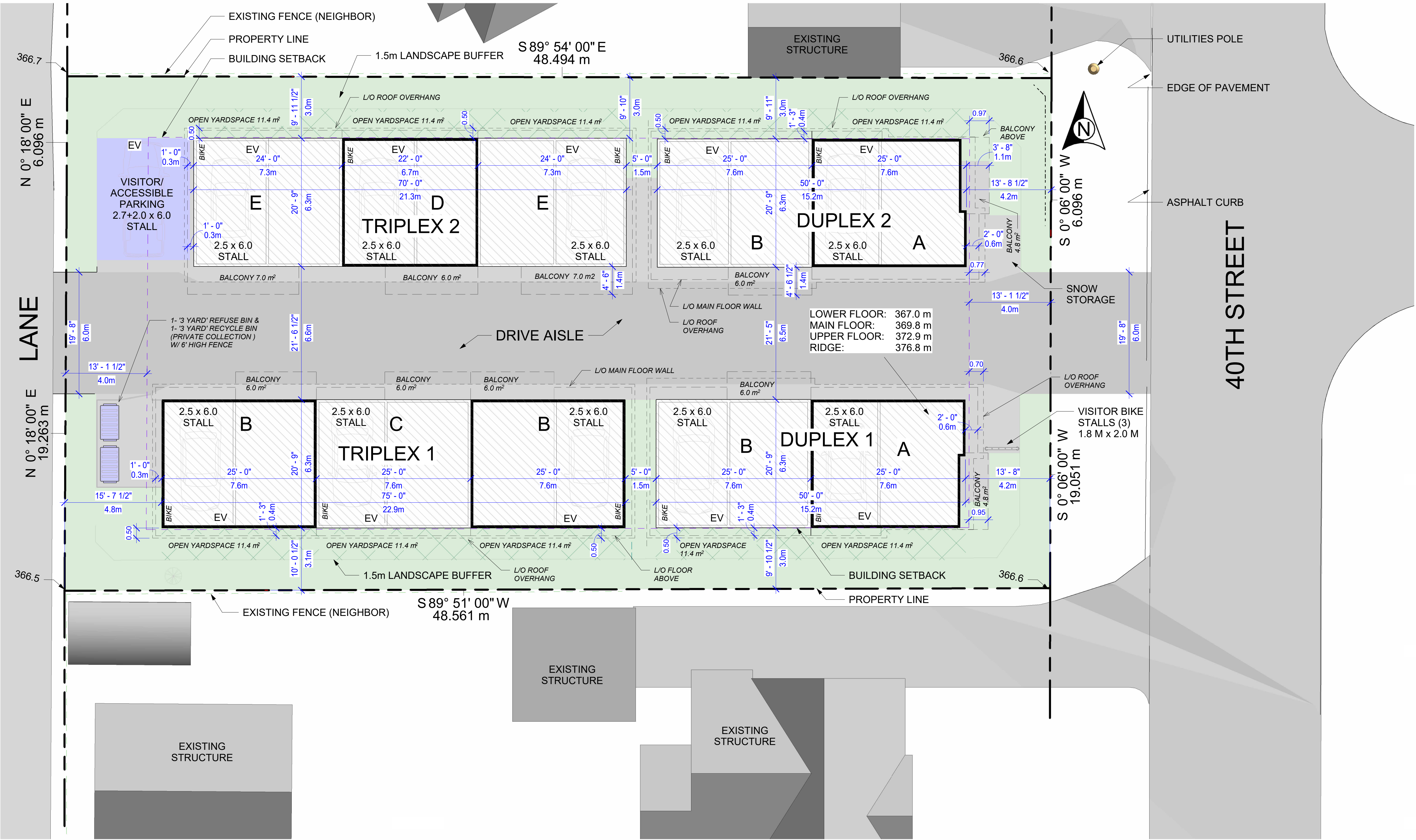




Site Plan

1 : 100

SITE SUMMARY			
Legal Address: Plan B7146 Osoyoos Division Yale District Parcel A, lot 10 PL 3761			
Civic Address: 2810 40th Street, V1T 6J7 Vernon B.C.			
	MUM Zoning	Proposed	Floor Area:
Lot Area:	1225.3 m ²		Unit A: 1492 ft ² 138.6 m ²
Lot Coverage:		476 m ² , 28.8%	Unit B: 1512 ft ² 140.5 m ²
Landscape Area %:	MIN. 30%	370 m ² , 30.2%	Unit C: 1467 ft ² 136.3 m ²
Density:	MAX 1.25	1.14, 1392 m ²	Unit D: 1252 ft ² 116.3 m ²
			Unit E: 1433 ft ² 133.1 m ²
Set Backs			
Front:	4.0 m	4.0 m	Triplex 1: 4492 ft ² 417.3 m ²
Sides:	3.0 m	3.0 m	Triplex 2: 4116 ft ² 382.4 m ²
Lane:	4.0 m	4.0 m	Duplex 1: 3040 ft ² 282.4 m ²
Height (Roof mid point):	Max. 18.0 m	9.3 m	Duplex 2: 3040 ft ² 282.4 m ²
Parking / Unit:	Min. 1 Stalls/ Unit	1 Stalls/ Unit	
Visitor Parking:	Min. 1 Stall	1 Stall	Total: 14988 ft ² 1392.4 m ²
Accessible Parking:	Min. 1 Stall	1 Stall	
Open Yardspace:	Min. 15 m ² / Unit	16.2 m ² / 17.4 m ²	

ERRORS AND OMISSIONS

- PAPA DRAFTSMAN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE US AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT RECURRENCE OF ERRORS.

SITE PLAN NOTES

- OWNER SHALL SUPPLY ANY MISSING INFORMATION ON THE SITE PLAN, (I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. ALL MEASUREMENTS ON THE SITE PLAN ARE TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVE JURISDICTION.

Papa Draftsman
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Info@papadraftsman.com

