WA Architects Ltd.

| PRINCIPALS

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August 28, 2026

DESIGN RATIONALE
3951 & 3940 35th Avenue, Vernon, BC
Project: #26004

Site Context

The proposed development consists of two adjacent lots that are being developed as a single residential structure spanning both properties. The western frontage is along Turtle Mountain Boulevard and the eastern along 35th Avenue. While the project is situated on two lots, the building has been designed and will function as one cohesive development, with a firewall separation creating Building A and Building B for code purposes.

The site occupies a prominent hillside location characterized by significant grade change. This steeply sloped terrain provides exceptional opportunities for views toward the city from the eastern elevation while also presenting design constraints that have directly informed the building's form, organization, and site integration. The proposed development responds to these conditions by stepping with the natural grade, minimizing unnecessary site disturbance, and maximizing the benefits of the site's unique setting.

Land Use and Site Planning

The subject properties are comprised of two lots: 3940, which is currently vacant and undeveloped, and 3951, which contains an existing single-family detached dwelling. Both properties are designated Suburban Neighbourhood in the Official Community Plan and are zoned Medium Scale Housing (MSH), which permits the proposed residential development. As the proposal is consistent with both the land use designation and zoning regulations, no rezoning is required.

Both lots are located within Development Permit Area 3 (Hillside Development) and Development Permit Area 6 (Form and Character Development). A portion of Lot 3940 is additionally identified within Development Permit Area 2 (Aquatic Ecosystems). However, the City has provided written confirmation that the proposed development is exempt from obtaining an Aquatic Development Permit and does not require the involvement of a Qualified Environmental Professional (QEP).

Given the site's challenging topography, a Geotechnical Assessment was completed to evaluate the suitability of the property for development. The assessment concludes that the proposed development is feasible and can be safely accommodated on the site, subject to the recommendations outlined within the report.

The steep grade across the site (an elevation difference of approximately 11m from west to east) has been a significant factor in shaping the building design. Rather than imposing a conventional building form onto the property, the development has been organized to work with the natural slope. This has allowed the building to be embedded into the hillside while preserving view opportunities and reducing the perceived scale of the structure from key vantage points.

The resulting design balances regulatory requirements, site constraints, and opportunities for enhanced livability, creating a development that is appropriately scaled, responsive to its environment, and integrated with the natural characteristics of the hillside setting.

Project Statistics and Programming

The combined two lot development proposes a single residential structure, divided into Building A and B for code purposes by a firewall, and accommodating approximately 150 dwelling units. It will include a shared main entrance, common circulation areas, and a shared underground parkade, reinforcing its operation as a single integrated building.

The building has been programmed to provide a diverse range of housing options, including studio, one-, two-, and three-bedroom units. Rather than concentrating specific unit types on individual floors, the development incorporates a mix of all unit types on each residential level. By distributing a variety of housing options throughout the building, the development fosters a greater sense of community and social integration.

Parking has been designed to efficiently accommodate resident and visitor demand while minimizing the visual impact of vehicles on the site. This is achieved by having the majority of parking provided within a shared underground parkade serving the entire development, allowing the building and landscape design to remain pedestrian-oriented. Limited surface parking is located strategically near the building entrance and consists primarily of visitor and accessible parking stalls. Notably as well, the project exceeds the minimum off-street parking requirements established by the Zoning Bylaw 6000. While the bylaw requires parking at a rate of 0.8 stalls per dwelling unit, the development provides parking at an approximate 1:1 ratio. This increased parking provision reflects anticipated resident needs for the area.

The development also fully satisfies municipal bicycle parking requirements and places a strong emphasis on supporting active transportation. A centrally located bicycle centre is provided within the building and includes secure bicycle storage, a bicycle washing station, and a repair and maintenance area. These amenities encourage cycling as a practical transportation option and support the City's broader sustainability and active mobility objectives.

A comprehensive amenity program has been incorporated throughout the project to provide a variety of recreational and social opportunities for residents. At grade, the development includes a publicly accessible outdoor amenity area featuring community planter gardens and gathering spaces that contribute to an active and engaging streetscape. Additional common amenity spaces are located on the rooftop level, where an indoor amenity room is directly connected to an outdoor rooftop terrace. Together, these spaces provide opportunities for social interaction, recreation, and enjoyment of the surrounding views. There is also a dedicated fitness facility, as well as the private balconies and patios associated with individual dwelling units. The combination of public, semi-private, and private amenity spaces ensures that residents have access to a range of indoor and outdoor environments that support a healthy and active lifestyle.

Code Considerations – Alternative Solution

Due to the substantial change in grade across the site, the building presents a different number of visible storeys depending on the viewpoint. From certain locations, portions of the development appear to be seven storeys in height, creating a localized condition that exceeds the prescriptive six-storey limit.

To address this, we will propose an Alternative Solution that provides an equivalent level of fire and life safety performance. Key measures include fire department response at Level 1, limited combustible area, interface firestopping, and required slab continuity through the proposed firewall.

Consistent with the alternative solution framework established for the project, building height and storey count can be determined from the level providing fire department access. Measured from this point, the building comprises five storeys above L1 grade and three storeys below grade.

Requested Variances

Active Building Frontage – Bylaw 6000 – 9.5.7.2
A variance is requested to increase the total building frontage by less than 20%. While the development otherwise complies with the intent of the zoning regulations, due to the site being significantly longer in the south to north direction, which aligns with the roadways, the building frontage has been increased to efficiently utilize the developable area. The increased frontage allows the building to fit the site constraints while maintaining appropriate setbacks, site circulation, parking access, landscaping, and amenity areas. The proposed design also incorporates substantial massing articulation, projections, recesses, and material variation to break down the perceived length of the building, ensuring a pedestrian-scaled and visually interesting streetscape despite the increased frontage.

Projection Into Yard – Bylaw 6000 – 4.2.2
A variance is requested to increase the maximum permitted projection of the balconies and eaves into a setback. The encroachments relate to the proposed balconies along the NE property line and the proposed eave elements. These features are integral components of the building's architectural expression and residential functionality: The projecting balconies provide private outdoor amenity space for residents with improved functionality and contribute to the articulation of the building façade, while the proposed eave encroachments are limited to sections of the building where architectural shading elements are incorporated to enhance the façade composition and provide weather protection. These encroachments are minor in nature and contribute to a well-articulated residential building that is consistent with the overall form and character objectives of the development.

Form and Character

The design of this building was developed with careful consideration of both its visual presence and relationship to the surrounding neighbourhood. The intent was to create a contemporary architectural expression that reduces the perceived scale of the development while providing visual interest from all vantage points. To achieve this and in alignment with the City of Vernon's

Form and Character Guidelines, the massing has been carefully articulated to create a human-scaled development through a deliberate interplay of projecting and recessed elements, contrasting dark and light materials, with amber accents, and a series of setbacks that break down the overall mass into a series of smaller, visually identifiable components.

The East elevation, which benefits from sweeping views toward the city, is a prominent expression of these design principles. Contrasting dark and light elements emphasize the structural stacking of the building while creating a rhythm of projections and recesses that visually separate the development into distinct forms. Through the stepping back and projecting forward of architectural features, the building avoids the appearance of a single large structure and instead conveys the impression of multiple smaller buildings arranged cohesively together, creating an architectural language that is more consistent with the character of a suburban residential neighbourhood. This approach, which is extended around all aspects of the building, aligns with the City's objective of reducing the perceived bulk and massing of larger residential buildings through vertical and horizontal façade articulation, varied colours, textures, projections, and insets.

Particular attention has also been given to creating a welcoming and pedestrian-oriented streetscape. Building entrances are clearly expressed through projecting architectural features, distinctive material treatments, and generous weather protection elements that enhance wayfinding and create a strong connection between the building and the public realm. The main pedestrian entrance on the west elevation projects outward and is distinguished by amber accent and dynamic canopy, making it highly visible and easily identifiable. This design feature is echoed at the parkade entrance on the opposite side of the building, creating a consistent and recognizable architectural element.

Those amber accents are also used regularly across the building to create visual continuity and provide moments of warmth and a pop of colour against the more contrasting dark and light architectural palette. The repetition of these elements within the vertically stacked dark balcony forms further softens the overall expression and contributes to a welcoming residential character. The repeated use of these materials also reflects the City's encouragement of incorporating high-quality natural materials and accent colours to assist with wayfinding and strengthen building identity.

The building's façades are further enriched through varied window sizing that responds to unit layouts while contributing to the overall architectural composition. Windows of differing sizes create visual interest and enhance the identity of individual building components. Projecting and inset balconies work in concert with the alternating dark and light massing elements, creating additional depth and shadow while reinforcing the perception of multiple interconnected building forms. Together, these features create a layered and engaging visual experience that provides continual points of interest along the exterior.

Further distinction is achieved through deliberate variations in the building geometry. At the northeast corner, the massing departs from a conventional rectangular form, in response to site constraints, through the introduction of an angled façade element that creates a prominent architectural focal point. Balconies in this location both project outward and recess into the building mass, emphasizing the angular geometry and enhancing the visual complexity of the corner condition. The emphasis placed on this corner condition is consistent with the City's

objective of providing distinct architectural treatment for highly visible locations through enhanced façade articulation, larger windows, and unique architectural elements

Similarly, at the south end of the building, the massing extends outward to form a subtle L-shaped configuration that wraps around and defines the outdoor amenity space at grade. This projection provides increased enclosure, promotes a greater sense of place, and strengthens the relationship between the building and its outdoor gathering area. The resulting form creates a well-defined amenity environment while further contributing to the breakdown of the overall building mass into smaller, identifiable components.

Overall, the building achieves a balance between modern design and residential warmth, creating an engaging presence that contributes positively to the surrounding urban environment.

We firmly believe that together with the City and with the right planning and input from various professionals, this development will benefit the flourishing community. We look forward to working with the City to realize the potential of this site.

Sincerely,

WA Architects Ltd.

