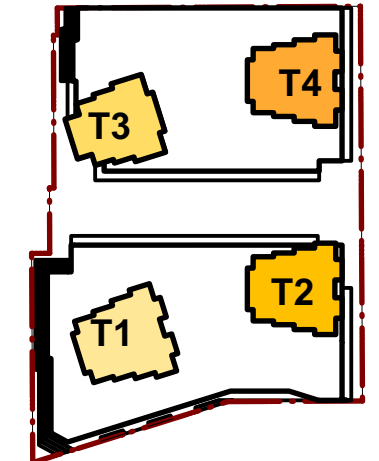


LEVELS	A=E+H+N+R	B=G+K+P+T	C=M+V	D=H+L+Q+U	E	F	G	H	I	J	K	L	M	N	O	P	Q	R								
	GROSS AREA (excl. amenity)	FSR AREA	TOTAL AMENITY	TOTAL # UNITS	T1 GROSS	COMMON	FSR NET	UNITS	T2 GROSS	COMMON	FSR NET	UNIT	T1/T2 AMENITY	T3 GROSS	COMMON	FSR NET	UNITS	T4 GROSS								
36	6115	5074		6	6115	1041	5074	6																		
35	8073	6930		10	8073	1143	6930	10																		
34	14188	12004		16	8073	1143	6930	10	6115	1041	5074	6														
33	16146	13860		20	8073	1143	6930	10	8073	1143	6930	10														
32	22261	18972		26	8073	1143	6930	10	8073	1143	6930	10		6115	1003	5112	6									
31	23534	20245		28	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8									
30	23534	20245		28	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8									
29	23534	20245		28	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8									
28	29649	25357		34	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	6115	1003							
27	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
26	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
25	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
24	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
23	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
22	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
21	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
20	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
19	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
18	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
17	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
16	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
15	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
14	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
13	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
12	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
11	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
10	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
9	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
8	31607	27227		38	8073	1143	6930	10	8073	1143	6930	10		7388	1003	6385	8	8073	1091							
7	25911	21531		30	6926	1143	5783	8	6570	1143	5427	8		5898	1003	4895	6	6517	1091							
6	26172	21792	10769	30	6926	1143	5783	8	6570	1143	5427	8	6104	5905	1003	4902	6	6772	1091							
5	35036	19884		28	18578	8946	9632	14	16458	6206	10252	14		16458	6206	10252	14									
4	36878	21204		33	19803	9132	10671	14	17075	6542	10533	19		17075	6542	10533	19									
3	33032	21204		33	17299	6628	10671	14	15733	5200	10533	19		15733	5200	10533	19									
2	25791	17014		2	12273	4734	7539	0	13517	4043	9474	2		13517	4043	9474	2									
1	36033	16619		29	17665	9651	8014	14	18367	9763	8604	15		18367	9763	8604	15									
					1018025	826718	10769	1141	331629	74422	257207	358	229152	33045	196107	282	6104	276380	58835	217545	279	180864	25005	155859	222	4665

				1018025	826718	10769	1141	331629	74422	257207	358	229152	33045	196107	282	6104	276380	58835	217545	279	180864	25005	155859	222	4665
--	--	--	--	---------	--------	-------	------	--------	-------	--------	-----	--------	-------	--------	-----	------	--------	-------	--------	-----	--------	-------	--------	-----	------

RESIDENTIAL STALLS (REQ)				VEHICLES/ BIKES PROVIDED				VEHICLES/ BIKES PROVIDED												
as per Table 8.3.1				640 UNITS				501 UNITS												
T1/T2	T3/T4	REQ.	PRVD	T1/T2	REGULAR STALLS	SMALL STALLS	HC STALLS	HC VAN	TOTAL STALLS	BIKES	BIKES SHORT TERM	T3/T4	REGULAR STALLS	SMALL STALLS	HC STALLS	HC VAN	TOTAL STALLS	BIKES	BIKES SHORT TERM	
0.80/Bach	0	0		P1	129	49	5	1	184	402		***P1	93	46	4	1	144	219		
0.90/1BD	106	108		L1	85	15	1	1	102	0	12	L1	61	6	2	1	70	0	18	
1.00/2BD+	522	381		L2	72	50	2	0	124	238		L2	45	33	0	1	79	283		
Total	628	489	1118	L3	65	66	2	0	133	0		L3	71	24	1	0	96	0		
VISITORS				L4	58	71	2	0	131	0		L4	71	24	1	0	96	0		
0.14/UNIT	90	70	160	L5	16	93	3	0	112	0		L5	75	19	1	0	95	0		
TOTAL	719	559	1278	1313	TOTAL	425	344	15	786	640	12	TOTAL	416	152	9	3	580	502	18	
TOTAL+WATERSCAPES PHASE 1 REPLACEMENT STALLS						54.1%	43.8%	2.2%	**1.15/UNIT	1.00/UNIT			71.7%	26.2%	2.1%		1.16/UNIT	1.00/UNIT		
BIKE STALLS																				
0.75/1+2BD	470	365	863	1142																
1.00/3BD	14	15		30																
SHORT TERM	6 bike racks at each entry			30	** Ratio adjusted for 53 replacement stalls; 53 replacement stalls located on P1				***Rental stalls located on P1											

INDOOR & OUTDOOR AMENITY SPACE				INDOOR COMMON			OUTDOOR COMMON			OUTDOOR PRIVATE			COMMON AND PRIVATE TOTAL PROVIDED	
as per Zoning Bylaw 14.11				T1/T2	T3/T4	T1-T4	T1/T2	T3/T4	T1-T4	T1/T2	T3/T4	T1-T4	T1/T2	T3/T4
107.64SF/1BD	12701	12917	25618	6104	4665	10769								
161.46SF/2BD+	84282	61516	145797	33399	36522	69921	142976	116346	259322					
TOTAL	96983	74433	171416	39503	41187	80690	142976	116346	259322	340012				

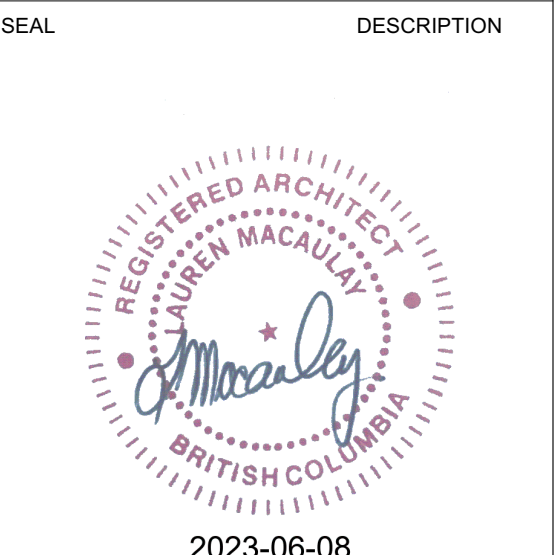


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NO.	DATE	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

NO.	DATE	DESCRIPTION



SUB-CONSULTANT

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PROJECT TITLE  
**THE VINTAGE**

PROJECT NO: 135775  
DRAWN BY:  
CHKD BY:  
SCALE:  
DATE: JUNE 2023  
SHEET TITLE

PROJECT STATISTICS  
SHEET NUMBER  
**DP0.01-A**  
REV

**SCHEDULE A**  
This forms part of application  
# DP21-0277 DVP21-0278  
City of Kelowna  
Planner Initials: TAFSR  
City of Kelowna DEVELOPMENT PLANNING

CLIENT  
**LEDINGHAM McALLISTER**

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NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	APPR	DESCRIPTION

REVISIONS

SEAL

DESCRIPTION

**REGISTERED ARCHITECT**  
LAUREN MACAULAY  
BRITISH COLUMBIA  
2023-06-08

**THE VINTAGE**  
AT WATERSCAPES

SUB-CONSULTANT

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PROJECT TITLE  
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PROJECT NO: 135775  
DRAWN BY:  
CHKD BY:  
SCALE:  
DATE: JUNE 2023  
SHEET TITLE  
**PROJECT STATISTICS**

SHEET NUMBER  
**DP0.01-B**

REV

LEVELS	A=E+I+N+R	B=G+K+P+T	C=M+V	D=H+L+Q+U	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T			
	GROSS AREA (excl. amenity)	FSR AREA	TOTAL AMENITY	TOTAL # UNITS	T1 GROSS	COMMON	FSR NET	UNITS	T2 GROSS	COMMON	FSR NET	UNIT	T1/T2 AMENITY	T3 GROSS	COMMON	FSR NET	UNITS	T4 GROSS	COMMON	FSR NET	UNIT	AMENITY	
36	568	471		6	568	97	471	6															
35	750	644		10	750	106	644	10															
34	1318	1115		16	750	106	644	10	568	97	471	6											
33	1500	1288		20	750	106	644	10	750	106	644	10											
32	2068	1763		26	750	106	644	10	750	106	644	10		568	93	475	6						
31	2186	1881		28	750	106	644	10	750	106	644	10		686	93	593	8						
30	2186	1881		28	750	106	644	10	750	106	644	10		686	93	593	8						
29	2186	1881		28	750	106	644	10	750	106	644	10		686	93	593	8						
28	2754	2356		34	750	106	644	10	750	106	644	10		686	93	593	8	568	93	475	6		
27	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
26	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
25	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
24	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
23	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
22	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
21	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
20	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
19	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
18	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
17	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
16	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
15	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
14	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
13	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
12	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
11	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
10	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
9	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
8	2936	2529		38	750	106	644	10	750	106	644	10		686	93	593	8	750	101	649	10		
7	2407	2000		30	643	106	537	8	610	106	504	8		548	93	455	6	605	101	504	8		
6	2431	2025	1000	30	643	106	537	8	610	106	504	8	567	549	93	455	6	629	101	528	8	433	
5	3255	1847		28	1726	831	895	14						1529	577	952	14						
4	3426	1970		33	1840	848	991	14						1586	608	979	19						
3	3069	1970		33	1607	616	991	14						1462	483	979	19						
2	2396	1581		2	1140	440	700	0						1256	376	880	2						
1	3348	1544		29	1641	897	745	14						1706	907	799	15						
	<b>94578</b>	<b>76805</b>	<b>1000</b>	<b>1141</b>	<b>30809</b>	<b>6914</b>	<b>23895</b>	<b>358</b>	<b>21289</b>	<b>3070</b>	<b>18219</b>	<b>282</b>	<b>567</b>	<b>25677</b>	<b>5466</b>	<b>20211</b>	<b>279</b>	<b>16803</b>	<b>2323</b>	<b>14480</b>	<b>222</b>	<b>433</b>	

**RESIDENTIAL STALLS (REQ)**  
as per Table 8.3.1

	T1/T2	T3/T4	REQ. T1/T2/T3/T4	PRVD
0.80/Bach	0	0	0	
0.90/1BD	106	108	215	
1.00/2BD+	522	381	903	
Total	<b>628</b>	<b>489</b>	<b>1118</b>	

**VISITORS**

	T1/T2	T3/T4	REQ. T1-T4	PRVD
0.14/UNIT	<b>90</b>	<b>70</b>	<b>160</b>	

**TOTAL** **719** **559** **1278** **1313**

**TOTAL+WATERSCAPES PHASE 1 REPLACEMENT STALLS**  
\*(+53) **1331** **1366**

**BIKE STALLS**

	T1/T2	T3/T4	REQ. T1-T4	PRVD
0.75/1+2BD	470	365	863	
1.00/3BD	14	15		

**SHORT TERM** **6 bike racks at each entry** **30**

\* Replacement for existing surface stalls

**VEHICLES/ BIKES PROVIDED**  
T1/T2 640 UNITS

	REGULAR STALLS	SMALL STALLS	HC STALLS	HC VAN	TOTAL STALLS	BIKES	BIKES SHORT TERM
P1	129	49	5	1	184	402	
L1	85	15	1	1	102	0	12
L2	72	50	2	0	124	238	
L3	65	66	2	0	133	0	
L4	58	71	2	0	131	0	
L5	16	93	3	0	112	0	
<b>TOTAL</b>	<b>425</b>	<b>344</b>	<b>15</b>	<b>2</b>	<b>786</b>	<b>640</b>	<b>12</b>

\*\* Ratio adjusted for 53 replacement stalls: 53 replacement stalls located on P1

**VEHICLES/ BIKES PROVIDED**  
T3/T4 501 UNITS

	REGULAR STALLS	SMALL STALLS	HC STALLS	HC VAN	TOTAL STALLS	BIKES	BIKES SHORT TERM
***P1	93	46	4	1	144	219	
L1	61	6	2	1	70	0	18
L2	45	33	0	1	79	283	
L3	71	24	1	0	96	0	
L4	71	24	1	0	96	0	
L5	75	19	1	0	95	0	
<b>TOTAL</b>	<b>416</b>	<b>152</b>	<b>9</b>	<b>3</b>	<b>580</b>	<b>502</b>	<b>18</b>

\*\*\*Rental stalls located on P1

**COMMON INDOOR & OUTDOOR AMENITY SPACE**  
as per Zoning Bylaw 14.11

	REQ. T1/T2	REQ. T3/T4	REQ. T1-T4	PRVD T1/T2	PRVD T3/T4	PRVD T1-T4
10SM/1BD	1180	1200	2380	567	433	1000
15SM/2BD+	7830	5715	13545	3103	3393	6496
<b>TOTAL</b>	<b>9010</b>	<b>6915</b>	<b>15925</b>	<b>3670</b>	<b>3826</b>	<b>7496</b>

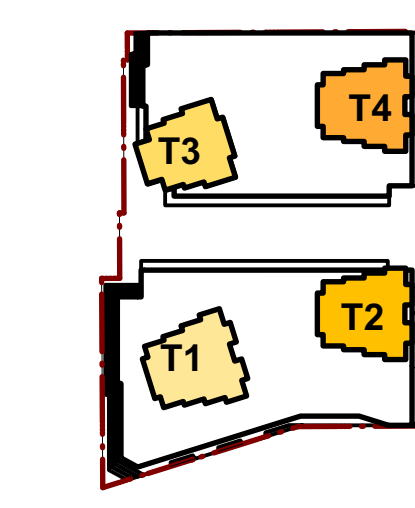
INDOOR COMMON

OUTDOOR COMMON

OUTDOOR PRIVATE

COMMON AND PRIVATE PROVIDED

	PRVD T1/T2	PRVD T3/T4	PRVD T1-T4	PRVD T1/T2	PRVD T3/T4	PRVD T1-T4	COMMON AND PRIVATE PROVIDED
INDOOR COMMON	567	433	1000				
OUTDOOR COMMON	3103	3393	6496				
OUTDOOR PRIVATE				13283	10809	24092	
<b>TOTAL</b>	<b>3670</b>	<b>3826</b>	<b>7496</b>	<b>13283</b>	<b>10809</b>	<b>24092</b>	<b>31588</b>



FOR PARKING PURPOSES, UNIT A2 (1 BED + DEN) HAS BEEN INCLUDED AS A 2 BED UNIT



UNIT MIX							PHASE 1							PHASE 2																								
T1+T2+T3+T4	STUDIO	1BDS	2BDS	3BDS	TH (3 BD)	TOTAL	T1	STUDIO	1BDS	2BDS*	3BDS	TH (3 BD)	TOTAL	T2	STUDIO	1BDS	2BDS*	3BDS	TH	TOTAL	PHASE 1	T3	STUDIO	1BDS	2BDS	3BDS	TH	TOTAL	T4	STUDIO	1BDS	2BDS*	3BDS	TH (3 BD)	TOTAL	PHASE 2		
	36	0	6	0	0	0		6				6				6										6												
35	2	8	0	0	0	10			2	8			10								10																	
34	2	14	0	0	0	16			2	8			10				6			6	16																	
33	4	16	0	0	0	20			2	8			10			2	8			10	20																	
32	4	22	0	0	0	26			2	8			10			2	8			10	20				6													
31	6	22	0	0	0	28			2	8			10			2	8			10	20			2	6													
30	6	22	0	0	0	28			2	8			10			2	8			10	20			2	6													
29	6	22	0	0	0	28			2	8			10			2	8			10	20			2	6													
28	6	28	0	0	0	34			2	8			10			2	8			10	20			2	6							6		6				
27	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
26	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
25	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
24	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
23	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
22	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
21	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
20	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
19	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
18	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
17	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
16	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
15	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
14	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
13	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
12	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
11	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
10	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
9	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
8	8	30	0	0	0	38			2	8			10			2	8			10	20			2	6						2	8						
7	4	26	0	0	0	30			0	8			8			2	6			8	16				6						2	6						
6	4	26	0	0	0	30			0	8			8			2	6			8	16				6						2	6						
5	2	26	0	0	0	28			2	12			14							14	14				14													
4	16	17	0	0	0	33			2	12			14							14	14			14	5													
3	16	17	0	0	0	33			2	12			14							14	14			14	5													
2	0	2	0	0	0	2							0							0	0				2													
1	0	0	0	0	29	29						14	14							14	14				15													
	<b>238</b>	<b>874</b>	<b>0</b>	<b>29</b>	<b>1141</b>			<b>62</b>	<b>282</b>	<b>0</b>	<b>14</b>	<b>358</b>		<b>56</b>	<b>226</b>	<b>0</b>	<b>282</b>	<b>640</b>		<b>76</b>	<b>188</b>	<b>0</b>	<b>15</b>	<b>279</b>		<b>44</b>	<b>178</b>	<b>0</b>	<b>222</b>	<b>501</b>								
	20.9%	76.6%	0.0%	2.5%				17.3%	78.8%	0.0%	3.9%			19.9%	80.1%	0.0%	0.0%			27.2%	67.4%	0.0%	5.4%			19.8%	80.2%	0.0%	0.0%									

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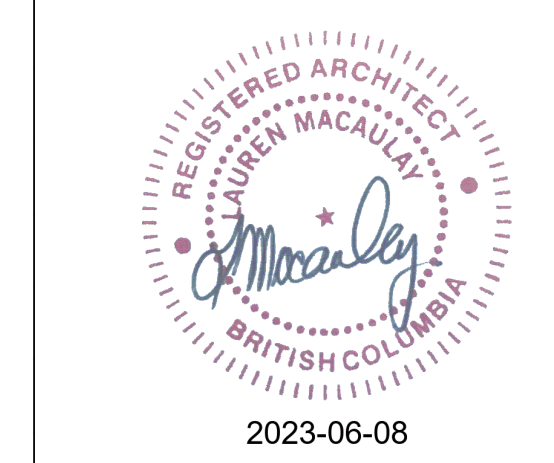
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NO.	DATE	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