papadraftsman.com

PAPA DRAFTSMAN

2810 40th St. Vernon BC

Site Plan

Project Number 4009

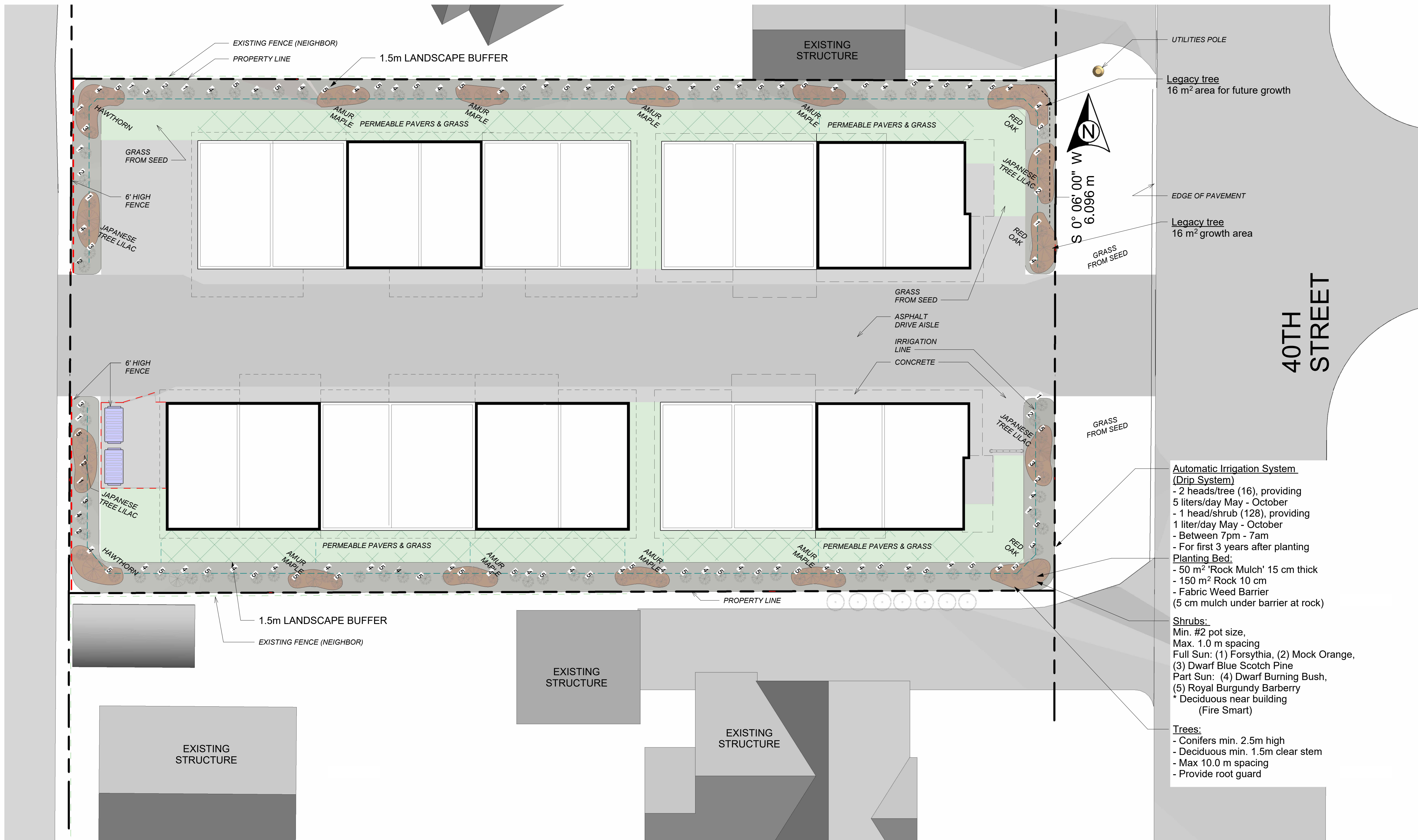
Date Dec.2025

Drawn By LW

Checked By LW

S

Scale 1 : 100



Landscape Plan

1 : 100

