



PROJECT:
3708 6-Plex
3708 25th Ave., Vernon, BC

CONSULTANT TEAM:
ARCHITECTURAL
LAKE MONSTER STUDIO
ARCHITECTURE + DESIGN
Contact: Kim Fuller
778-506-4567

ARCHITECTURAL

- A0.1 COVER SHEET
- A1.1 SITE PLAN
- A2.1 FULL FLOOR PLANS
- A2.2 UNIT 1 FLOOR PLANS
- A2.3 UNIT 2, 3, 4, & 5 FLOOR PLANS
- A2.4 UNIT 6 FLOOR PLANS
- A3.1 ELEVATIONS
- A3.3 PERSPECTIVE VIEWS

LAKEMONSTERSTUDIO
ARCHITECTURE + DESIGN
3004 29 St., Vernon, BC V1T 5A7 778.506.4567

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Owner

PROJECT
3708 6-PLEX

ADDRESS
3708 25th Ave., Vernon BC

PROJECT NO. LMS 25-14
TITLE

COVER SHEET
RECEIVED APR 12 2022
DP975

9.1 - RM1 - ROW HOME RESIDENTIAL

9.10.2 PRIMARY USES

ROW HOUSING

PROP: ROW HOUSING

9.10.6 DEVELOPMENT REGULATIONS

MAX. DENSITY 19.5 UNITS/ACRE
 MAX. SITE COVERAGE:
 BUILDINGS + DRIVEWAYS:
 MAX. BUILDING HEIGHT:
 MIN. FRONT YARD:
 MIN. SIDE YARD:
 (REAR DRIVE AISLE)
 MIN. REAR YARD:
 MAX. DWELLINGS / BUILDINGS
 MIN. DWELLING WIDTH

MAX 6 UNITS
 50%
 10m or 2.5 STOREYS
 4.0m
 1.2m
 3.0m ONE SIDE
 6.0m
 6
 6.5m

PROP: 6 UNITS
 PROP: 34.37%
 PROP: 34.37 + 17.82 = 52.19%
 PROP: 3.0 STOREYS (VARIANCE)
 PROP: NORTH 4.0m
 PROP: EAST 1.2m
 PROP: WEST 9.87m
 PROP: SOUTH 6.5m
 PROP: 6 DWELLINGS / BUILDING
 PROP: 6.72m

9.10.7 OTHER REGULATIONS

25.0m² OF PRIVATE OPEN SPACE SHALL
 BE PROVIDED PER DWELLING

PROP: 18.5m² PATIO + BACKYARD
 & 8.6m² DECK = 27.1m²

7.0 - PARKING AND LOADING

7.1.11 DIMENSIONS OF PARKING SPACES

MIN. LENGTH
 MIN. WIDTH
 MIN. 90° PARKING AISLE WIDTH
 DRIVE AISLE

6.0m
 2.5m
 7.0m

PROP: 6.0m
 PROP: 3.0m
 PROP: 7.0m+ @ O/H DOOR OPENINGS
 PROP: 5.0m

7.1 PARKING SCHEDULE

(TABLE 7.1)

ROW HOUSING
 MIN. VISITOR PARKING STALLS
 TOTAL PARKING STALLS

.0 / 3 BED DWELLING
 1.0 STALL / 7 DWELLING
 MIN. 13 STALLS

PROP: 12 STALLS (6 TANDEM GARAGES)
 PROP: 1 STALL
 PROP: 13 STALLS

6.0 - LANDSCAPE BUFFER

MINIMUM LANDSCAPE BUFFER - RM1:

FRONT YARD (LEVEL 1)
 SIDE YARD WEST (LEVEL 1)
 SIDE YARD EAST (LEVEL 1)
 REAR YARD (LEVEL 2)

1.5m (VEG OR FENCE)
 1.5m (VEG OR FENCE)
 1.5m (VEG OR FENCE)
 1.5m (VEG & FENCE)

PROP: VEGETATION
 PROP: 6' TALL FENCE & VEGETATION
 PROP: 6' TALL FENCE & VEGETATION
 PROP: 6' TALL FENCE & VEGETATION

AREAS

SITE AREA

1181.25m² (12712.1 ft²)

BUILDING FOOTPRINTS

BUILDING (6 UNITS)
 % COVERAGE

405.96m² (4369.74ft²)
 34.37%

PAVED SURFACES

SHARED DRIVEWAY:
 % COVERAGE

234.55m² (2524.68ft²)
 21.41%

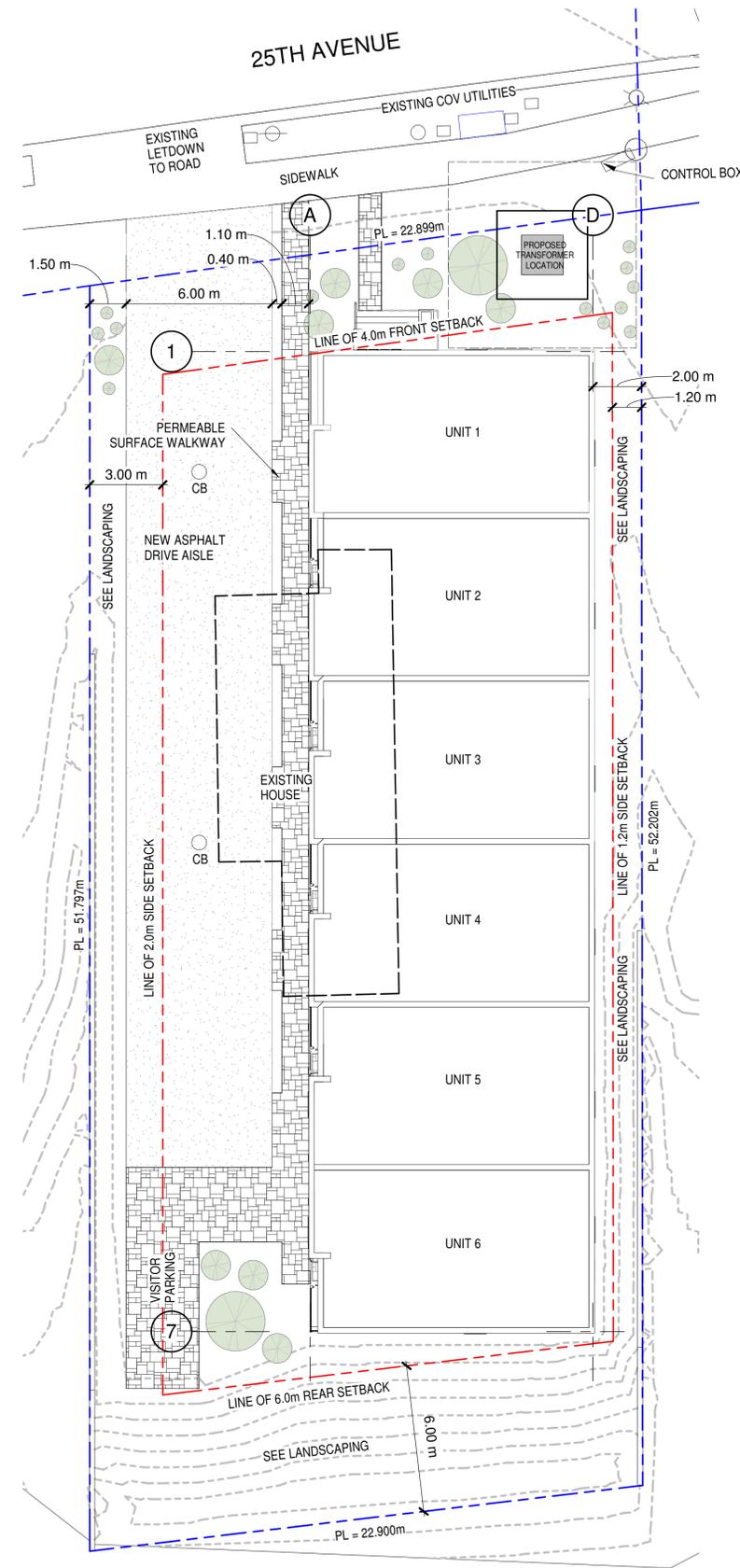
TOTAL AREA

IMPERMEABLE SURFACES:
 TOTAL % COVERAGE

640.51m² (6894.39ft²)
 54.22%

PERMEABLE SURFACES:

113.72m² (1224.08ft²)



1 SITE PLAN
 A1.1 3/32" = 1'-0"

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SITE PLAN

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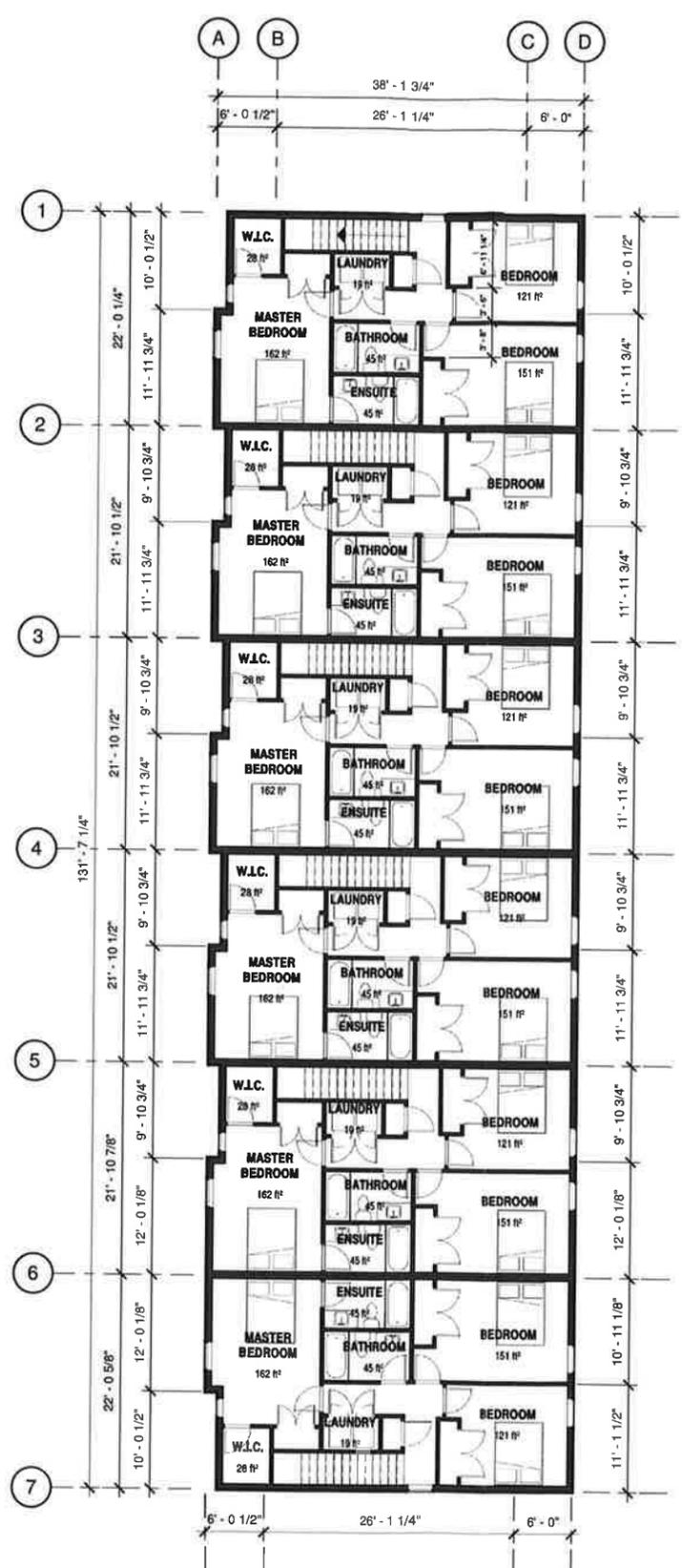
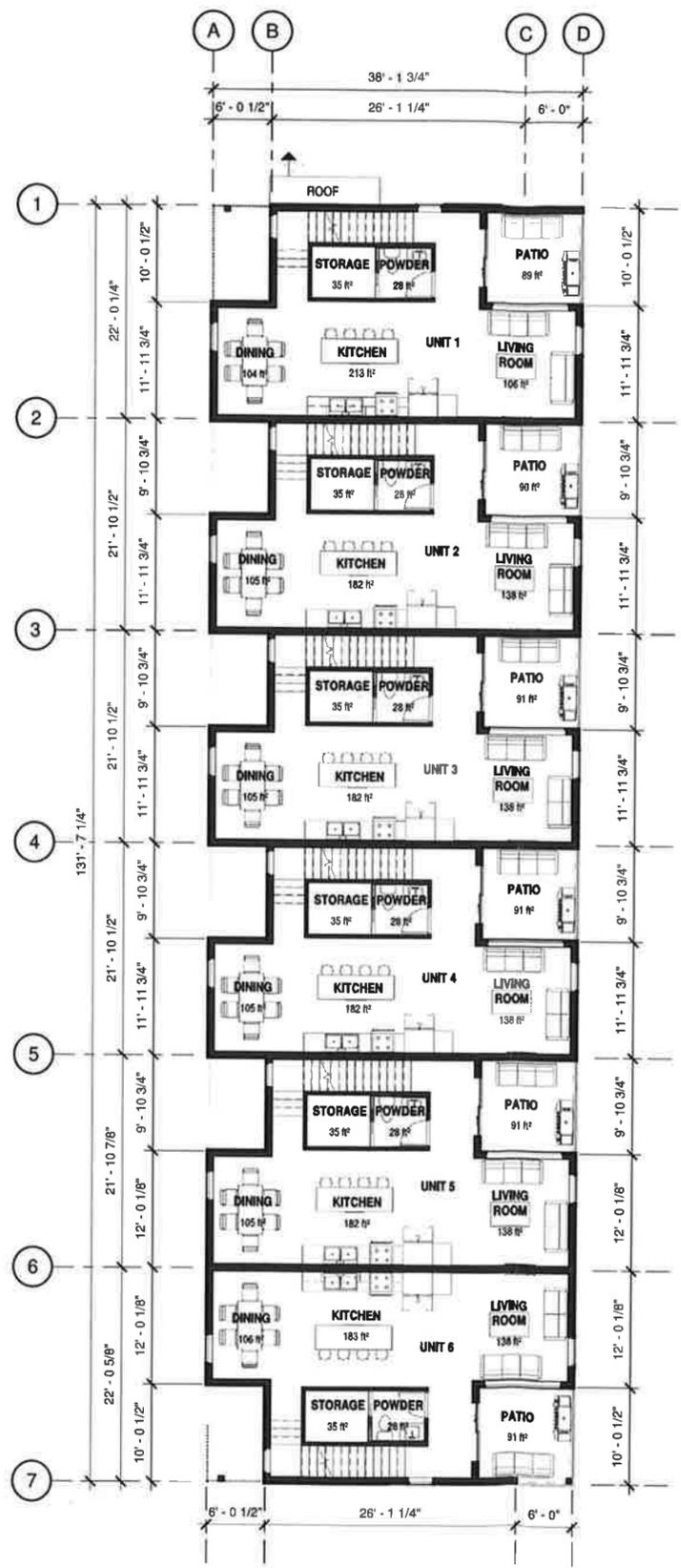
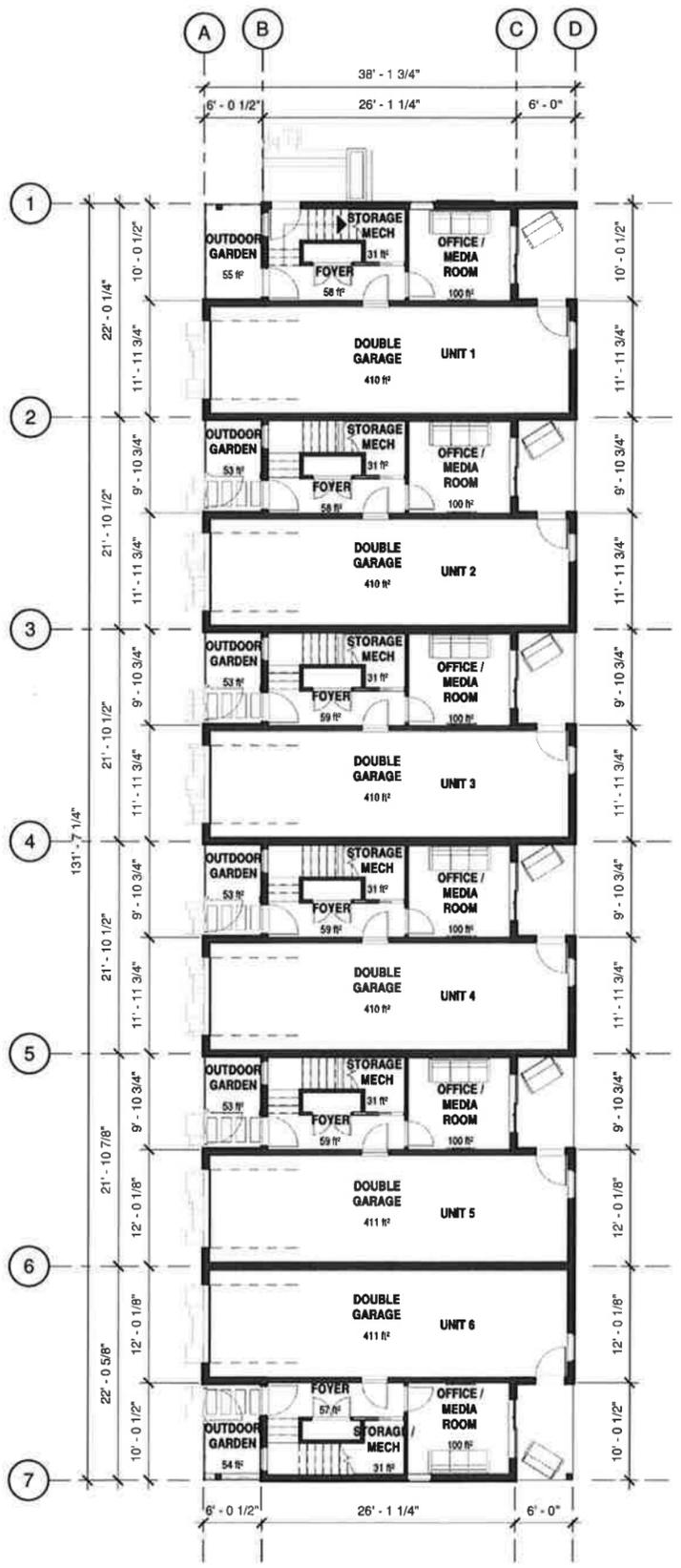
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PROJECT NO. **LM5 20-14**
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FULL FLOOR PLANS