NERO

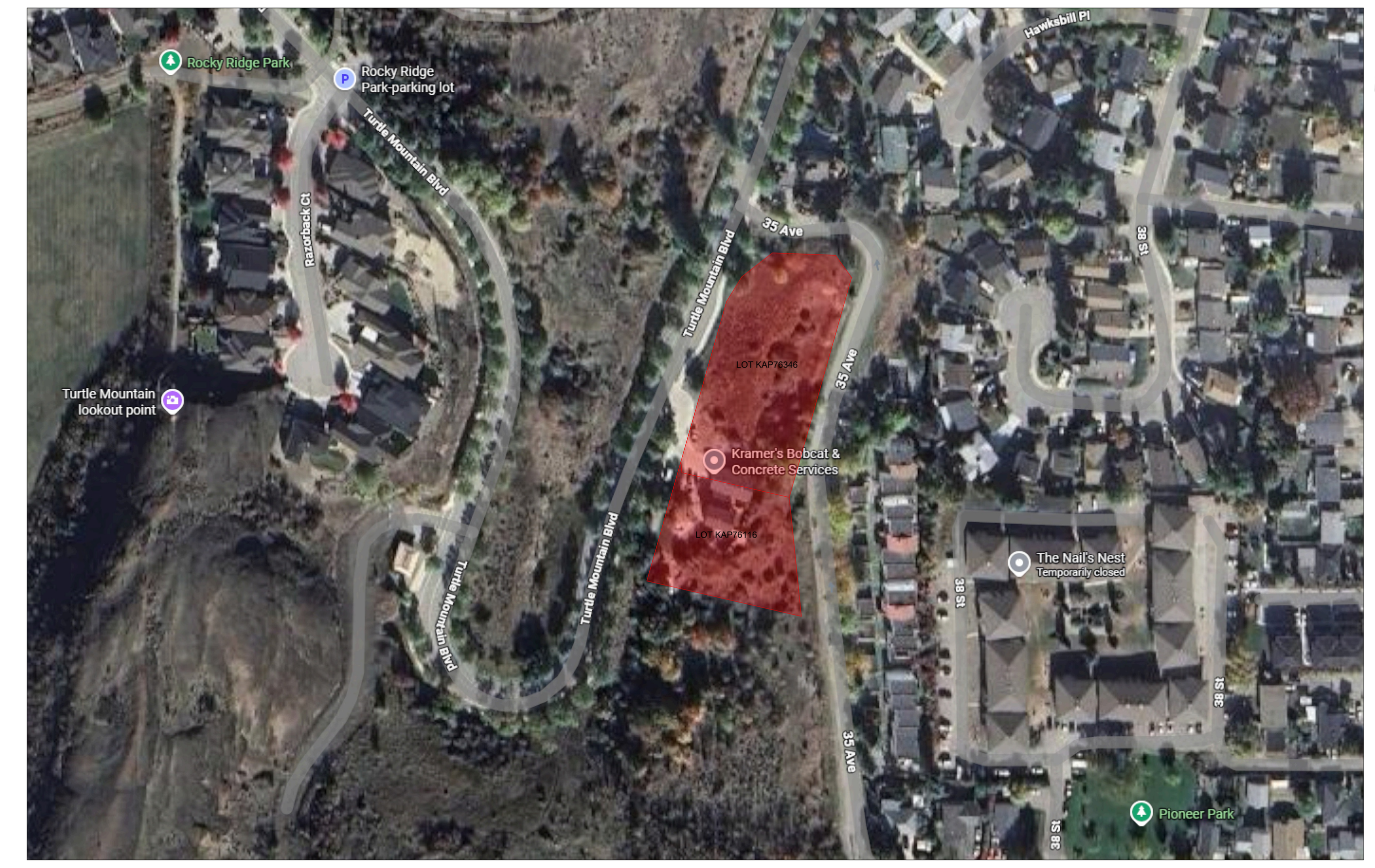
VERNON, B.C.

PROJECT # 26004

CIVIC ADDRESS: 3951 & 3940 35th Avenue, Vernon, BC
LEGAL ADDRESS: Lot 1, Section 4, Township 8, Osoyoos Division Yale District, Plan KAP76346 & KAP76116

ISSUED FOR DEVELOPMENT PERMIT AUGUST 28TH, 2026

1 RENDER
A000 N.T.S



2 CONTEXT PLAN
A000 N.T.S.

ARCHITECTURAL DRAWING LIST	LANDSCAPE DRAWING LIST	CIVIL DRAWING LIST
A000 COVER SHEET A001 EXISTING SURVEY A050 RENDERS A051 RENDERS A052 RENDERS A053 RENDERS A100 SITE PLAN A200 FLOOR PLANS A201 FLOOR PLANS A202 FLOOR PLANS A203 FLOOR PLANS A204 FLOOR PLANS A205 FLOOR PLANS A206 ROOF PLAN A120 LANDSCAPE & AMENITY COMPLIANCE A300 ELEVATIONS A301 ELEVATIONS A400 SECTIONS A500 MATERIAL BOARD	L1 LANDSCAPE PLAN L2 ROOF LANDSCAPE PLAN L3 LANDSCAPE PLANTING PLAN SOUTH L4 LANDSCAPE PLANTING PLAN NORTH L5 ROOF LANDSCAPE PLANTING PLAN L6 LANDSCAPE DETAILS	OFFSITE: C000 - COVER SHEET C101 - PRELIMINARY OFFSITE SERVICING PLAN C102 - PRELIMINARY OFFSITE GRADING PLAN C103 - PRELIMINARY OFFSITE STORMWATER MANAGEMENT PLAN C104 - PRELIMINARY OFFSITE EROSION & SEDIMENT CONTROL PLAN C801 - PRELIMINARY GENERAL CONSTRUCTION NOTES ONSITE: C000 - COVER SHEET C101 - PRELIMINARY SITE SERVICING PLAN C102 - PRELIMINARY SITE GRADING PLAN C103 - PRELIMINARY STORMWATER MANAGEMENT PLAN C104 - PRELIMINARY EROSION & SEDIMENT CONTROL PLAN C801 - PRELIMINARY GENERAL CONSTRUCTION NOTES

PROJECT TEAM:

CLIENT: CROWNE PACIFIC DEVELOPMENT CORP 101-801 ISLAND HIGHWAY, CAMPBELL RIVER, BC TEL: 250.287.8120 CONTACT: BRETT GIESSE HAYLEY KYLE	GEOTECH: TELFORD GEOTECHNICAL 101-1428 LORNE STREET, KAMLOOPS, BC V2C 1X4 TEL: 250-828-2466 CONTACT: BILL TELFORD
ARCHITECT: WA ARCHITECTS LTD. SUITE 950-1500 W GEORGIA STREET, VANCOUVER, BC TEL: 604.685.3529 CONTACT: DAVID ECHAIZ-MCGRATH ARTURO ENRIQUEZ	
SURVEYOR: MONASHEE SURVEYING AND GEOMATICS 3710A 28TH STREET, VERNON, BC, V1T 9X2 TEL: 250-545-5990 CONTACT: MARK BUDGEN	
LANDSCAPE: PMG LANDSCAPE ARCHITECTS SUITE C100 - 4185 STILL CREEK DRIVE, BURNABY, BC, V5C 6G9 TEL: 604.294.0011 CONTACT: CAMERON WOODRUFF	
CIVIL: LAWSON ENGINEERING #201 - 2110 11 AVE NE, SALMON ARM, BC TEL: 250.832.3220 CONTACT: ALISTAIR WATERS	

