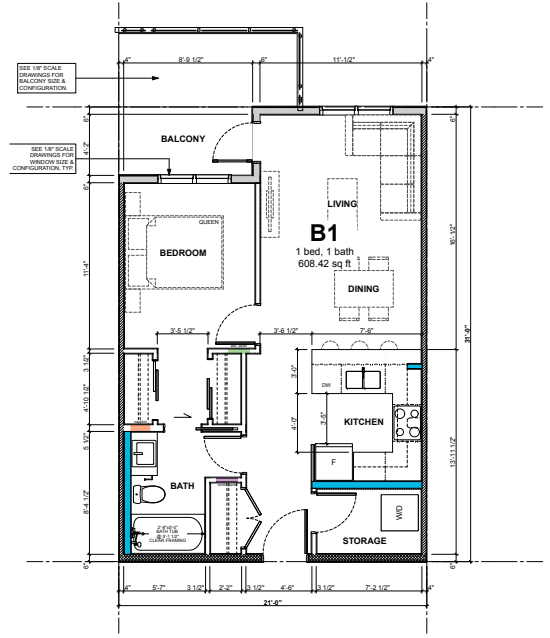
Level 6 Floor Plan

21550 (PROJECT)
1/16" = 1'-0" (SCALE)
June 6, 2022 (DATE)
DP Resubmission (ISSUE)
(DRAWING)

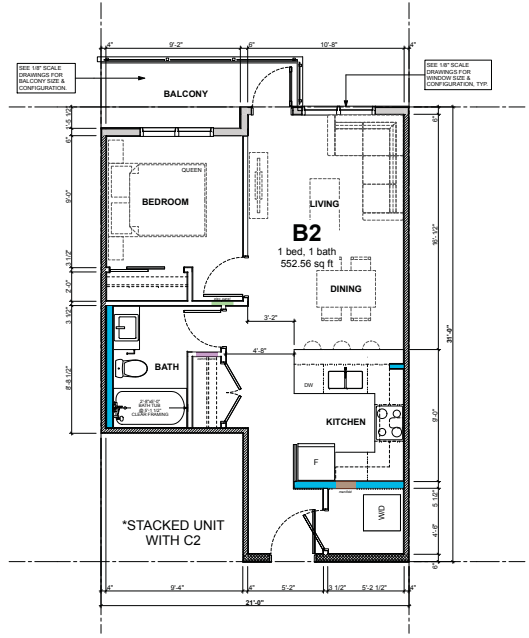
A-2.600



1 Unit A1
 SCALE: 1/4" = 1'-0"



2 Unit B1
 SCALE: 1/4" = 1'-0"



3 Unit B2
 SCALE: 1/4" = 1'-0"



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 (PROJECT)

Gordon Rental
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 (TITLE)

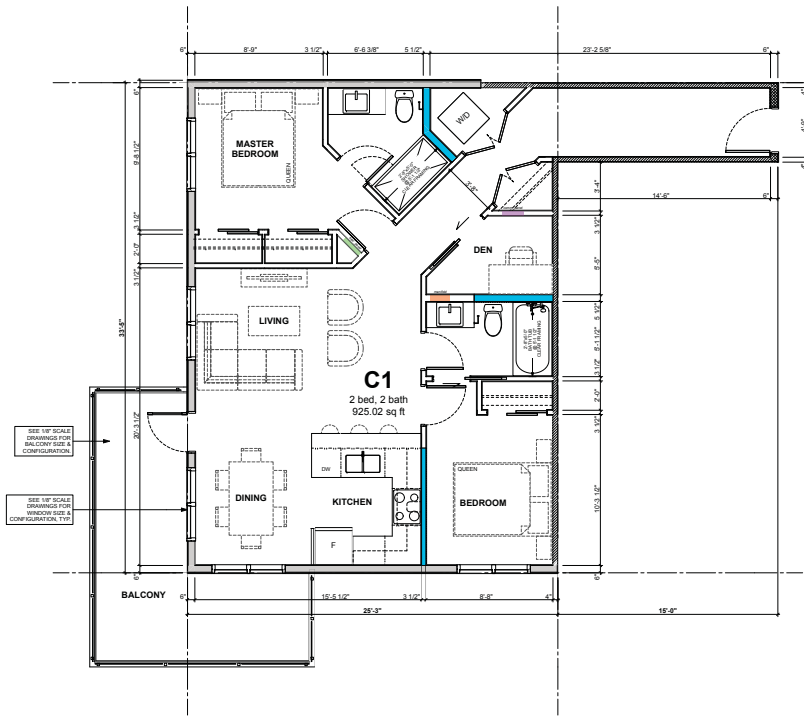
A + B Unit Plans

21550 (PROJECT)
1/4" = 1'-0" (SCALE)
June 6, 2022 (DATE)
DP Resubmission (ISSUE)
 (DRAWING)