REVISIONS

SEAL	DESCRIPTION



SUB-CONSULTANT

PROJECT CONSULTANT  
**ARCADIS**  
 ARCADIS ARCHITECTS (CANADA) INC.  
 700-1285 West Pender Street  
 Vancouver BC V6E 4S1  
 tel 604 683 8797 fax 604 683 0492  
 arcadis.com

PROJECT TITLE  
**THE VINTAGE**  
 PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: JUNE 2023

SHEET TITLE  
**PROJECT STATISTICS**  
 SHEET NUMBER: DP0.02  
 REV:  

FOR PARKING PURPOSES, UNIT A2 (1 BED + DEN) HAS BEEN INCLUDED AS A 2 BED UNIT

**SCHEDULE A**  
 This forms part of application  
 KAP21-0277 DVP21-0278  
 City of Kelowna  
 DEPARTMENT OF DEVELOPMENT PLANNING  
 DEPOSITED IN THE LAND TITLE OFFICE  
 AT KELLOWNA, B.C.,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

CLIENT  
  
 LEDINGHAM McALLISTER

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NO.	DATE	APPR	DESCRIPTION

SEAL	DESCRIPTION

THE VINTAGE  
 AT WATERSCAPES

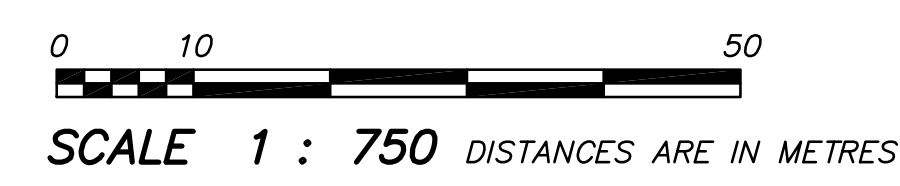
SUB-CONSULTANT  
 PROJECT CONSULTANT

ARCADIS ARCHITECTS (CANADA) INC.  
 700-1285 West Pender Street  
 Vancouver BC V6E 4B1  
 tel 604 683 8797 fax 604 683 0492  
 arcadis.com

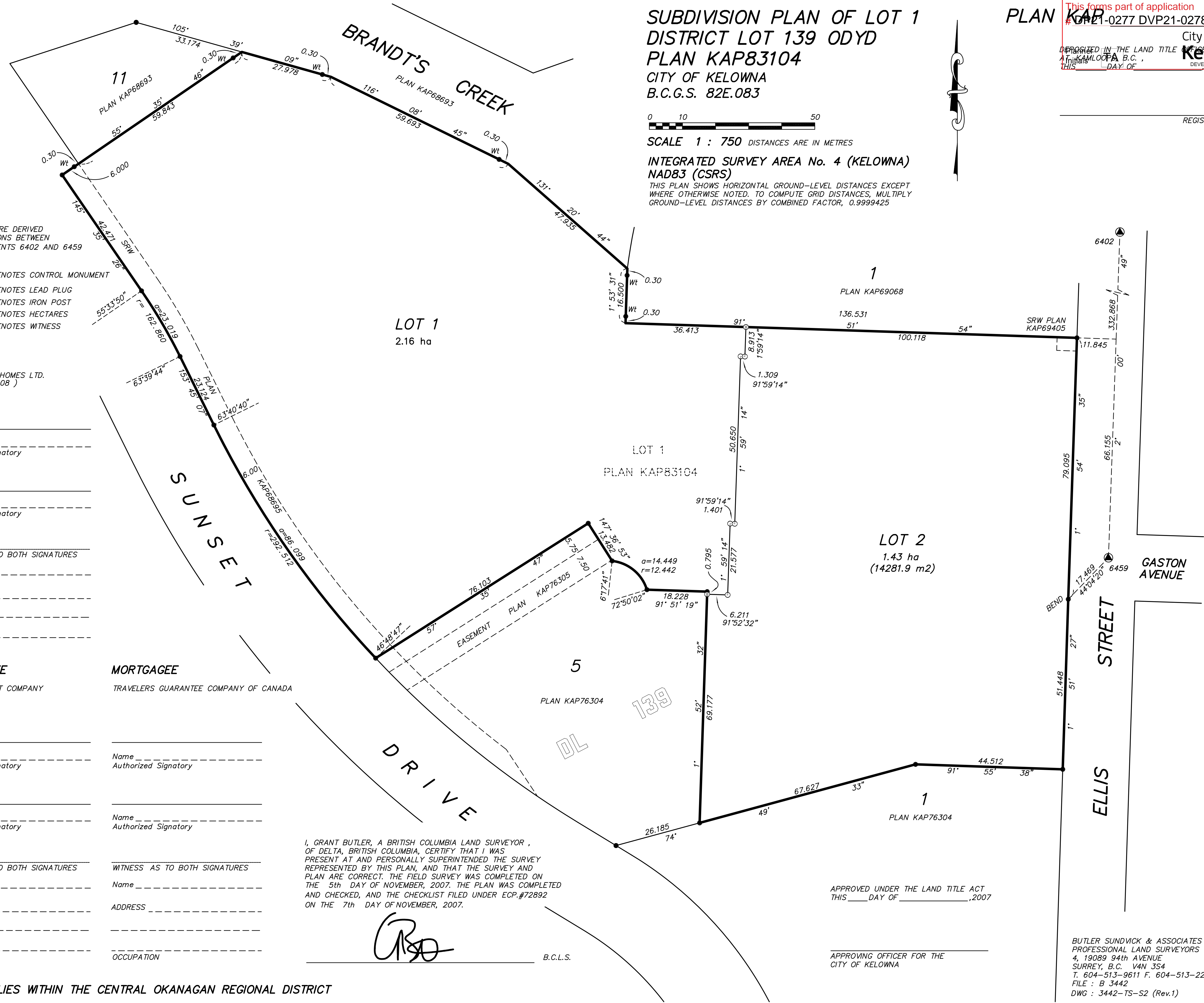
PROJECT TITLE  
**THE VINTAGE**  
 PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: MAY 2023  
 SHEET TITLE

**SURVEY**  
 SHEET NUMBER  
 REV  
**DP0.03**

**SUBDIVISION PLAN OF LOT 1  
 DISTRICT LOT 139 ODYD  
 PLAN KAP83104  
 CITY OF KELOWNA  
 B.C.G.S. 82E.083**



**INTEGRATED SURVEY AREA No. 4 (KELOWNA)  
 NAD83 (CSRS)**  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.9999425



**LEGEND**

- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 6402 AND 6459
- FOUND PLACED
- DENOTES CONTROL MONUMENT
  - DENOTES LEAD PLUG
  - DENOTES IRON POST
  - ha DENOTES HECTARES
  - Wt DENOTES WITNESS

**OWNER**

WATERSCAPES HOMES LTD.  
 (INC.NO. 767408 )

Name \_\_\_\_\_  
 Authorized Signatory

Name \_\_\_\_\_  
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name \_\_\_\_\_

ADDRESS \_\_\_\_\_

OCCUPATION \_\_\_\_\_

**MORTGAGEE**

PEOPLES TRUST COMPANY

Name \_\_\_\_\_  
 Authorized Signatory

Name \_\_\_\_\_  
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name \_\_\_\_\_

ADDRESS \_\_\_\_\_

OCCUPATION \_\_\_\_\_

**MORTGAGEE**

TRAVELERS GUARANTEE COMPANY OF CANADA

Name \_\_\_\_\_  
 Authorized Signatory

Name \_\_\_\_\_  
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name \_\_\_\_\_

ADDRESS \_\_\_\_\_

OCCUPATION \_\_\_\_\_

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#72892 ON THE 7th DAY OF NOVEMBER, 2007.

B.C.L.S.

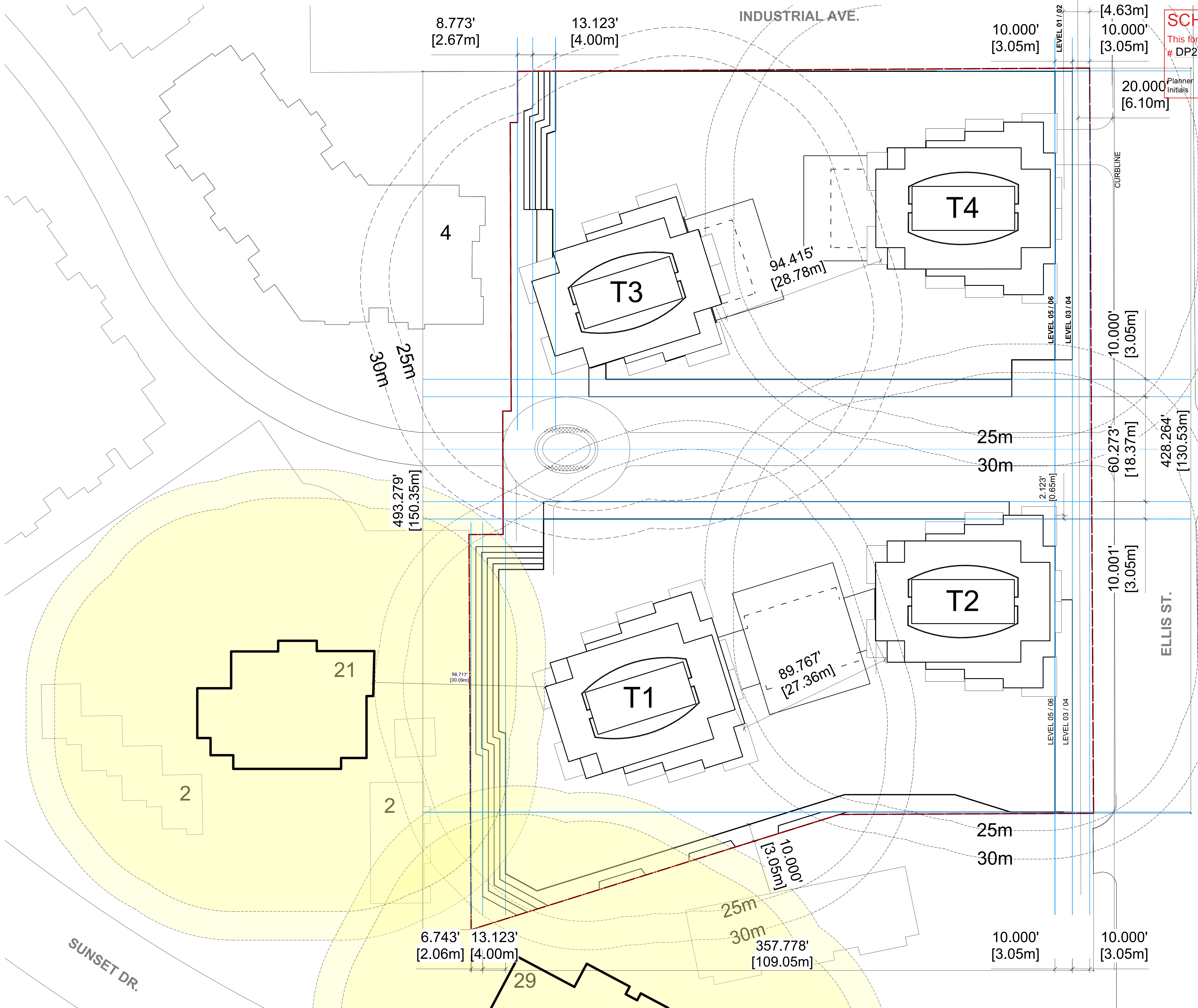
APPROVED UNDER THE LAND TITLE ACT  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

APPROVING OFFICER FOR THE  
 CITY OF KELOWNA

BUTLER SUNDVICK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 4, 19089 94th AVENUE  
 SURREY, B.C. V4N 3S4  
 T. 604-513-9611 F. 604-513-2202  
 FILE : B 3442  
 DWG : 3442-TS-S2 (Rev.1)

THIS PLAN LIES WITHIN THE CENTRAL OKANAGAN REGIONAL DISTRICT





**SCHEDULE A**  
 This forms part of application # DP21-0277 DVP21-0278  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials: TA

CLIENT  
**LEDINGHAM McALLISTER**

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SEAL	DESCRIPTION

REGISTERED ARCHITECT  
 LAURIN MACALUZZO  
 BRITISH COLUMBIA  
 2023-05-17

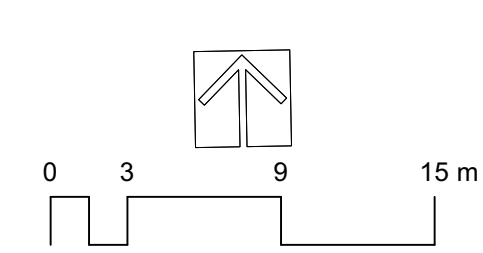
THE VINTAGE  
 AT WATERSCAPES

SUB-CONSULTANT

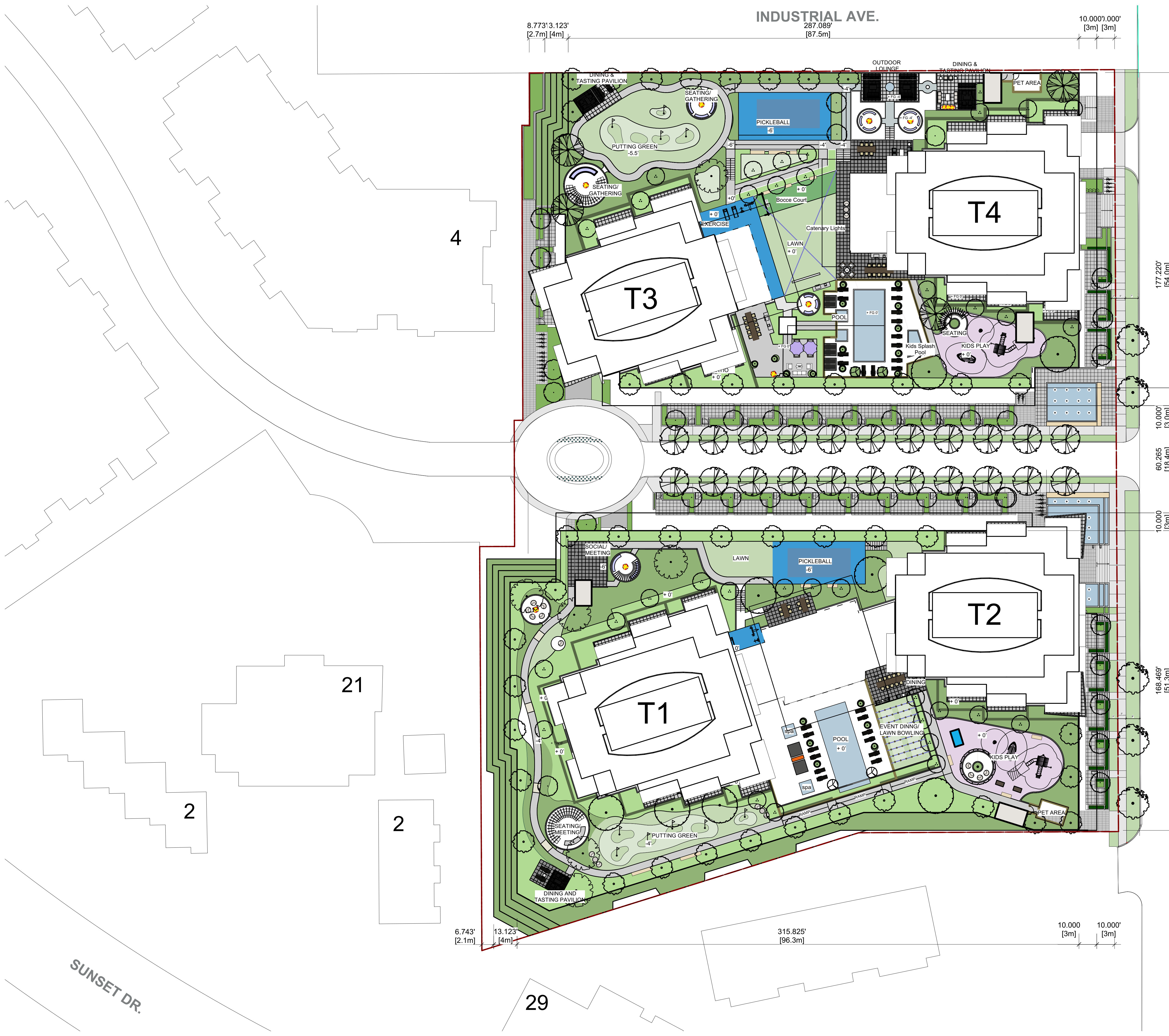
PROJECT CONSULTANT  
**ARCADIS**  
 ARCADIS ARCHITECTS (CANADA) INC.  
 700-1285 West Pender Street  
 Vancouver BC V6E 4S1  
 tel 604 683 8797 fax 604 683 0492  
 arcadis.com

PROJECT TITLE  
**THE VINTAGE**  
 PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: MAY 2023  
 SHEET TITLE

**SETBACK PLAN**  
 SHEET NUMBER: DP0.04  
 REV







**SCHEDULE A**

This forms part of application  
# DP21-0277 DVP21-0278

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials: TA

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NO.	DATE	DESCRIPTION

NO.	DATE	APPR	REVISIONS

SEAL	DESCRIPTION

REGISTERED ARCHITECT  
LAUREN MACALUSAY  
BRITISH COLUMBIA  
2023-05-17

THE VINTAGE  
AT WATERSCAPES

SUB-CONSULTANT

PROJECT CONSULTANT

**ARCADIS**  
ARCADIS ARCHITECTS (CANADA) INC.  
700-1285 West Pender Street  
Vancouver BC V6E 4S1  
tel 604 683 8797 fax 604 683 0492  
arcadis.com

PROJECT TITLE

**THE VINTAGE**

PROJECT NO: 135775

DRAWN BY:

CHKD BY:

SCALE:

DATE: MAY 2023

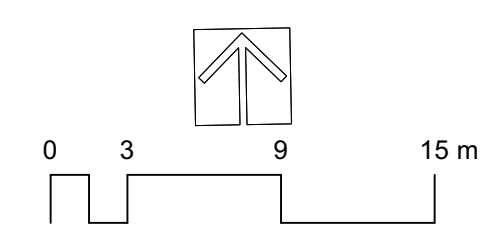
SHEET TITLE

**PROPOSED SITE PLAN**

SHEET NUMBER: DP0.05

REV

- NOTE:
1. Refer to Civil drawings for light standards, utility poles, street signage.
  2. Refer to Civil drawings for back of sidewalk and curb, lip of gutter (width and dimension to property lines).
  3. Refer to Civil drawings for curb cuts (existing or proposed, if to remain).
  4. Refer to Landscape drawings for public trees (species, height, caliper, and canopy)
  5. Refer to Landscape drawings for site lighting plan







**SCHEDULE A**

This forms part of application  
# DP21-0277 DVP21-0278

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials: TA

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Vancouver BC V6E 4S1  
tel 604 683 8797 fax 604 683 0492  
arcadis.com

PROJECT TITLE

**THE VINTAGE**

PROJECT NO: 135775

DRAWN BY:

CHKD BY:

SCALE:

DATE: MAY 2023

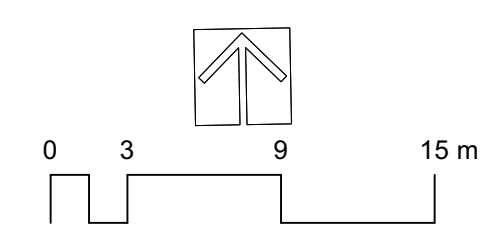
SHEET TITLE

**SITE COVERAGE PLAN**

SHEET NUMBER: DP0.06

REV

SITE COVERAGE		PARCEL 1	PARCEL 2		
COVERAGE		56844	67319	124163	<b>80.77%</b>
SITE AREA				153729	



INDUSTRIAL AVE.