PROJECT STATS
NERO
Project No. 26004

REVISION NO.	8			DATE:		28-Aug-26
SITE INFORMATION						
LEGAL DESCRIPTION	Lot 1, Section 4, Township 8, Osoyoos Division Yale District, Plan KAP76346 & KAP76116					
CIVIC ADDRESS	3951 & 3940 35th Avenue, Vernon, BC, V1T 2V1					
AREA 1					EXISTING (metric)	EXISTING (imperial)
SITE AREA (ft²)					5,420.00 m²	58,340.39 ft²
PROJECT DATA	BYLAW REFERENCE	DESCRIPTION		REQUIRED	PROPOSED	
ZONING				MSH	MSH	
FAR	Bylaw 6000 - 9.5.3.			3.00 FAR	2.24 FAR	
COMMON & PRIVATE AMENITY	Bylaw 6000 - 9.5.7.1.	5m² per studio, 10m² per 1 bed, 15m² per 2+ bed		780 m²	2,097.0 m²	22,572.0 ft²
ACTIVE BUILDING FRONTAGE	Bylaw 6000 - 9.5.7.2.	Total frontage maximum of 100m		100m Max	119.02 m	390.49 ft
BUILDING HEIGHT	Bylaw 6000 - 9.5.6.	Maximum of 30m or 6 Storeys		30m (6 Storeys)	26.44 m (6 Storey) Building height as per zoning bylaw section 9.5.6.1 definition (up to 2 levels of parking above finish grade will not count as a storey)	
SETBACKS	Bylaw 6000 - 9.5.5.	Front	West (Turtle Mountain)	4.00 m	4.00 m	13.12 ft
		Exterior	North (35th Ave)	4.00 m	4.00 m	13.12 ft
		Rear	East (35th Ave)	4.00 m	4.00 m	13.12 ft
		Interior	South	3.00 m	3.00 m	9.84 ft
MINIMUM LANDSCAPING AREA	Bylaw 6000 - 9.5.7.1.			25%	34%	
NET FLOOR AREA (Excludes storage areas, service areas, stairways and common corridors, parkades, common amenity areas and bldg mech systems)						
LEVEL P3					0 m²	0 ft²
LEVEL P2					542 m²	5,834 ft²
LEVEL P1					1,115 m²	12,006 ft²
GROUND LEVEL					1,994 m²	21,463 ft²
LEVEL 2-4					6,738 m²	72,528 ft²
LEVEL 5					1,771 m²	19,060 ft²
				NET FLOOR AREA TOTAL	12,160 m²	130,891 ft²
BUILDING DATA						
UNIT TYPES	DESCRIPTION	SIZE (m2)	SIZE (ft2)	# OF UNITS	COMBINED (m2)	COMBINED (ft2)
UNIT S	STUDIO	33 m²	353 ft²	25	820 m²	8,825 ft²
UNIT A1	1BR	62 m²	664 ft²	6	370 m²	3,984 ft²
UNIT A2	1BR	67 m²	726 ft²	24	1,619 m²	17,424 ft²
UNIT A3	1BR	84 m²	908 ft²	4	337 m²	3,632 ft²
UNIT B1	2BR + 2BTH	81 m²	869 ft²	1	81 m²	869 ft²
UNIT B2	2BR + 2BTH	88 m²	946 ft²	2	176 m²	1,892 ft²
UNIT C1	2BR + DEN	98 m²	1,056 ft²	52	5,101 m²	54,912 ft²
UNIT C2	2BR + DEN	100 m²	1,079 ft²	14	1,403 m²	15,106 ft²
UNIT C3	2BR + DEN	110 m²	1,187 ft²	4	441 m²	4,748 ft²
UNIT D1	3BR + 2BTH	98 m²	1,052 ft²	5	489 m²	5,260 ft²
UNIT D2	3BR + 2BTH	100 m²	1,079 ft²	4	401 m²	4,316 ft²
UNIT D3	3BR + 2BTH	102 m²	1,099 ft²	5	511 m²	5,495 ft²
UNIT D4	3BR + 2BTH	103 m²	1,107 ft²	4	411 m²	4,428 ft²
TOTAL UNITS			(Saleable Area)	150	12,160 m²	130,891 ft²
UNIT MIX						
UNIT MIX	DESCRIPTION	# OF UNITS			PROPOSED PERCENTAGE OF UNITS	
UNIT S	STUDIO	25			17%	
UNIT A	1BR	34			23%	
UNIT B	2BR	3			2%	
UNIT C	2BR + DEN	70			47%	
UNIT D	3BR	18			12%	
	TOTAL UNIT MIX	150			100%	
AMENITY AREA					COMBINED PROPOSED (m²)	COMBINED PROPOSED (ft²)
OUTDOOR AMENITY					685 m²	7,378 ft²
INDOOR AMENITY					201 m²	2,164 ft²
PRIVATE AMENITY					1,211 m²	13,030 ft²
				TOTAL AMENITY	2,097 m²	22,572 ft²
REQUIRED OFF-STREET PARKING *						
PARKING TYPE	BYLAW REFERENCE			REQUIRED	PROPOSED	
STANDARD STALLS	Bylaw 6000 - Table 7.7	0.8 stalls per dwelling unit		120 stalls	146 stalls	
VISITOR STALLS	Bylaw 6000 - Table 7.3	Amount per stalls required		17 stalls	17 stalls	
TOTAL PARKING	Includes EV ready, small stalls and accessible stalls			137 stalls	163 stalls	
PARKING TYPE (INCLUDED)	BYLAW REFERENCE			REQUIRED	PROPOSED	
EV READY STALLS	Bylaw 6000 - Table 7.4	25% of minimum stalls required + 10% of visitor stalls		32 stalls	32 stalls	
SMALL CAR	Bylaw 6000 - 7.3.10	50% max of parking stalls		82 stalls	78 stalls	
ACCESSIBLE STALLS	Bylaw 6000 - Table 7.2	Amount per stalls required		4 stalls	4 stalls	
OFF-STREET LOADING SPACES	Bylaw 6000 - Table 7.7	For housing with 35+ dwelling units minimum 1 per building		1 stall	1 stall	
BICYCLE PARKING DATA						
PARKING TYPE	BYLAW REFERENCE			REQUIRED	PROPOSED	
BICYCLE STALLS	Bylaw 6000 - Table 7.7	Short term parking equal to 0.25 stalls per dwelling unit		38 stalls	38 stalls	
	Bylaw 6000 - Table 7.7	Long term parking equal to 1.0 stalls per dwelling unit		150 stalls	150 stalls	
			TOTAL PARKING	188 stalls	188 stalls	
VARIANCE TABLE						
VARIANCE SUMMARY	BYLAW REFERENCE	DESCRIPTION			REQUIRED	PROPOSED
ACTIVE BUILDING FRONTAGE	Bylaw 6000 - 9.5.7.2.	Total frontage maximum of 100m			100m Max	119.02 m
PROJECTION INTO YARD	Bylaw 6000 - 4.2.2	Unenclosed steps, eaves, awnings, decks, canopies, balconies or porches may project into a setback provided such projection do not exceed 0.5m.			0.5m Max	0.67 m on NE PL 1.13 m for eaves

Notes:
*Items in Red are non compliant and will require a Variance
**Parking access aisle reduced per 4.01.02 assumed in-building private parking. Columns not being considered obstructions towards parking stall widths.

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VIC 104 — 3212 Jacklin Road, Victoria, BC V9B 0J5 | T: 250.391.4933
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3 PROJECT STATISTICS
A000

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL: REGISTERED ARCHITECT DAVID ECHAIZ-MCGRATH BRITISH COLUMBIA

CONSULTANT:
2026-08-28

WA ARCHITECTS
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VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
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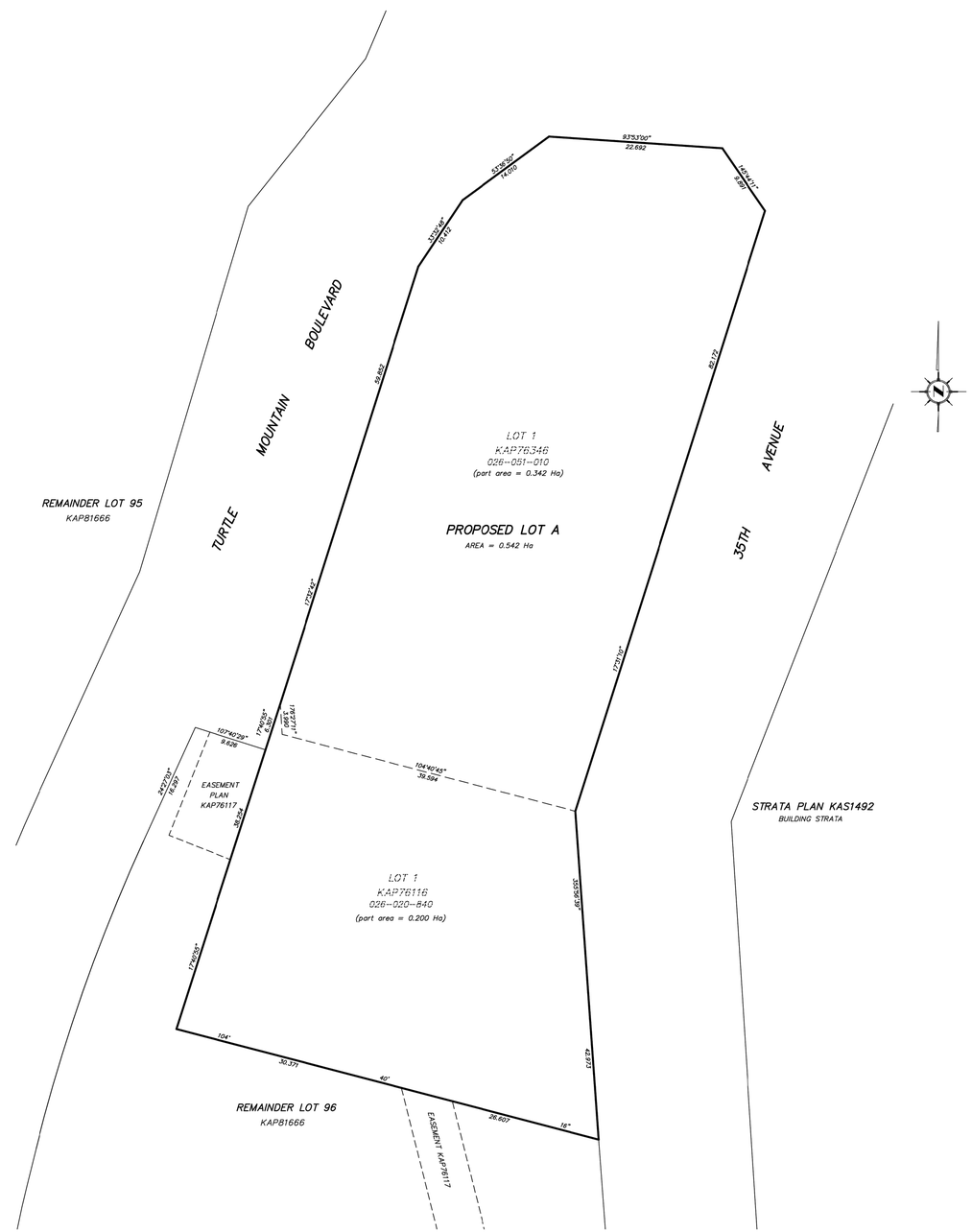
PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
COVER PAGE

PROJECT NO: 26004 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AE
DWG NO: **A000**



LEGAL SITE PLAN

5m 0m 5m 10m 15m

SCALE: 1:250

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:250

CIVIC ADDRESS:
3940 AND 3951 35TH AVENUE, VERNON, B.C.

LEGAL DESCRIPTION:
LOT 1 SECTION 4 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76346

LOT 1 SECTION 4 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76116

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
PROPOSED CONSOLIDATION IN SUPPORT OF FUTURE DEVELOPMENT.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF CROWN PACIFIC DEVELOPMENTS.