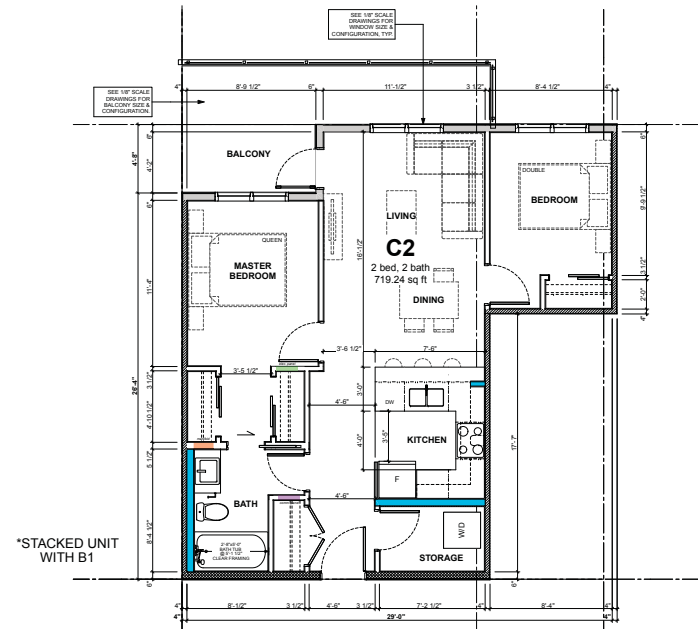
A-3.000

SCHEDULE A

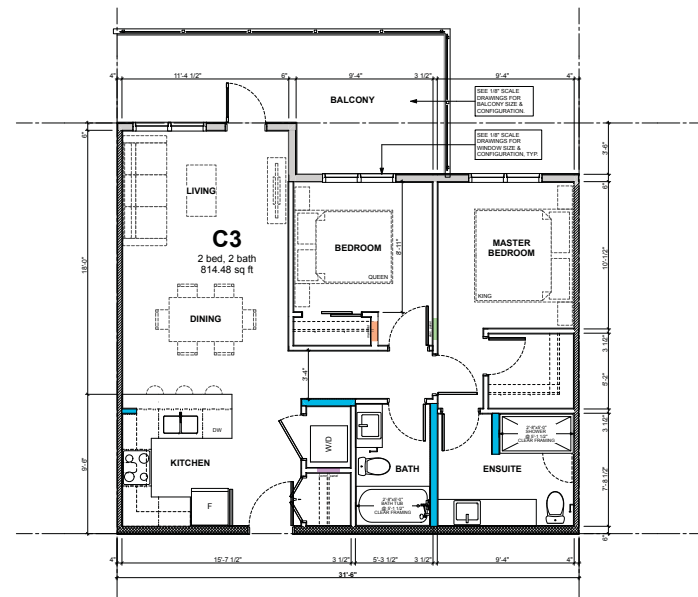
This forms part of application
DP22-0063 DVP22-0064



1 Unit C1
SCALE: 1/4" = 1'-0"



2 Unit C2
SCALE: 1/4" = 1'-0"



3 Unit C3
SCALE: 1/4" = 1'-0"



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(CLIENT)

PC Urban
(PROJECT)

Gordon Rental
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Kelowna, BC
(TITLE)

C Unit Plans

21550 (PROJECT)