SCHEDULE A

This forms part of application  
# DP21-0277 DVP21-0278



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PROJECT CONSULTANT



PROJECT TITLE

THE VINTAGE

PROJECT NO: 135775

DRAWN BY:

CHKD BY:

SCALE:

DATE: MAY 2023

SHEET TITLE

GEODETIC DATUM POINTS

SHEET NUMBER

REV

DP0.07

APPROX / 1128.609'

1134.500'

1134.500'

APPROX / 1130.249'

Initials TA

4

TOP OF MECH PH ROOF

1471.528'

T3

TOP OF MECH PH ROOF

1432.861'

T4

MAIN FLOOR ELEVATION  
-1134.500'

1134.500'

1134.500'

1134.500'

1134.500'

GASTON AVE.

TOP OF MECH PH ROOF

1490.861'

T2

TOP OF MECH PH ROOF

1510.194'

T1

MAIN FLOOR ELEVATION  
-1134.500'

ELLIS ST.

21

2

2

1134.500'

1134.500'

APPROX / 1129.429'

APPROX / 1126.148'

29

SUNSET DR.



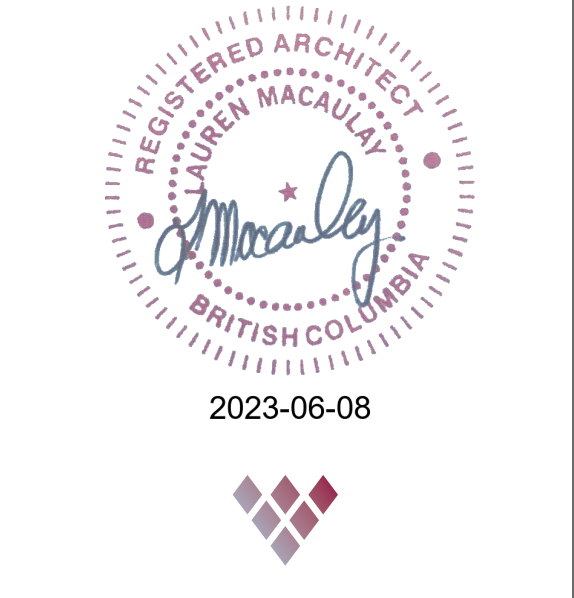
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NO.	DATE	APPR

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



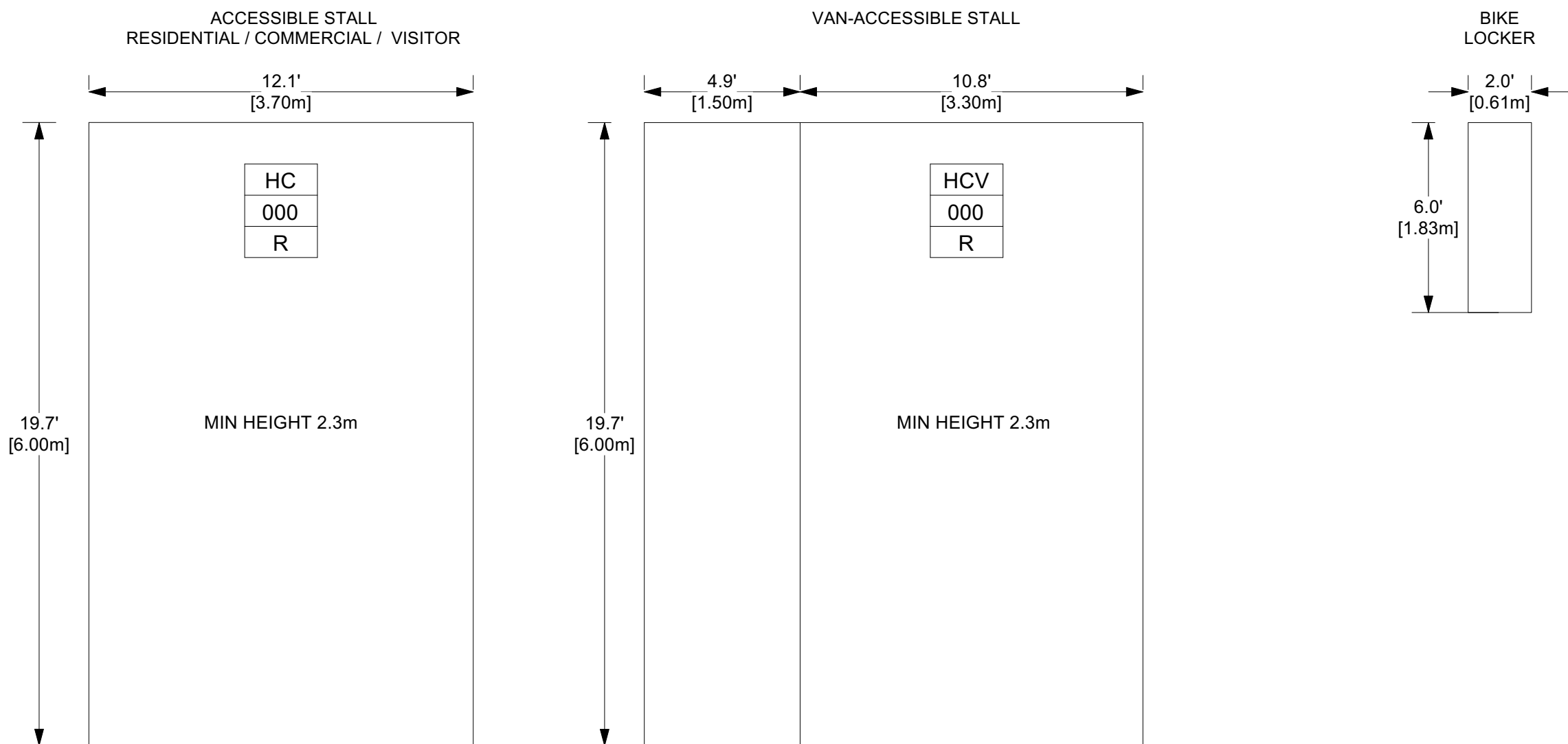
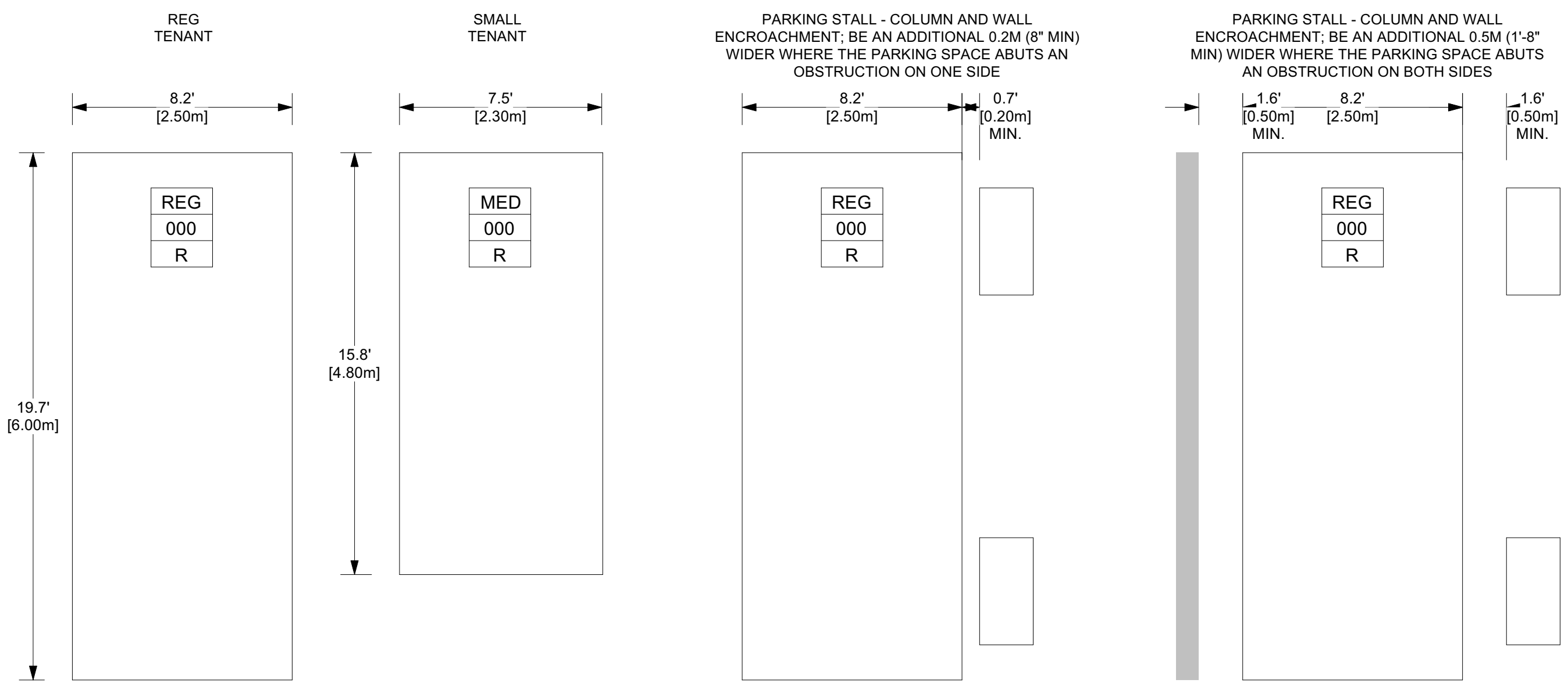
SUB-CONSULTANT

PROJECT CONSULTANT  
  
 ARCADIS ARCHITECTS (CANADA) INC.  
 700-1285 West Pender Street  
 Vancouver BC V6E 4S1  
 tel 604 683 8797 fax 604 683 0492  
 arcadis.com

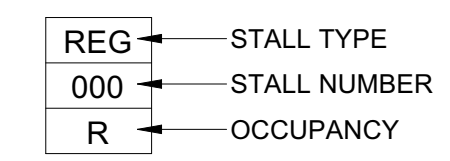
PROJECT TITLE  
**THE VINTAGE**

PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: JUNE 2023  
 SHEET TITLE

**CITY OF KELOWNA REQUIREMENTS**  
 SHEET NUMBER | REV  
**DP0.12**



**PARKING TAG**



**OCCUPANCY LEGEND**

- C COMMERCIAL
- R RESIDENTIAL
- V VISITOR
- C/V COMMERCIAL/VISITOR (SHARED)
- RV RESIDENTIAL VISITOR
- RT RETAIL
- EV ELECTRIC VEHICLE
- CS CAR SHARE

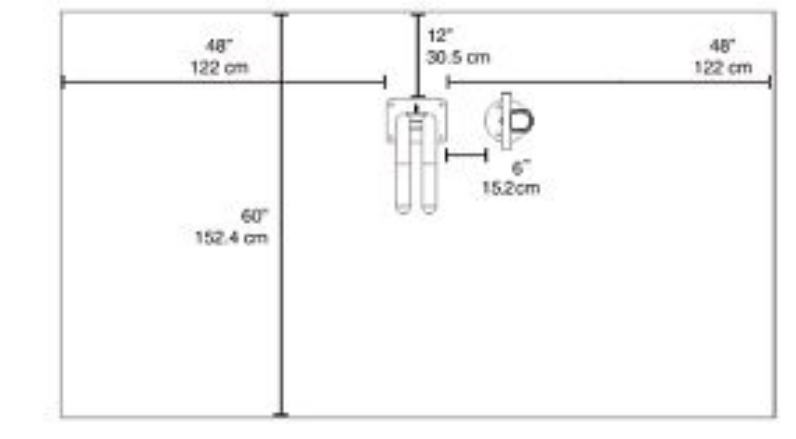
**STALL TYPE**

- REG REGULAR
- MED SMALL VEHICLE
- HC HANDICAP
- HCV HANDICAP VAN
- L LOADING
- T TANDEM

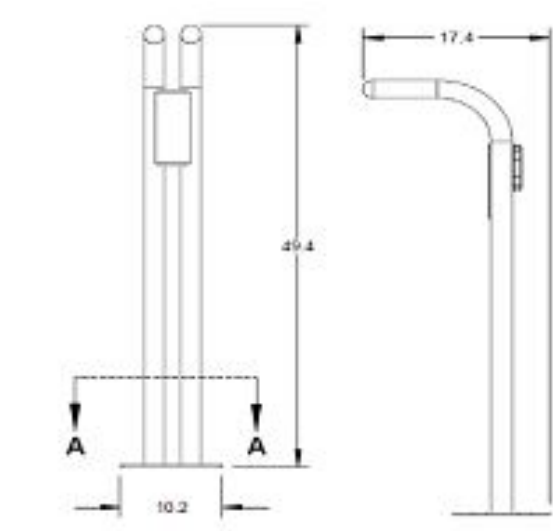
BYLAW 8.2.17 : WHERE A DEVELOPMENT CONSISTS OF A MIX OF USE CLASSES, THE TOTAL OFF STREET PARKING REQUIREMENT SHALL BE THE SUM OF THE OFF STREET PARKING REQUIREMENTS FOR EACH USE CLASS. (a) NOTWITHSTANDING SECTION 8.2.17, IN MIXED USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS. PARKING SPACES MUST BE AVAILABLE FOR BOTH LAND USES (COMMERCIAL AND VISITOR) AT ALL TIMES.

**Bike Work Stand**

**Recommended Setbacks**



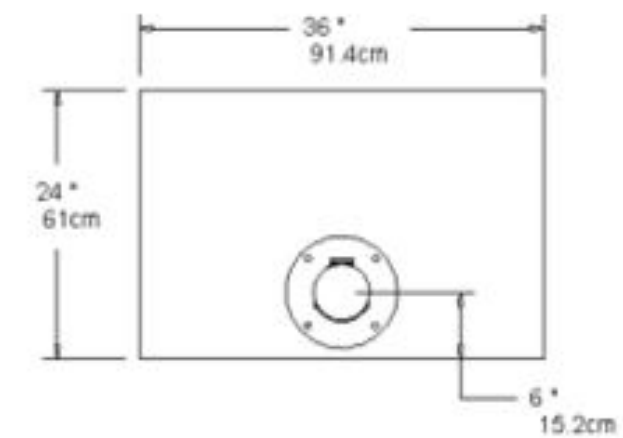
- Site Layout:
- Minimum of 48" from side of Public Work Stand to wall or other objects
  - Minimum of 12" from back of Public Work Stand to wall
  - Minimum of 6" between Public Work Stand and Pump
  - Minimum of 80" from perpendicular street
  - Minimum of 96" from parallel street



- Product Specifications**
- Universal bike mounting - hang by seat or top tube
  - Nine common bicycle tools tethered by stainless steel aircraft cable
  - Unique l-beam design eliminates possibility of locking a bike to the station
  - ADA-compliant design
  - QR code link to maintenance instructions for viewing from smart phone
  - Installation hardware included

**Bike Wash Station**

**Recommended Setbacks**



The minimum space requirements for the Wash Station depend on whether there is a Wheel Chock, Public Work Stand, or Deluxe Public Work Stand installed.



