



LOCATION PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFO:		
CIVIC ADDRESS:	ZONING:	FOOTPRINT:
3403 21st AVENUE, VERNON, B.C.	MUS-MULTI-UNIT: SMALL SCALE	BUILDING 1 - 2,135.0sf
LEGAL:	SITE AREA:	BUILDING 2 - 2,097.0sf
LOT 1, BLOCK 41, PLAN 327E, SEC. 3,	1,042.0sm	
TP 8, ODYD		
		GFA:
		BUILDING 1
		BUILDING 2
		FIRST FLOOR
		2,135.0sf
		2,097.0sf
		SECOND FLOOR
		2,184.1sf
		2,184.1sf
		THIRD FLOOR
		2,184.1sf
		TOTAL
		6,503.2sf
		6,465.2sf

THE CITY OF VERNON	
ZONING BY-LAW NO. 6000	
BY-LAW	PROPOSED
SECTION 9: HOUSING	SECTION 9: HOUSING
9.1 MUS - MULTI-UNIT : SMALL SCALE	9.1 MUS - MULTI-UNIT : SMALL SCALE
9.1.1 PURPOSE	9.1.1 PURPOSE
3 STOREY MULTI UNIT HOUSING	3 STOREY MULTI UNIT HOUSING
9.1.2 PERMITTED USES	9.1.2 PERMITTED USES
SMALL SCALE MULTI-UNIT HOUSING	SMALL SCALE MULTI-UNIT HOUSING
9.1.3 DENSITY OF HOUSING USE	9.1.3 DENSITY OF HOUSING USE
CLASS 5: WITHIN 400m OF A FREQUENT TRANSIT ROUTE	CLASS 5: WITHIN 400m OF A FREQUENT TRANSIT ROUTE
WATER - YES	WATER - YES
SEWER - YES	SEWER - YES
INSIDE THE URBAN CONTAINMENT BOUNDARY - YES	INSIDE THE URBAN CONTAINMENT BOUNDARY - YES
LOT AREA 280sm TO 4,050sm	LOT AREA 1,042.0sm
MAX. DENSITY a) 6 DWELLING UNITS	MAX. DENSITY a) 6 DWELLING UNITS
b) 60 DWELLING UNITS / ha	
9.1.4 SUBDIVISION LOT AREA & DIMENSIONS	9.1.4 SUBDIVISION LOT AREA & DIMENSIONS
CONNECTED TO SEWER	CONNECTED TO SEWER
LOT AREA: MIN 500sm, MAX. 4,050sm	LOT AREA: 1,042.0sm
MUN. LOT WIDTH: INTERIOR 14m	MUN. LOT WIDTH: INTERIOR 24.793m
9.1.5 SITTING OF BUILDING	9.1.5 SITTING OF BUILDING
CLASS 5: MIN. SETBACKS	CLASS 5: MIN. SETBACKS
DWELLING UNITS	DWELLING UNITS
STREET	4.0m
ALLEY	1.5m
HOUSING-BASED LOT	1.5m
NON-HOUSING-BASED LOT	3.0m
PARTY WALL	0.0m
9.1.6 SIZE OF BUILDING	9.1.6 SIZE OF BUILDING
DWELLING UNITS	11.0m (36'-0") (3 STOREYS)
9.1.7 DEVELOPMENT REGULATIONS	9.1.7 DEVELOPMENT REGULATIONS
1. CLASS 5 LANDSCAPING MIN. 25% OF THE LOT	1. CLASS 5 LANDSCAPING 33.7% OF THE LOT
2. MAX. BUILDING FRONTAGE 30m	2. MAX. BUILDING FRONTAGE 17m
3. PARKING TO BE OFF ALLEY	3. PARKING OFF ALLEY AND 21st AVENUE
4. COMMON BUILDINGS TO TREATED AS ACCESSORY BUILDINGS FOR THE	4. NA
5. COMMON & PRIVATE AMENITY AREAS	5. COMMON & PRIVATE AMENITY AREAS
15sm PER UNIT REQUIRED	55sm PER UNIT PROVIDED (ROOF PATIO)