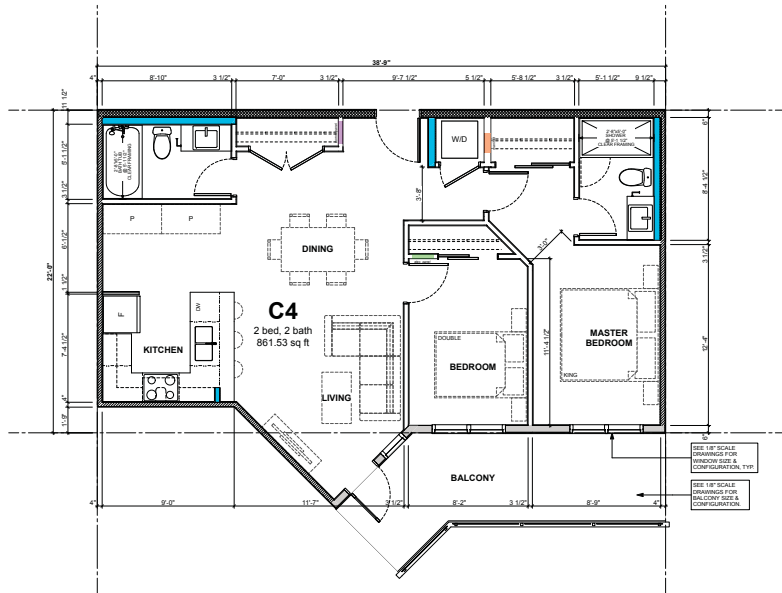
1/4" = 1'-0" (SCALE)

June 6, 2022 (DATE)

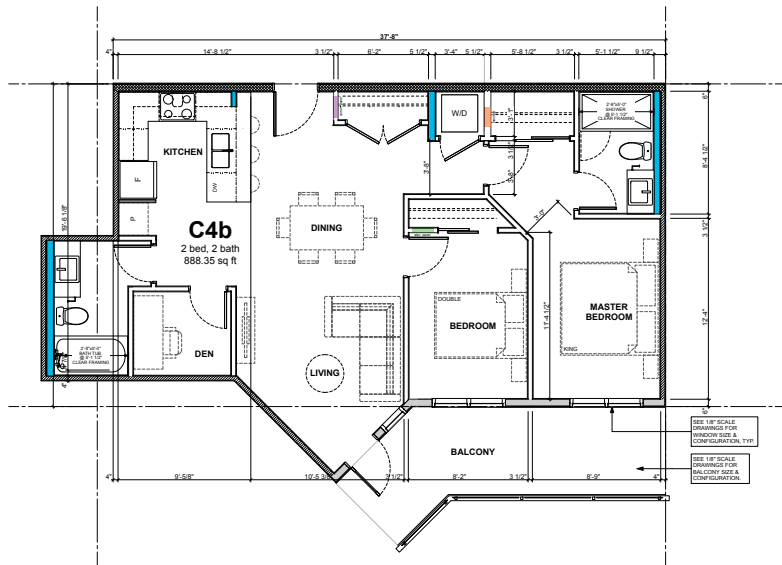
DP Resubmission (ISSUE)

(DRAWING)

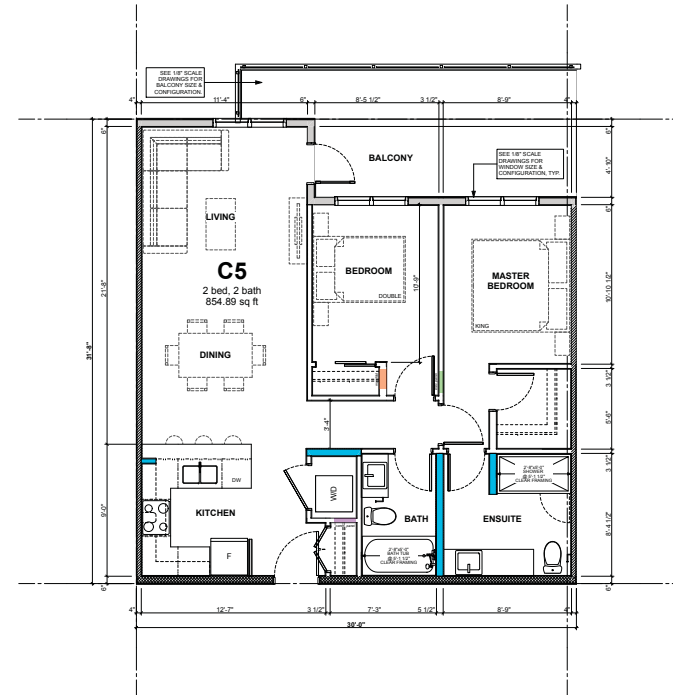
A-3.100



1 Unit C4
SCALE: 1/4" = 1'-0"



2 Unit C4b
SCALE: 1/4" = 1'-0"



3 Unit C5
SCALE: 1/4" = 1'-0"



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(CLIENT)

PC Urban

(PROJECT)