- Product Specifications**
- Includes vandal-resistant hose and nozzle with stainless steel fittings
  - HVLC (High Velocity Low Consumption) nozzle optimized for strong cleaning power without damaging bicycle bearings while also minimizing water usage
  - Vandal-proof auto shut off water valve prevents wasted water
  - Cleaning brushes attached by braided stainless steel cable to prevent theft
  - Requires municipal water and sanitary drain or dry well hookup (check local codes)
  - System is compliant with ADA, EPA, and Public Law 111-380 (No Lead) requirements

**TYPICAL COLLECTION TRUCK DIMENSIONS (APPROX.)**

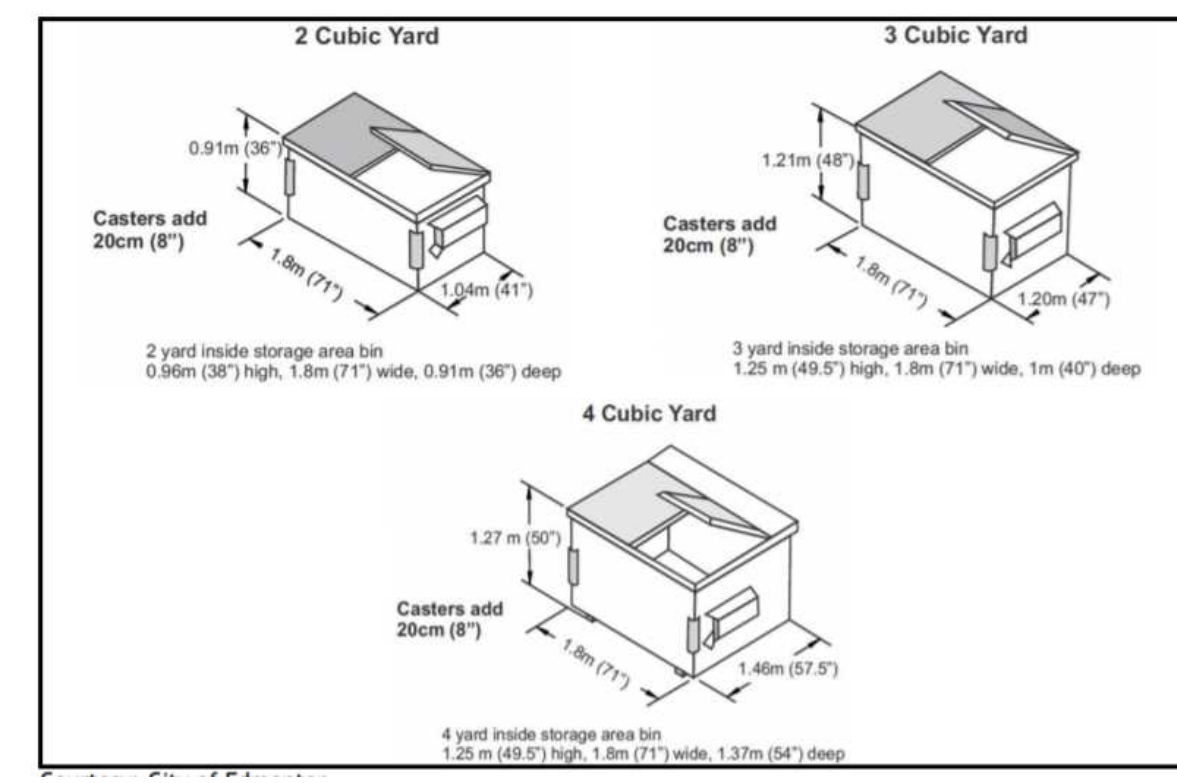
LENGTH	• 10.0 M - 12.4 M
WIDTH	• 3.2 M
MIN. INSIDE TURNING RADIUS	• 10 M
MIN. OUTSIDE TURNING RADIUS	• 12.8 M
HEIGHT CLEARANCE	• 6.5 M - 7.5 M
WIDTH CLEARANCE	• 4.0 M
LENGTH CLEARANCE	• 15.2 M

**WASTE ROOM DESIGN**

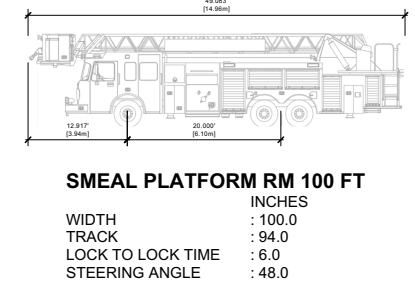
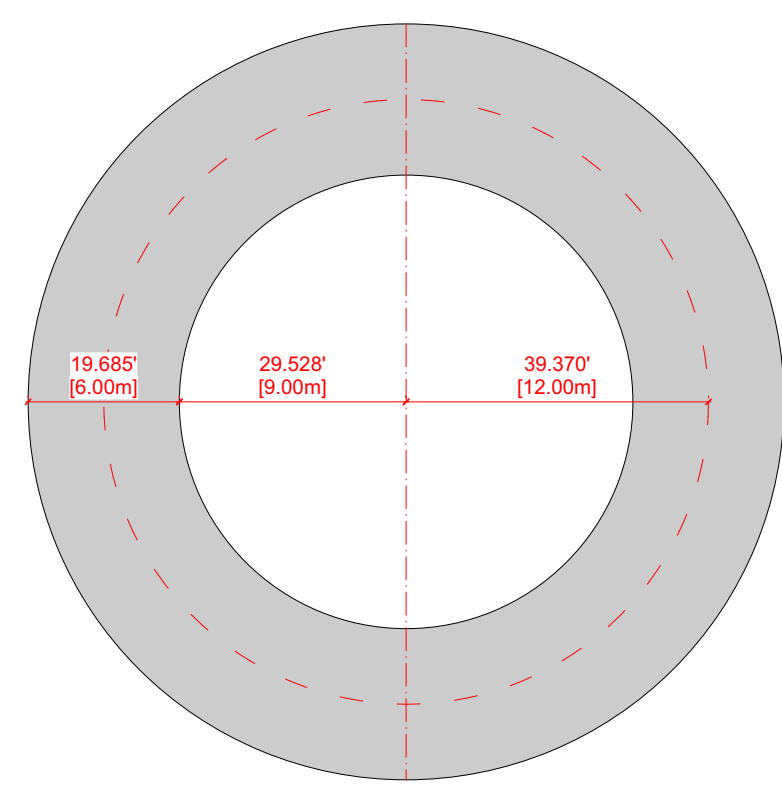
CONCRETE PAD	• ABLE TO WITHSTAND 28,000 KG COLLECTION VEHICLE
DRAINAGE	• DRAIN TO SANITARY SEWER, OIL SEPARATOR REQUIRED
DOOR	• DOUBLE DOORS WITH A MIN. 2M OPENING • CAN BE PROPPED OR LOCKED OPEN WITH A BUMPER GUARD ON THE INSIDE FACING THE DOOR
ELECTRICITY	• POWER SHALL BE PROVIDED FOR EQUIPMENT INSIDE THE AMENITY
LIGHTING	• ADEQUATE LIGHTING AROUND AND INSIDE AMENITY AS REQ. BY KELOWNA BY-LAW
HOSE BIB	• AT LEAST ONE (1) HOSE CONNECTION FOR CLEANING THE AREA
VENTILATION	• RELEASE ODOUR/STALE AIR

**GENERAL NOTES - WASTE MANAGEMENT**

- THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.
- THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
- THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- SCOPE OF WORK SHALL NOT BE LIMITED TO THAT SHOWN ON THE DRAWINGS AND SHALL INCLUDE WORK REQUIRED TO ELIMINATE ALL EXISTING, ABANDONED OR REDUNDANT COMPONENTS, AND TO FACILITATE PROPER EXECUTION OF THE WORK.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH RESIDENTIAL BUILDING SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 2X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.
  - A. PROVISION: ADDITIONAL 96 GALLON TOTES FOR FUTURE RECYCLING NEEDS.
- PER WASTE MANAGEMENT RECOMMENDATIONS, EACH COMMERCIAL WASTE ROOM SHOULD CONSIST OF (2) 4-YARD CO-MINGLED RECYCLING BINS AND (2) 4-YARD GARBAGE BINS. EACH OF THESE WILL BE SERVICED 1X PER WEEK. REFER TO BIN DIAGRAM ON SHEET FOR DIMENSIONS.

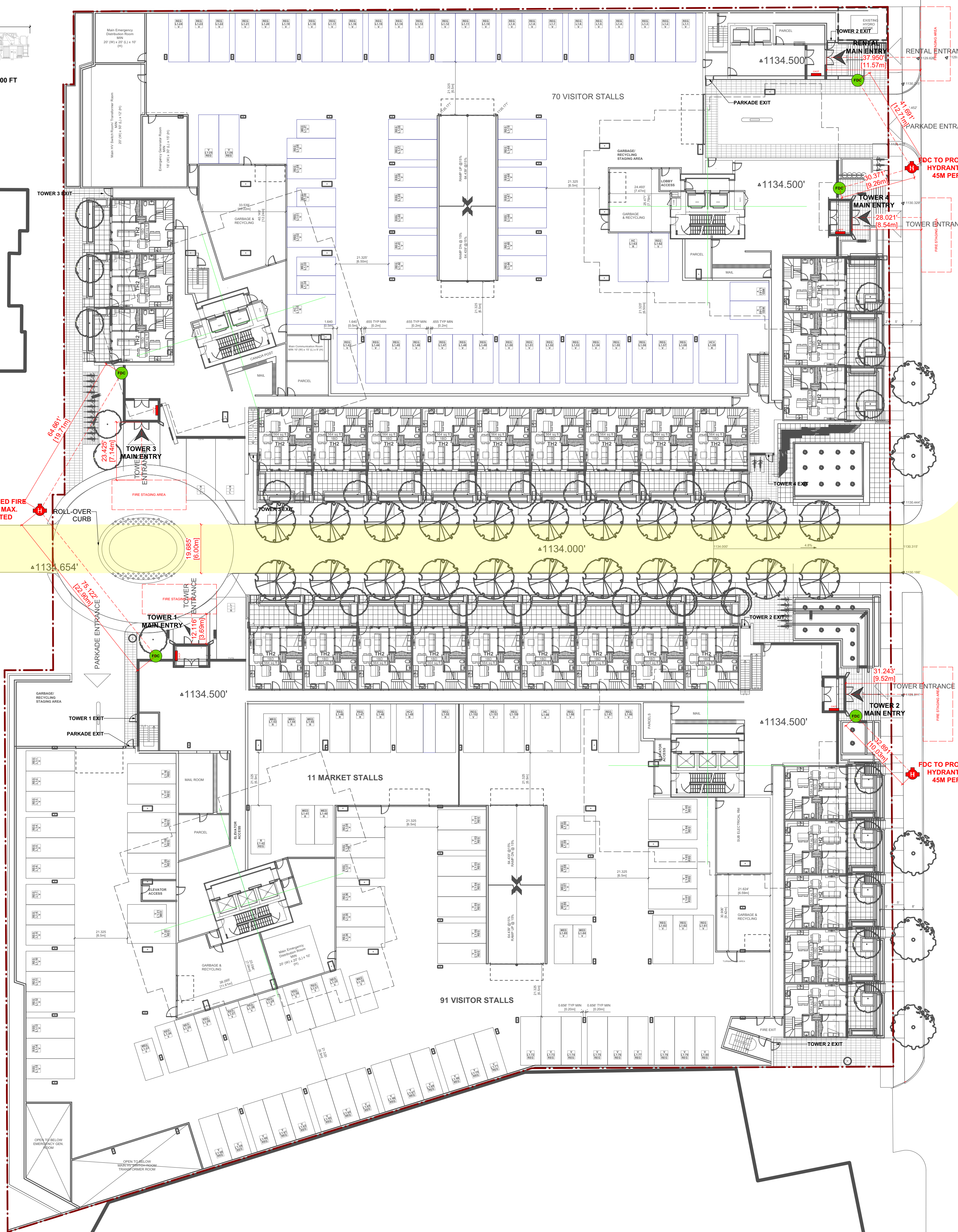






BCBC ARTICLE 3.2.5.6

- HAVE A CLEAR WIDTH NOT LESS THAN 6M (19.7 FT)
- HAVE A CENTRELINE RADIUS NOT LESS THAN 12M (39.4 FT)
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5M (16.4 FT)
- HAVE A CHANGE GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M (49.2 FT)
- AN ENTRANCE VESTIBULE HAS TO BE LOCATED NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE
- HAVE A TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90M (295.2 FT) LONG AND
- BE CONNECTED WITH A PUBLIC THROUGHFARE



**SCHEDULE A**

This forms part of application  
# DP21-0277 DVP21-0278

City of Kelowna  
DEVELOPMENT PLANNING

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PROJECT CONSULTANT

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700-1285 West Pender Street  
Vancouver BC V6E 4S1  
tel 604 683 8797 fax 604 683 0492  
arcadis.com

PROJECT TITLE

**THE VINTAGE**

PROJECT NO: 135775

DRAWN BY:

CHKD BY:

SCALE:

DATE: MAY 2023

SHEET TITLE

**FIRE ACCESS PLAN**

SHEET NUMBER | REV

**DP0.14**



**2.1 Route for Jitney/Haul-out Vehicle**

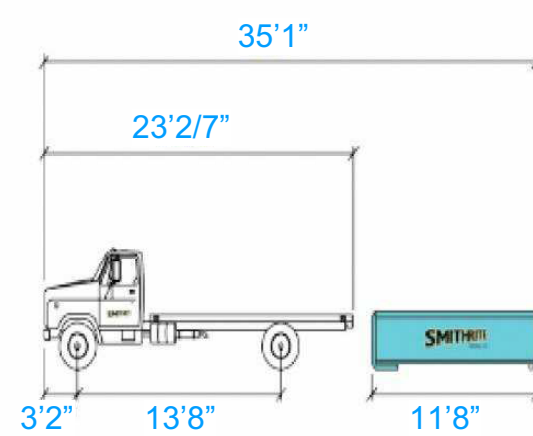
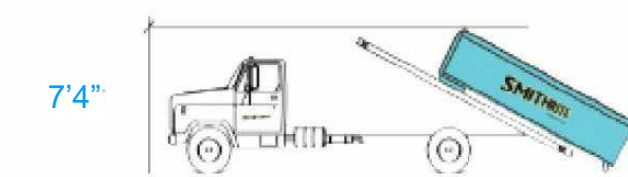
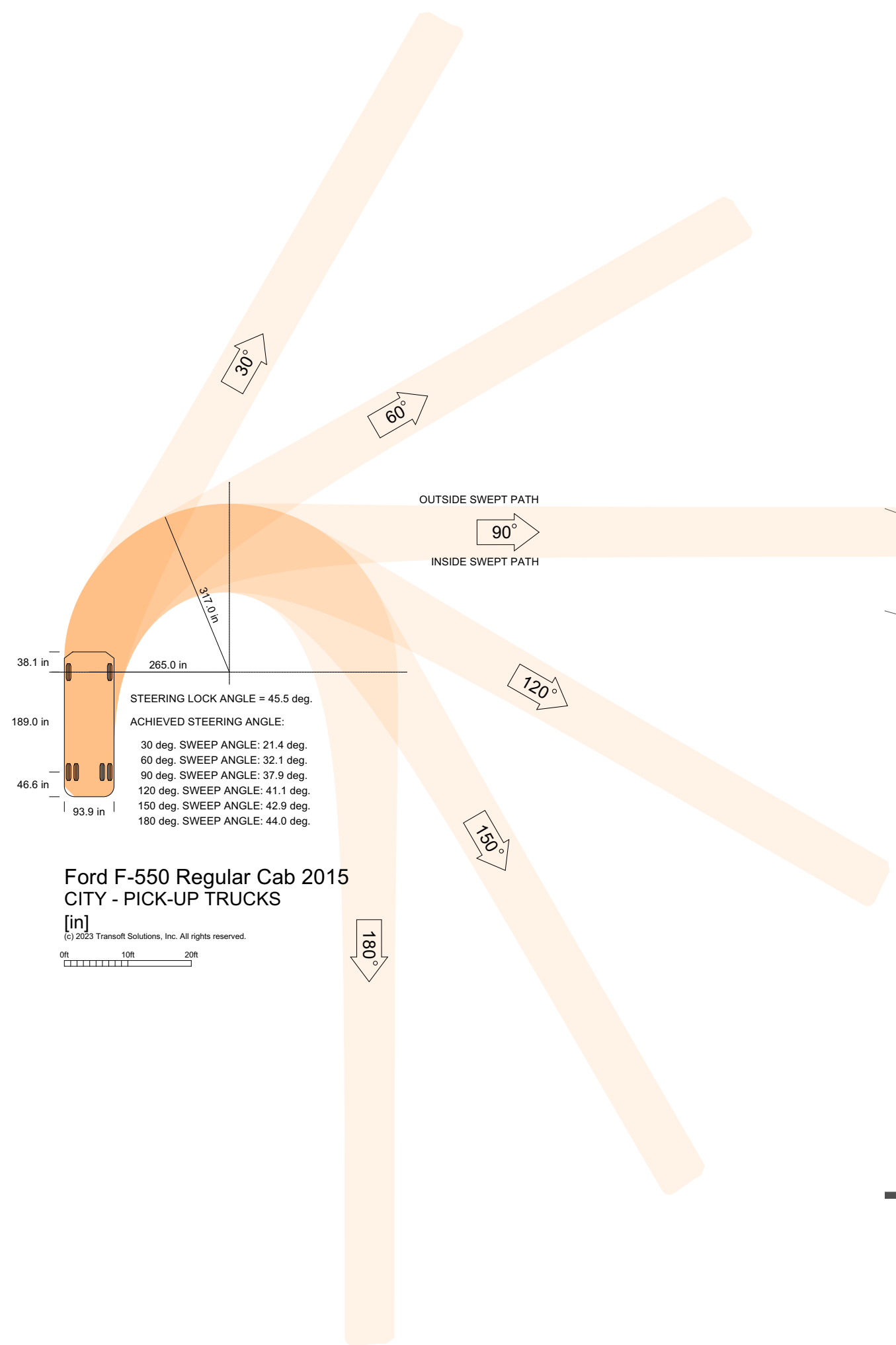
The design of the jitney/haul-out access route, must:

- i. be designed in such a way as to allow a jitney/haul-out vehicle to enter the site, collect the container and exit the site in a forward motion, or via the use of a turnaround area allowing for a 3-point turn of not less than one truck length;
- ii. provide a minimum width of 3.4 m (including driveways and gate console areas) and a minimum turning radius of 7.9 m throughout the entire access route;
- iii. maintain a minimum vertical clearance of 2.2 m throughout the entire access route;
- iv. ensure the grade breaks (the change in slope between adjacent inclines) on any driveway should not exceed 10% and should be spaced a minimum 6 m apart;
- v. ensure that the slope of the access route does not exceed 12%; and
- vi. be accessible to the jitney/haul-out vehicle at required times.

**Jitney/Haul-out Vehicle Dimensions**

Overall length of truck 7.0 m, Height of truck 1.8 m, Width of truck 2.8 m, Min turning radius 7.9 m

\*These are approximate dimensions based on a modified Ford F550.