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2810 40th St. Vernon BC

Landscape plan

Project Number 4009

Date Dec.2025

Drawn By LW

Checked By LW

Scale 1 : 100



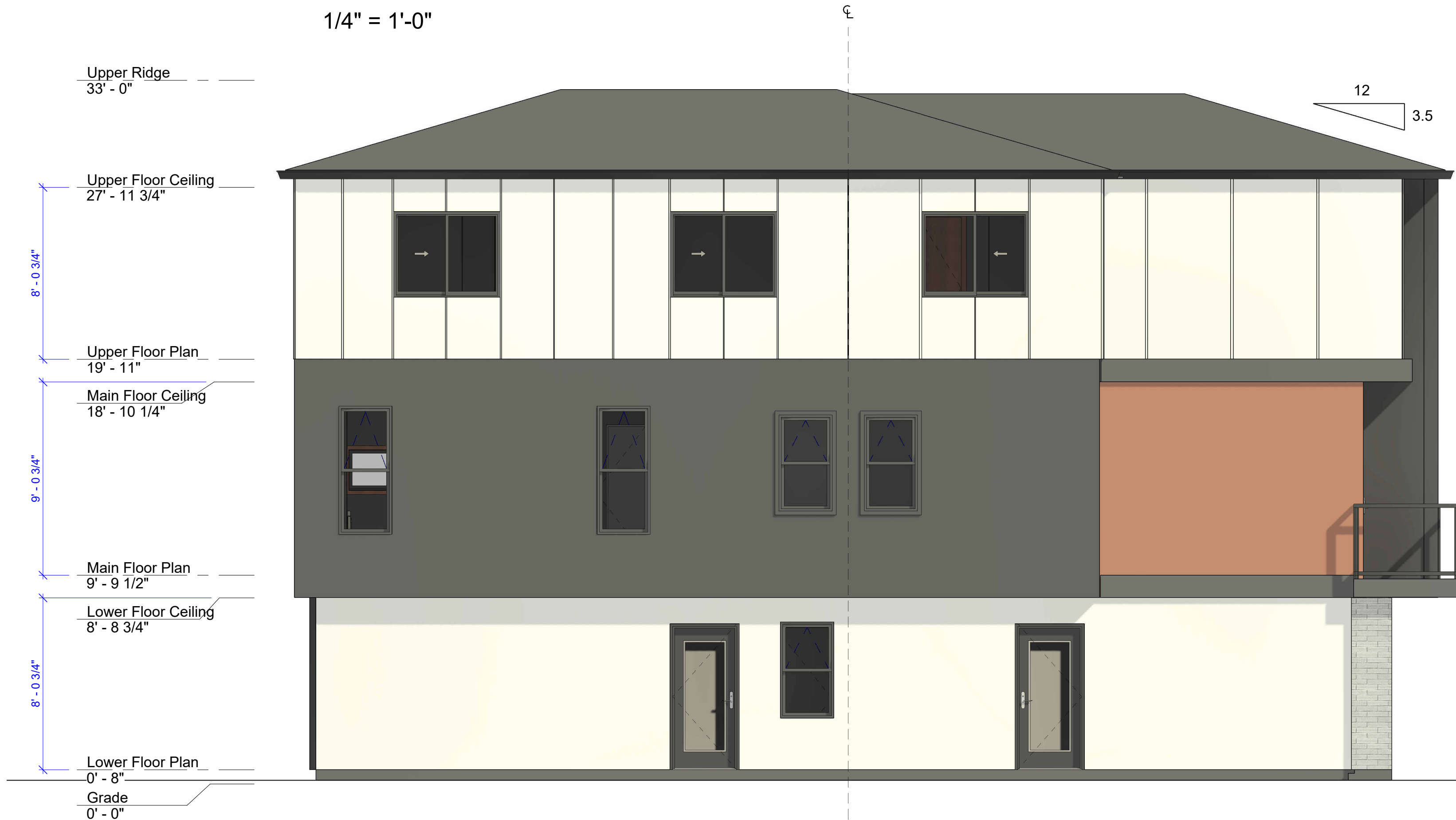
Front Elevation

1/4" = 1'-0"