Gordon Rental

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(TITLE)

C Unit Plans

21550 (PROJECT)

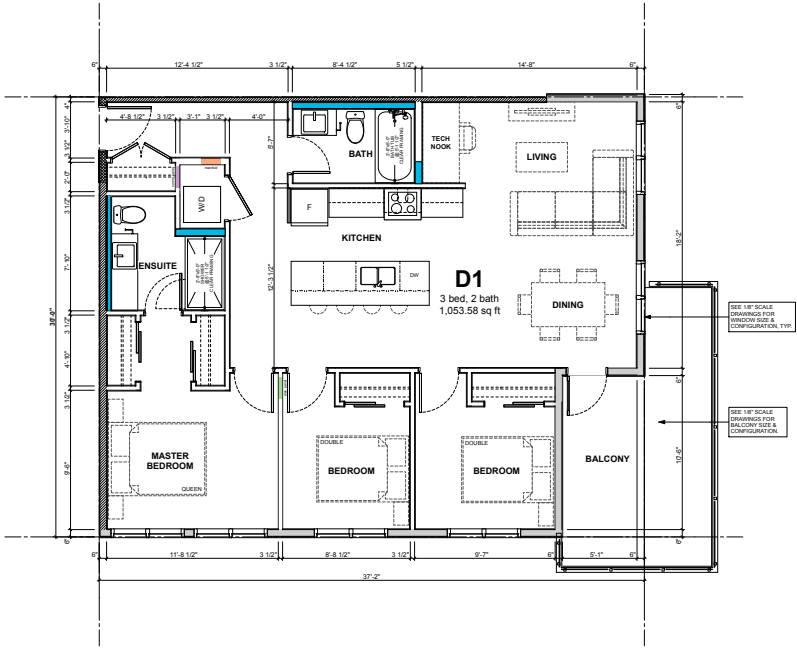
1/4" = 1'-0" (SCALE)

June 6, 2022 (DATE)

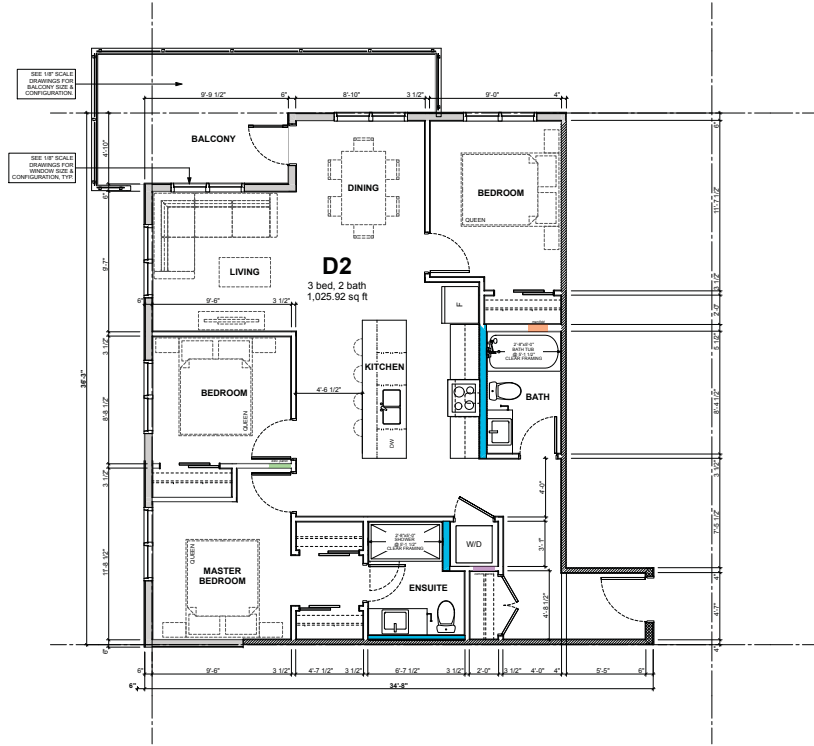
DP Resubmission (ISSUE)

(DRAWING)

A-3.200



1 Unit D1
 SCALE: 1/4" = 1'-0"



2 Unit D2
 SCALE: 1/4" = 1'-0"



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PC Urban

(PROJECT)

Gordon Rental

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 Kelowna, BC

(TITLE)

D Unit Plans

21550 (PROJECT)