Width: 7' 7"  
Track: 7' 7"  
Lock to Lock Time: 19' 8"  
Steering Angle: 136' 2"



**SCHEDULE A**

This forms part of application  
# DP21-0277 DVP21-0278

City of Kelowna  
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<small>ARCADIS ARCHITECTS (CANADA) INC.                  700-1285 West Pender Street                  Vancouver BC V6E 4S1                  tel 604 683 8797 fax 604 683 0492                  arcadis.com</small>	
PROJECT TITLE	
<b>THE VINTAGE</b>	
PROJECT NO: 135775	
DRAWN BY:	
CHKD BY:	
SCALE:	
DATE: MAY 2023	
SHEET TITLE	
<b>WASTE &amp; RECYCLING TURNING</b>	
SHEET NUMBER	REV
<b>DP0.15</b>	



**2.1 Route for Jitney/Haul-out Vehicle**

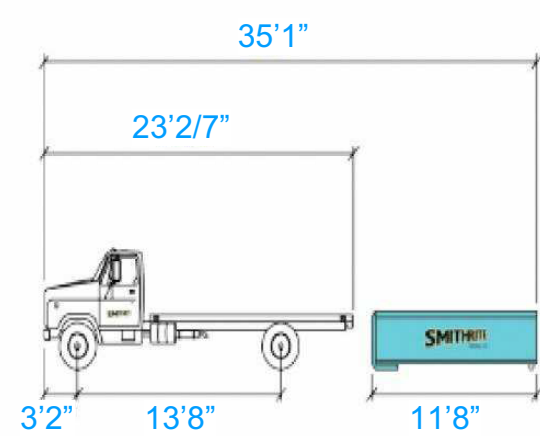
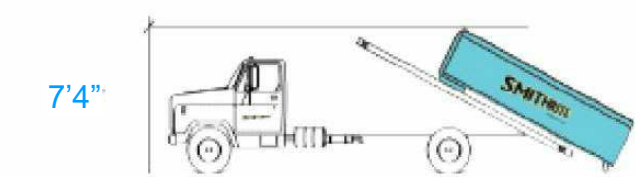
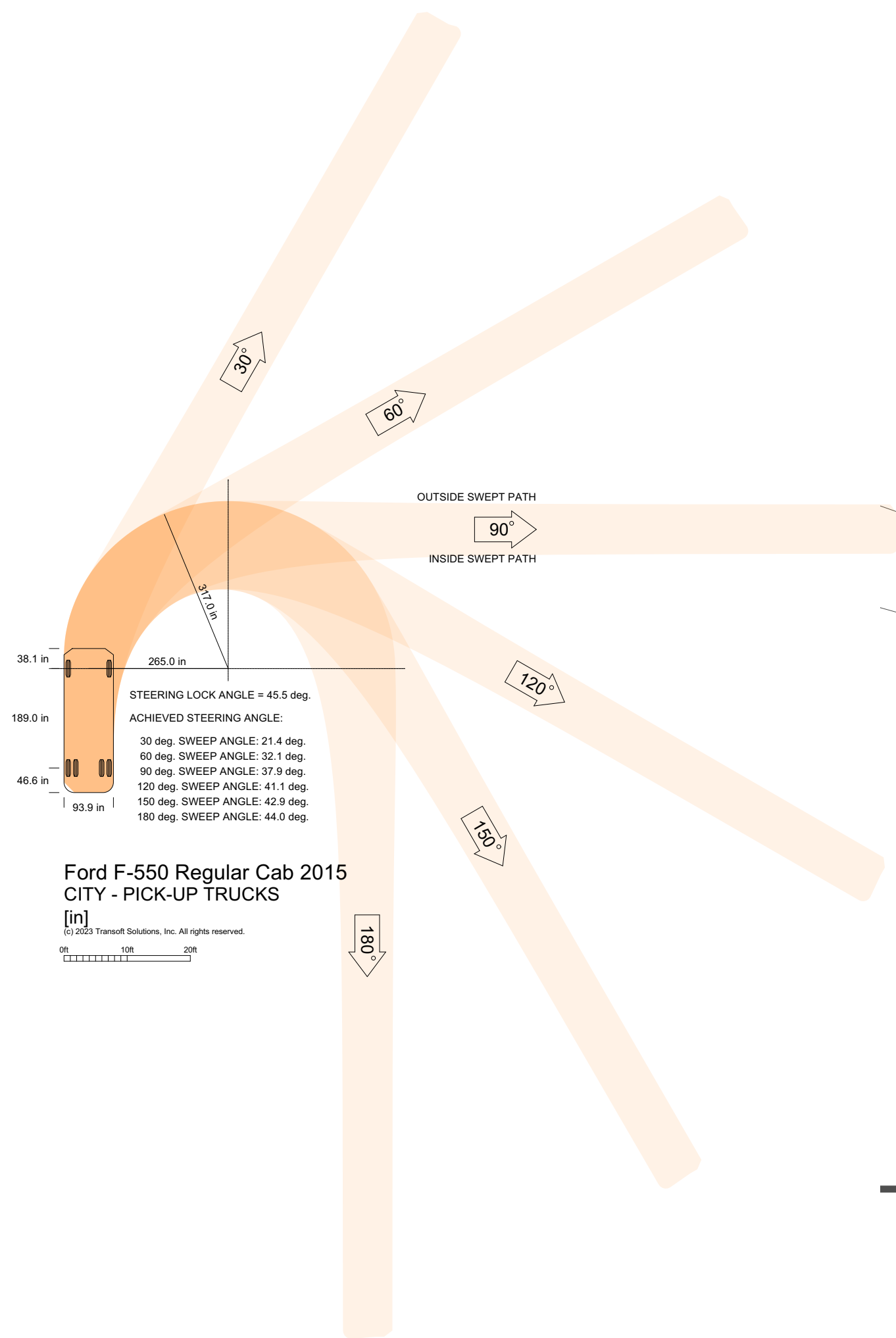
The design of the jitney/haul-out access route, must:

- i. be designed in such a way as to allow a jitney/haul-out vehicle to enter the site, collect the container and exit the site in a forward motion, or via the use of a turnaround area allowing for a 3-point turn of not less than one truck length;
- ii. provide a minimum width of 3.4 m (including driveways and gate console areas) and a minimum turning radius of 7.9 m throughout the entire access route;
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- iv. ensure the grade breaks (the change in slope between adjacent inclines) on any driveway should not exceed 10% and should be spaced a minimum 6 m apart;
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- vi. be accessible to the jitney/haul-out vehicle at required times.

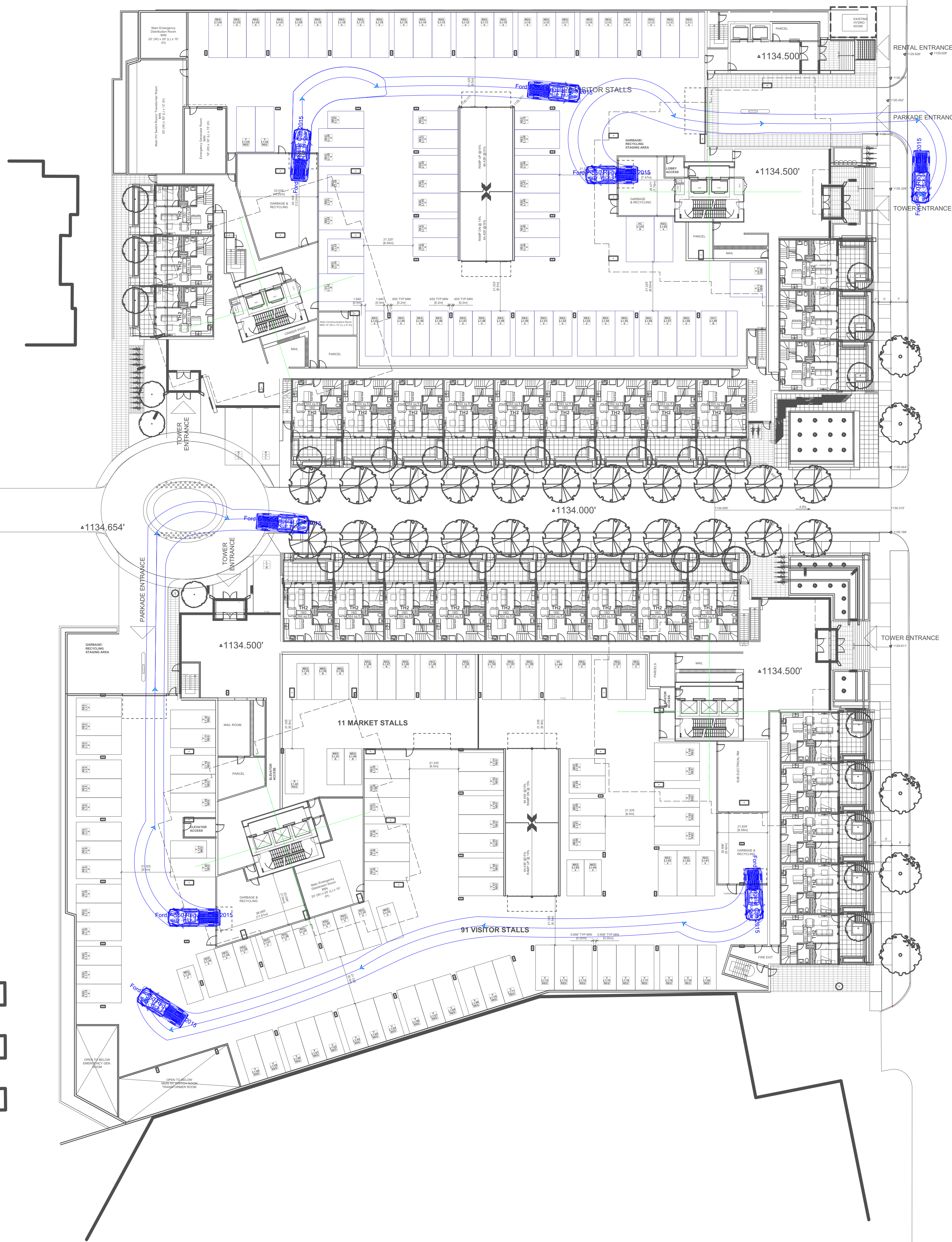
**Jitney/Haul-out Vehicle Dimensions**

Overall length of truck 7.0 m, Height of truck 1.8 m, Width of truck 2.8 m, Min turning radius 7.9 m

\*These are approximate dimensions based on a modified Ford F550.



Width: 7' 7"  
 Track: 7' 7"  
 Lock to Lock Time: 19' 8"  
 Steering Angle: 136' 2"



**SCHEDULE A**

This forms part of application  
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City of Kelowna  
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2023-05-17

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 AT WATERSCAPES

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PROJECT CONSULTANT

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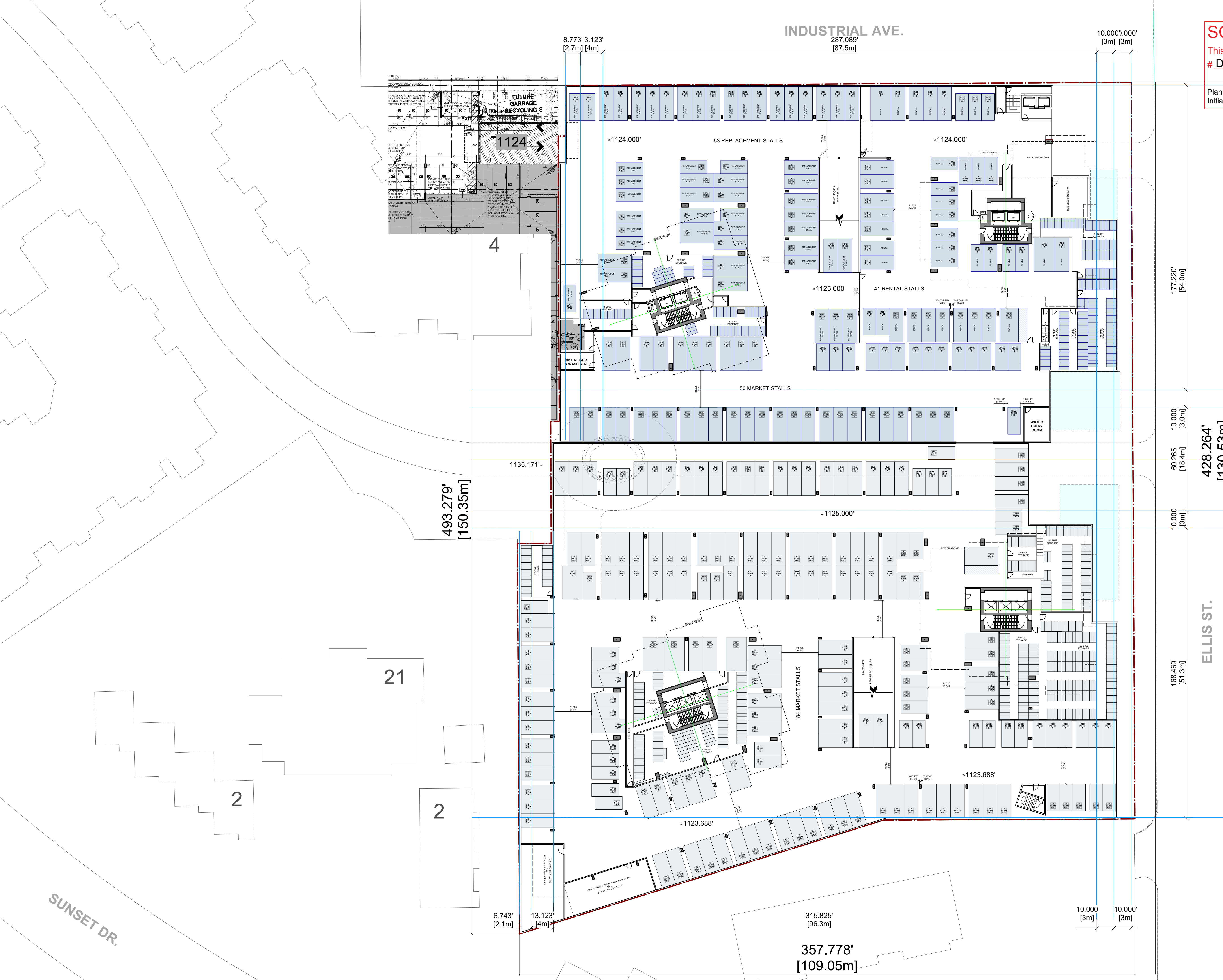
SHEET TITLE