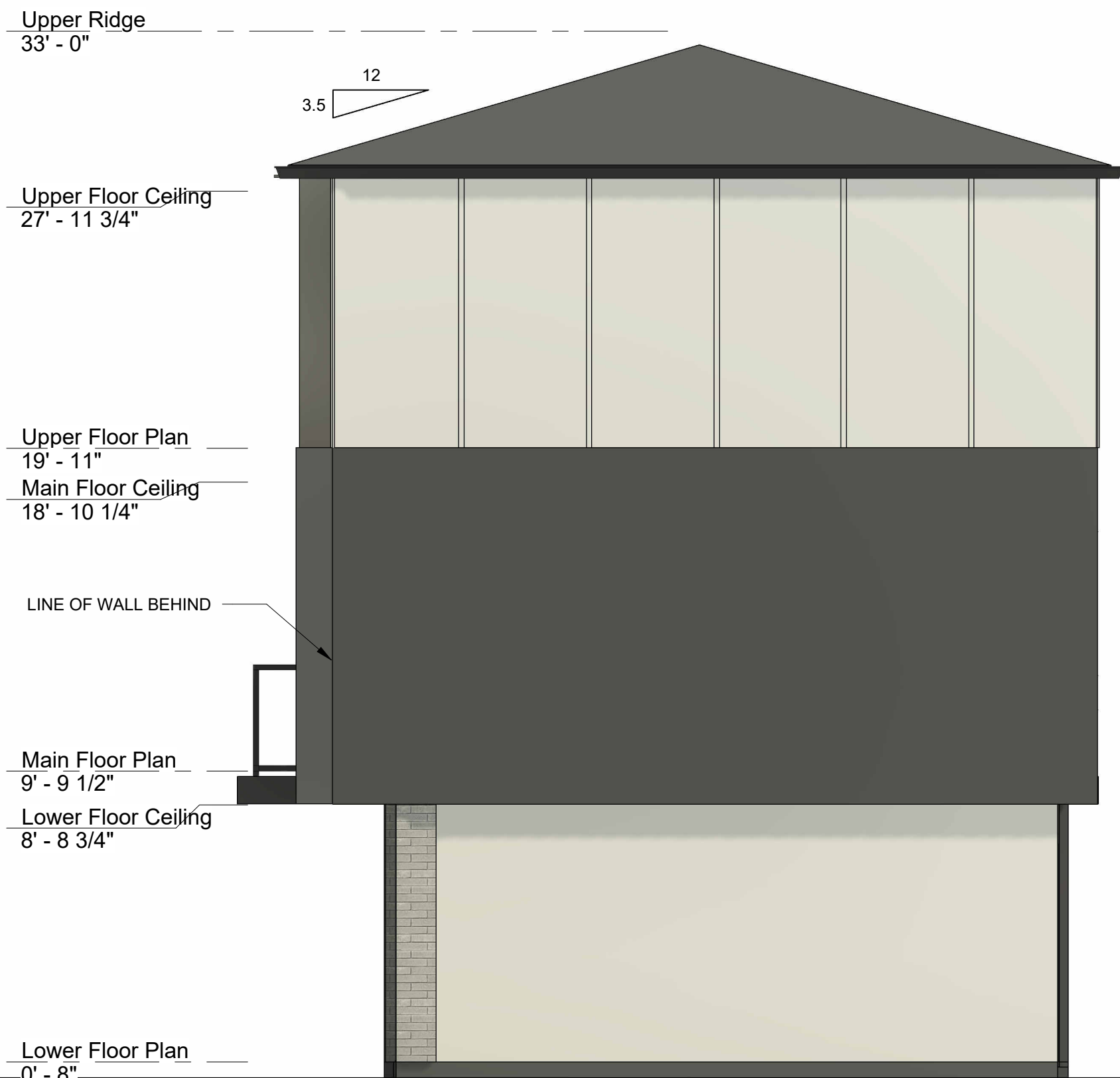
Left Elevation

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

No.	Description	Date



Front Elevation

1/4" = 1'-0"