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REV	DATE	BY

SURVEYED: APRIL AND AUGUST 2026
DRAFTED BY: RT AUGUST 2026
CHECKED BY: RT

DRAWING: 8677 SITE PLAN.dwg

MONASHEE SURVEYING • GEOMATICS
3710A 28th. Street Vernon, B.C. V1T 8X2
Tel. (250) 545 5990 Fax (250) 545 5912

SHEET 1 OF 1 SHEETS

1 EXISTING SURVEY
A001 N.T.S

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:

REGISTERED ARCHITECT DAVID ECHAIZ McCARTHY BRITISH COLUMBIA

CONSULTANT:
2026-08-28

WA ARCHITECTS
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PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 26004 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AE
DWG NO: **A000**

1 ENTRY RENDER
A050 N.T.S

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NORTH ARROW:

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GENERAL NOTES:

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1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:

REGISTERED ARCHITECT
DAVID ECHAIZ-McGILL
BRITISH COLUMBIA

CONSULTANT:

2026-08-28

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PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
RENDER

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A050**

1 A051 PARKADE ENTRY
N.T.S

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GENERAL NOTES:

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1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:

REGISTERED ARCHITECT
DAVID ECHAIZ-McGILL
BRITISH COLUMBIA

CONSULTANT:

2026-08-28

WA ARCHITECTS

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DRAWING TITLE:
RENDER

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A051**

1 A052 PARKADE APPROACH
N.T.S

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:

REGISTERED ARCHITECT
DAVID ECHALIZ McGEE
BRITISH COLUMBIA

CONSULTANT:

2026-08-28

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PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
RENDER

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A052**

1 A053 RENDER FROM 35TH
N.T.S

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REGISTERED ARCHITECT
DAVID ECHAIZ-McGILL
BRITISH COLUMBIA

CONSULTANT:

2026-08-28

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DRAWING TITLE:
RENDER

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A053**

1 A053 RENDER FROM TURTLE MOUNTAIN

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PROJECT NAME:

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DRAWING TITLE:

RENDER

PROJECT NO: 26004

DRAWN BY: ER

SCALE: AS NOTED

REVIEW BY: AE

DWG NO: **A054**

1 A053 RENDER COMING UP 35TH

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PROJECT NAME:

NERO

PROJECT ADDRESS:

3951 & 3940 35TH AVENUE, VERNON, BC

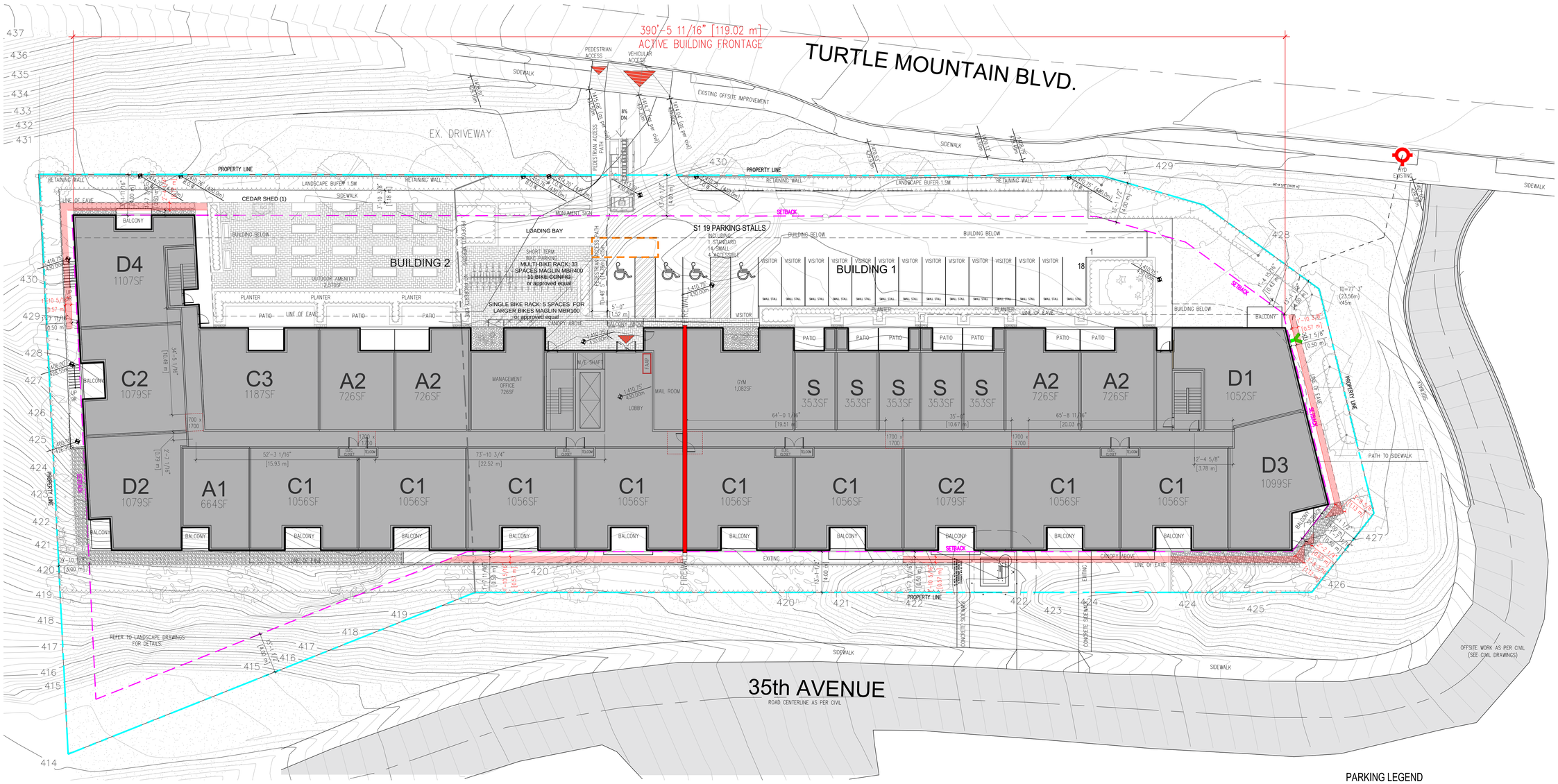
DRAWING TITLE:

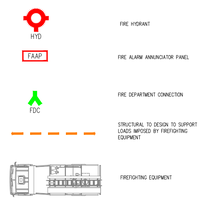
RENDER

PROJECT NO: 26004 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AE

DWG NO: **A055**





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PROJECT NAME:

NERO

PROJECT ADDRESS:

3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:

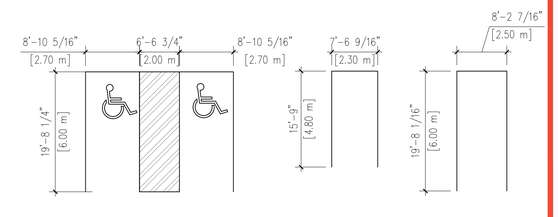
SITE PLAN

PROJECT NO: 26004 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AE

DWG NO: **A100**

PARKING LEGEND



1 SITE PLAN
A100 1/16" = 1'-0"

AMENITY SPACE REQUIREMENTS				
	# UNITS	AREA/UNIT	TOTAL AREA	
STUDIO	25	5 m^2	1,345 ft^2	125 m^2
1 BED	34	10 m^2	3,660 ft^2	340 m^2
2+ BED	91	15 m^2	14,693 ft^2	1,365 m^2
		TOTAL	**19,698 ft^2**	**1,830 m^2**
COMMON AMENTIY REQ.	150	4 m^2	6,458 ft^2	600 m^2

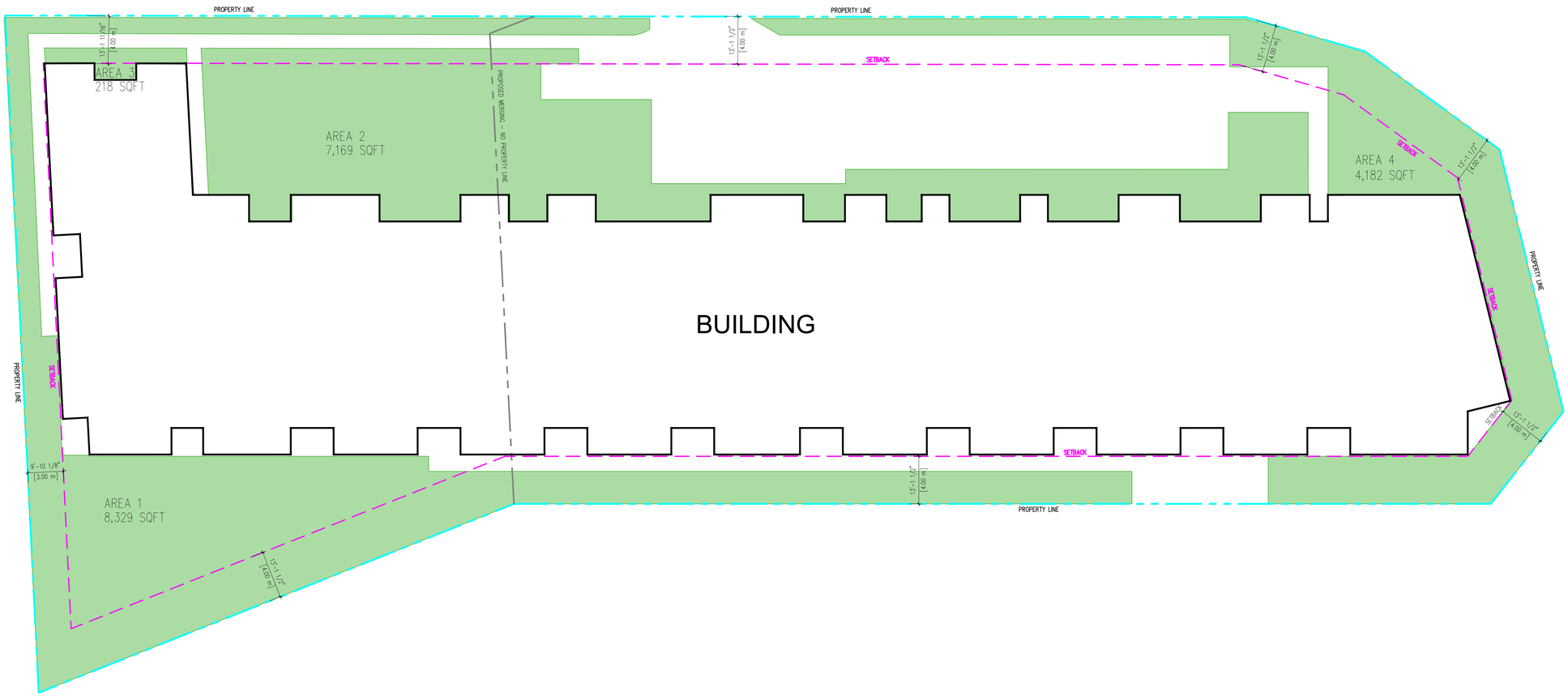
AMENITY SPACE PROVIDED						
	BALCONIES	PLANTING			TOTAL AREA	
PRIVATE AMENITY	11,700 ft^2	1,330 ft^2			13,030 ft^2	1,211 m^2
	GYM	ROOFTOP INDOOR AMENITY	ROOFTOP OUTDOOR AMENITY	OUTDOOR AMENITY	TOTAL AREA	
COMMON AMENITY	1,082 ft^2	1,082 ft^2	4,808 ft^2	2,570 ft^2	9,542 ft^2	886 m^2
TOTAL AMENITY PROVIDED					**22,572 ft^2**	**2,097 m^2**