**WASTE & RECYCLING TURNING**

SHEET NUMBER

**DP0.16**





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PROJECT NO: 135775

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DATE: JUNE 2023

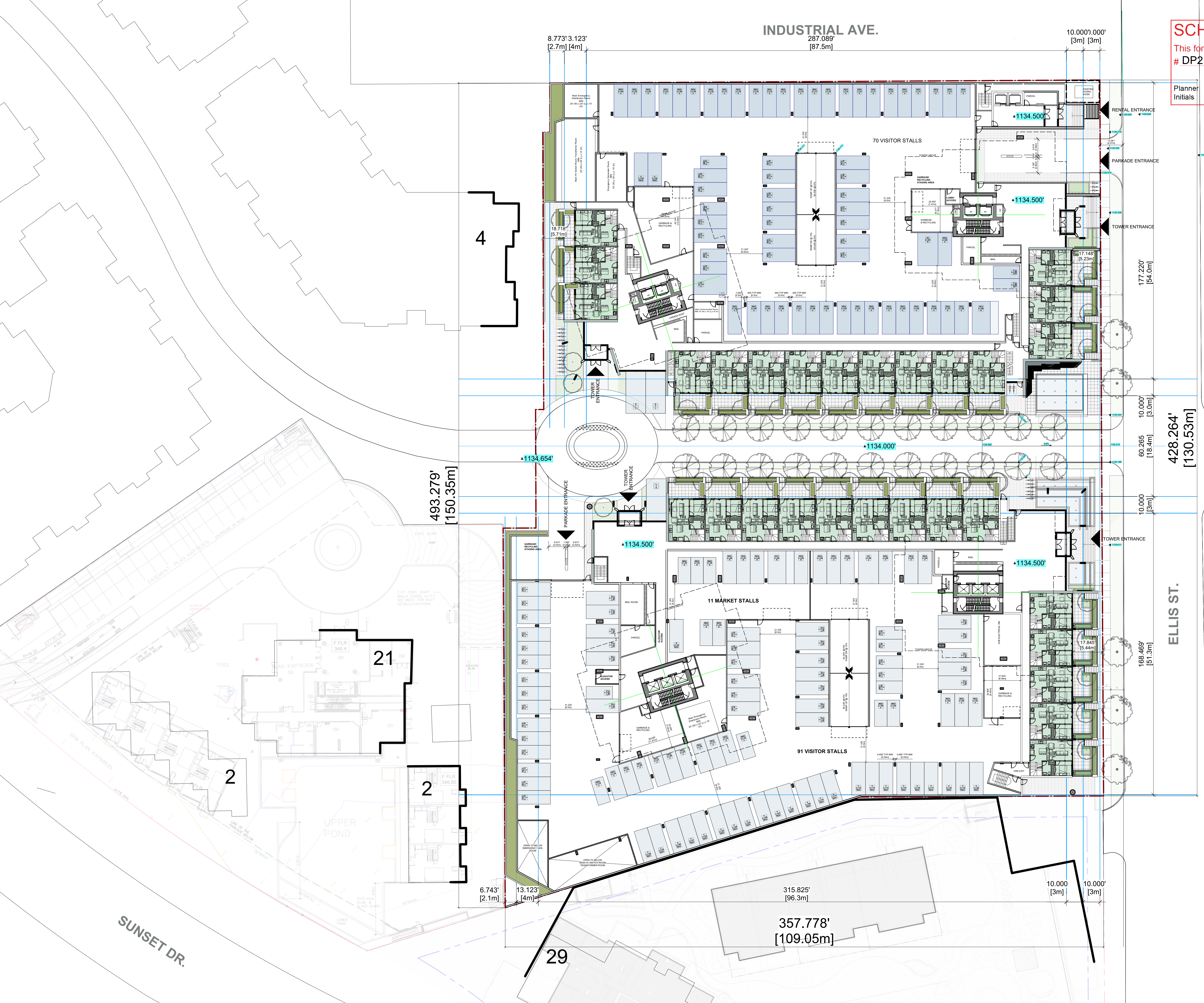
SHEET TITLE

**P1 FLOOR PLAN**

SHEET NUMBER: DP1.01

REV





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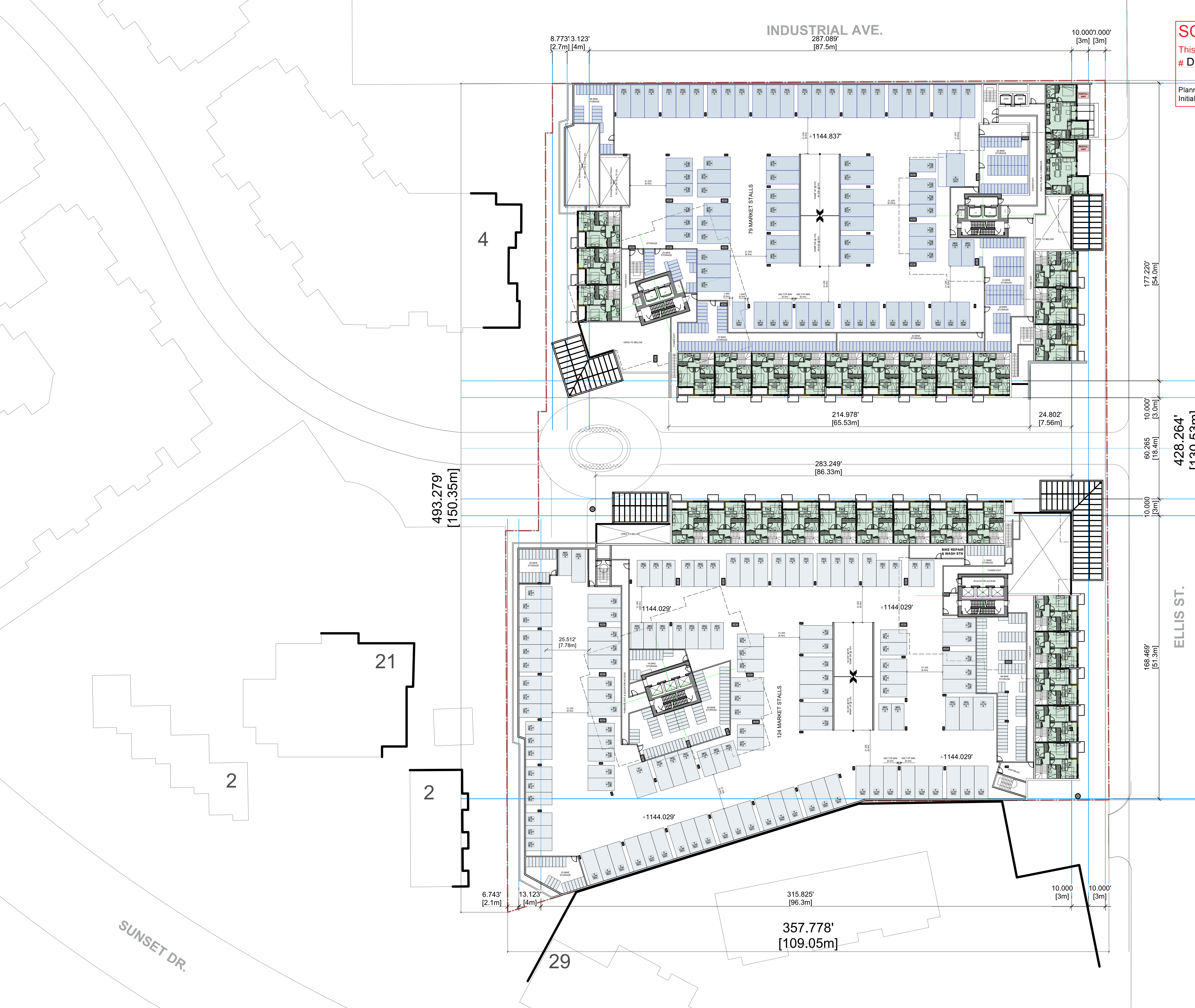
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 PROJECT NO: 135775  
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 SCALE:  
 DATE: JUNE 2023  
 SHEET TITLE

**L1 FLOOR PLAN**  
 SHEET NUMBER  
**DP1.02**  
 REV

NOTE:  
 1. Refer to Landscape drawings for driveway surface material.





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City of Kelowna  
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 BRITISH COLUMBIA

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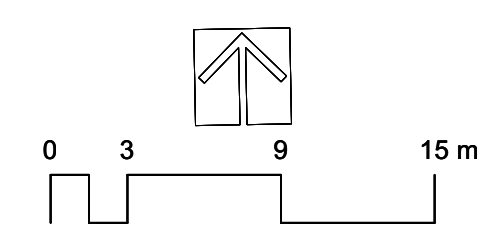
DATE: JUNE 2023

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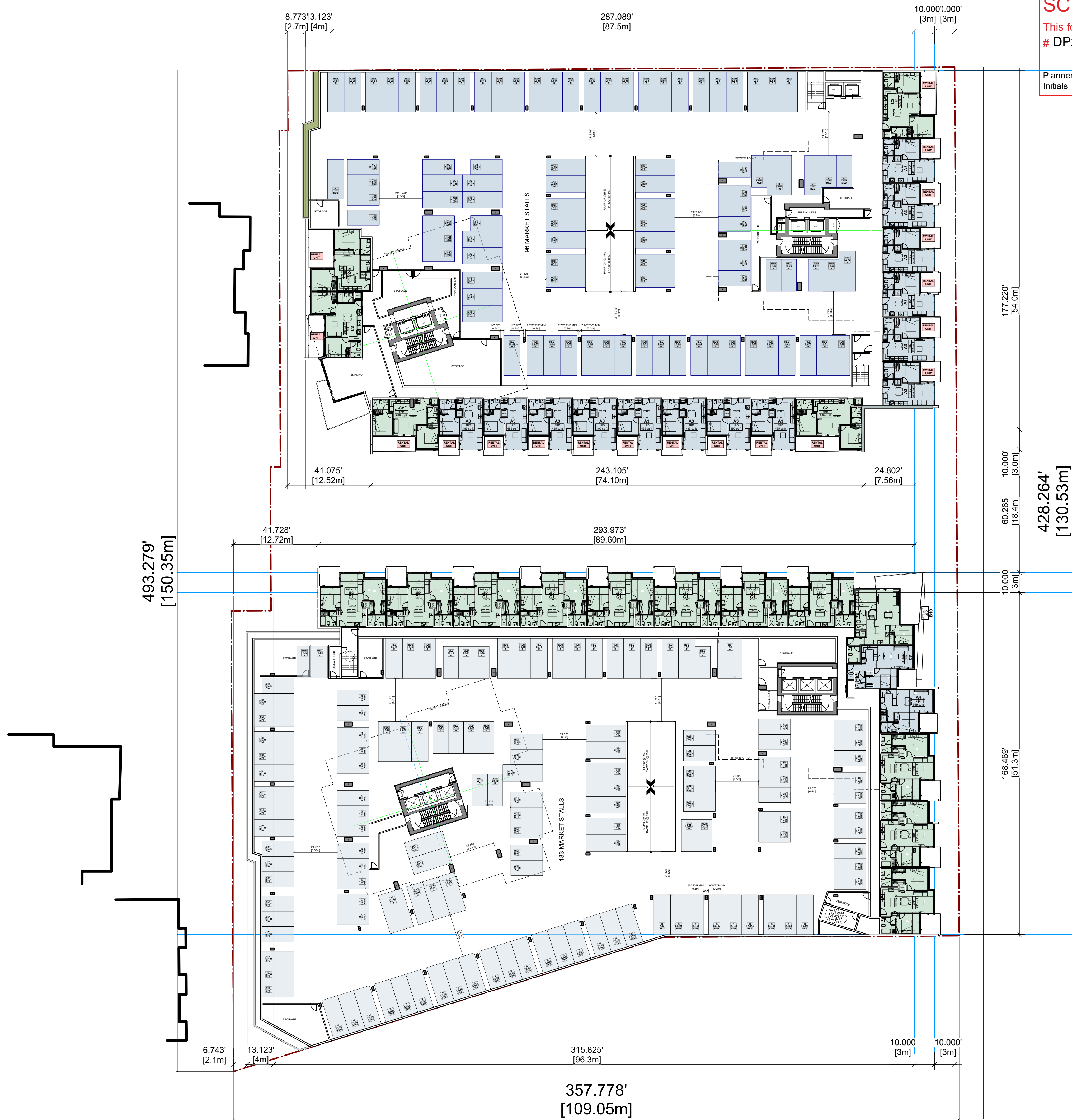
**L2 FLOOR PLAN**

SHEET NUMBER: DP1.03

REV







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PROJECT NO: 135775

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SCALE:

DATE: MAY 2023

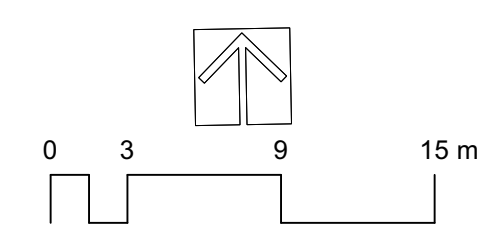
SHEET TITLE

**L3 FLOOR PLAN**

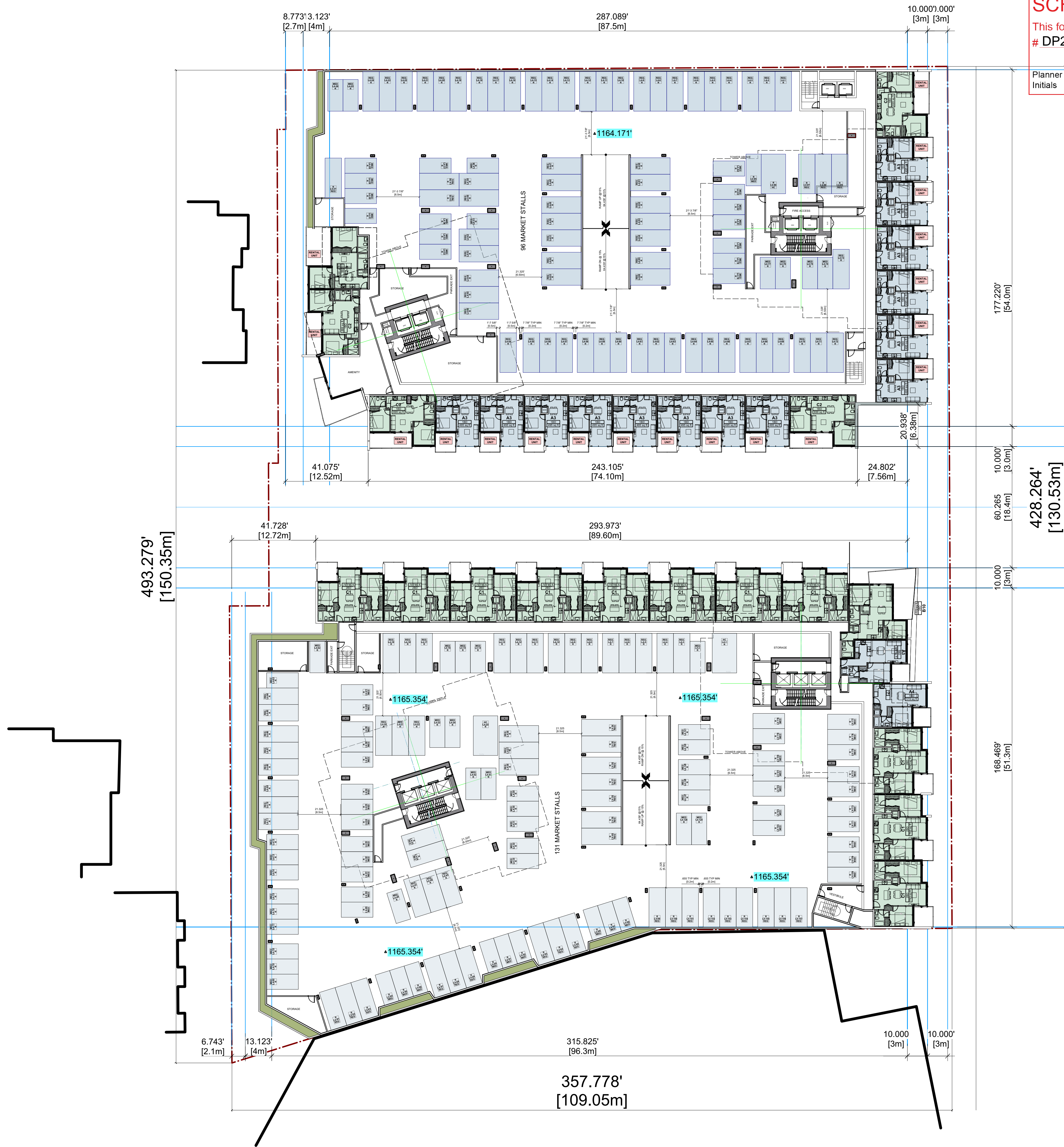
SHEET NUMBER

DP1.04

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REGISTERED ARCHITECT  
 LAUREN MACCALLUM  
*Laurel MacCallum*  
 BRITISH COLUMBIA  
 2023-05-17

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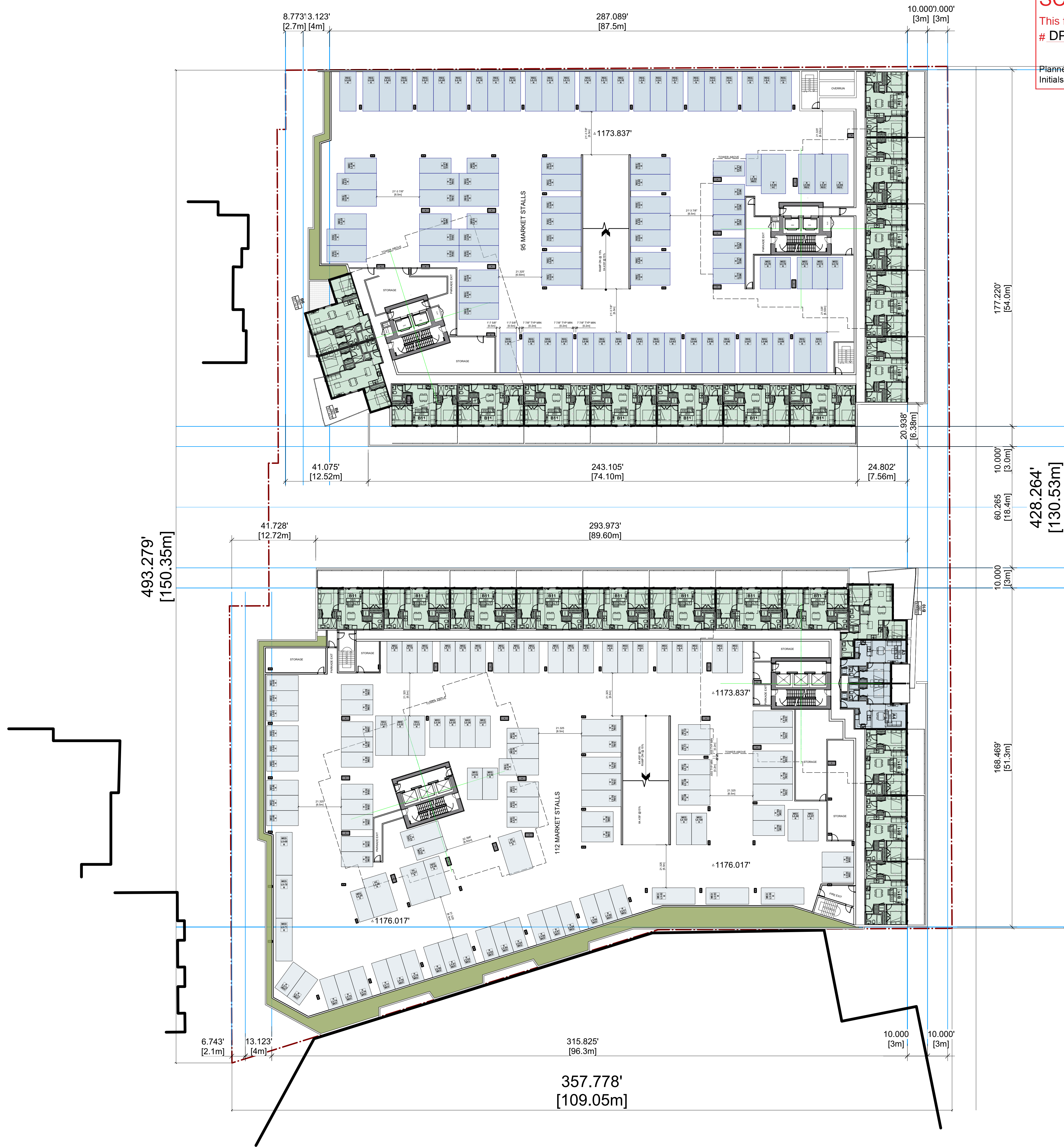
PROJECT NO: 135775  
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 CHKD BY:  
 SCALE:  
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 SHEET TITLE