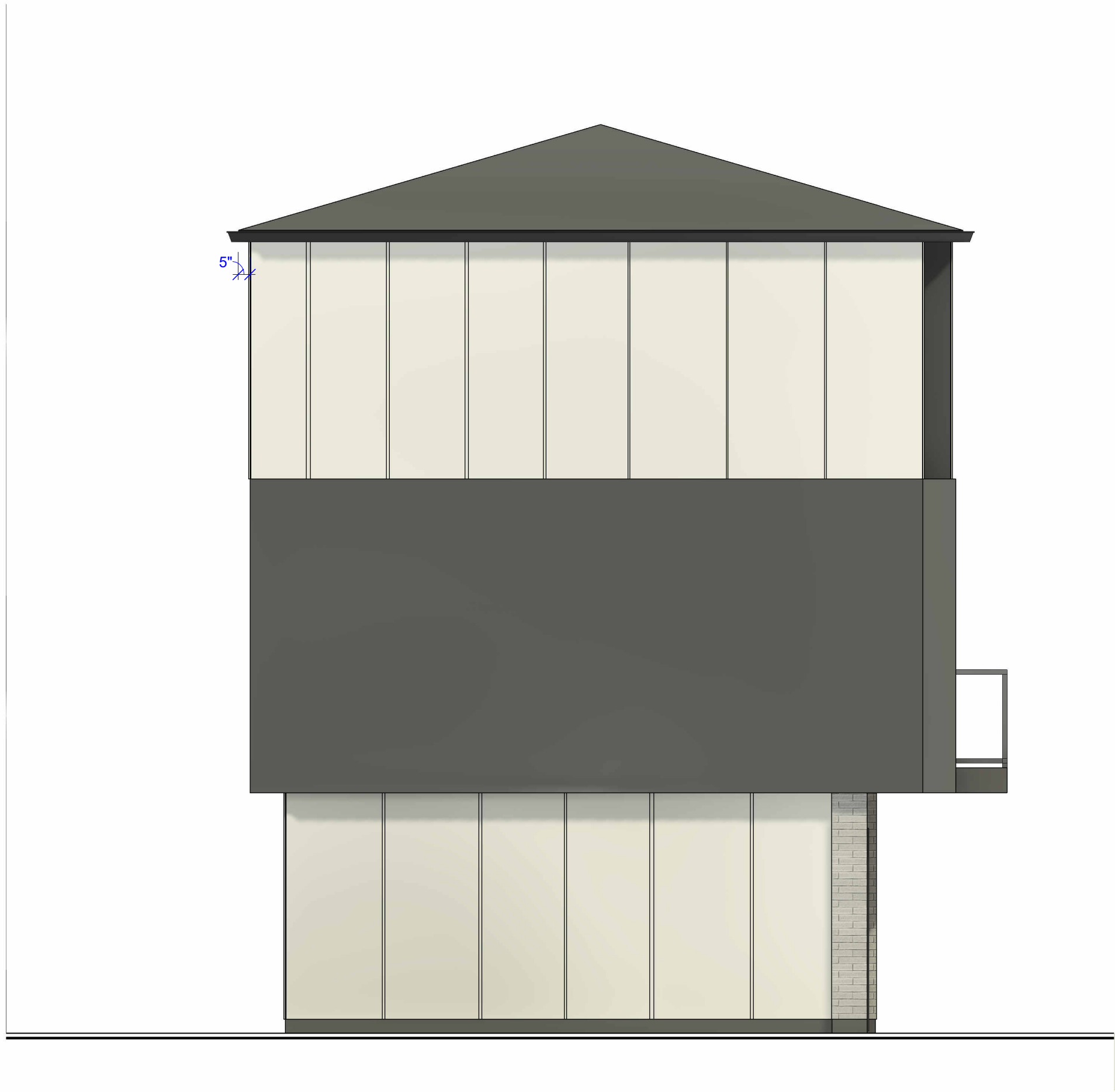


Rear Elevation

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