



ISSUE	NO.	DATE
DESCRIPTION	#	BY
ISSUED FOR DP	8	BB
ISSUED FOR REVIEW	9	
ISSUED FOR REVIEW	10	
RE-ISSUED FOR DP	11	

PROFESSIONAL SEAL(s)
CONSULTANTS
DiStefano Jaud, Architecture

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The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misunderstanding must be reported to the Architect.

DiStefano Jaud
Architecture

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PROJECT
43A St Vernon Industrial

PROJECT NUMBER
DJA 2022-43

PROJECT LOCATION
2311 43A Street VERNON, BC

SHEET TITLE
PERSPECTIVE VIEWS

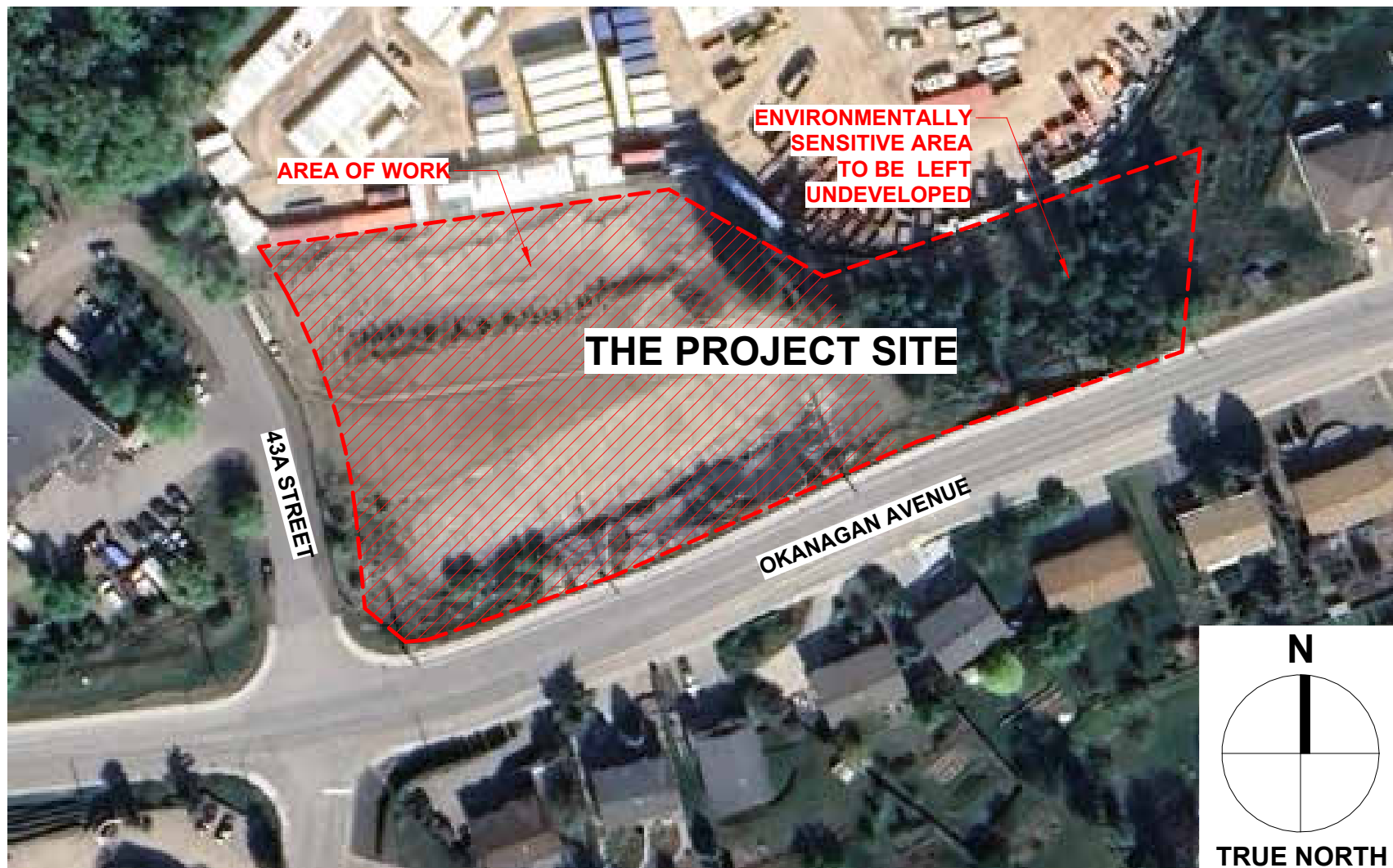
DATE
2024.12.02

SHEET NUMBER
A001

SCALE
AS NOTED

ISSUE	NO.		DATE
DESCRIPTION	#	BY	DATE
ISSUED FOR DP	8	BB	2024-03-15
ISSUED FOR REVIEW	9		2024-11-01
ISSUED FOR REVIEW	10		2024-11-28
RE-ISSUED FOR DP	11		2024-12-02

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KEY PLAN

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ZONING ANALYSIS Bylaw 6000

Proposed Use	INDL : Light Industrial
Site Address Civic	2311 43A Street
Legal	LOT 1 PLAN KAP53386 DISTRICT LOT 74 OSOYOOS DIVISION YALE DISTRICT
Site Area	6,684m ²
Building A Area - m ²	1039
Building B Area - m ²	433
Total Building Foot Print - m ²	1472

Development Regulations	Required	Proposed
Floor Space Ratio (FSR)	2	0.31
Maximum Allowable Site Coverage	60%	23%
Maximum Height	15m	9.15 m
Minimum Distance from the Street	6 m	9.7430 m
Minimum distance from Laneway or Alley	1.5	7.573 m
Minimum distance from non-housing based Lot	0 m	8.588 m
Minimum Landscaping Area	20%	30.20%

Other Relevant Regulations	Required	Proposed
Parking Requirements Based on Use	15	17
Multiple Occupancy Industrial Uses	1.0 per 100m2 GFA	
Accessible Parking Requirement	For 5-25 required parking stalls	1 - in addition to required
Minimum EV-ready stalls	10% or minimal parking requirement	2

Required Loading	
Multiple Occupancy Industrial Uses	1 per 1900m2 GFA determined for the overall development = 13

Required Bicycle Parking	Required	Proposed
Short-Term	0.5 per 100m2 NFA	7
Long-Term	0.25 per 100m2 NFA	4

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PROJECT LOCATION
2311 43A Street VERNON, BC

SHEET TITLE
SITE PLAN

DATE
2024.12.02

SHEET NUMBER

A100

SCALE
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2311 43A Street VERNON, BC