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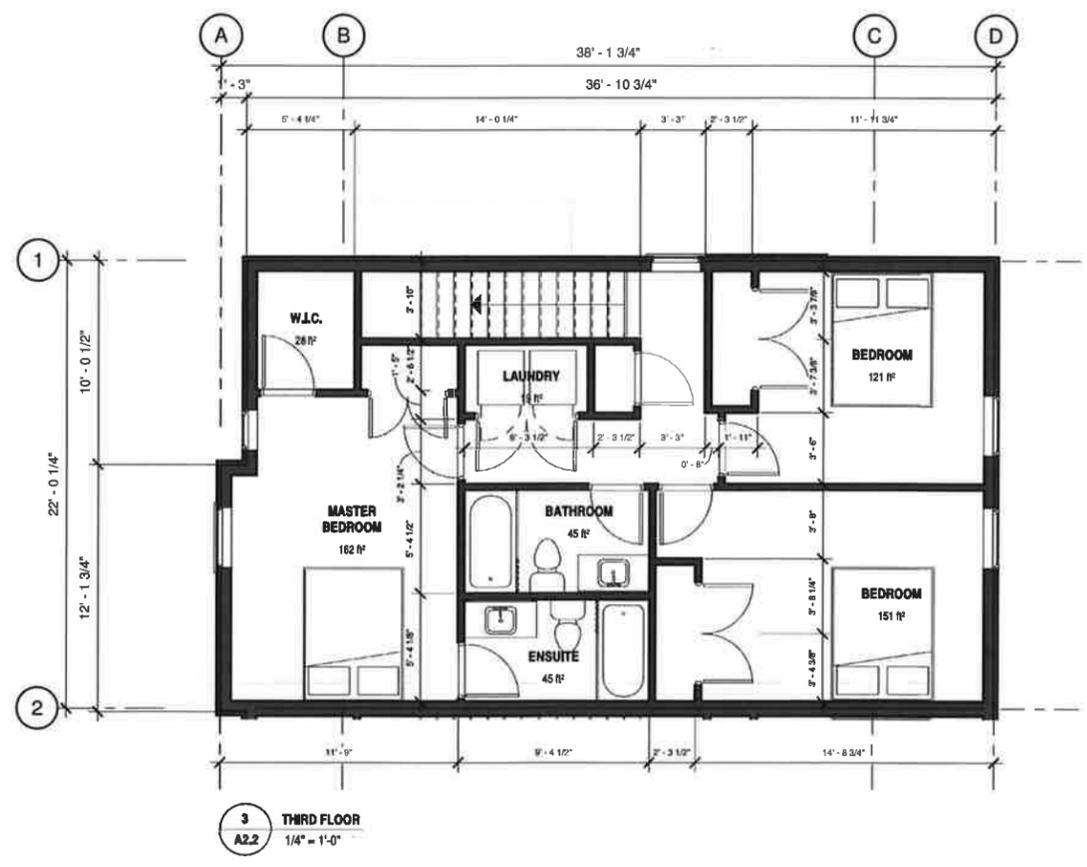
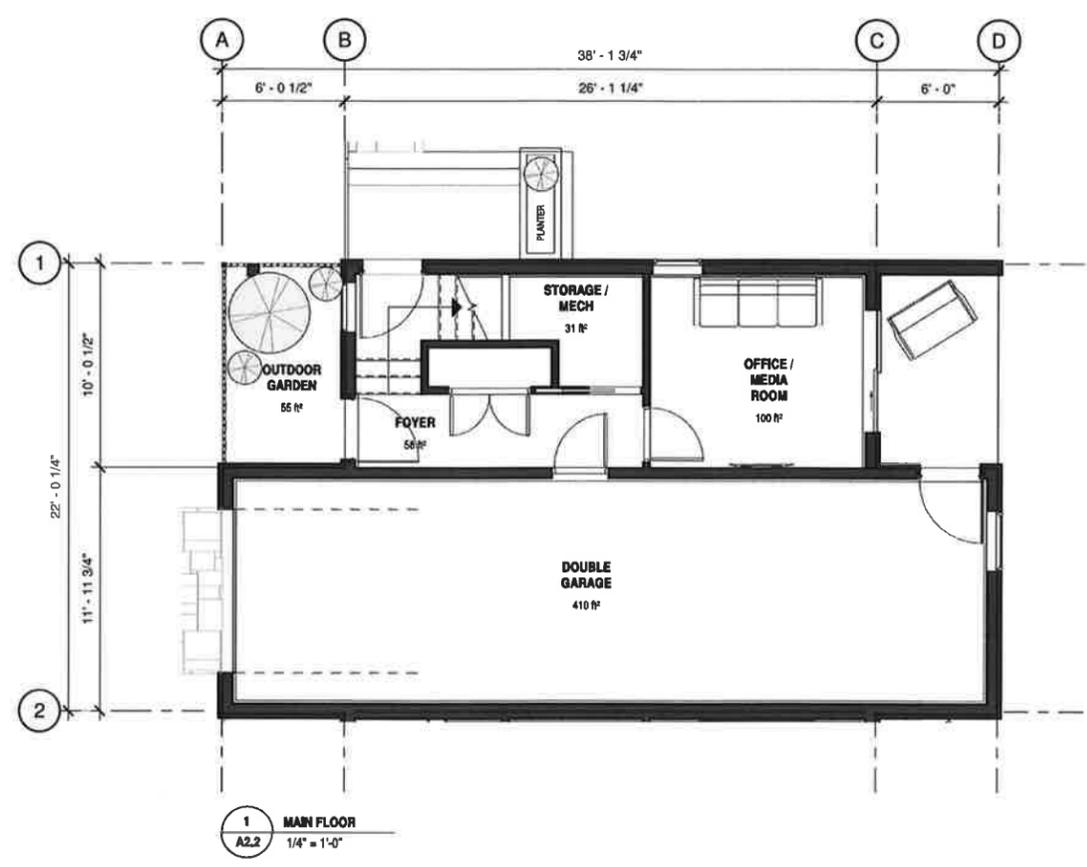
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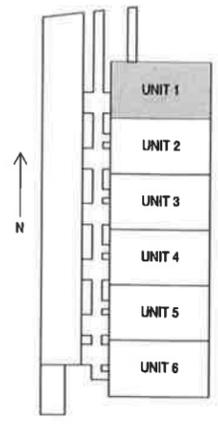
UNIT 1 FLOOR PLANS