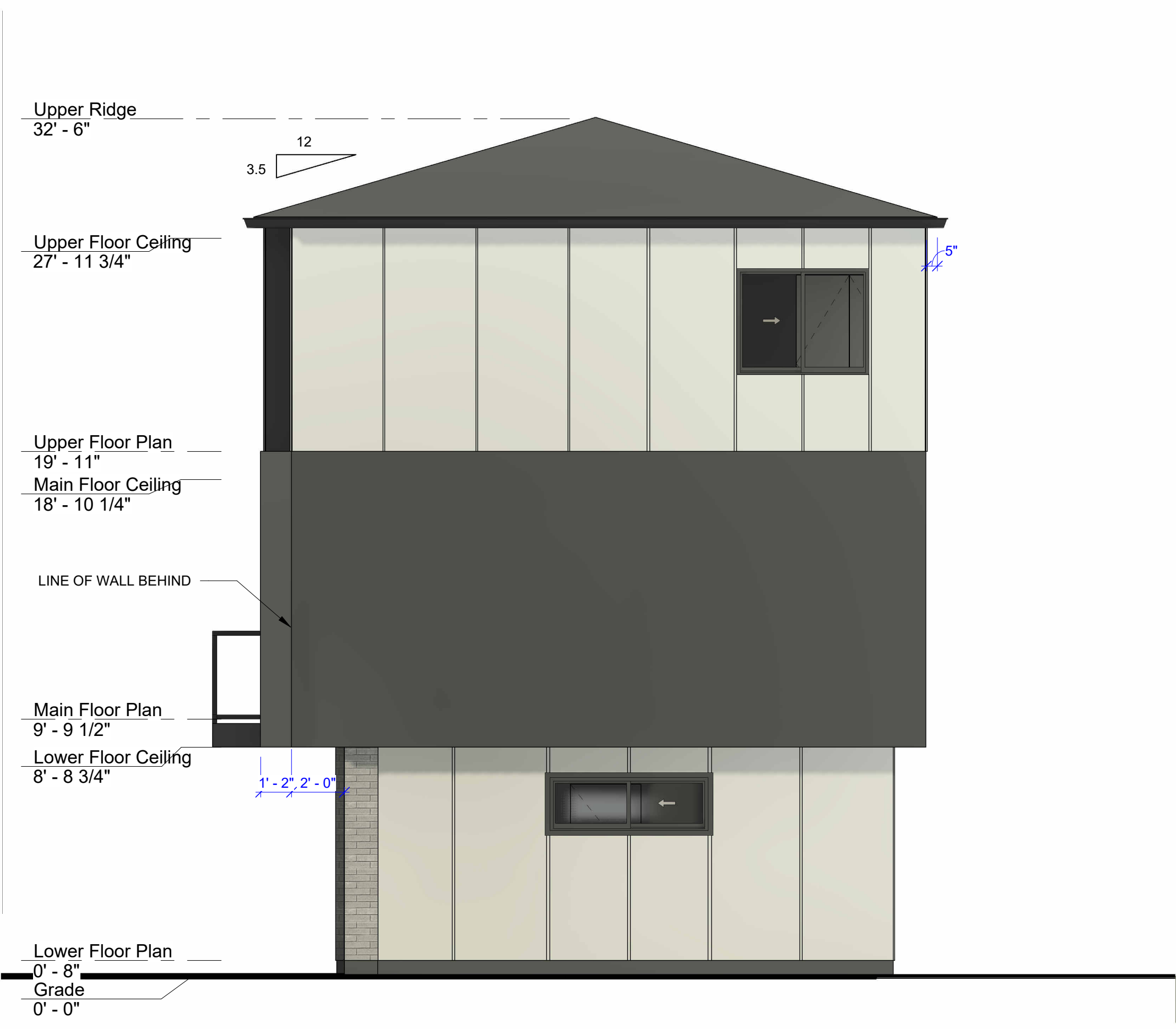
No.	Description	Date