SHEET TITLE

EXTERIOR ELEVATIONS

DATE

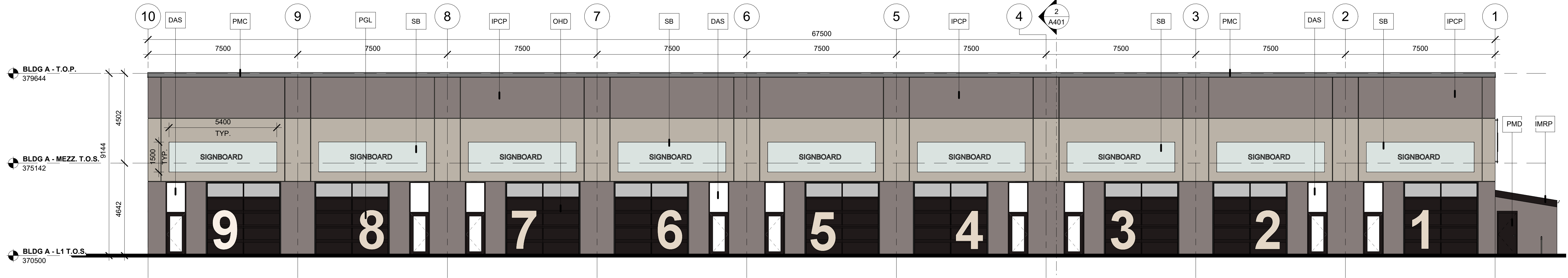
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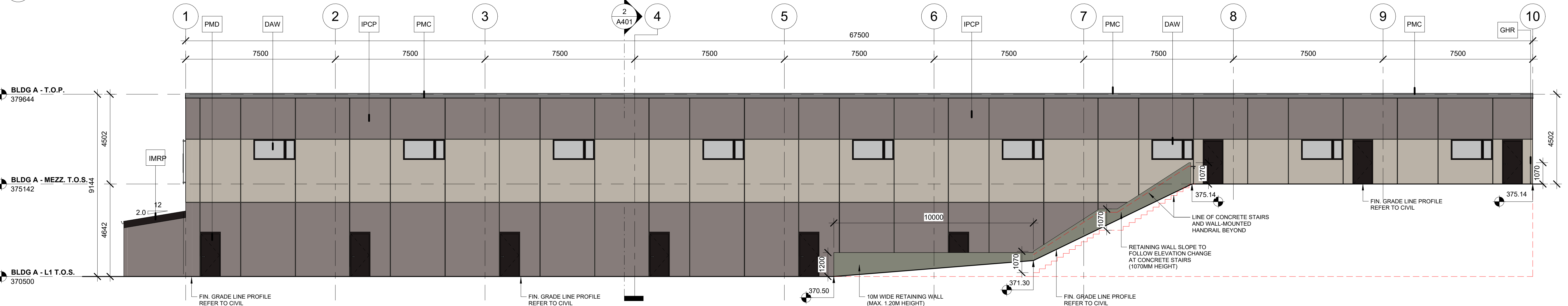
A301

