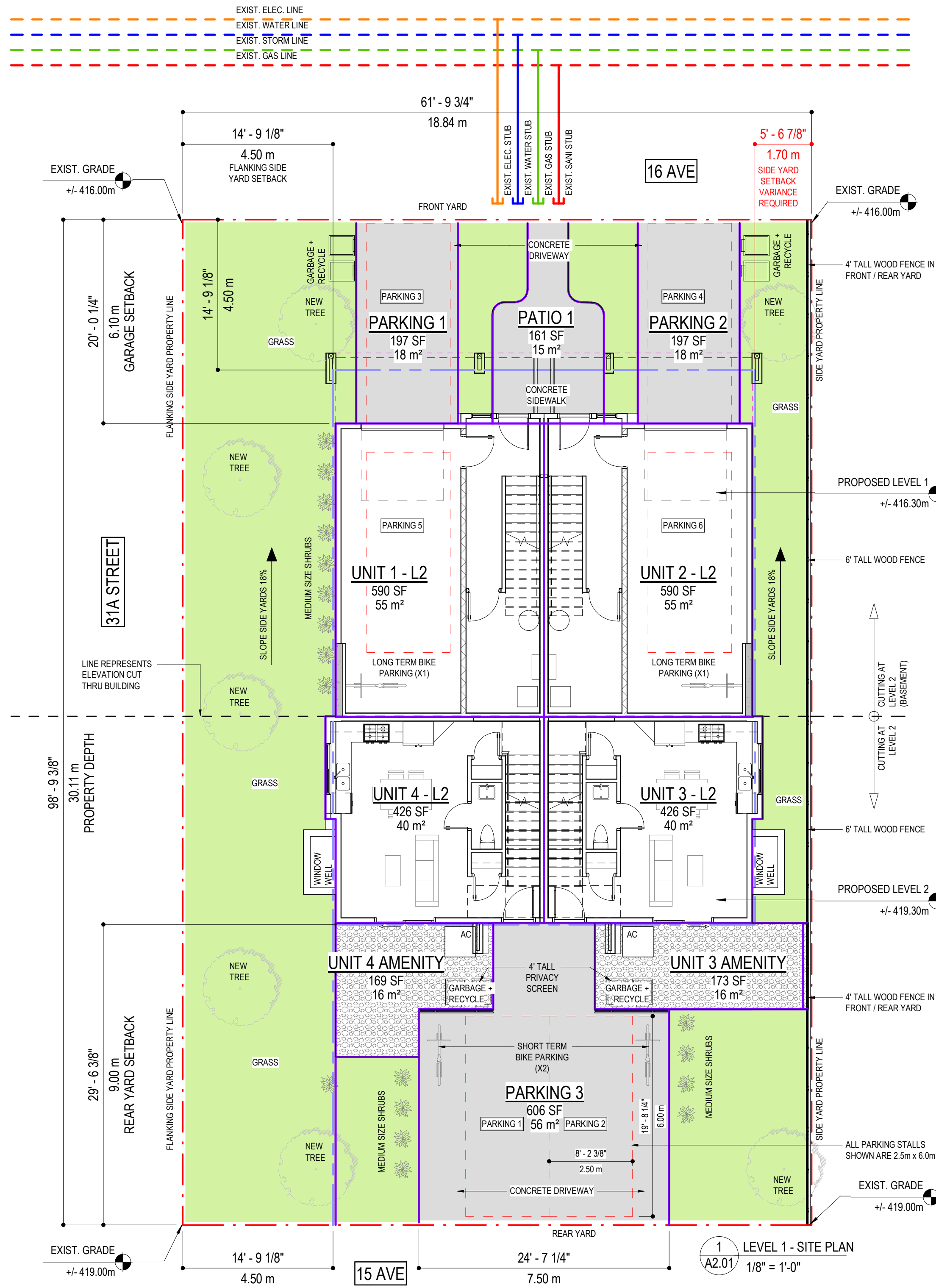


ATTACHMENT 3



PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	6,106 SF	567.3 m ²
	6,106 SF	567.3 m ²

AMENITY AREA		
Name	Area	Area (SM)
UNIT 4 AMENITY	169 SF	15.7 m ²
UNIT 3 AMENITY	173 SF	16.1 m ²
UNIT 2 AMENITY	702 SF	65.2 m ²
UNIT 1 AMENITY	702 SF	65.2 m ²
	1,747 SF	162.3 m ²