1 A120 AMENITY BREAKDOWN

LANDSCAPED AREA REQUIRED		
25% OF LOT	14,585 ft^2	1,355 m^2

LANDSCAPED AREA PROVIDED		
AREA 1	8,329 ft^2	774 m^2
AREA 2	7,169 ft^2	666 m^2
AREA 3	218 ft^2	20 m^2
AREA 4	4,182 ft^2	389 m^2
TOTAL AREA	**19,898 ft^2**	**1,849 m^2**

2 A120 LANDSCAPE AREAS



3 A120 LANDSCAPE DIAGRAM
1/16" = 1'-0"

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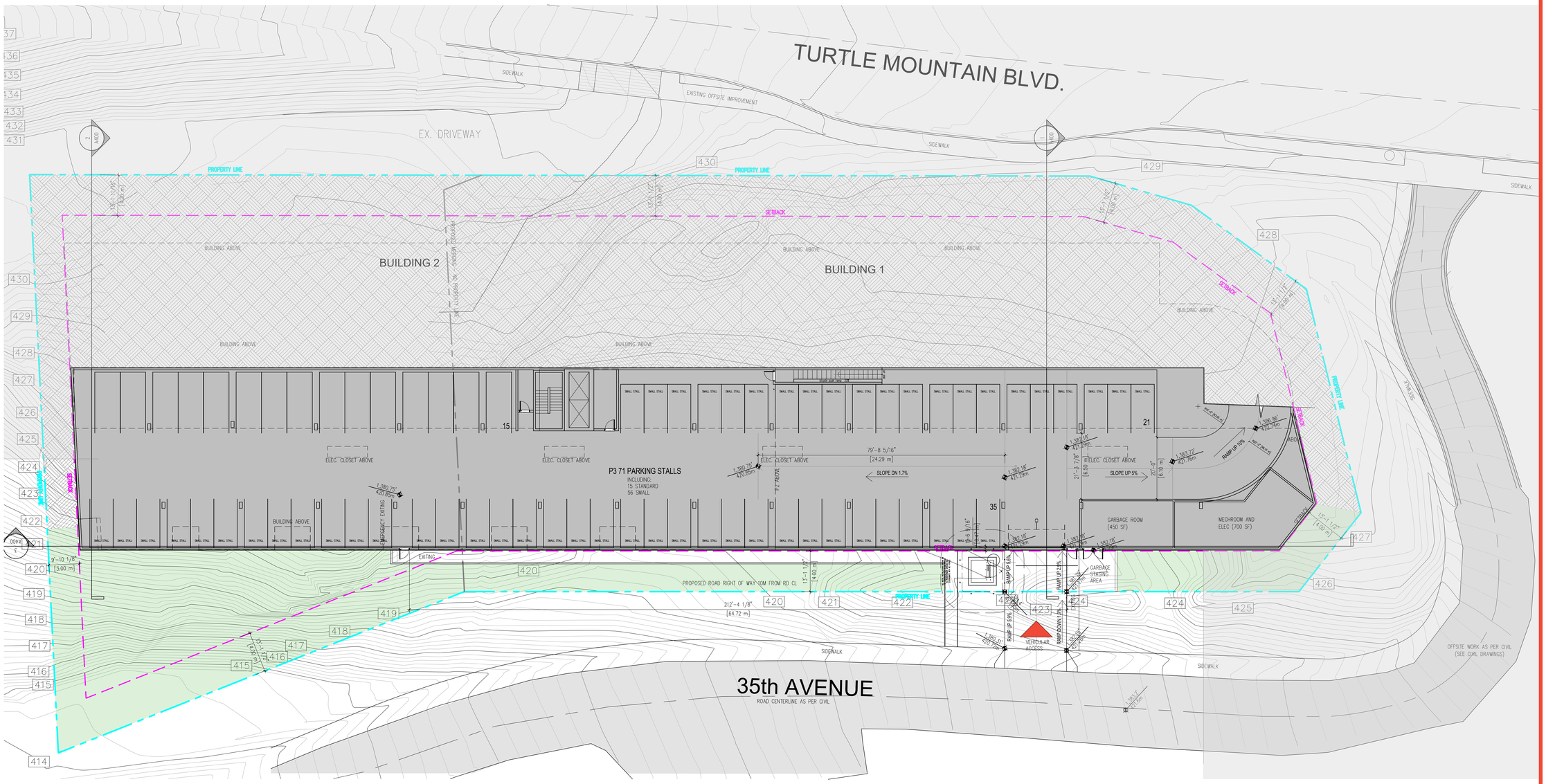
DRAWING TITLE:
LANDSCAPE AND AMENITY COMPLIANCE

PROJECT NO: 26004 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AE
DWG NO: **A120**



1 PARKADE 3
A200 1/16" = 1'-0"

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PROJECT NAME:
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PROJECT ADDRESS:
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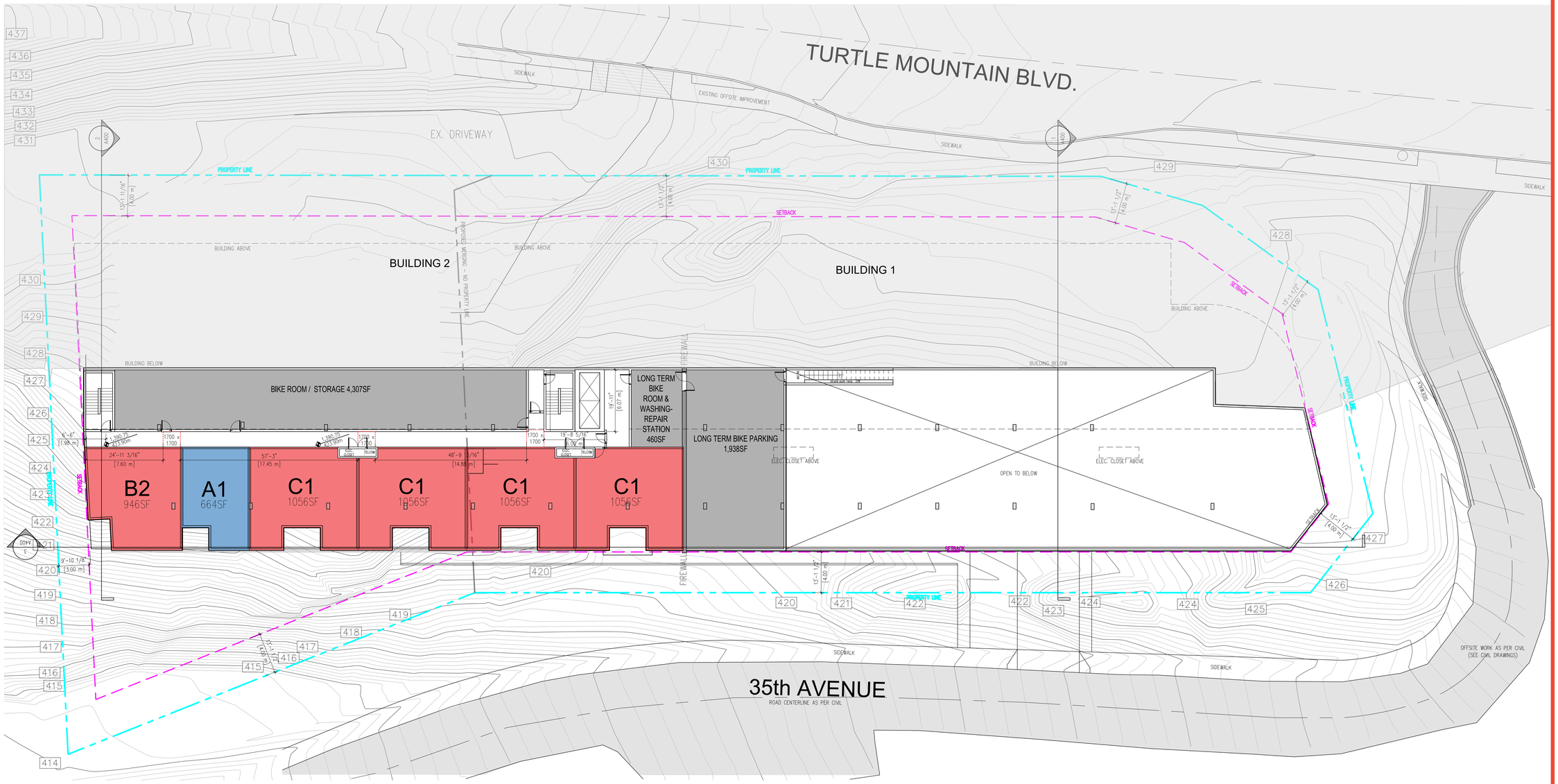
DRAWING TITLE:
FLOOR PLANS