SOKOL DRAFTING

1201 398 AVENUE
VERNON BC V1T 7K5
1-778-215-2766
email: sokoldrafting@gmail.com

DATE	REVISION
1 NOV. 26 2025	ISSUED FOR DP
2 DEC. 02 2025	REISSUED FOR DP GENERAL REVISIONS
3 MARCH 23 2026	REISSUED FOR DP PER CITY'S EMAIL DATE MARCH 13, 2026

PUREWALL DEVELOPMENT
3403 21st. AVENUE
VERNON, BRITISH COLUMBIA

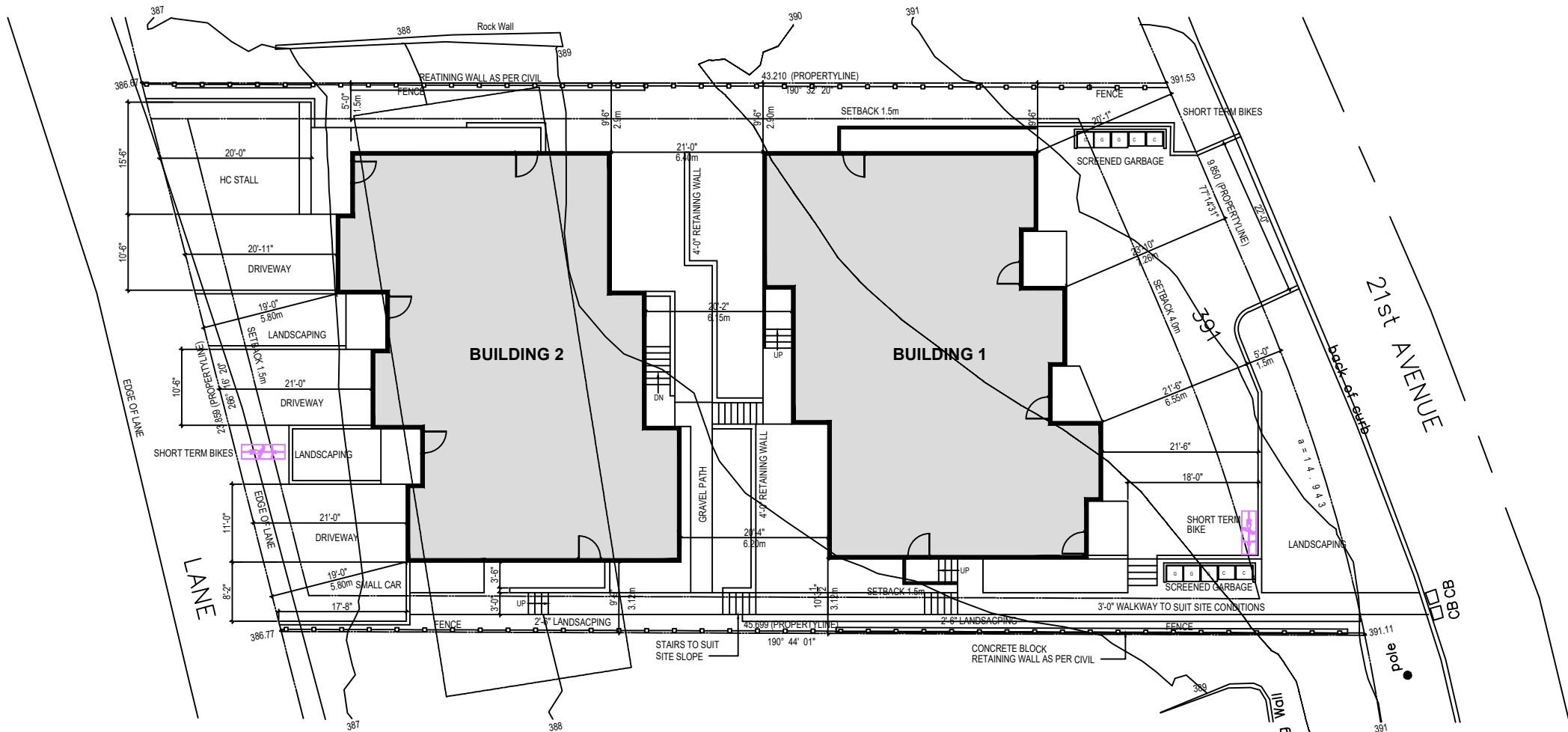
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF B.C.
This drawing must not be scaled
Verify all dimensions and datums prior to commencement of work.