TOTAL GARAGE AREA		
Name	Area	Area (SM)
UNIT 1 GARAGE	371 SF	34.4 m ²
UNIT 2 GARAGE	370 SF	34.3 m ²
	740 SF	68.8 m ²

PARKING AND PATIO AREA		
Name	Area	Area (SM)
PARKING 1	197 SF	18.3 m ²
PARKING 2	197 SF	18.3 m ²
PARKING 3	606 SF	56.3 m ²
	999 SF	92.8 m ²

TOTAL BUILDING AREA		
Name	Area	Area (SM)
UNIT 1 - L1	221 SF	20.5 m ²
UNIT 1 - L2	590 SF	54.8 m ²
UNIT 1 - L3	735 SF	68.3 m ²
UNIT 2 - L1	222 SF	20.6 m ²
UNIT 2 - L2	590 SF	54.8 m ²
UNIT 2 - L3	736 SF	68.3 m ²
UNIT 3 - L1	414 SF	38.5 m ²
UNIT 3 - L2	426 SF	39.5 m ²
UNIT 3 - L3	451 SF	41.9 m ²
UNIT 4 - L1	414 SF	38.5 m ²
UNIT 4 - L2	426 SF	39.5 m ²
UNIT 4 - L3	450 SF	41.8 m ²
	5,674 SF	527.1 m ²

ZONING SUMMARY 3106 16th AVE		
ADDRESS	3106 16th AVE, VERNON, BC, V1T 1A3	
LEGAL DESCRIPTION	LOT 3, TOWNSHIP 9, PLAN 7135, ODYD PID: 005-764-319	
DEVELOPMENT PERMIT AREA	YES	
EXISTING ZONING	RH1	
PROPOSED ZONING	N/A	
EXISTING LEGAL USE	DUPLEX	
PROPOSED LEGAL USE	4 - PLEX	
ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m (HOUSE) 6.0m (GARAGE)	4.5m (HOUSE) 6.0m (GARAGE)
FLANKING SIDEYARD SETBACK	4.5m	4.5m
SIDE SETBACK	4.5m	1.75m (VARIANCE REQ'D)
REAR SETBACK	9.0m	9.0m
PARCEL SIZE	-	567.3sm
BUILDING HEIGHT	16.5m	11.35m (3 STOREYS)
LEVEL 1 PARCEL COVERAGE AREA	368.75sm (65%)	145.8sm
TOTAL SITE COVERAGE %	65%	25.7%
TOTAL PARKING COVERAGE %	-	16.4% (92.8sm)
TOTAL COMBINED COVERAGE %	85%	42.1%
FLOOR AREA RATIO	1.25	0.93 (527sm / 567.3sm)
PARKING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
# OF SPACES	2 PER 3-OR-MORE BEDR DWELLING	6 SPACES (VARIANCE REQ'D)
TOTAL # OF SPACES	2 x 4 UNITS = 8 SPACES REQ'D	6 SPACES (VARIANCE REQ'D)
# OF VISITOR STALLS	N/A	
# OF ACCESSIBLE SPACES	N/A	
SIZE OF VEHICLE PARKING SPACE	6.0m x 2.5m x 2.0m H	
BICYCLE PARKING	CLASS 1 = 0.5 PER DUPLEX = 2 BIKES CLASS 2 = 0.25 PER DUPLEX = 1 BIKE	2 LONG TERM BIKES 2 SHORT TERM BIKES
AMENITY AREA MAIN BUILDING		
	ZONING STANDARD	PROPOSED
AMENITY SPACE (1 BEDROOM +)	15sm	NORTH UNITS = 65sm
	15sm	SOUTH UNITS = 16sm
COMMON AMENITY SPACE	N/A	-