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A200**



1 A201 PARKADE 2
1/16" = 1'-0"

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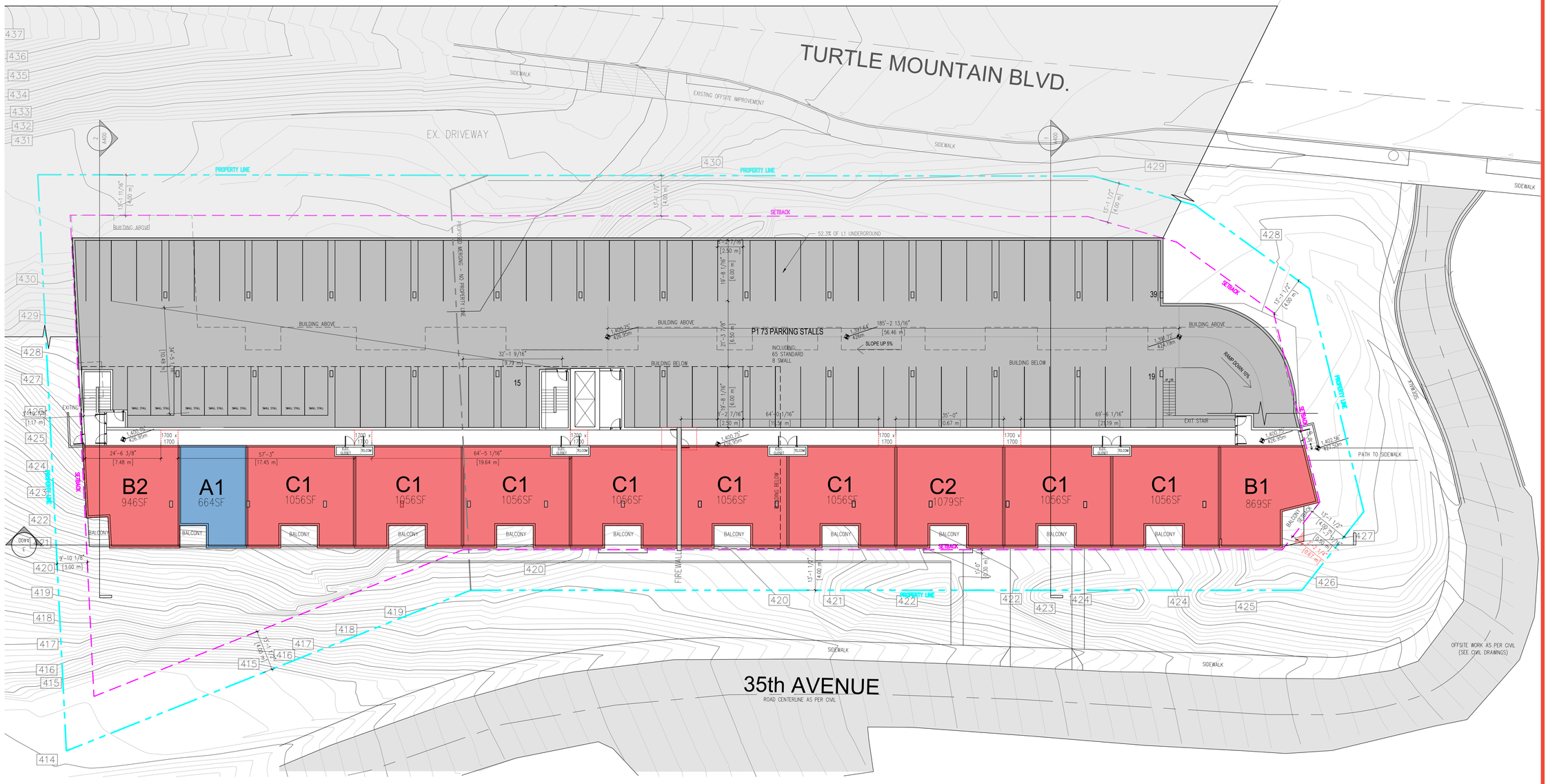
DRAWING TITLE:

FLOOR PLANS

PROJECT NO: 26004 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AE

DWG NO: **A201**



1 PARKADE 1
A202
1/16" = 1'-0"

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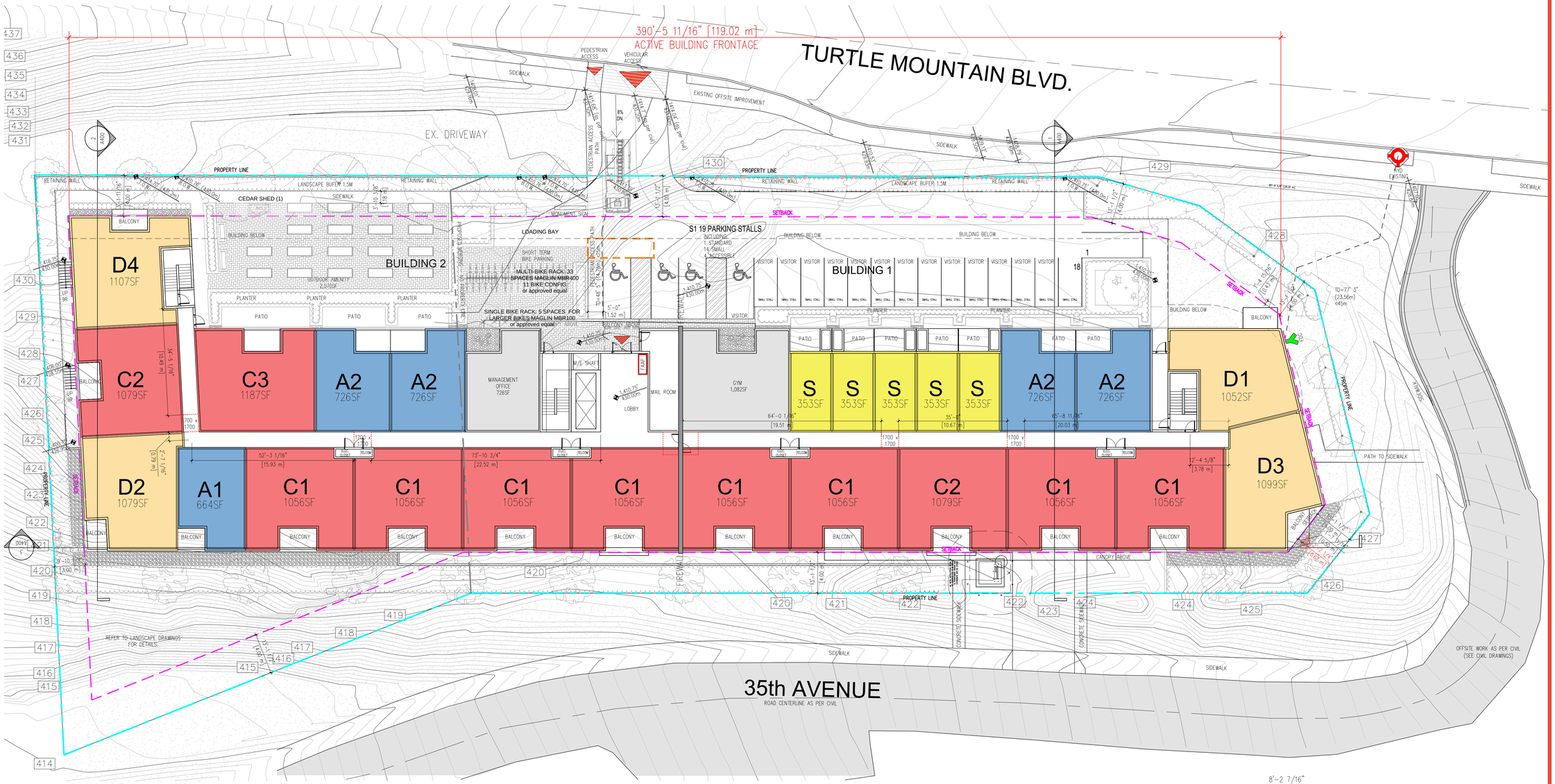
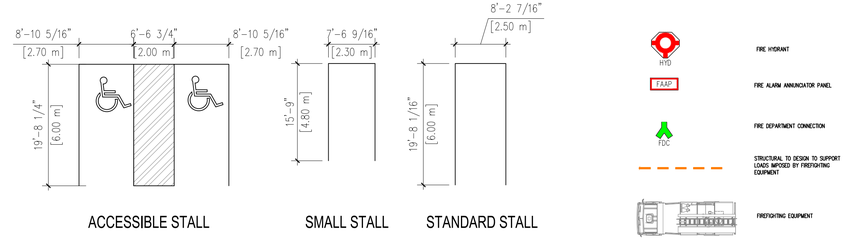
DRAWING TITLE:
FLOOR PLANS

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A202**





1 A203 GROUND FLOOR/LEVEL 1

1/16" = 1'-0"

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FLOOR PLANS

PROJECT NO: 26004 DRAWN BY: ER

SCALE: AS NOTED REVIEW BY: AE

DWG NO: **A203**

1 TYPICAL FLOOR/LEVEL 2-4

A204 1/16" = 1'-0"

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SCALE: AS NOTED REVIEW BY: AE

DWG NO: **A204**

1 LEVEL 5
A205
1/16" = 1'-0"

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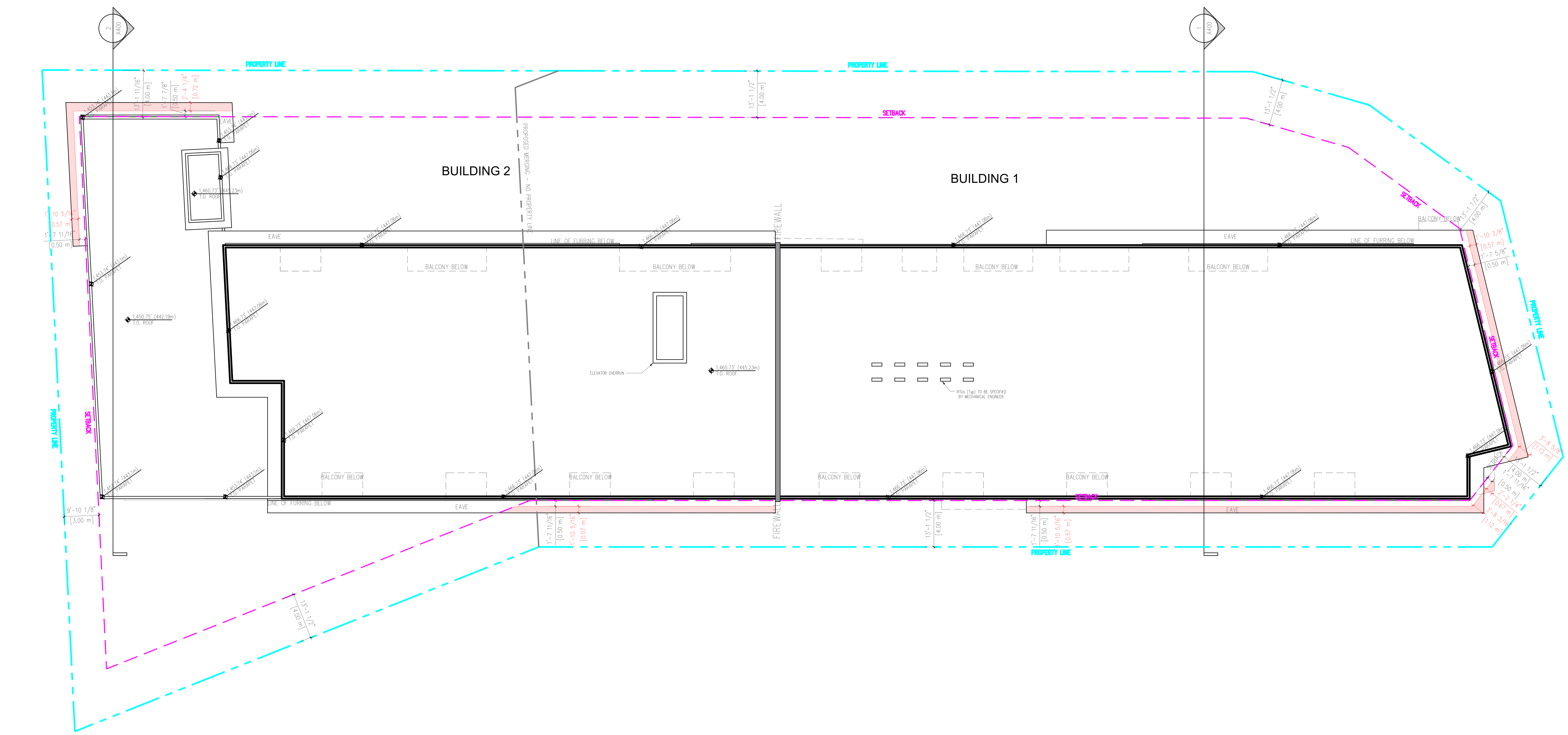
DRAWING TITLE:
FLOOR PLANS