SCALE

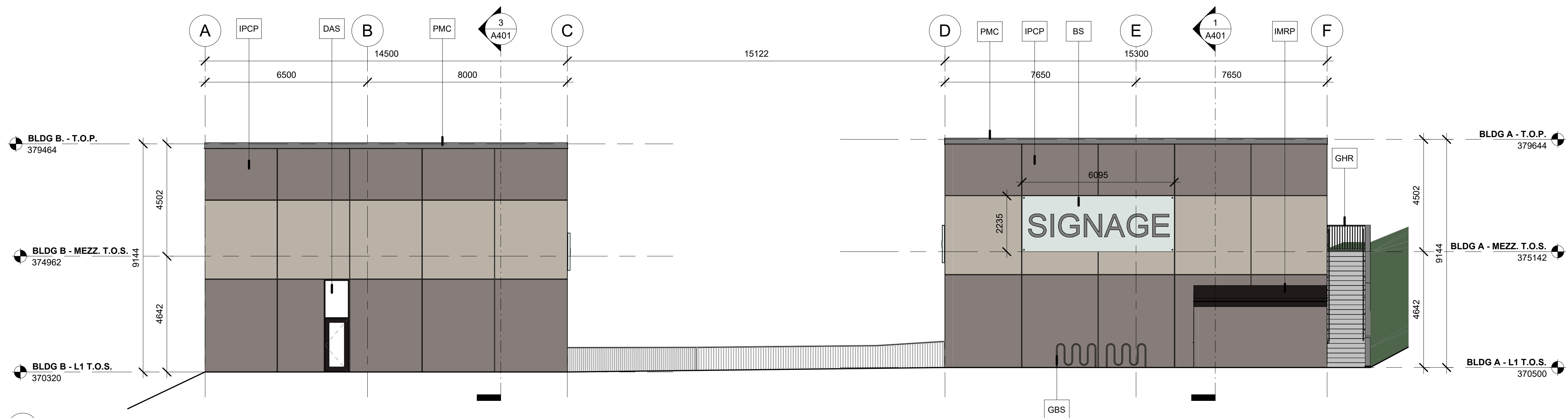
AS NOTED



1 BUILDING ELEVATION - BLDG A NORTH
A301 1 : 100



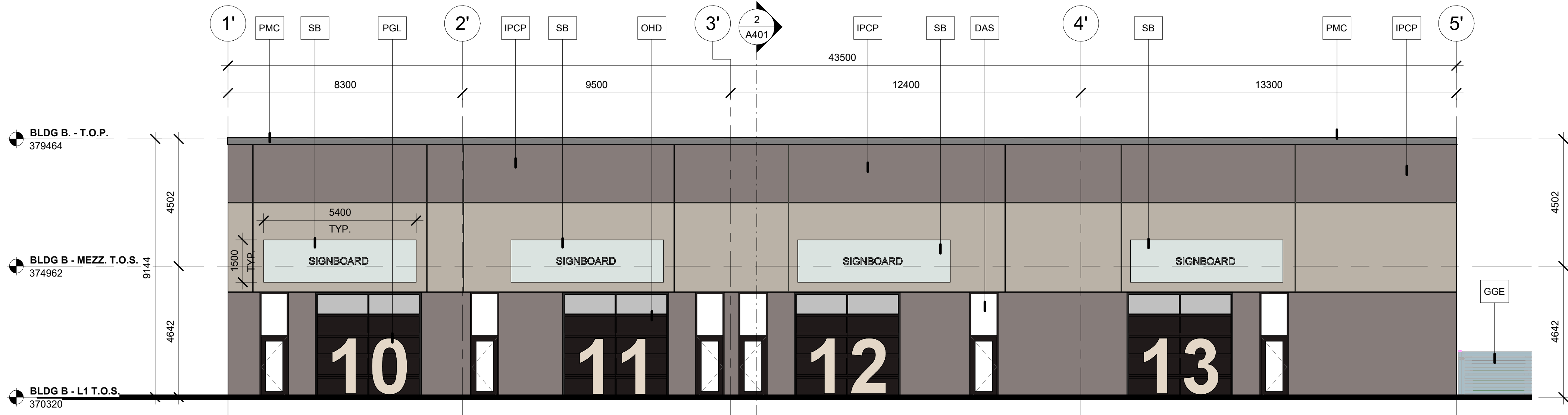