**L4 FLOOR PLAN**

SHEET NUMBER: DP1.05

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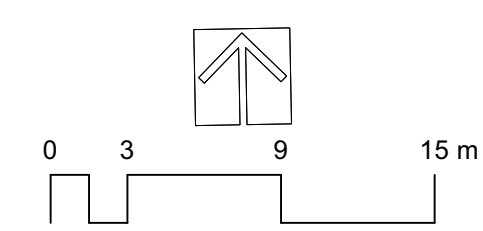
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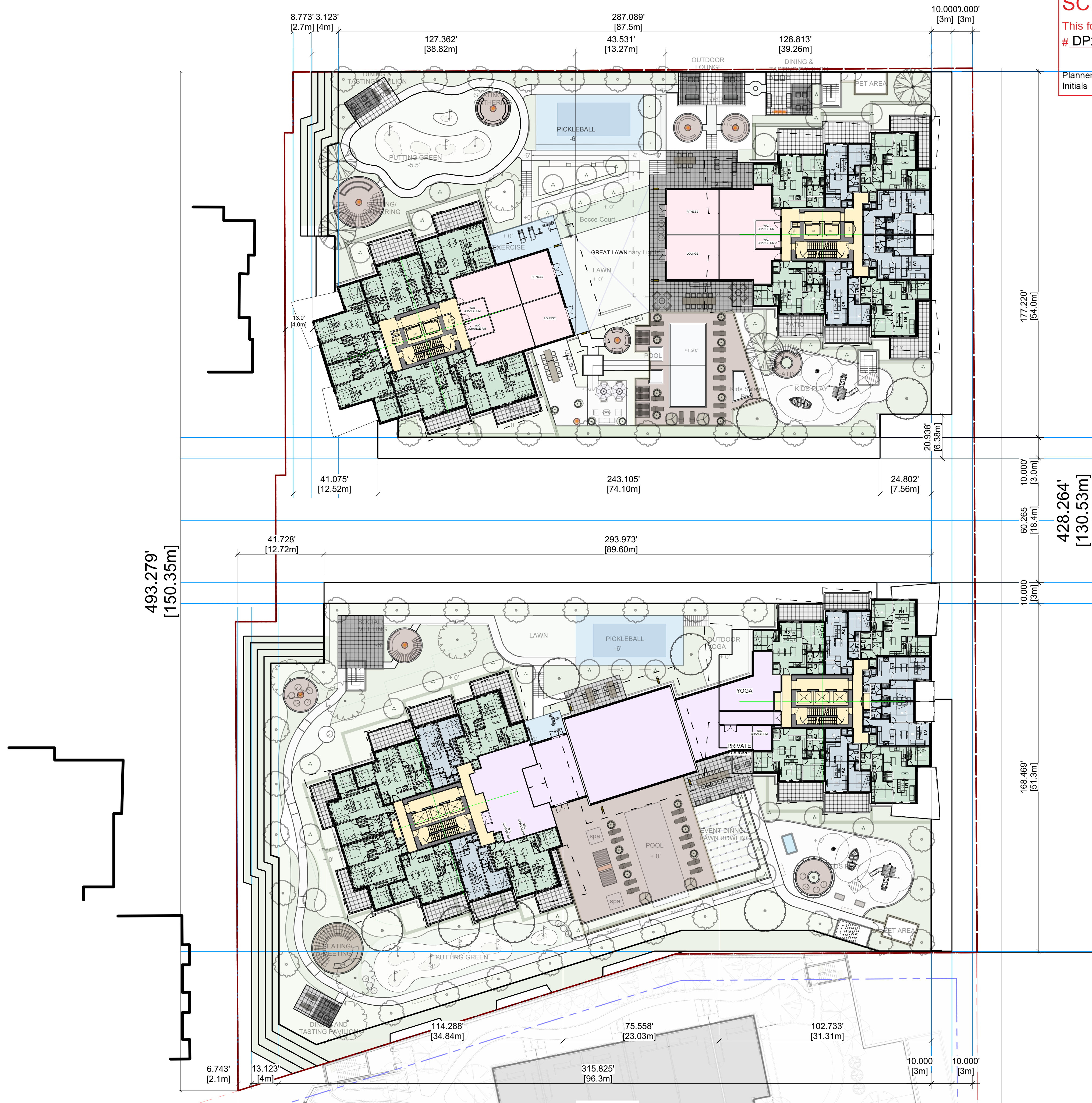
**L5 FLOOR PLAN**

SHEET NUMBER | REV

**DP1.06**







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REGISTERED ARCHITECT  
LAUREN MACAULEY  
BRITISH COLUMBIA

2023-06-08

THE VINTAGE  
AT WATERSCAPES

SUB-CONSULTANT

PROJECT CONSULTANT

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Vancouver BC V6E 4B1  
tel 604 683 8797 fax 604 683 0492  
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PROJECT TITLE

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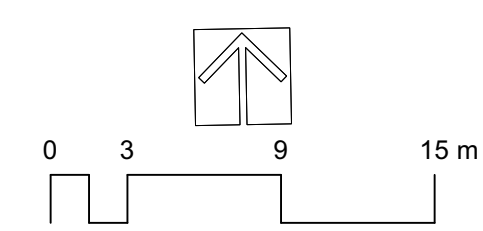
DATE: JUNE 2023

SHEET TITLE

**L6 FLOOR PLAN**

SHEET NUMBER

DP1.07







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PROJECT NO: 135775

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DATE: JUNE 2023

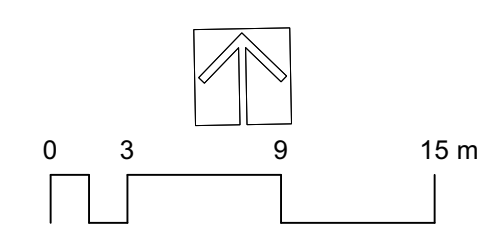
SHEET TITLE

**L7 FLOOR PLAN**

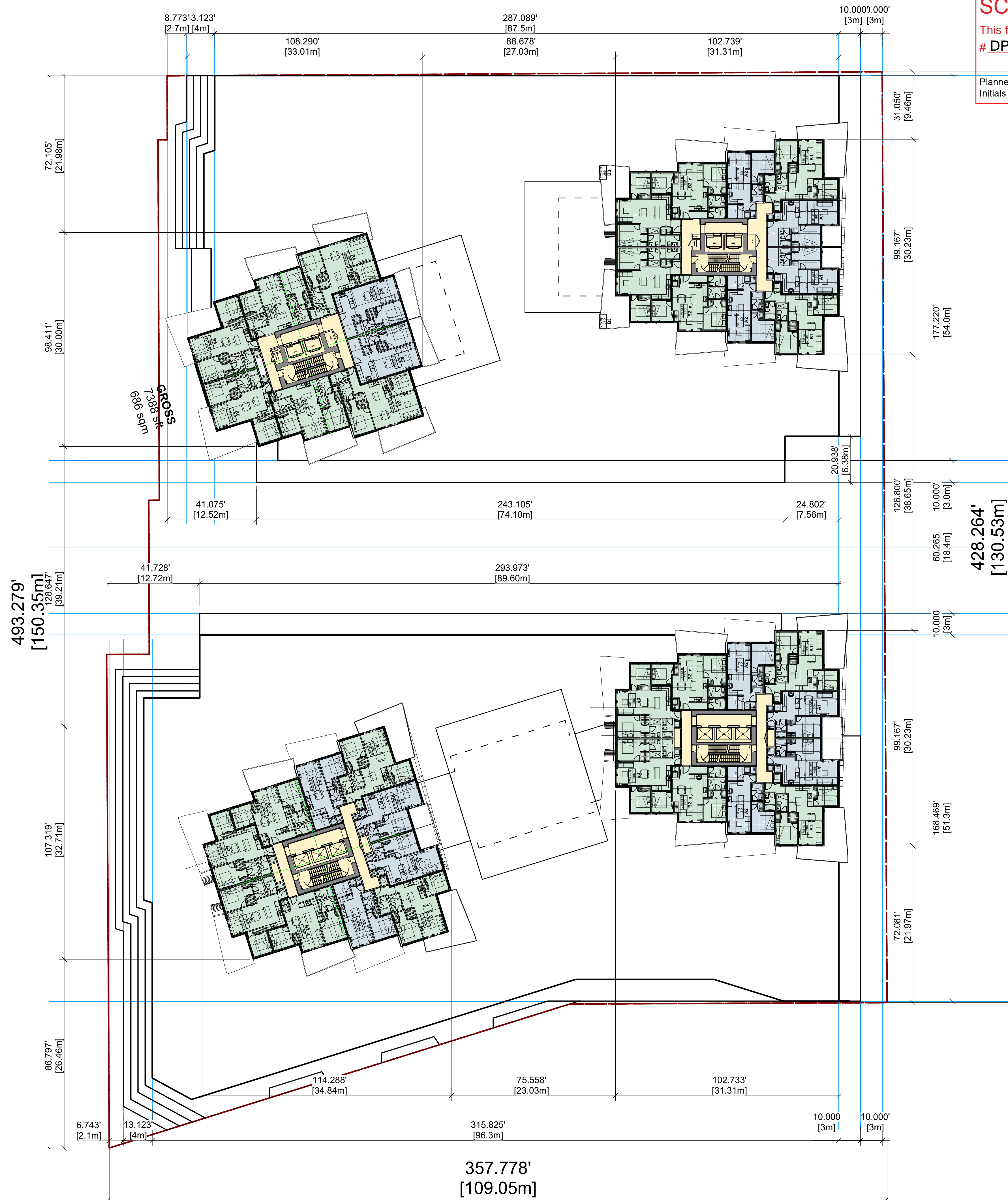
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**DP1.08**

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**SCHEDULE A**

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SEAL	DESCRIPTION

REGISTERED ARCHITECT  
 LAURIN MACCALLISTER  
 BRITISH COLUMBIA  
 2023-05-17

THE VINTAGE  
 AT WATERSCAPES

SUB-CONSULTANT

PROJECT CONSULTANT

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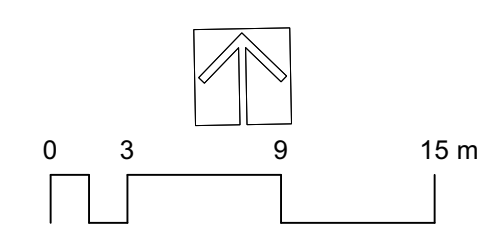
PROJECT TITLE

**THE VINTAGE**

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 DATE: MAY 2023  
 SHEET TITLE

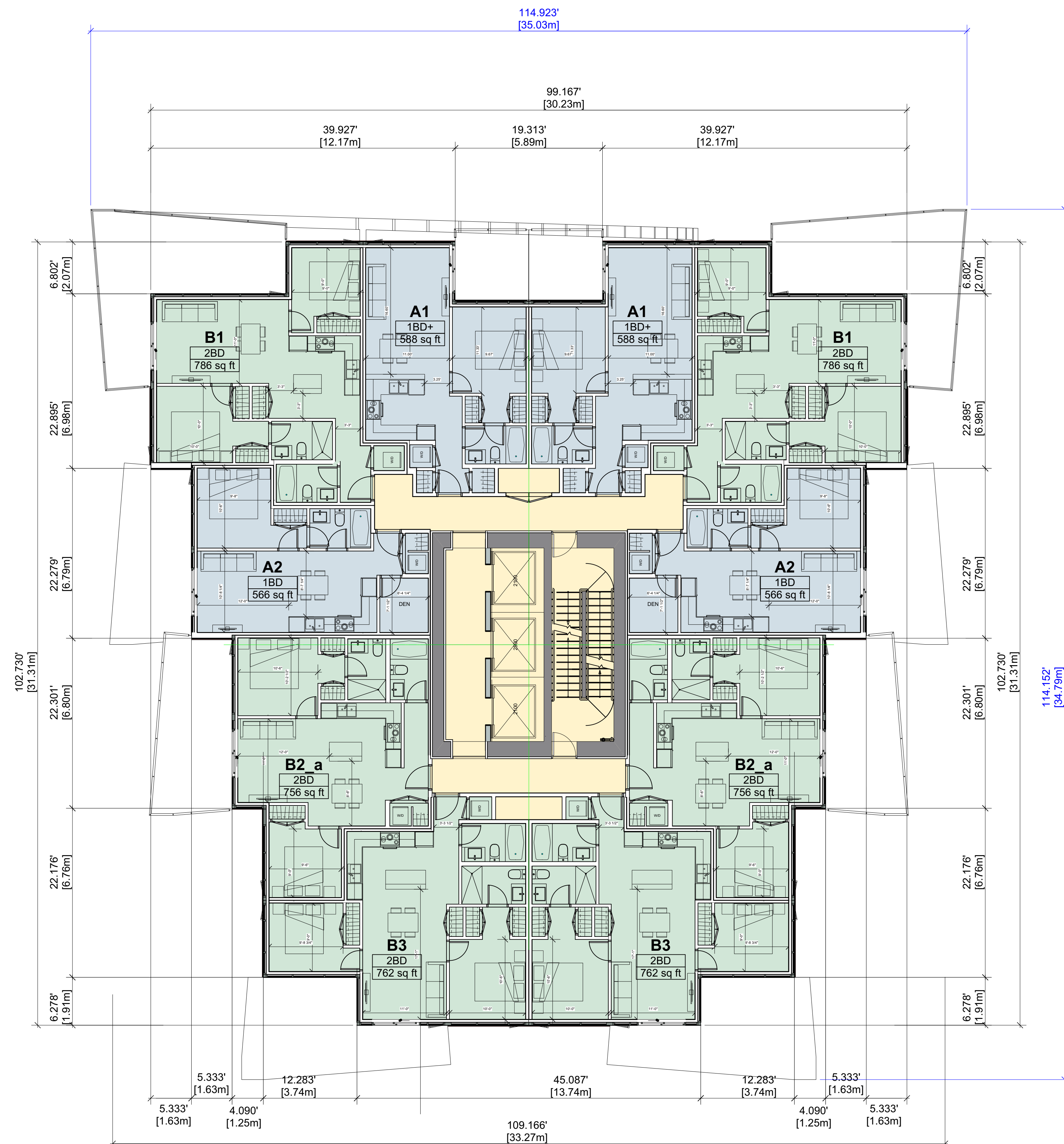
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SHEET NUMBER: DP1.09  
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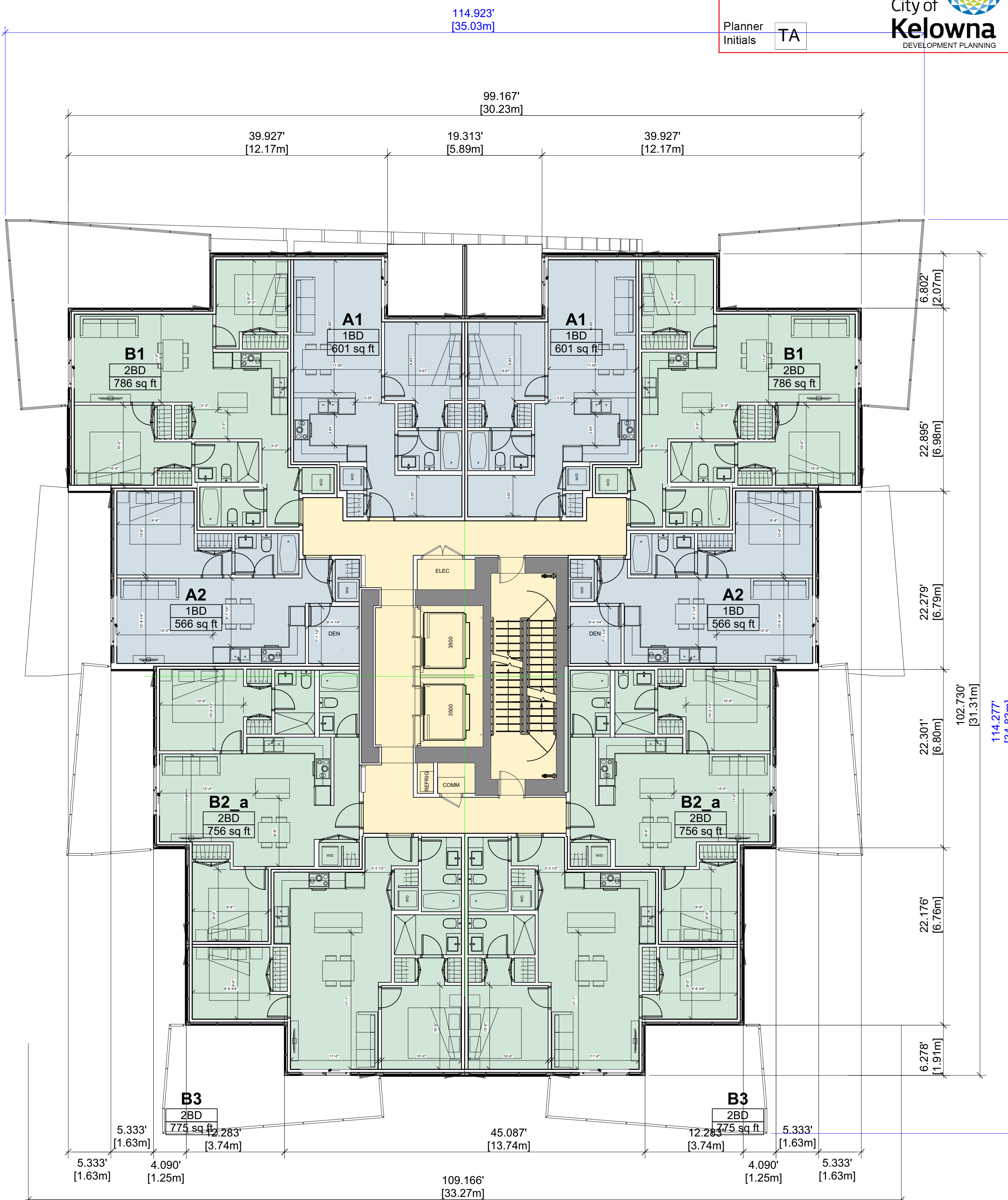




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**GROSS**  
 8073 sft  
 750sqm  
**T1 / T2**



**GROSS**  
 8073 sft  
 750sqm  
**T4**

INSPIRATION

NO.	DATE	DESCRIPTION

NO.	DATE	APPR	DESCRIPTION

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PROJECT TITLE

**THE VINTAGE**

PROJECT NO: 135775  
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 SCALE:  
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 SHEET TITLE