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A205**



1 ROOF PLAN
A206 1/16" = 1'-0"

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BRITISH COLUMBIA

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DRAWING TITLE:
ROOF PLAN

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A206**

1 A300 WEST ELEVATION
1/16" = 1'-0"

2 A300 SOUTH ELEVATION
1/16" = 1'-0"

LEGEND OF FINISHES

1. CEMENTITIOUS - WHITE
2. METAL CLADDING - DARK GREY
3. CEMENTITIOUS - ORANGE
4. ALUMINUM FRAMED WHITE GUARDRAIL - WHITE FROSTED GLAZING
5. ALUMINUM PICKET DARK GREY GUARDRAIL
6. STOREFRONT METAL-BLACK
7. VINYL WINDOW - BLACK/WHITE
8. EXTERIOR DOOR - BLACK/WHITE
9. METAL FLASHING-DARK GREY
10. ALUMINUM SIGNAGE - (DESIGN BY OTHERS)

3 A300 SOUTH-WEST CORNER RENDER
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PROJECT NAME:
NERO

PROJECT ADDRESS:
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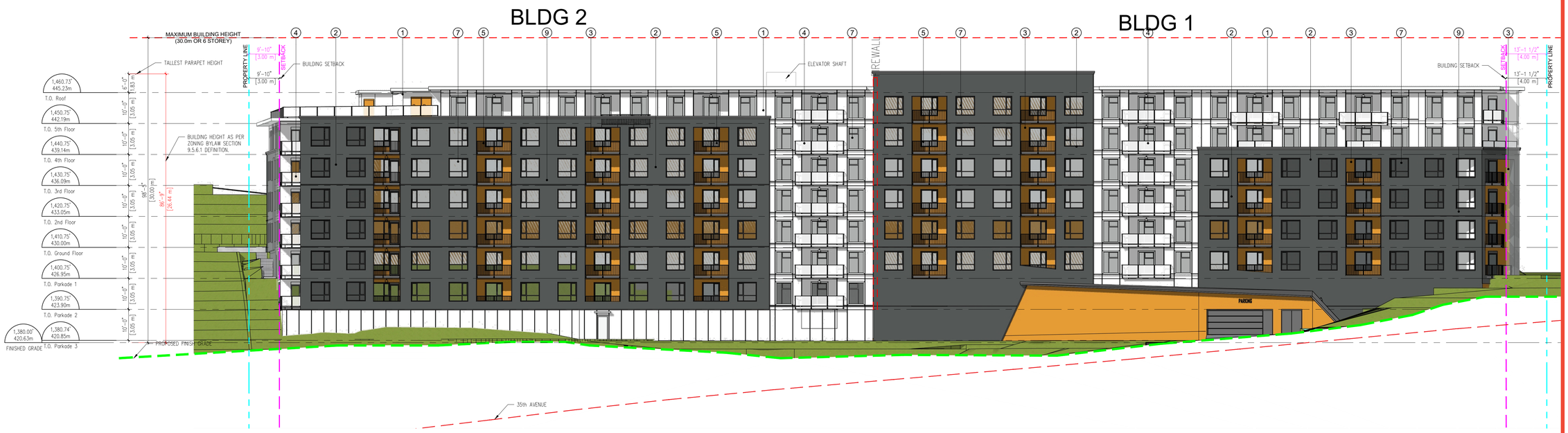
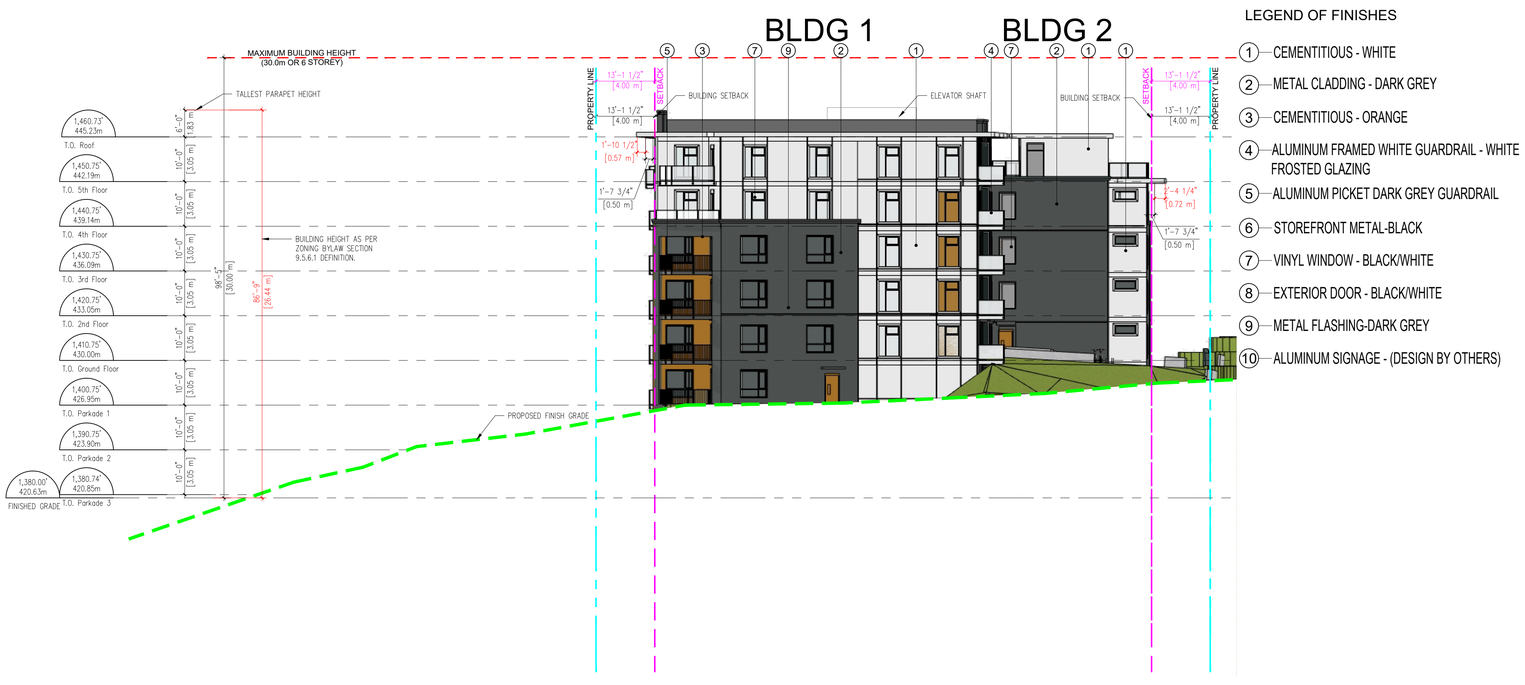
DRAWING TITLE:
ELEVATIONS

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A300**



1 A301 EAST ELEVATION
1/16" = 1'-0"



LEGEND OF FINISHES

1. CEMENTITIOUS - WHITE
2. METAL CLADDING - DARK GREY
3. CEMENTITIOUS - ORANGE
4. ALUMINUM FRAMED WHITE GUARDRAIL - WHITE FROSTED GLAZING
5. ALUMINUM PICKET DARK GREY GUARDRAIL
6. STOREFRONT METAL-BLACK
7. VINYL WINDOW - BLACK/WHITE
8. EXTERIOR DOOR - BLACK/WHITE
9. METAL FLASHING-DARK GREY
10. ALUMINUM SIGNAGE - (DESIGN BY OTHERS)

2 A301 NORTH ELEVATION
1/16" = 1'-0"

3 A301 NORTH-EAST CORNER RENDER
N.T.S.

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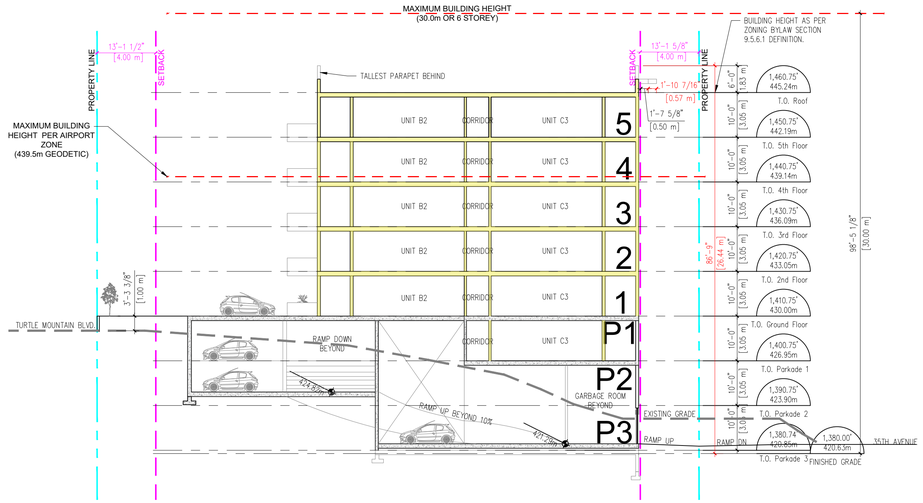
DRAWING TITLE:
ELEVATIONS