2 BUILDING ELEVATION - BLDG A SOUTH
A301 1 : 100



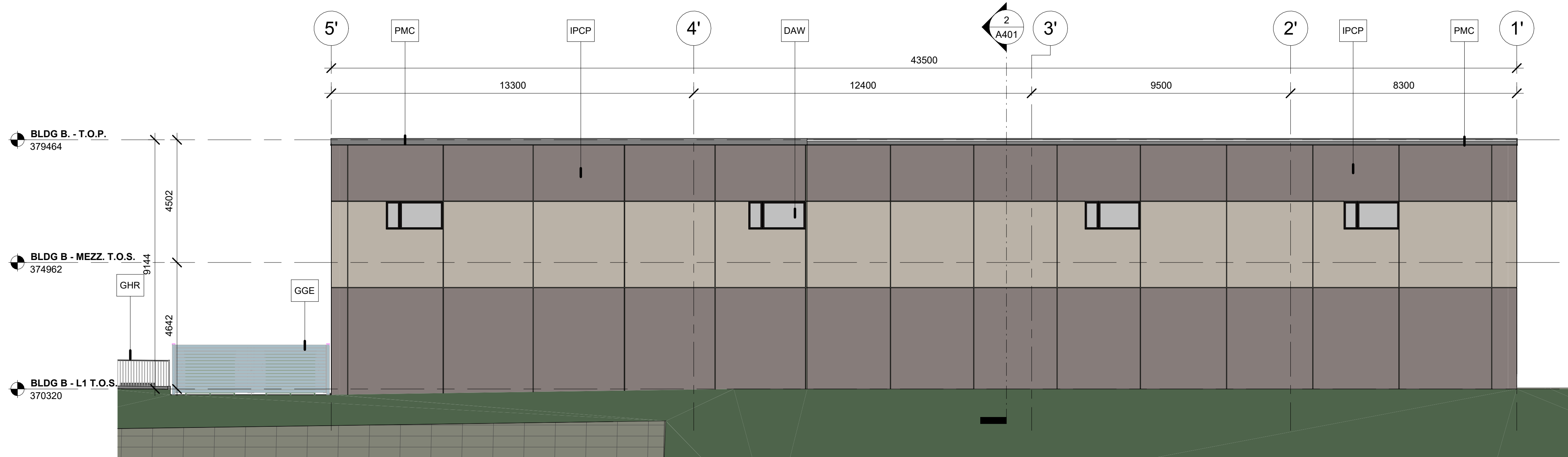
3 BUILDING ELEVATIONS - WEST - STREET VIEW
A301 1 : 100