3 BEDROOM UNIT:

MAIN FLOOR	186.9 SQFT
SECOND FLOOR	565.8 SQFT
THIRD FLOOR	715.0 SQFT
TOTAL	1457.7 SQFT

GARAGE / MECH	411.5 SQFT
PRIVATE OPEN SPACE	269.1 SQFT



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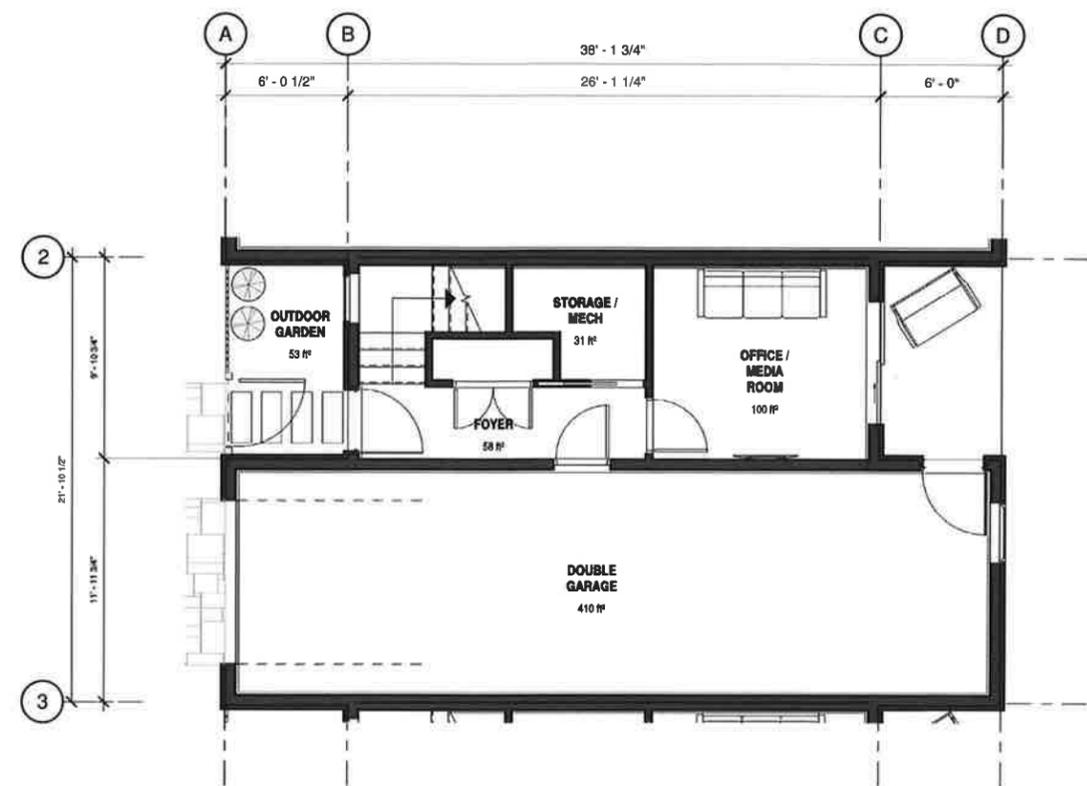
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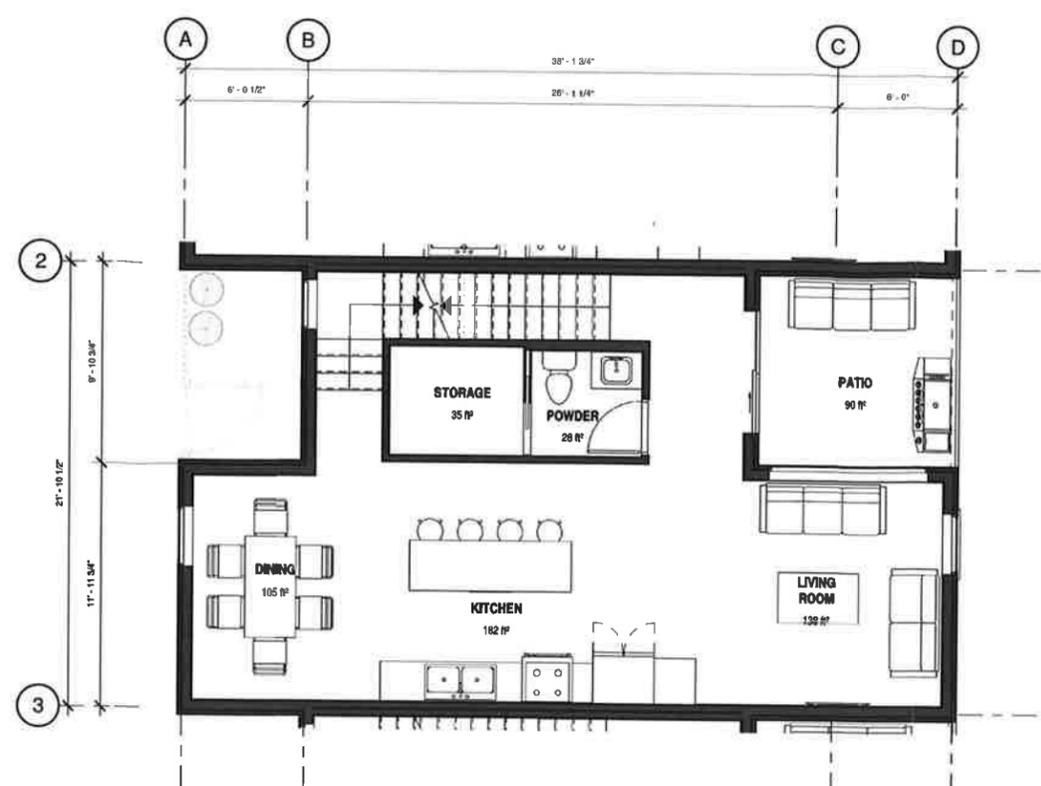
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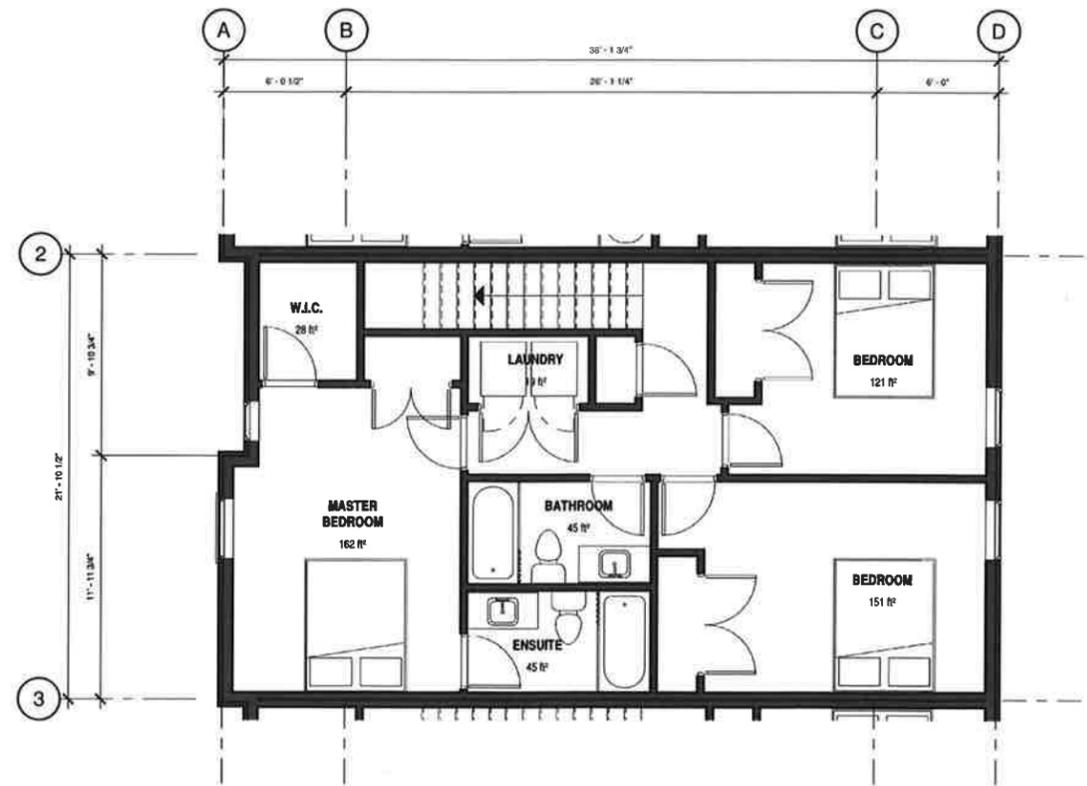
UNIT 2, 3, 4, & 5 FLOOR PLANS