LOCATION MAP - N.T.S



DEVELOPMENT PERMIT

No.	Date	Revision
01	2023-08-14	ISSUED FOR DEVELOPMENT PERMIT
02	2024-03-25	ISSUED FOR AMENDED DEVELOPMENT PERMIT



Project Title
3106 16th AVE

Drawing Title
SITE PLAN & ZONING

Drawing Number

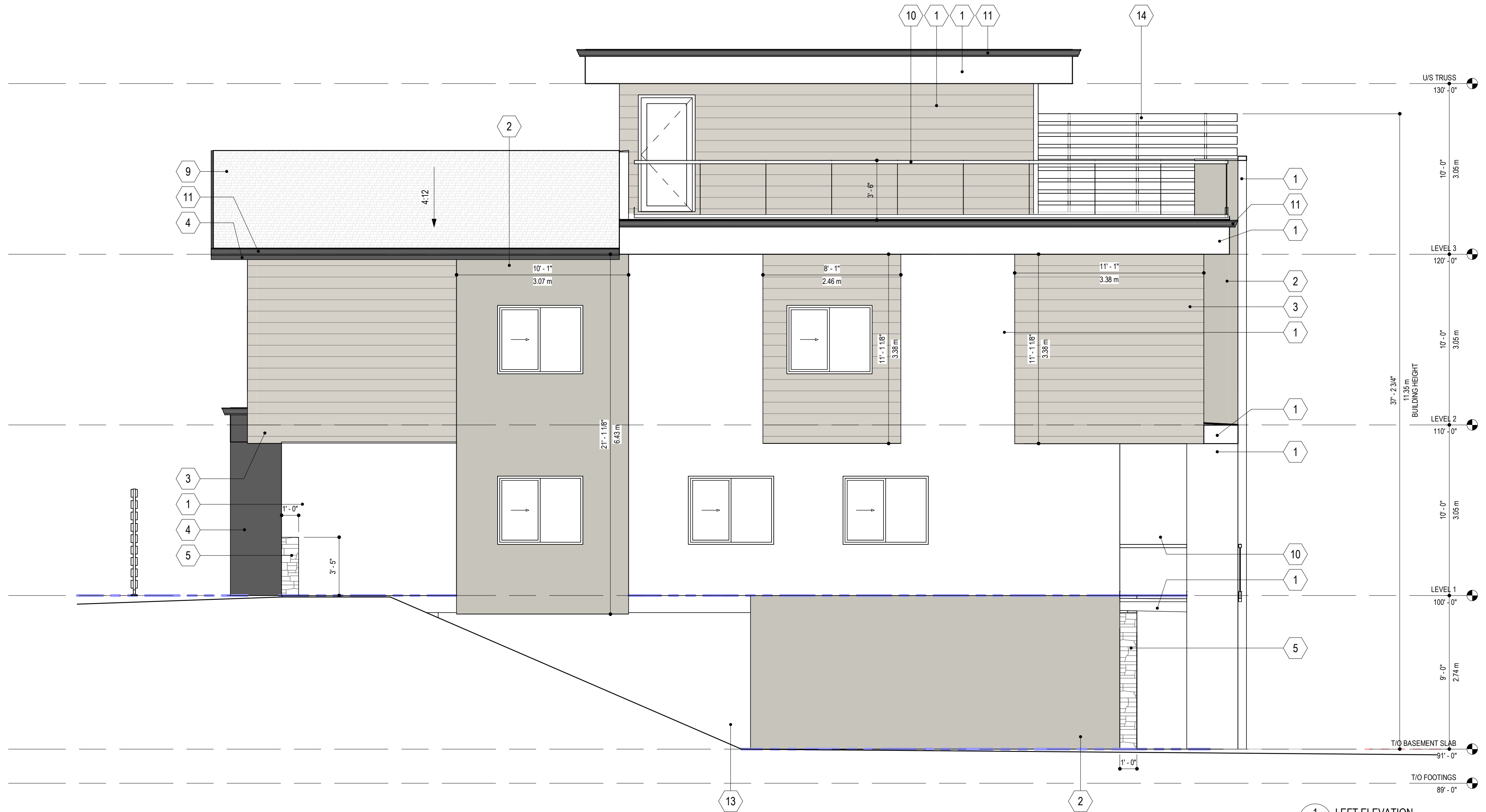
A2.01

Job No. 18 - 1816
Scale As indicated

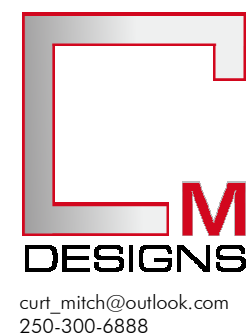
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3106 16th AVE, VERNON, BC, V1T 1A3
LOT 3, TOWNSHIP 9, PLAN 7135, ODYD

BUILDING ELEVATION KEY NOTE:					
1	ACRYLIC STUCCO - WHITE	6	VINYL WINDOW	11	ALUMINUM GUTTER OR DOWNSPOUT - PAINTED BLACK
2	ACRYLIC STUCCO - TUAPE	7	MAN DOOR	12	SLIDING GLASS DOOR
3	HARDIE LAP SIDING - FAUX WOOD GRAIN	8	OVERHEAD DOOR	13	EXPOSED CONCRETE FOUNDATION WALL
4	SMART TRIM - BLACK	9	BLACK ASPHALT SHINGLES	14	WOOD PRIVACY FENCE - 6' TALL
5	THIN STONE VENEER - LIGHT GREY	10	GLASS GUARD RAIL - 42" TALL	15	BLACK STEEL FLASHING / TRIM