MATERIALS LEGEND			
	BUILDING COMPONENT	COLOUR	
IPCP	INSULATED PRE-CAST PANEL	LIGHT & DARK GREY	
IMRP	INSULATED METAL ROOF PANEL	DARK BRONZE	
DAS	DARK ANODIZED ALUMINUM DOOR W/ TRANSOM	DARK BRONZE	
OHD	OVERHEAD DOOR	DARK BRONZE	
DAW	DARK ANODIZED ALUMINUM WINDOW	DARK BRONZE	
PMC	PREFINISHED METAL CAP FLASHING	GREY	
PMD	PAINTED INSULATED METAL DOOR	DARK BRONZE	
PGL	PAINTED GRAPHIC LETTERS	LIGHT & DARK GREY	
GBS	BIKE STAND	'GUNMETAL'	
GHR	METAL HANDRAIL	HOT DIPPED GALVANIZED	
GGE	GARBAGE ENCLOSURE	HOT DIPPED GALVANIZED	
SB	SIGNAGE (BY TENANT) (TYP. 1500mm x 5400mm)		
BS	BUILDING SIGNAGE (See Note 1)		

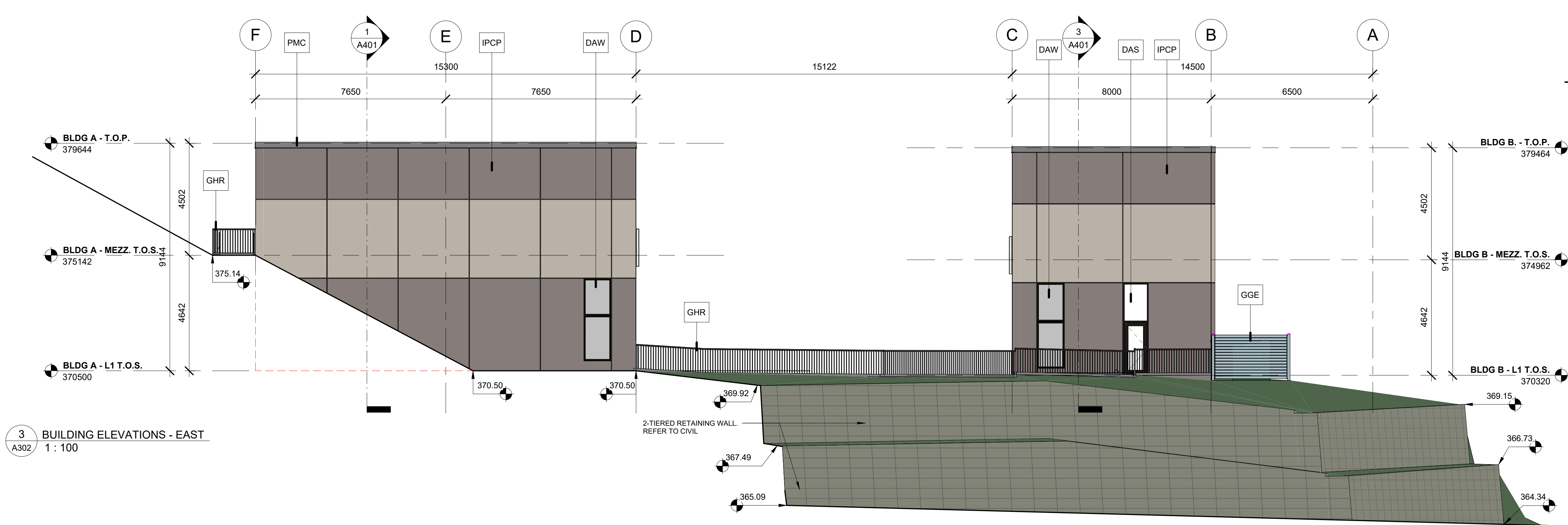
NOTE:
1. SIGN AREA - The total area of all fascia signs on a building wall shall not exceed 1.0m² (10.76 ft²) per 1.0m (3.28 ft.) of lineal building wall to which the sign is affixed, up to a maximum sign area of 14.0m² (150.69 ft²).