**TYPICAL TOWER PLAN T1,T2,T4**

SHEET NUMBER REV

DP1.10



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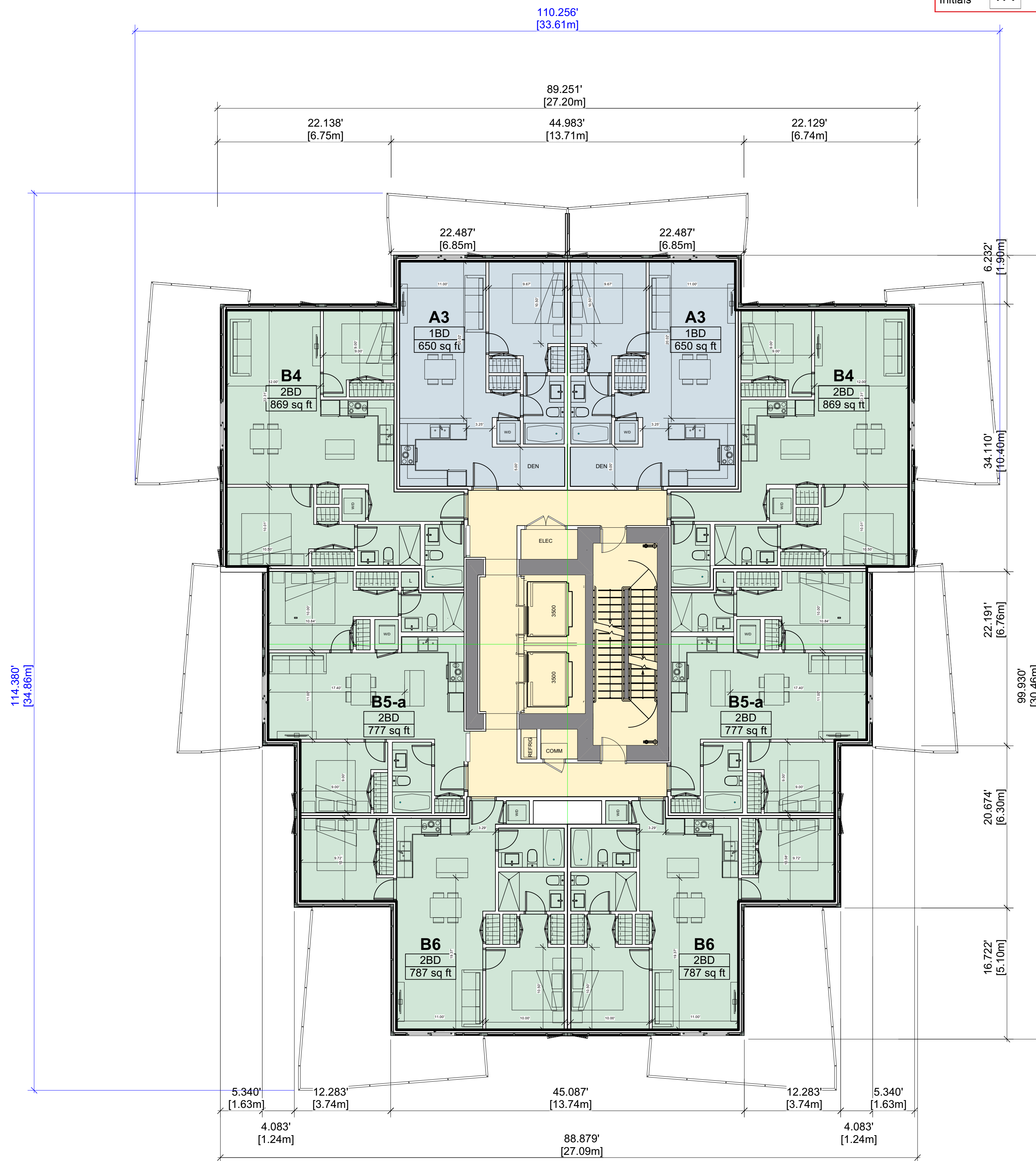
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SHEET TITLE

**TYPICAL TOWER  
 PLAN T3**

SHEET NUMBER | REV

**DP1.11**





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PROJECT TITLE

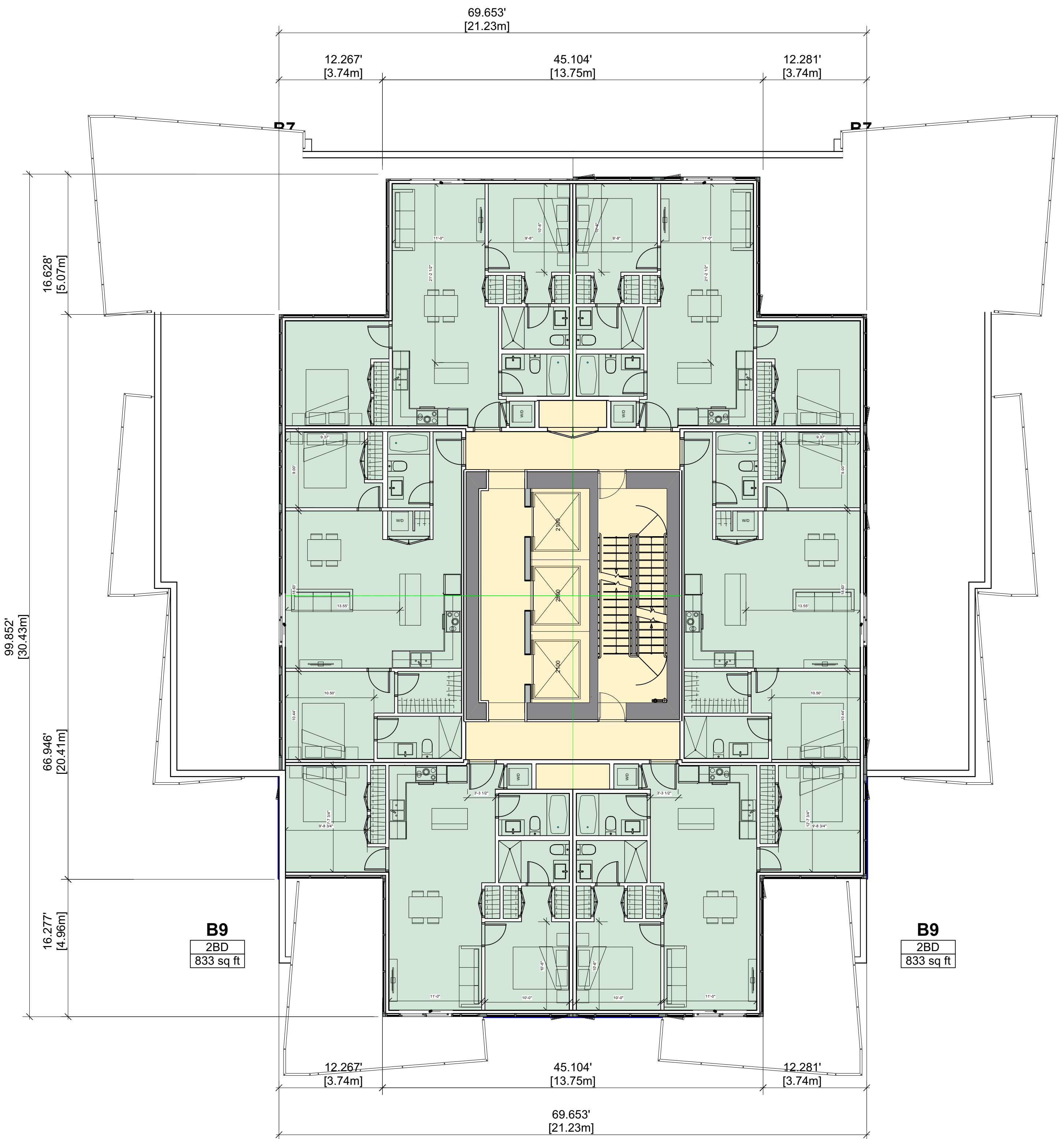
**THE VINTAGE**

PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: MAY 2023

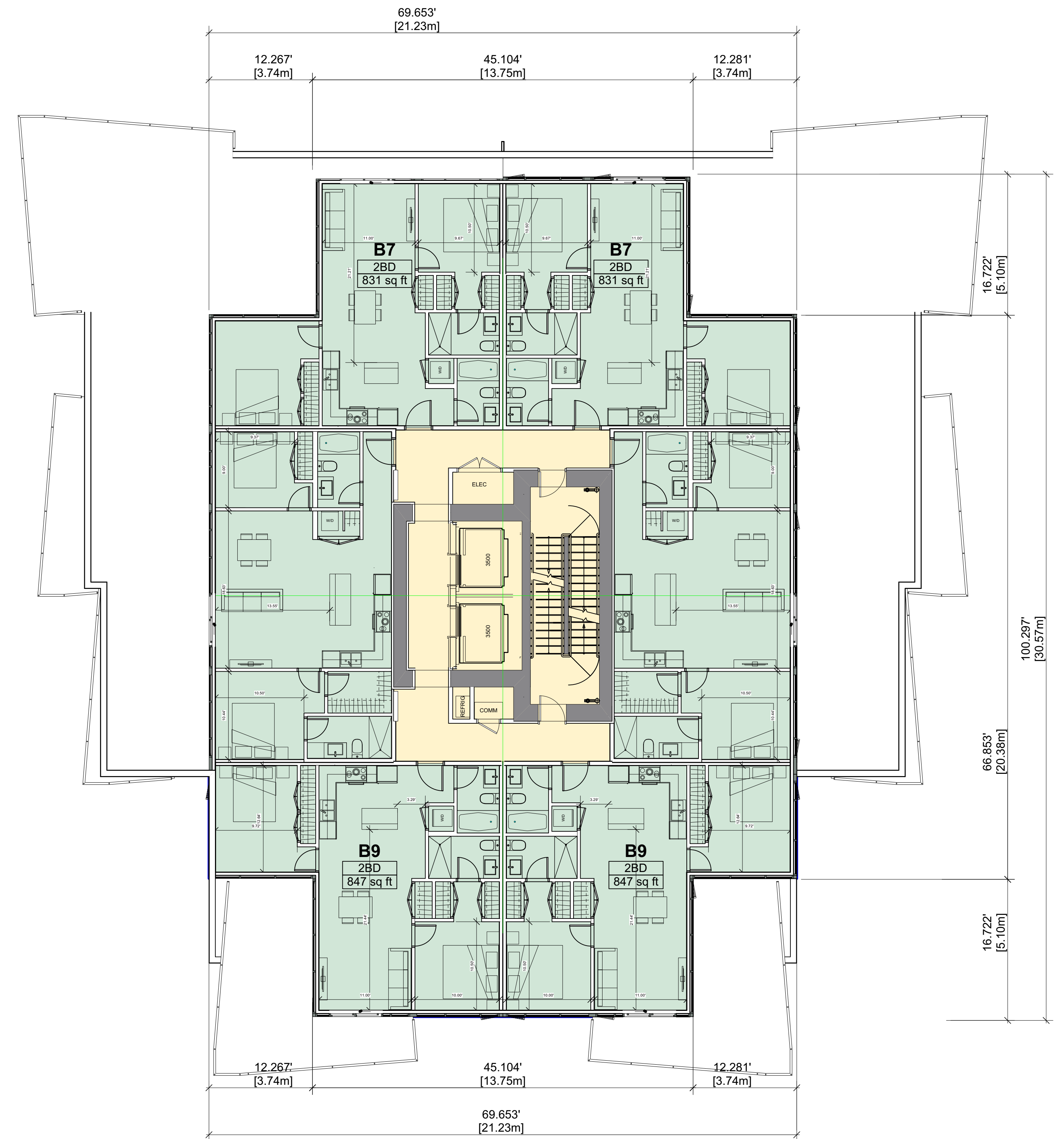
SHEET TITLE  
**TYPICAL PENTHOUSE T1,T2,T3,T4**

SHEET NUMBER | REV

**DP1.12**



**GROSS**  
 6115 sft  
 568 sqm  
**T1 / T2**



**GROSS**  
 6115 sft  
 568 sqm  
**T3 / T4**



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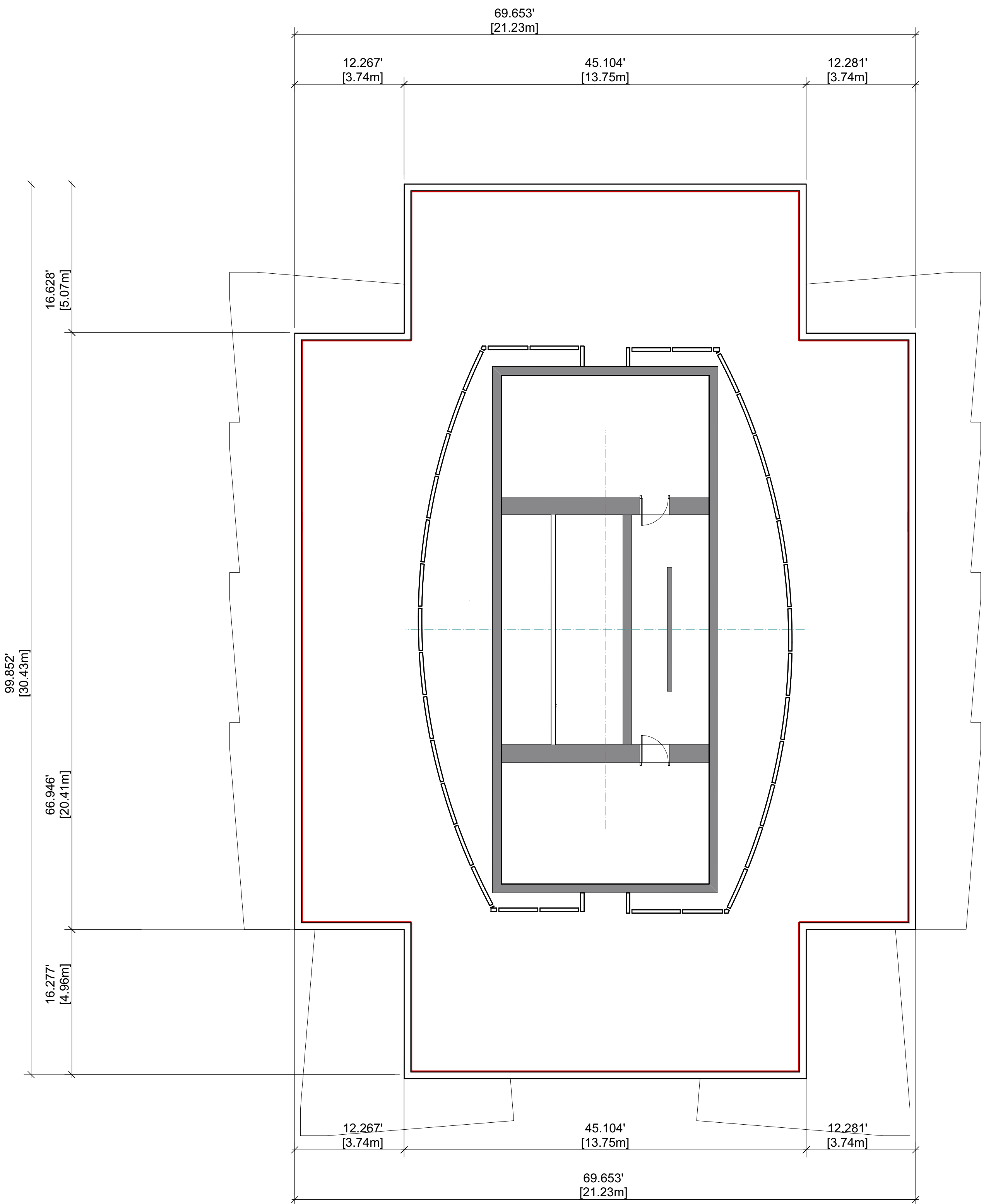
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**THE VINTAGE**

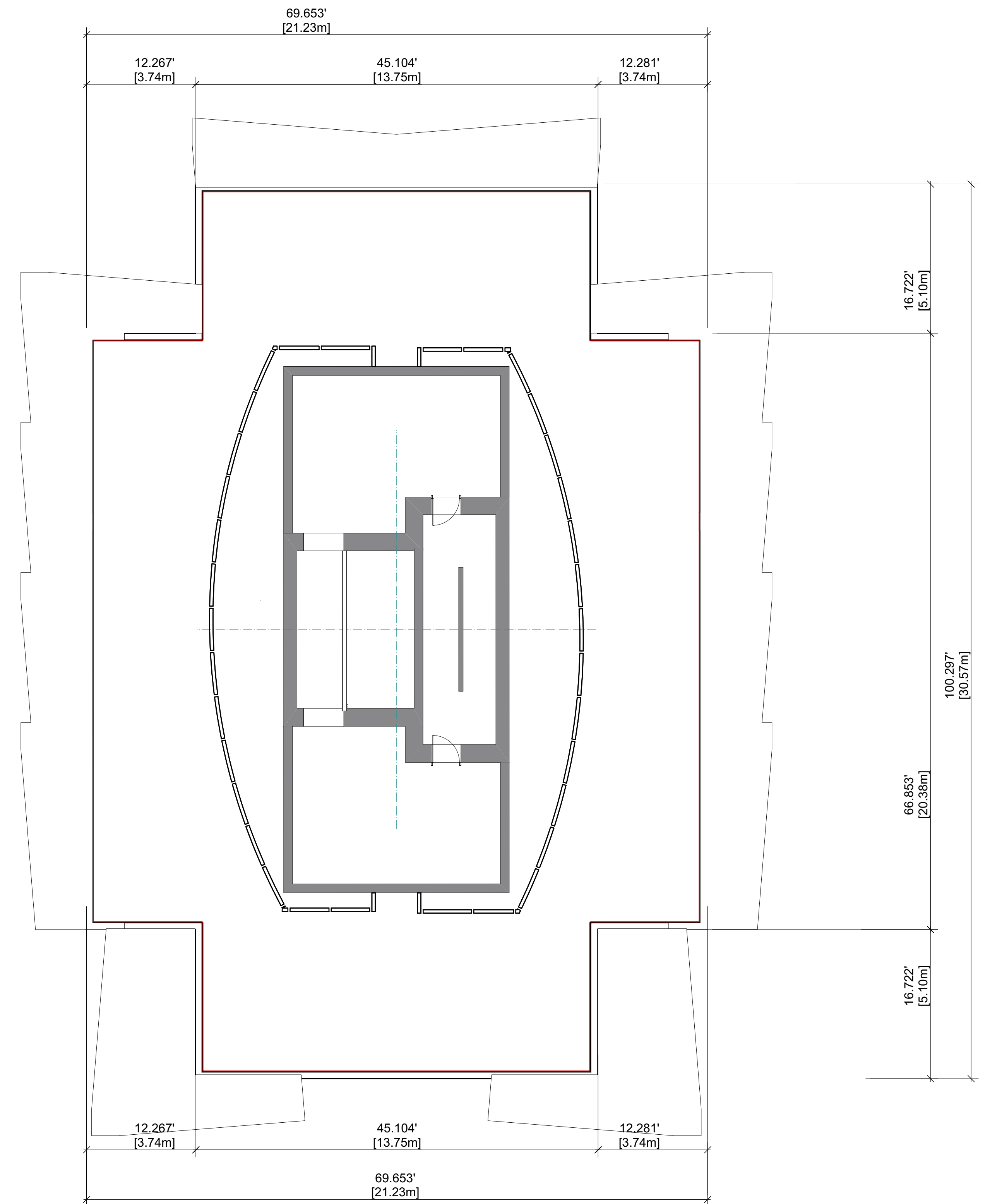
PROJECT NO: 135775  
 DRAWN BY:  
 CHKD BY:  
 SCALE:  
 DATE: MAY 2023  
 SHEET TITLE

**TYPICAL TOWER ROOF**

SHEET NUMBER | REV  
**DP1.13**



**T1 / T2**



**T3 / T4**