1 LEFT ELEVATION
A4.02 1/4" = 1'-0"



DEVELOPMENT PERMIT

No.	Date	Revision
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Project Title
3106 16th AVE

Drawing Title

LEFT ELEVATION

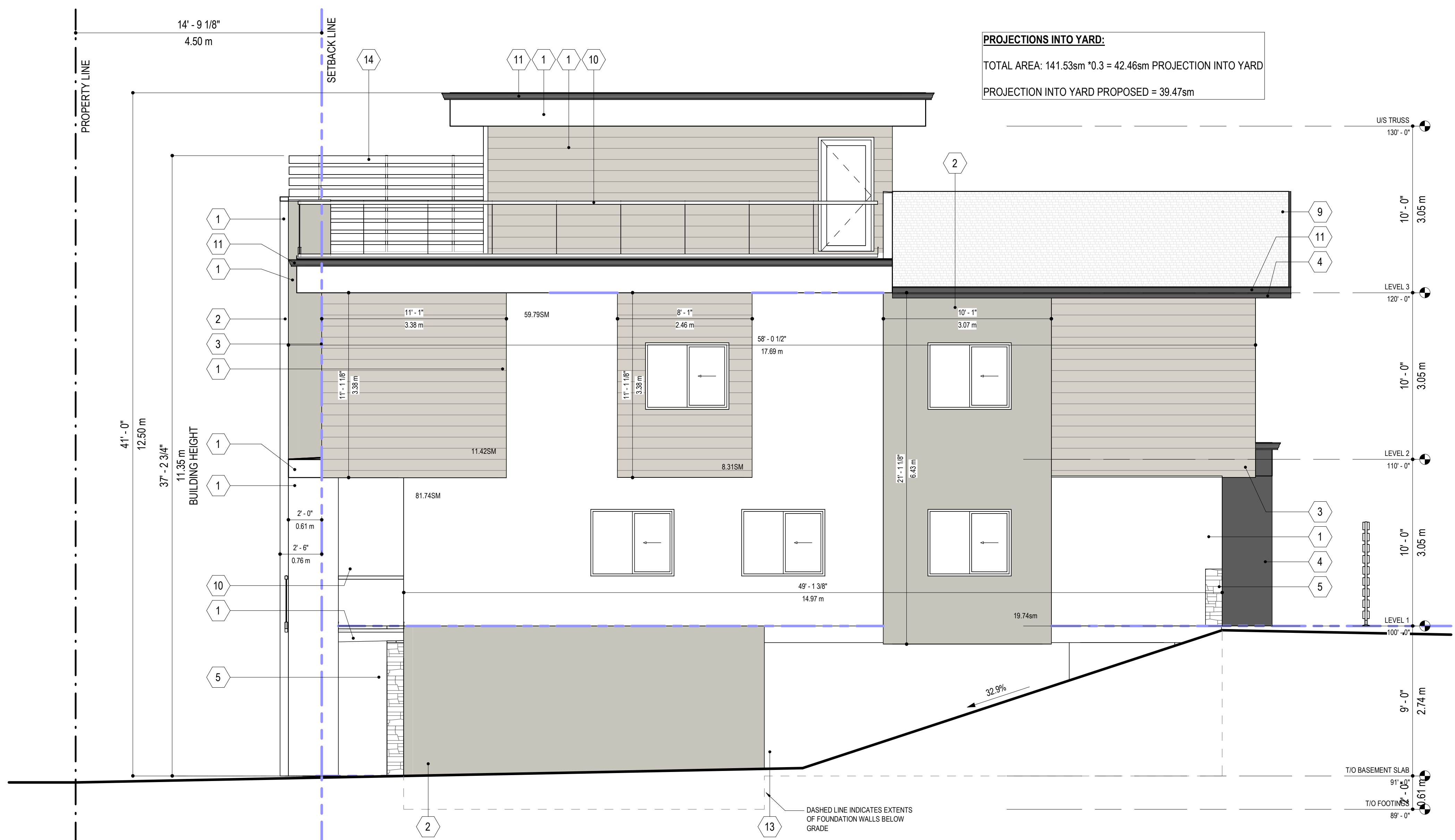
3106 16th AVE, VERNON, BC, V1T 1A3
LOT 3, TOWNSHIP 9, PLAN 7135, ODYD