1 BUILDING ELEVATION - BLDG B SOUTH
1 : 100



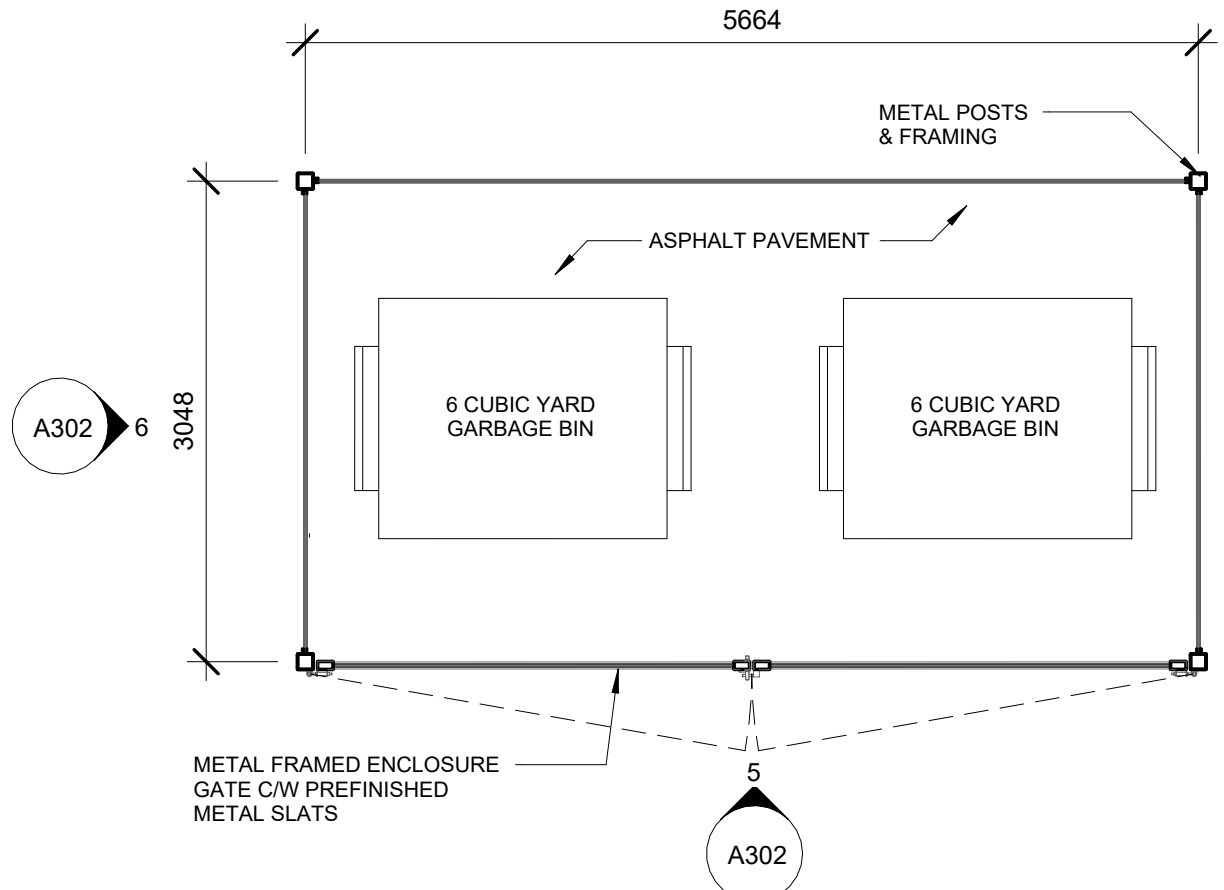
2 BUILDING ELEVATION - BLDG B NORTH
1 : 100