1 UNIT 2 3 4 5 MAIN FLOOR
 A2.3 1/4" = 1'-0"

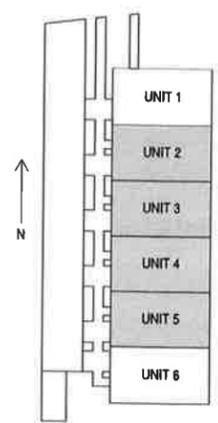


2 UNIT 2 3 4 5 SECOND FLOOR
 A2.3 1/4" = 1'-0"



3 UNIT 2 3 4 5 THIRD FLOOR
 A2.3 1/4" = 1'-0"

3 BEDROOM UNIT:	
MAIN FLOOR	186.9 SQFT
SECOND FLOOR	585.8 SQFT
THIRD FLOOR	715.0 SQFT
TOTAL	1487.7 SQFT
GARAGE / MECH 411.5 SQFT	
PRIVATE OPEN SPACE 269.1 SQFT	



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PROJECT

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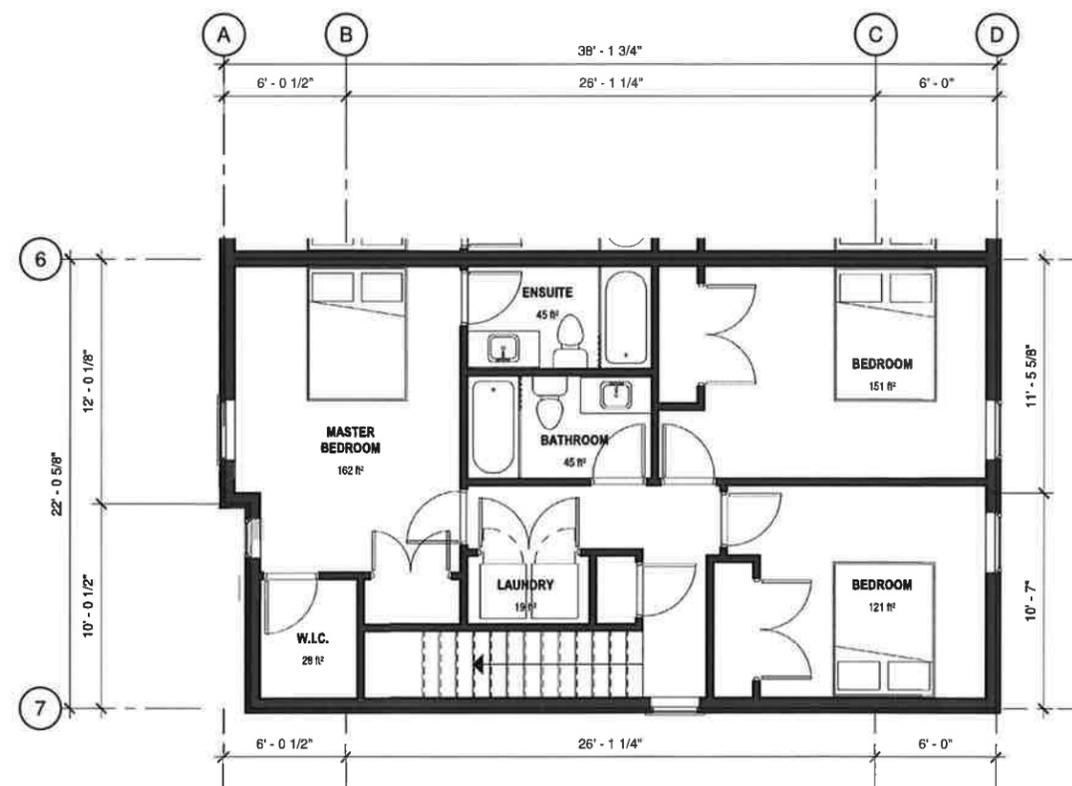
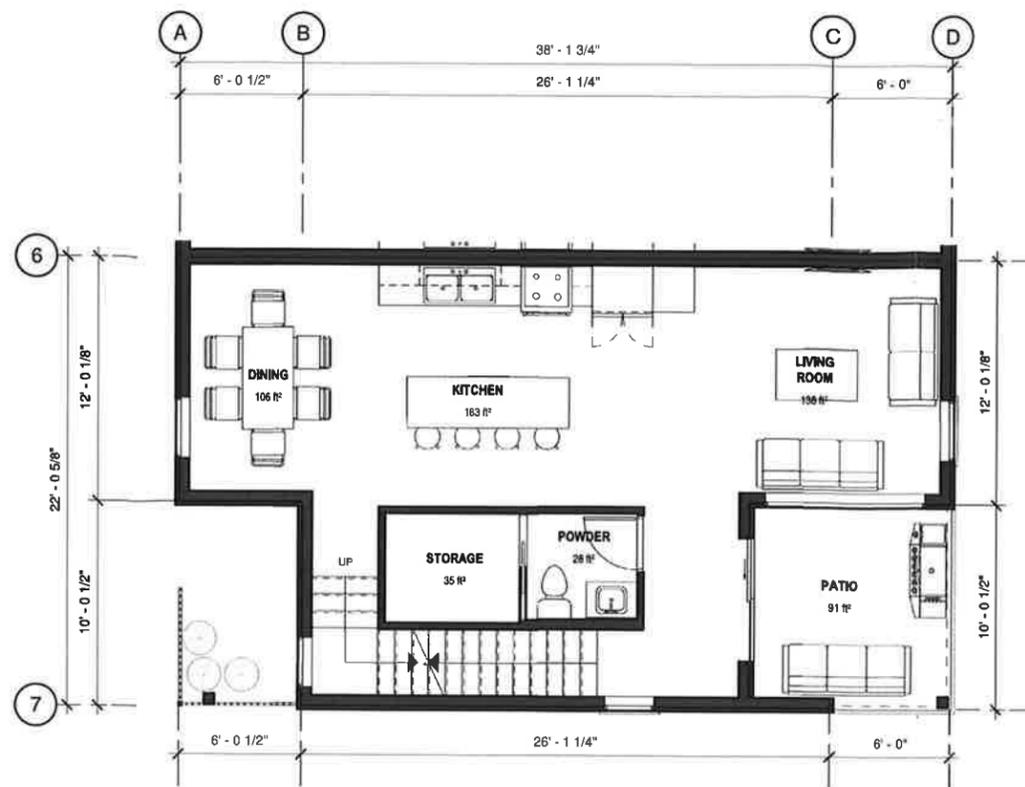
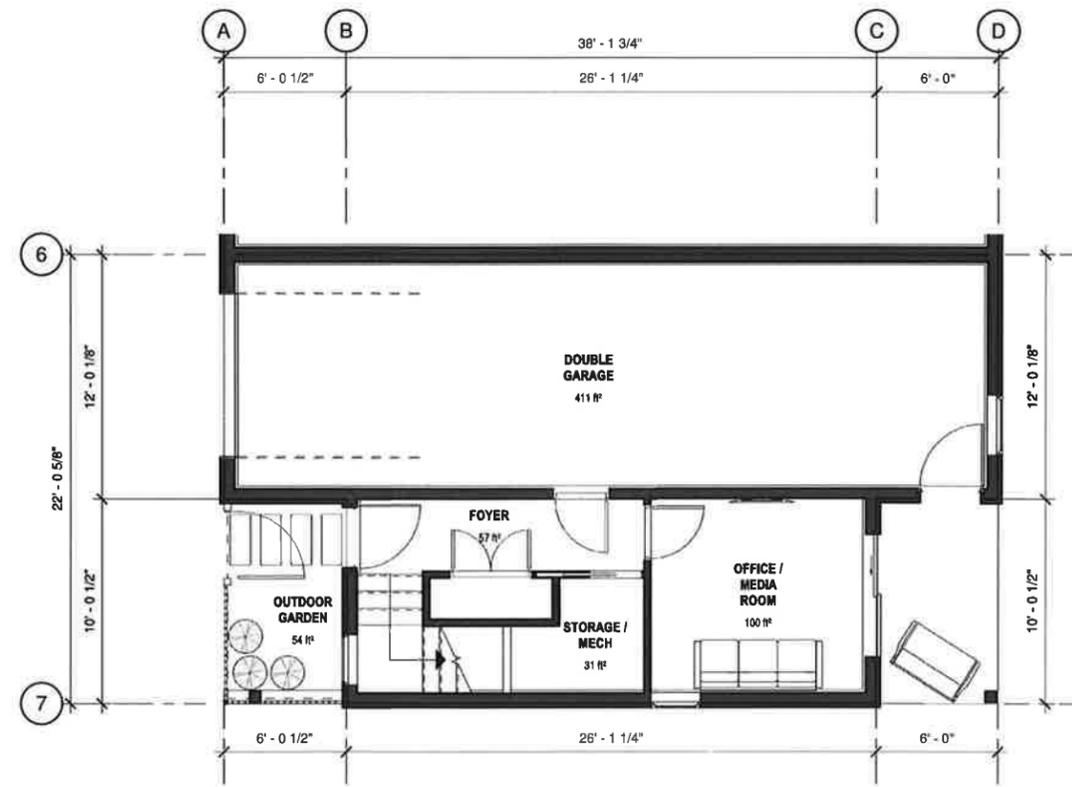
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TITLE

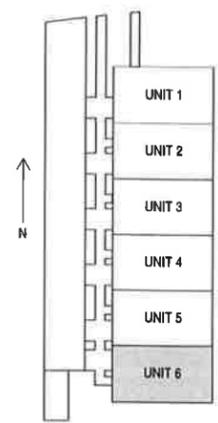
UNIT 6 FLOOR PLANS

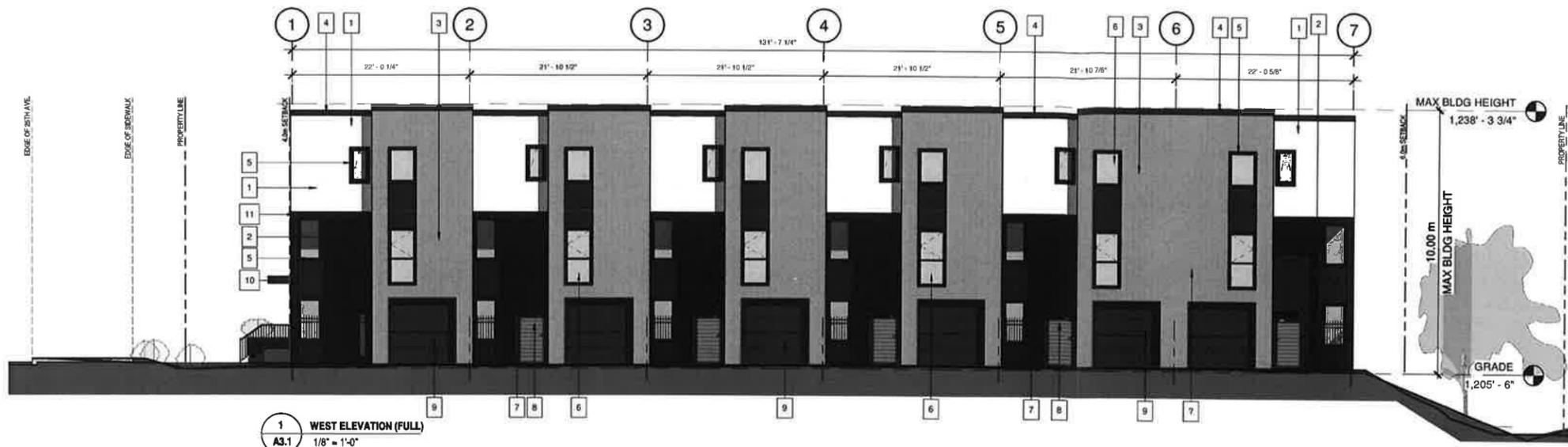


3 BEDROOM UNIT:

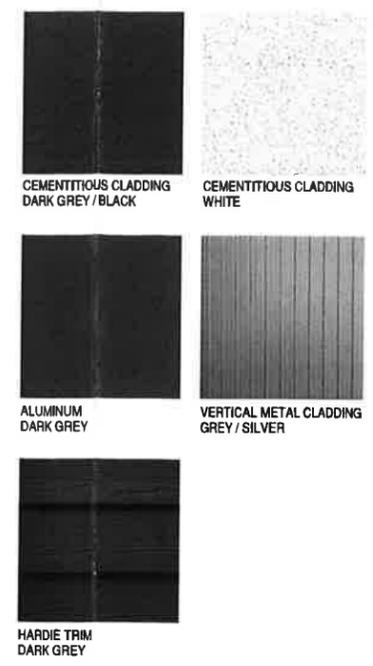
MAIN FLOOR	186.8 SQFT
SECOND FLOOR	565.8 SQFT
THIRD FLOOR	715.0 SQFT
TOTAL	1467.6 SQFT