CODE ANALYSIS

DATE:	APRIL 18, 2026
SCALE:	1/16" = 1'-0"
DRAWN BY:	WS

DRAWING NO:

DP0.1 R3



SITE PLAN
SCALE: 1/8" = 1'-0"

- NOTE**
- 1) ALL RETAINING WALLS SHOWN ON THE PLAN ARE 1.2m OR LESS
 - 2) SIDEWALK TO BE CONSTRUCTED TO SUIT SITE CONDITIONS. MAX RISE 7.5"
 - 3) REFER TO LANDSCAPE DRAWINGS
 - 4) REFER TO CIVIL DRAWINGS FOR GRADING

SOKOL DRAFTING

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DATE	REVISION
1 NOV. 17 2025	ISSUED FOR DP
2 DEC. 02 2025	REISSUED FOR DP GENERAL REVISIONS
3 JAN. 14 2026	REVISIONS AS PER CITY'S EMAIL DATED JAN. 09/26
4 MARCH 23 2026	REISSUED FOR DP PER CITY'S EMAIL DATE MARCH 13, 2026
5 APRIL 18 2026	REISSUED FOR DP RETAINING WALLS UPDATED

PUREWALL DEVELOPMENT 3403 21st. AVENUE VERNON, BRITISH COLUMBIA

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DRAWN BY:	WS

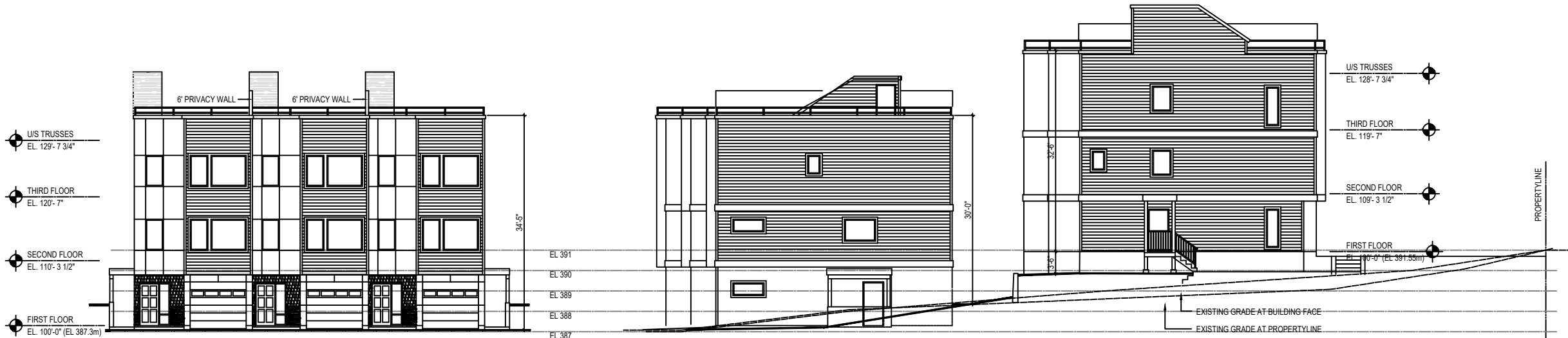
DRAWING NO:

DP1.2 R5

SOKOL
DRAFTING

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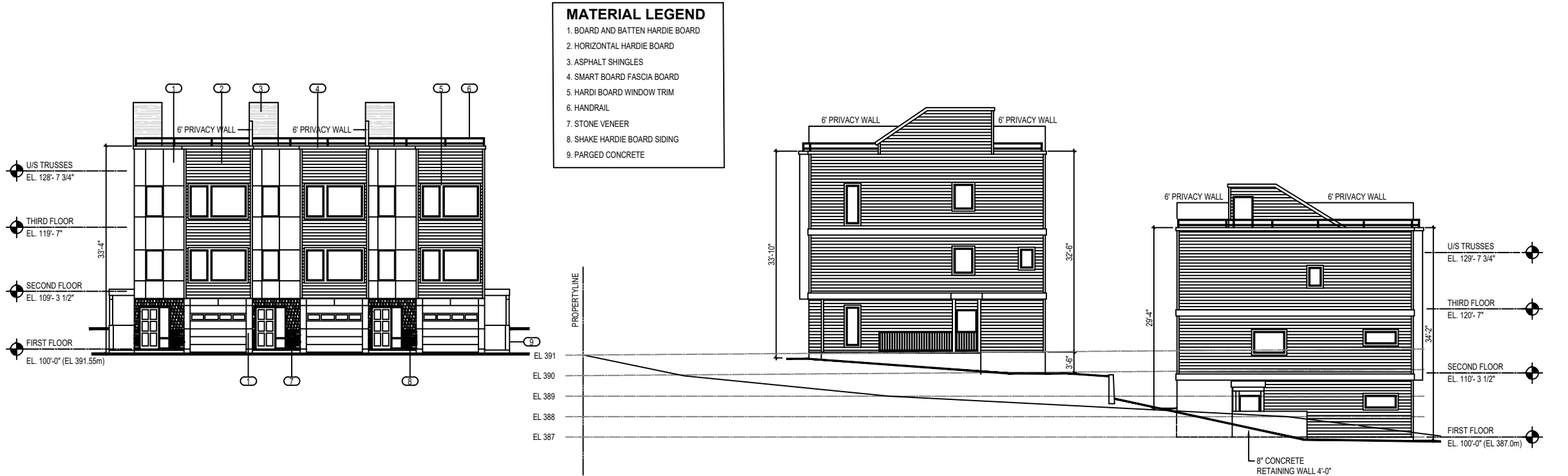
DATE	REVISION
1 NOV. 26 2025	ISSUED FOR DP
2 DEC. 02 2025	REISSUED FOR DP GENERAL REVISIONS
3 JAN. 14 2026	REVISIONS AS PER CITY'S EMAIL DATED JAN. 09/26
4 MARCH 23 2026	REISSUED FOR DP PER CITY'S EMAIL DATE MARCH 13, 2026
5 APRIL 18 2026	REISSUED FOR DP ELEVATIONS UPDATED



BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 WEST ELEVATIONS
SCALE: 1/8" = 1'-0"

BUILDING 1 WEST ELEVATIONS
SCALE: 1/8" = 1'-0"



BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 1 EAST ELEVATIONS
SCALE: 1/8" = 1'-0"

BUILDING 2 EAST ELEVATIONS
SCALE: 1/8" = 1'-0"

PUREWALL DEVELOPMENT
3403 21st. AVENUE
VERNON, BRITISH COLUMBIA

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ELEVATIONS

DATE:	APRIL 18, 2026
SCALE:	1/16" = 1'-0"
DRAWN BY:	WS

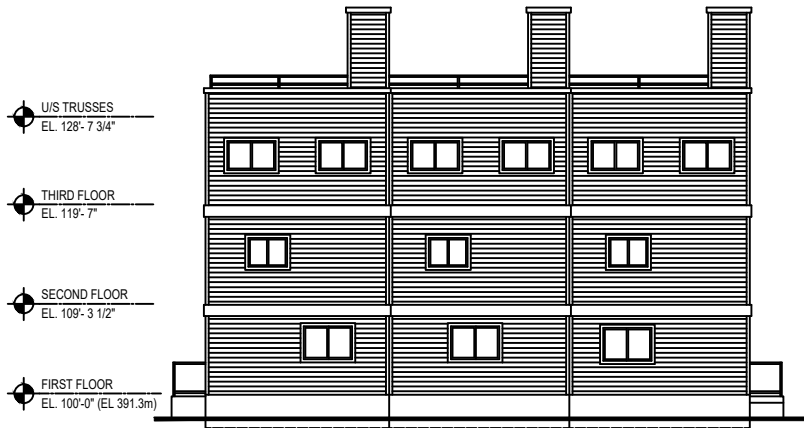
DRAWING NO:

DP3.1 R5

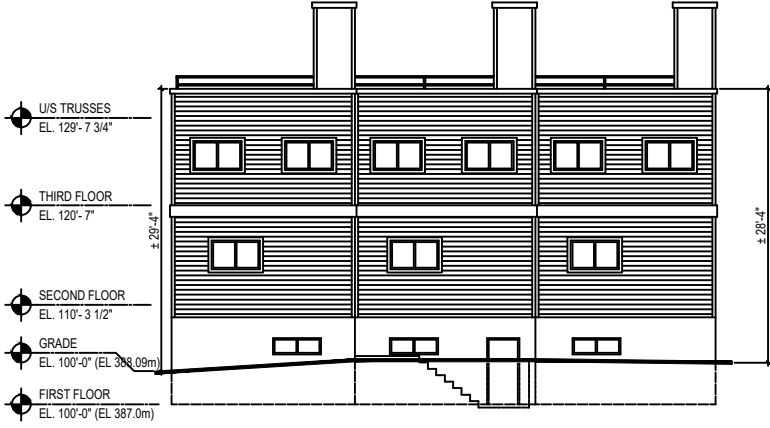
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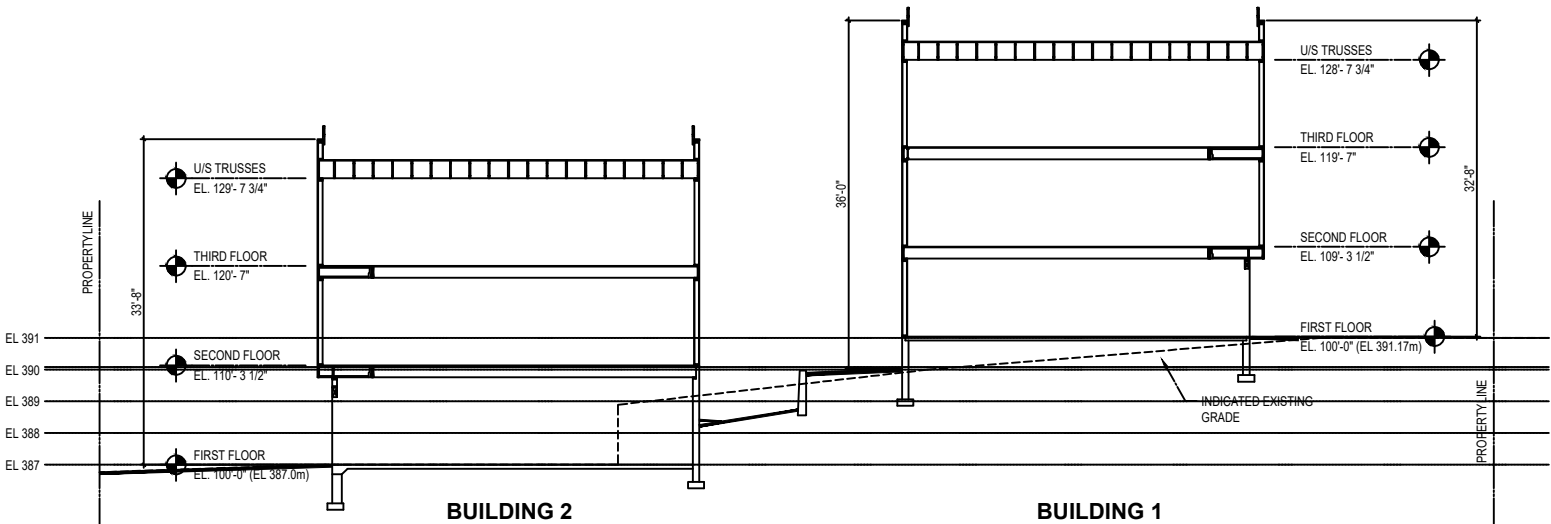
	DATE	REVISION
1	DATE YEAR	ISSUED FOR CONSTRUCTION
2	DEC. 02 2025	REISSUED FOR DP GENERAL REVISIONS
3	JAN. 14 2026	REVISIONS AS PER CITY'S EMAIL DATED JAN. 09/26
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BUILDING 1 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING 2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL SITE SECTION
SCALE: 1/8" = 1'-0"