Drawing Number

A4.02

Job No. 18 - 1816

Scale As indicated



PROJECTIONS INTO YARD:
 TOTAL AREA: 141.53sm * 0.3 = 42.46sm PROJECTION INTO YARD
 PROJECTION INTO YARD PROPOSED = 39.47sm

DASHED LINE INDICATES EXTENTS OF FOUNDATION WALLS BELOW GRADE



DEVELOPMENT PERMIT

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Project Title
 3106 16th AVE

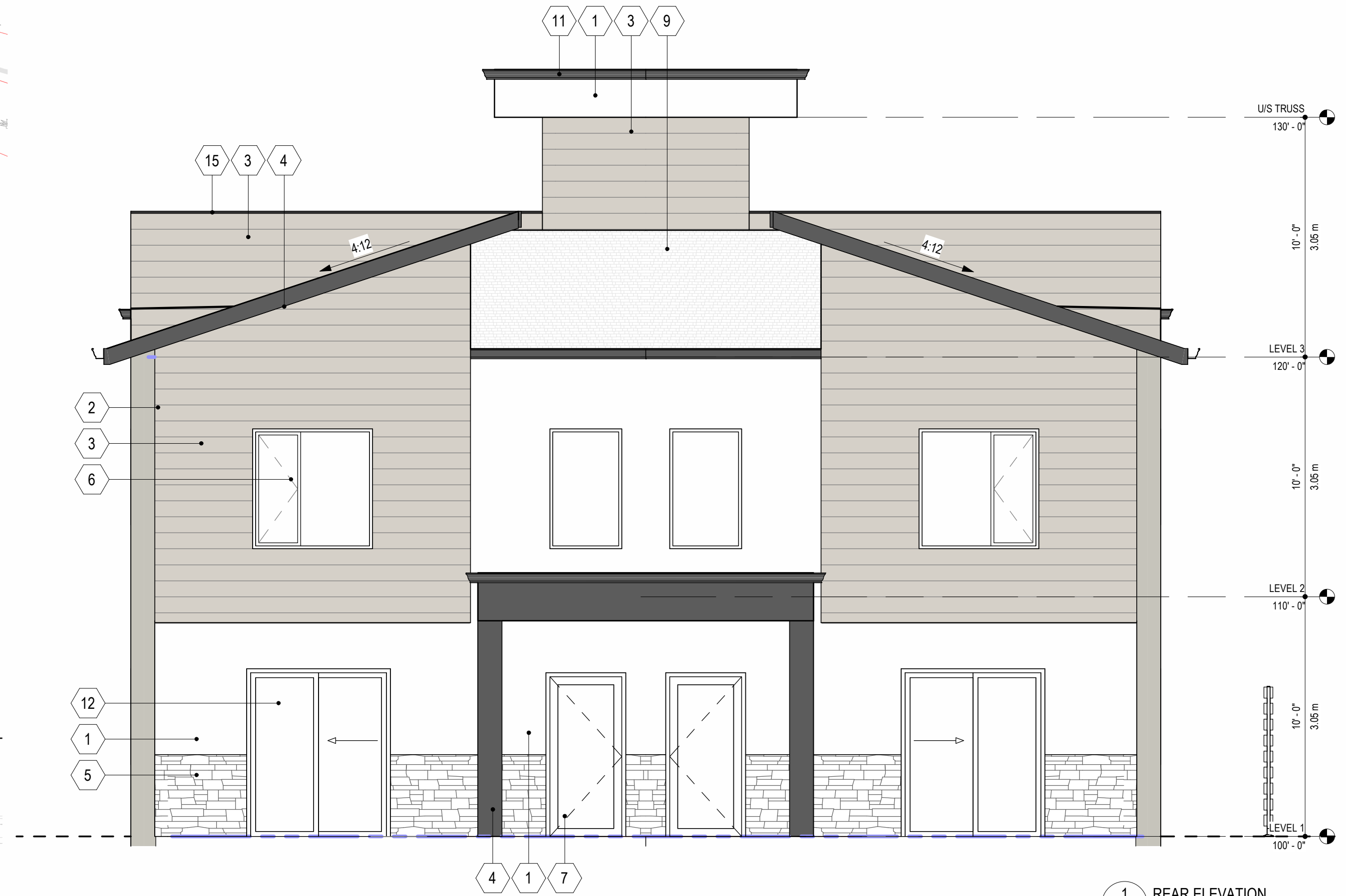