Client	
2810 40th St. Vernon	
Front & Rear Elevation	
Project Number	Unit B-C-B
Date	June 2025
Drawn By	LW
Checked By	LW
4 of 6	
Scale	1/4" = 1'-0"



Left Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

No.	Description	Date

Client	
2810 40th St. Vernon	
Left & Right Elevation	
Project Number	Unit B-C-B
Date	June 2025
Drawn By	LW
Checked By	LW
5 of 6	
Scale	1/4" = 1'-0"

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PAPA DRAFTSMAN

10/10/2016

2810 40th St. Vernon

Elevations

Project Number	4009
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Date	Oct. 2024
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Drawn By	LW
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4 of 5

Scale	1/4" = 1'-0"
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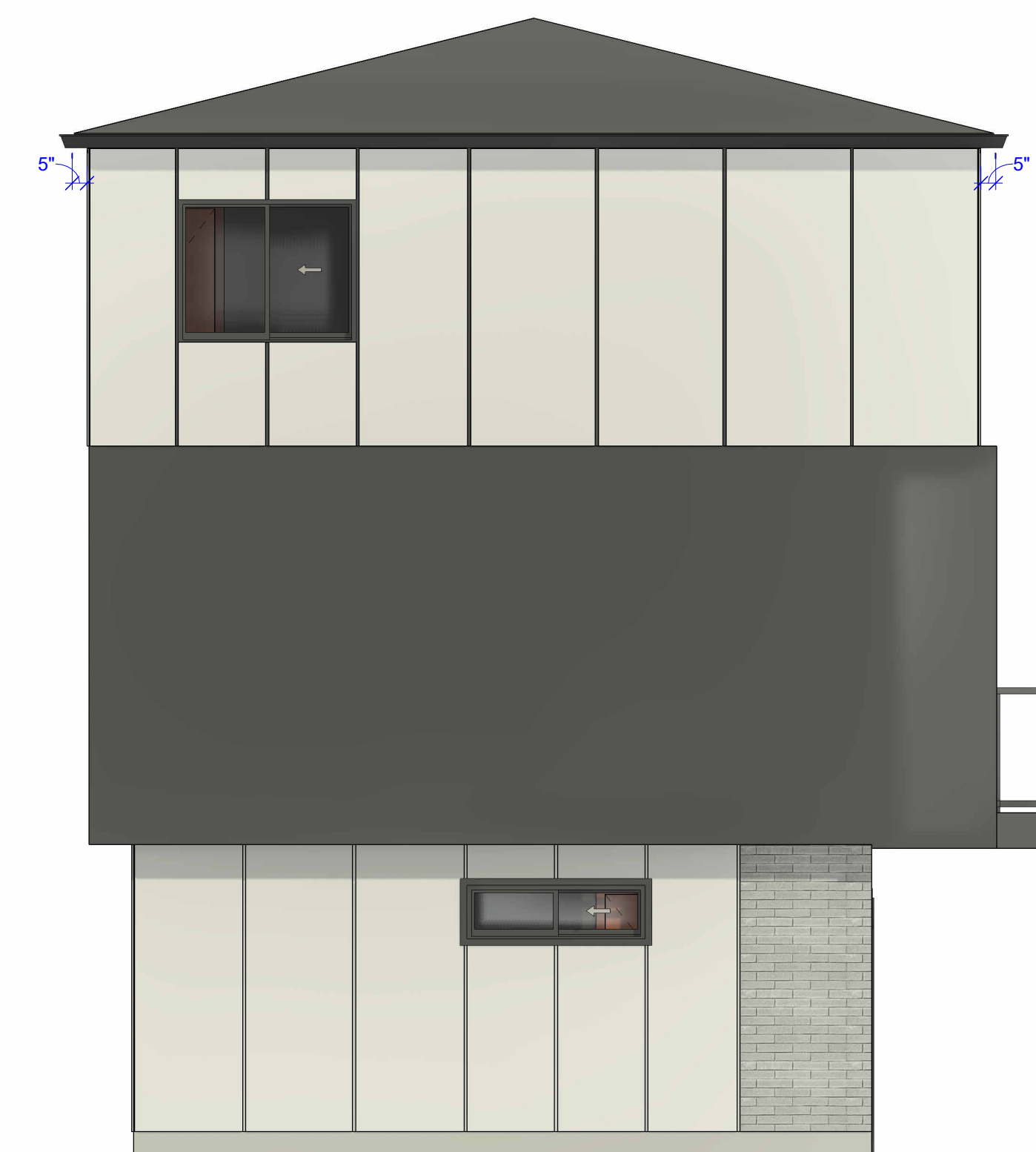