GARAGE / MECH 411.5 SQFT
 PRIVATE OPEN SPACE 269.1 SQFT





1 WEST ELEVATION (FULL)
A3.1 1/8" = 1'-0"



- MATERIAL LEGEND:**
1. CEMENTITIOUS CLADDING - WHITE
 2. CEMENTITIOUS CLADDING - DARK GREY / BLACK
 3. VERTICAL METAL CLADDING - GREY / SILVER
 4. PREFINISHED ALUMINUM PARAPET - DARK GREY
 5. WINDOW TRIM - BLACK / DARK GREY
 6. TYPICAL GLAZING
 7. METAL / ALUMINUM FENCING - DARK GREY
 8. FROSTED PANEL - TBD
 9. ALUMINUM / WOOD GARAGE DOOR - DARK GREY
 10. ENTRANCE CANOPY (TBD) - DARK GREY
 11. EXPOSED STEEL BEAM - POWDER COATED BLACK
 12. EXPOSED CONCRETE - GREY
 13. METAL UNIT NUMBERING - SILVER
 14. HARDIE BOARD TRIM - DARK GREY / BLACK

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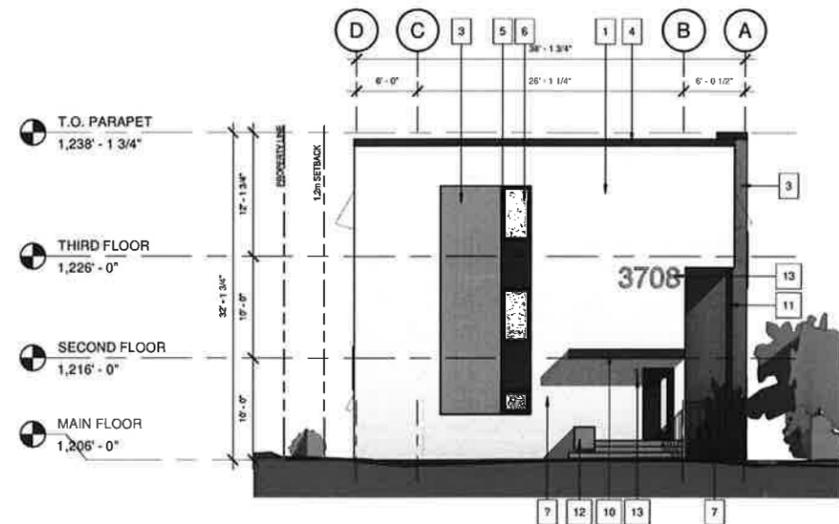
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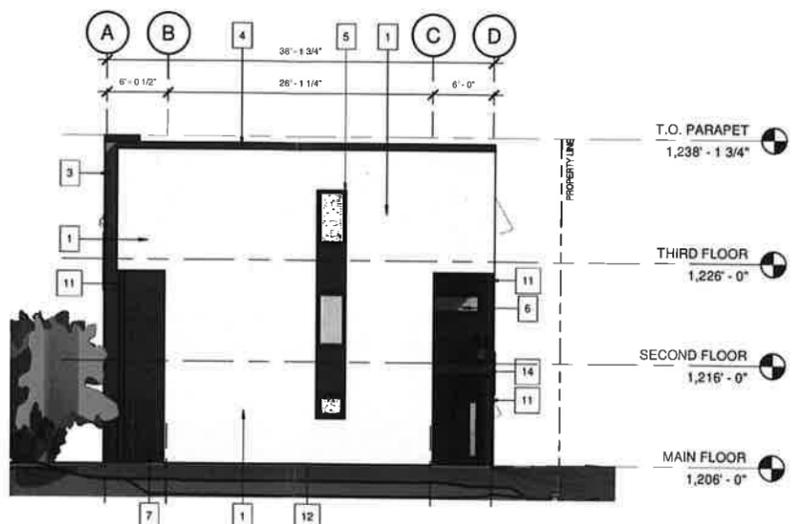
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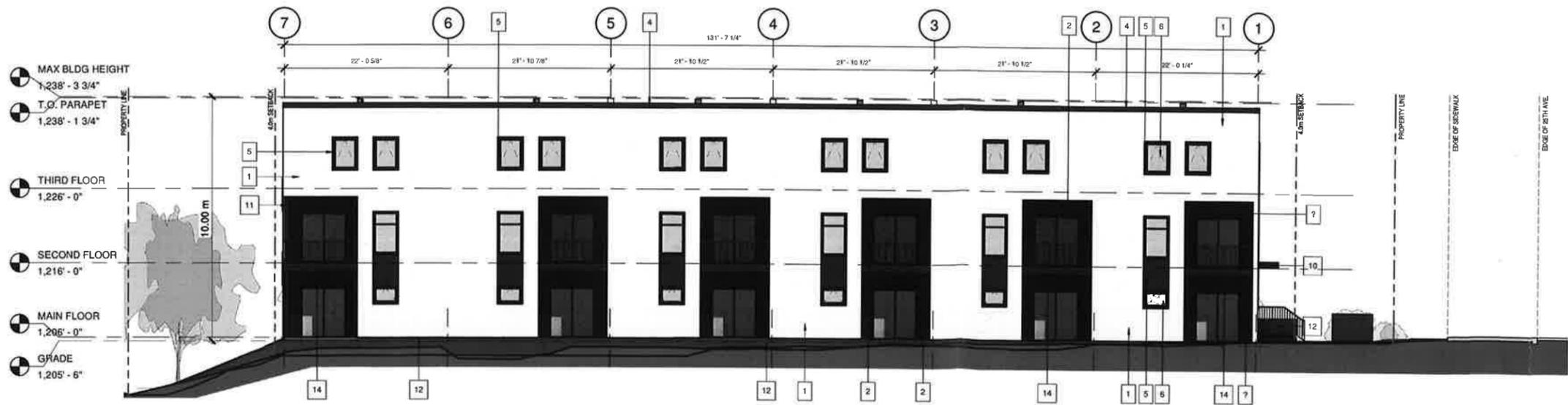
ELEVATIONS