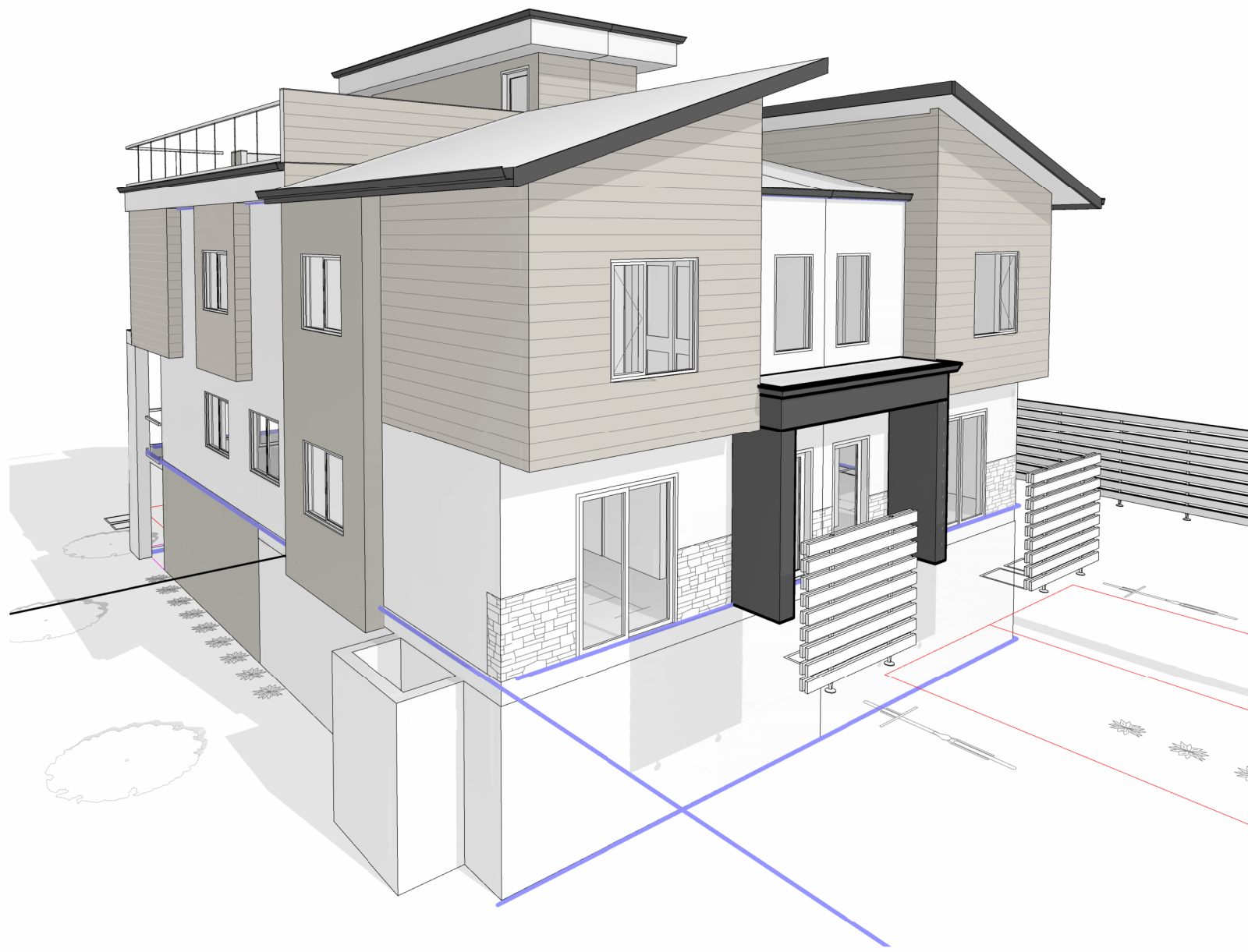
Drawing Title
 RIGHT ELEVATION

3106 16th AVE, VERNON, BC, V1T 1A3
 LOT 3, TOWNSHIP 9, PLAN 7135, ODYD

Drawing Number
A4.03

Job No. 18 - 1816
 Scale 1/4" = 1'-0"

curl_mitch@outlook.com
 250-300-6888



1 REAR ELEVATION
A4.04 1/4" = 1'-0"

No.	Date	Revision
01	2023-08-14	ISSUED FOR DEVELOPMENT PERMIT
02	2024-03-25	ISSUED FOR AMENDED DEVELOPMENT PERMIT