UNIT E

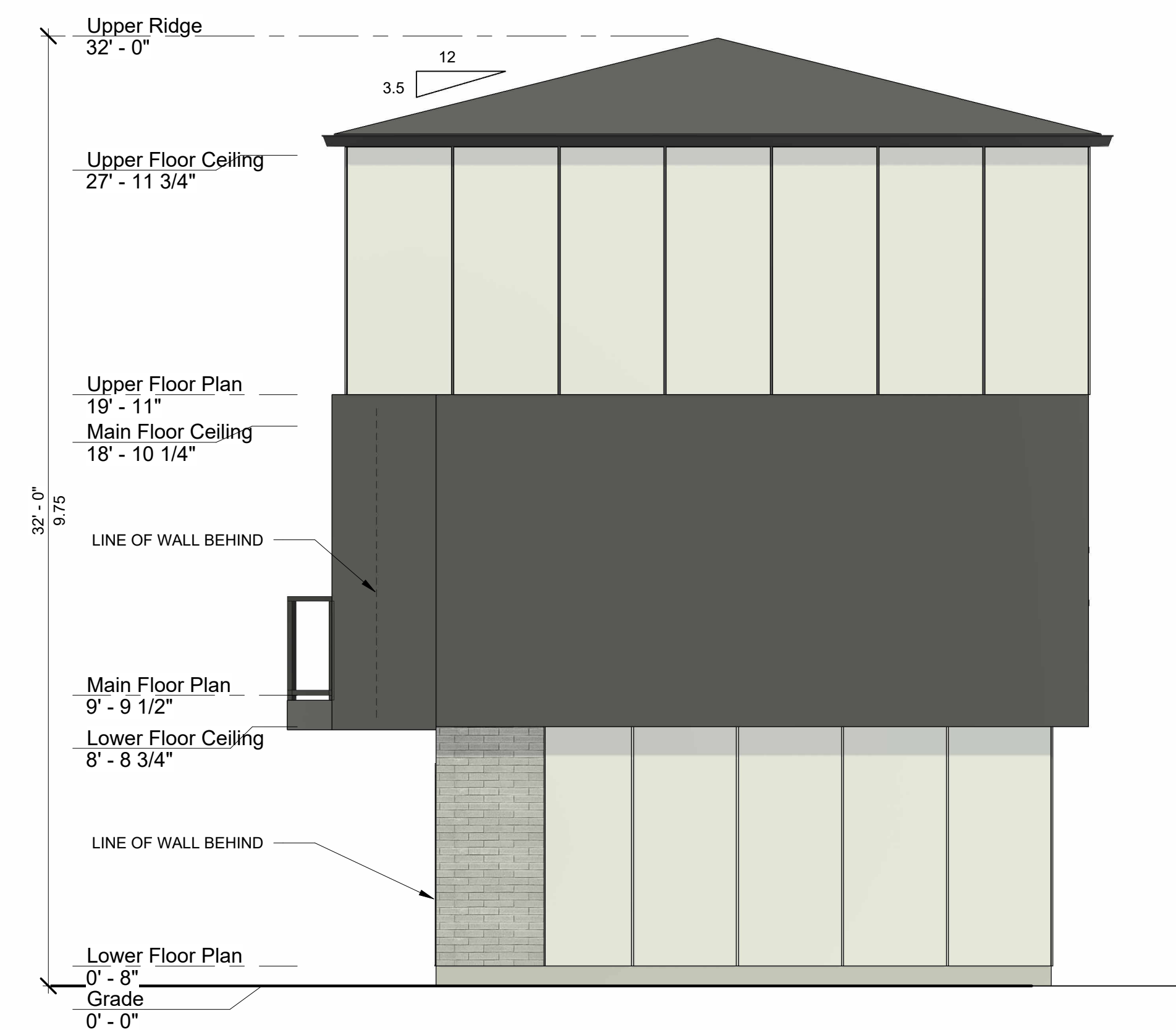
Front Elevation

$$1/4" = 1'-0"$$


Rear Elevation

$$1/4" = 1'-0"$$


Left Elevation

$$1/4'' = 1'-0''$$


Right Elevation

$$1/4" = 1'-0"$$
[illegible]