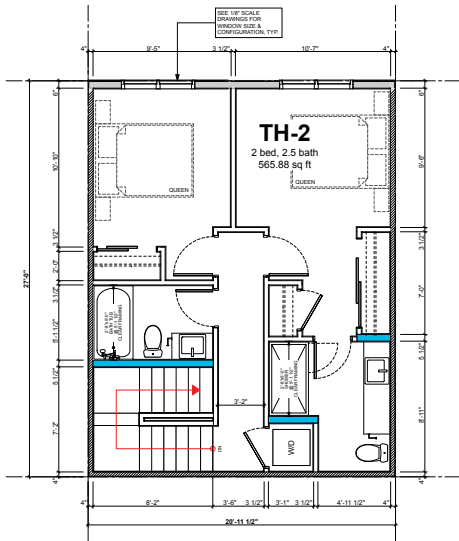
1/4" = 1'-0" (SCALE)

June 6, 2022 (DATE)

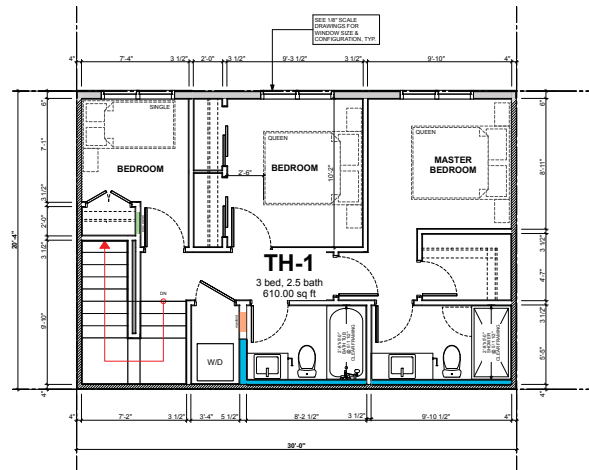
DP Resubmission (ISSUE)

(DRAWING)

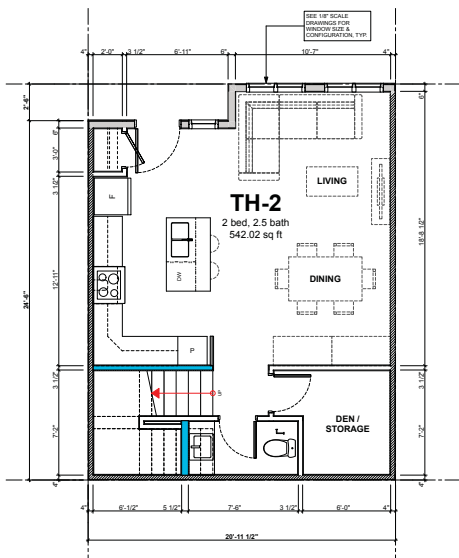
A-3.300



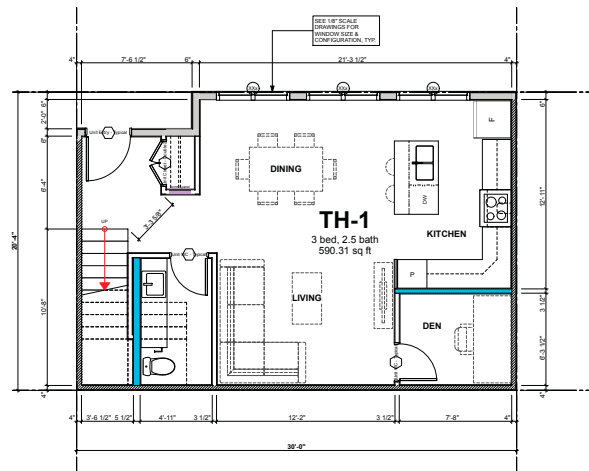
4 TH-2 Level 2
 SCALE: 1/4" = 1'-0"



2 TH-1 Level 2
 SCALE: 1/4" = 1'-0"



3 TH-2 Level 1
 SCALE: 1/4" = 1'-0"



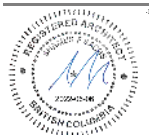
1 TH-1 Level 1
 SCALE: 1/4" = 1'-0"



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PC Urban

(PROJECT)

Gordon Rental

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(TITLE)

TH Unit Plans

(PROJECT)

21550

(SCALE)

1/4" = 1'-0"

(DATE)

June 6, 2022

(ISSUE)

DP Resubmission

(DRAWING)

A-3.400