PUREWALL DEVELOPMENT
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VERNON, BRITISH COLUMBIA

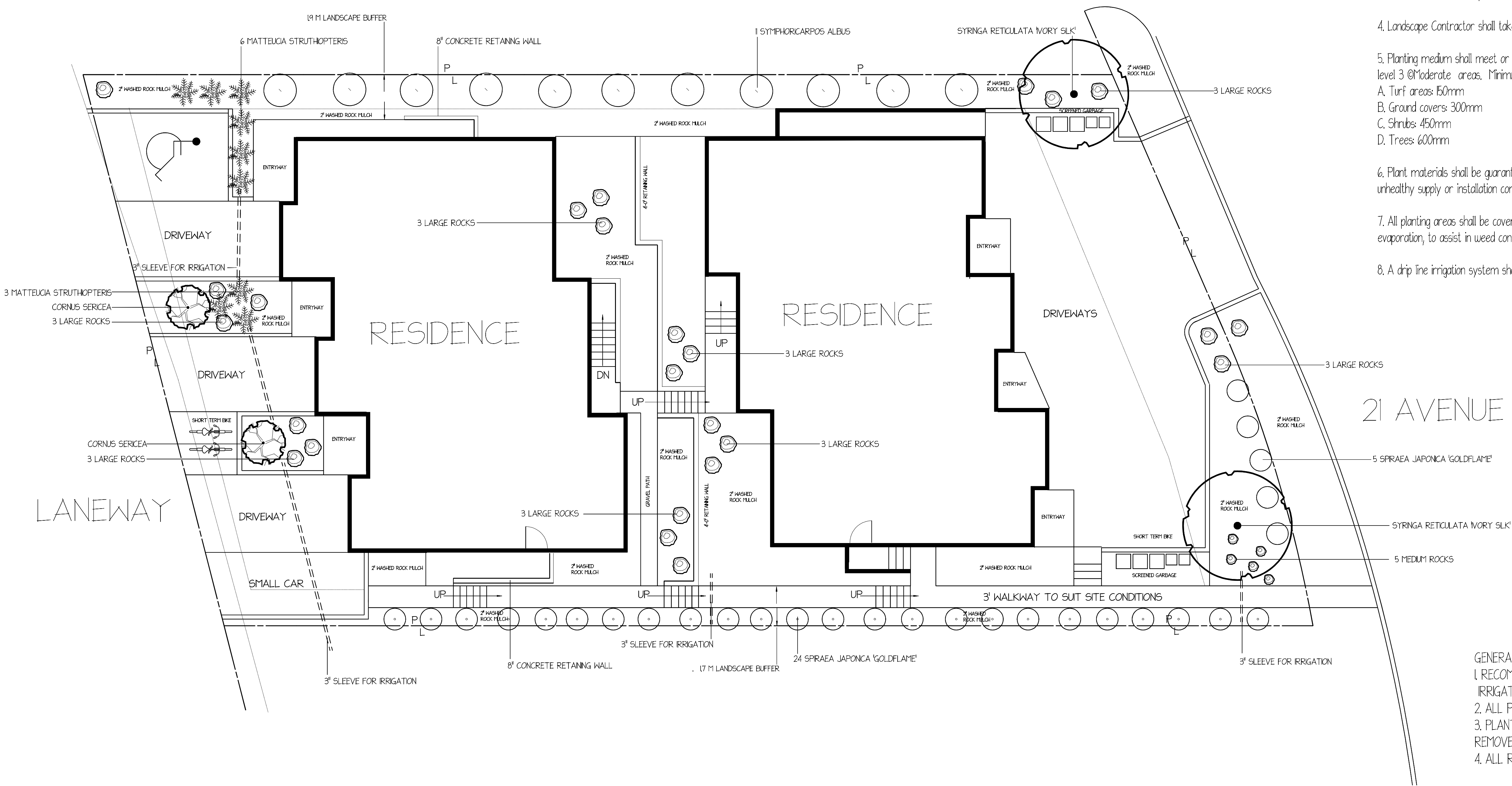
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ELEVATIONS
BUILDING SECTION

DATE:	APRIL 18, 2026
SCALE:	1/16" = 1'-0"
DRAWN BY:	WS

DRAWING NO:

DP3.2 R5



Landscape Specifications

- The scaled dimensions on this drawing are approximate. Before proceeding with any work, the contractor shall check and verify all dimensions and quantities.
- Plant material shall meet or exceed the British Columbia Landscape Standard, 2007, 7th edition, for nursery stock size and quality. Plant materials listed in the accompanying Plant List have been specified according to the Canadian Nursery and Landscape Association Canadian Standard for Nursery Stock and the BCLNA Standard for Container Grown Plants. Nursery shall be certified free of Sudden Oak Death (SOD).
- Plant List substitutions permitted with the approval of the Landscape Consultant.
- Landscape Contractor shall take measures to prevent unnecessary soil compaction during landscape work.
- Planting medium shall meet or exceed the British Columbia Landscape Standard, 2008, 7th edition for level 2 @Groomed and level 3 @Moderate areas. Minimum planting depths are:
A. Turf areas: 150mm
B. Ground covers: 300mm
C. Shrubs: 450mm
D. Trees: 600mm
- Plant materials shall be guaranteed to the owner for a period of one year after substantial completion against death due to unhealthy supply or installation conditions and wrong species or variety.
- All planting areas shall be covered with 2" washed rock mulch at a minimum depth of 2" to help prevent moisture loss due to evaporation, to assist in weed control, and meet firesmart recommendations.
- A drip line irrigation system shall be installed so that each plant receives its own water emitter(s).

LANDSCAPE AREAS

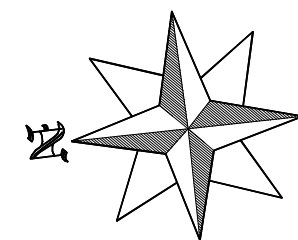
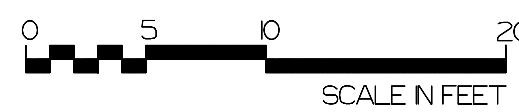
LANDSCAPE AREA IS 3515 SQM
OR 33.7 PERCENT OF TOTAL LOT AREA
PLANTING AREA 18449 SQM
ROCK MULCH AREA 12894SQM
PAVED PATHWAY AREA 37.72 SQM

- GENERAL NOTES;
- RECOMMEND DRIP IRRIGATION FOR ALL PLANTS, IRRIGATION CAN BE SIGNIFICANTLY REDUCED AFTER FIRST TWO SEASONS OF GROWTH.
 - ALL PLANTS ARE DROUGHT TOLERANT, DEER RESISTANT, AND FRESMART.
 - PLANTING AREAS WILL NEED ALL EXISTING ASPHALT AND GRAVEL BASE REMOVED AND REPLACED WITH A MINIMUM OF 450MM OF TOPSOIL.
 - ALL RETAINING WALLS SHOWN ARE 12 METRES OR LESS.

PLANT LIST

SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	MATURE SIZE W X H IN METRES	PLANT SPACING IN METRES
TREES SYRINGA RETICULATTA 'IVORY SILK'	JAPANESE TREE LILAC	2	#5 POT	4.6 X 6.2	4.6
SHRUBS CORNUS SERICEA SPIRAEA JAPONICA 'GOLD FLAME' SYMPHORICARPOS ALBUS	REDOSIER DOGWOOD GOLDFLAME SPIREA COMMON SNOWBERRY	2 33 11	#2 POT #2 POT #2 POT	1.8 X 1.8 1.20 X 0.90 1.0 X 1.2	1.8 1.20 1.0
PERENNIALS MATTEUCIA STRUTHOPTERIS	OSTRICH FERN	9	#1 POT	1.00 X 0.90	1.00

- IRRIGATION NOTES
1. SPECIFICATIONS
ALL WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS.
2. VERIFICATION
SYSTEM DESIGN IS BASED ON 20 GPM AND 70 PSI AVAILABLE AT THE POINT OF CONECTION (POC). VERIFY SAME PRIOR TO COMMENCING IRRIGATION WORK.
3. SLEEVING
ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO PLANTING AREA, AND ENDS CLEARLY MARKED ABOVE GRADE.



client:		date:	26 APRIL 2026	revision:	FIVE
scale:	1"=8'	checked by:	PAT DILLON	drawing #:	ONE