2 NORTH ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



4 EAST ELEVATION (FULL)
A3.1 1/8" = 1'-0"



2 FRONT PERSPECTIVE
A3.3 12" = 1'-0"



1 REAR PERSPECTIVE
A3.3 12" = 1'-0"

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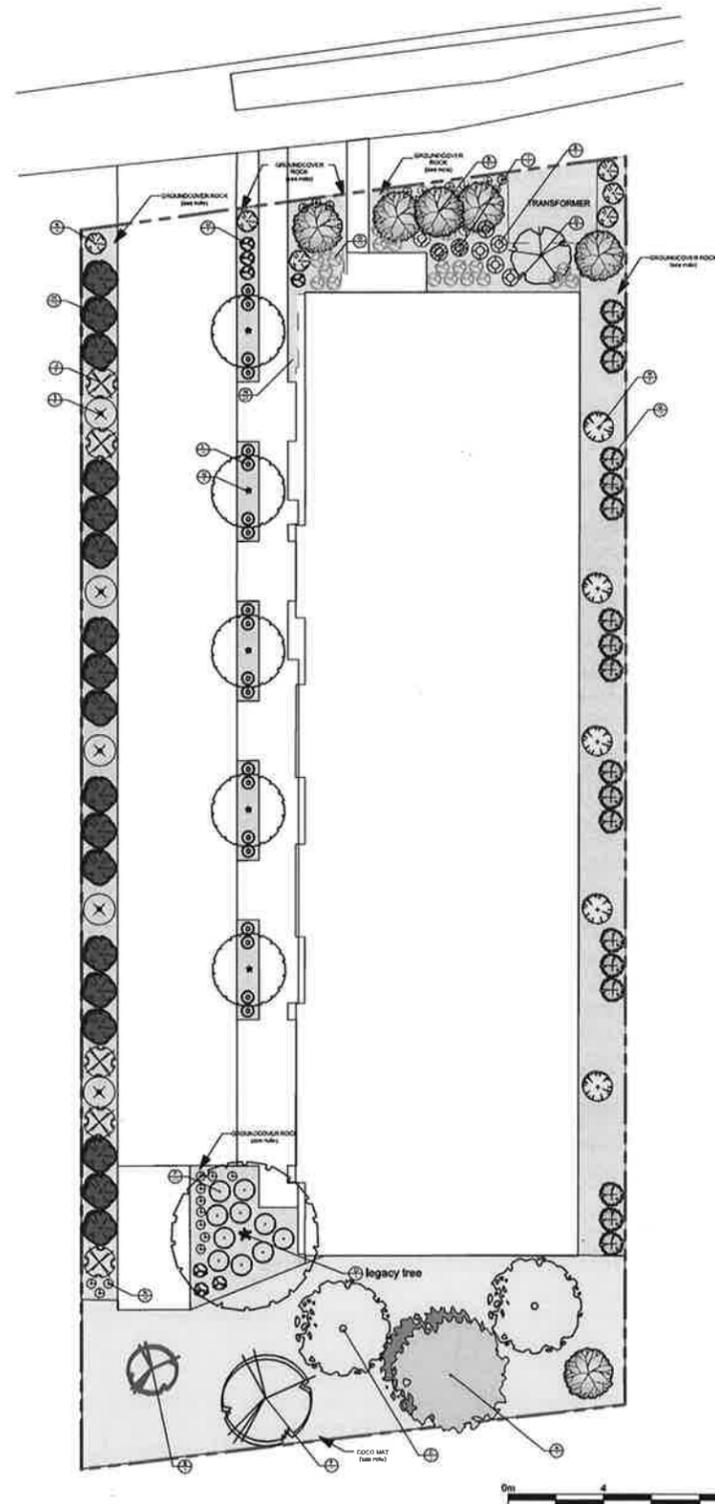
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TITLE

PERSPECTIVE VIEWS



DRAWING NOTES

GROUNDCOVER ROCK:
The contractor shall supply and place groundcover rock to those areas shown on the drawings. Product shall be 25mm diameter to a depth of 150mm.

All ground cover rock areas come with H15 Ground Cover woven fabric beneath them.

COCO MAT:
The contractor shall supply and install coco mat in those areas shown on the drawing.

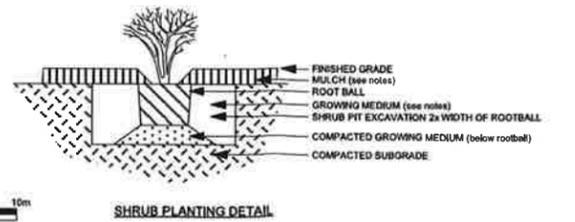
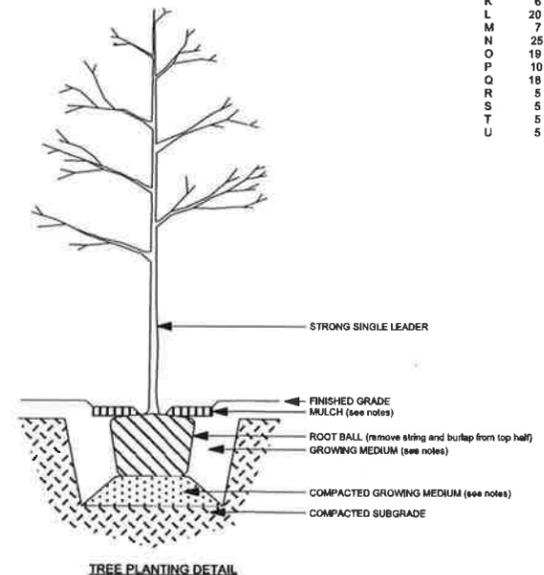
GROWING MEDIUM:
All planting medium shall be new or amended topsoil capable of promoting healthy plant growth for those plants specified on the plant list.

LANDSCAPE EDGING:
The contractor shall supply and place H15 Flat Strip plastic landscape edging to separate ground cover rock and turfgrass sod areas.

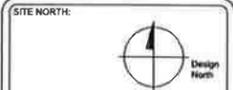
IRRIGATION:
The contractor shall supply and place irrigation system. All work and products shall meet or exceed the Irrigation Association of B.C. standards and specifications.

All tree, shrub beds and groundcover areas are to be irrigated with an automatically timed drip irrigation system.

ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE
A	1	Scotch Pine	Pinus sylvestris	1,8M
B	1	Christine Norway Spruce	Picea abies 'Christina'	1,8M
C	2	Amur Maple	Acer ginnala	6cm CAL.
D	1	Purple Robe Locust	Robinia pseudacacia 'Purple Robe'	6cm CAL.
E	6	Parkland Pillar Birch	Betula Papyrifera 'Jelppak'	6cm CAL.
F	1	Showy Mountain Ash	Sorbus decora	6cm CAL.
G	1	Royal Star Magnolia	Magnolia stellata 'Royal Star'	4cm CAL.
H	18	ColoGreen Juniper	Juniperus scopulorum 'ColoGreen'	1,2m HI.
I	5	Waterloo Mock Orange	Philadelphus lewisii 'Waterloo'	#02 CONT.
J	5	Tinkerbell Liliac	Syringa 'Sabelle'	#02 CONT.
K	6	Concorde Barberry	Berberis thunbergii 'Concorde'	#02 CONT.
L	20	Karl Foerster Reedgrass	Calamagrostis acutiflora 'Karl Foerster'	#01 CONT.
M	7	Hidcote English Lavender	Lavandula angustifolia 'Hidcote'	#01 CONT.
N	25	Purple Emperor Sedum	Sedum 'Purple Emperor'	#01 CONT.
O	19	Jack Frost Bugloss	Brunnera macrophylla 'Jack Frost'	#01 CONT.
P	10	Oregon Grape	Mahonia aquifolium	#02 CONT.
Q	18	Nugget Ninebark	Physocarpus opulifolius 'Nugget'	#02 CONT.
R	5	Blue Arrow Juniper	Juniperus virginiana 'Blue Arrow'	1,2M HI.
S	5	Northern Lights Rhododendron	Rhododendron Northern Lights	#02 CONT.
T	5	Endless Summer Hydrangea	Hydrangea macrophylla 'Endless Summer'	#02 CONT.
U	5	Regal Prince Oak	Quercus robur x bicolor 'Long'	6cm CAL.



ESTD 1959
SWAN LAKE MARKET & Garden
 7920 HIGHLAND RD.
 VERNON, BC
 V1B 3W6
 TEL (250) 542 7614
 FAX (250) 542 7852
 admin@swanlakemarket.com



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 This drawing must be read in conjunction with all drawings & specifications issued for this project contract. Contractor is responsible to notify architect about conflicting design instructions. Costs to re-make such work completed before architect approval are the sole responsibility of the contractor.

DATE:	ISSUED FOR:	
30 MARCH 2022	Client Review	
#	DATE:	REVISION:
1	8 APR 2022	Per client review

PROJECT TITLE:
3708 25th Avenue
 VERNON, BC

SHEET TITLE:
LANDSCAPE PLAN

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Job No:
 Date: 8 APRIL 2022
 Scale: 1:50
 Drawn: DE
 Checked: RH

SHEET NUMBER:
L1.0