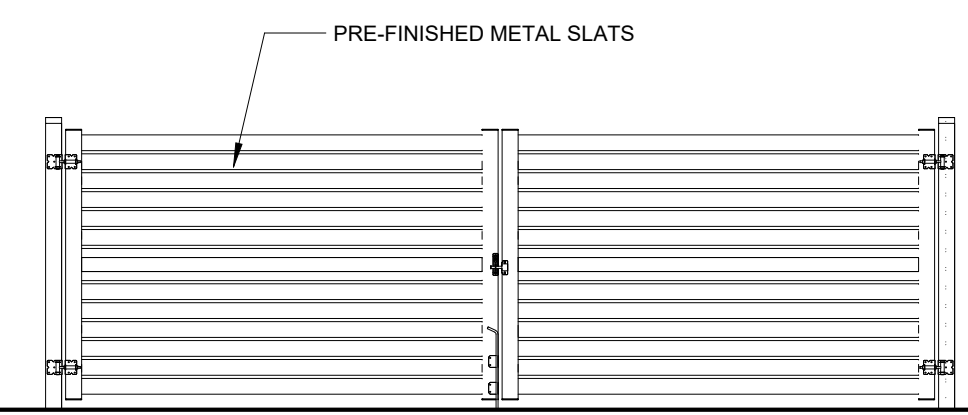
3 BUILDING ELEVATIONS - EAST
1 : 100

MATERIALS LEGEND			
	BUILDING COMPONENT		COLOUR
IPCP	INSULATED PRE-CAST PANEL		LIGHT & DARK GREY
IMRP	INSULATED METAL ROOF PANEL		DARK BRONZE
DAS	DARK ANODIZED ALUMINUM DOOR W/ TRANSOM		DARK BRONZE
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GBS	BIKE STAND		'GUNMETAL'
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GGE	GARBAGE ENCLOSURE		HOT DIPPED GALVANIZED
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BS	BUILDING SIGNAGE (See Note 1)		

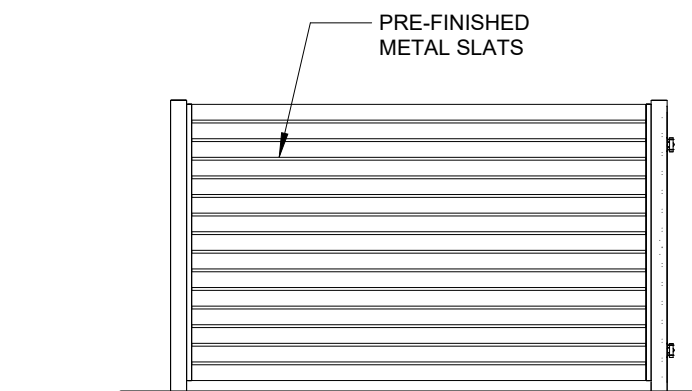
NOTE:
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4 REFUSE ENCLOSURE PLAN
1 : 48



5 FRONT ELEVATION - REFUSE ENCLOSURE
1 : 48



6 SIDE ELEVATION - REFUSE ENCLOSURE
1 : 48

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DATE
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SHEET NUMBER

A302

SCALE
AS NOTED