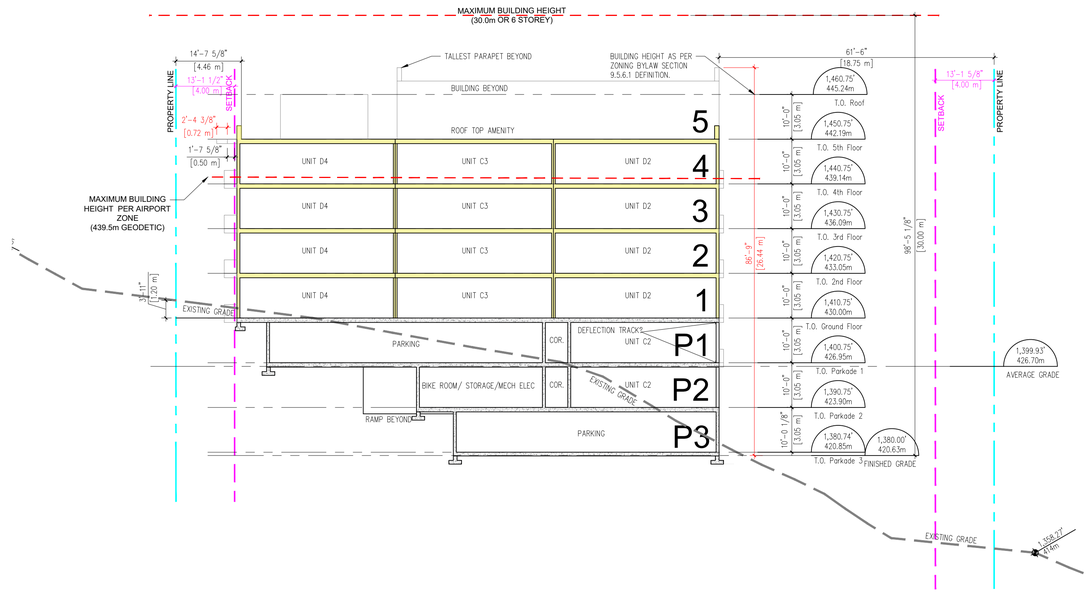
PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A301**

BUILDING 1



1 SECTION 1
A400 1/16" = 1'-0"

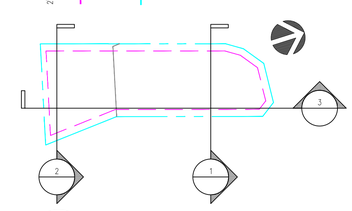
BUILDING 2



2 SECTION 2
A400 1/16" = 1'-0"

BUILDING 2 BUILDING 1

3 SECTION 3
A400 1/16" = 1'-0"



4 KEYPLAN
A400 N.T.S.

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:

REGISTERED ARCHITECT DAVID ECHAIZ McGILL BRITISH COLUMBIA

CONSULTANT:

2026-08-28

WA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
SECTIONS

PROJECT NO: 26004 DRAWN BY: ER
SCALE: AS NOTED REVIEW BY: AE
DWG NO: **A400**

1 A500 RENDER
N.T.S.

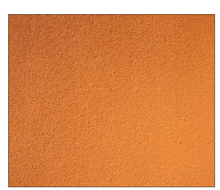
LEGEND OF FINISHES

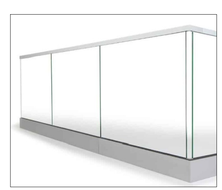
1. CEMENTITIOUS - WHITE
2. METAL CLADDING - DARK GREY
3. CEMENTITIOUS - ORANGE
4. ALUMINUM FRAMED WHITE GUARDRAIL - WHITE FROSTED GLAZING
5. ALUMINUM PICKET DARK GREY GUARDRAIL
6. STOREFRONT METAL-BLACK
7. VINYL WINDOW - BLACK/WHITE
8. EXTERIOR DOOR - BLACK/WHITE
9. METAL FLASHING-DARK GREY
10. ALUMINUM SIGNAGE - (DESIGN BY OTHERS)

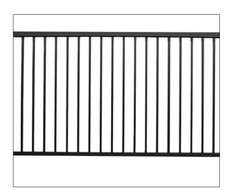
3 A500 LEGEND

1 CEMENTITIOUS - WHITE

2 METAL CLADDING - DARK GREY


3 CEMENTITIOUS - ORANGE


4 ALUMINIUM FRAMED WHITE GUARDRAIL - WHITE FROSTED GLAZING

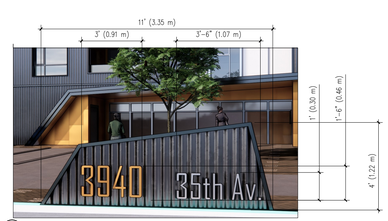

5 ALUMINIUM PICKET DARK GREY GUARDRAIL

6 STOREFRONT METAL-BLACK

7 VINYL WINDOW - BLACK/WHITE

8 EXTERIOR DOOR - BLACK/WHITE

9 METAL FLASHING-BLACK/WHITE



10 ALUMINIUM SIGNAGE - (DESIGN BY OTHERS)

2 A500 MATERIALS

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NORTH ARROW:

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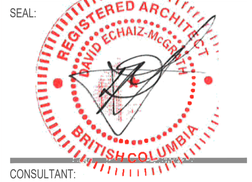
GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	2026/08/28

SEAL:



CONSULTANT:

2026-08-28

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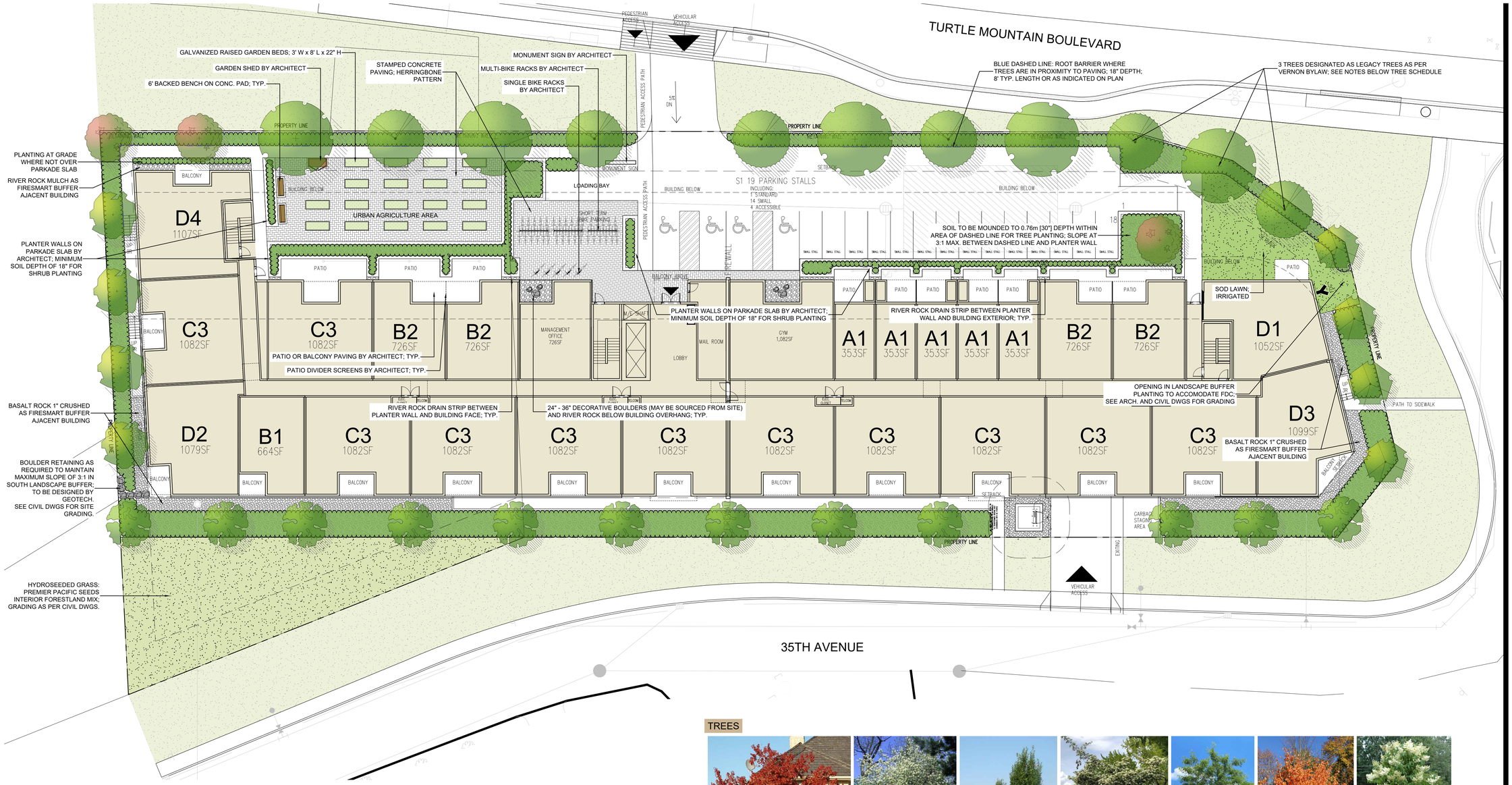
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
NERO

PROJECT ADDRESS:
3951 & 3940 35TH AVENUE, VERNON, BC

DRAWING TITLE:
MATERIAL BOARD

PROJECT NO: 26004
DRAWN BY: ER
SCALE: AS NOTED
REVIEW BY: AE
DWG NO: **A500**



0 10 20 50 100ft

0 10 20 30m

TREE SCHEDULE

PMG PROJECT NUMBER: 26-070

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6CM CAL; 1.8M STD; B&B
	6	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.8M STD.; B&B
	4	CRATAEGUS x MORDENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	6CM CAL; 1.8M STD; B&B
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	3	PARROTIA PERSICA 'RUBY VASE'		6CM CAL; 1.8M STD.; B&B
	12	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

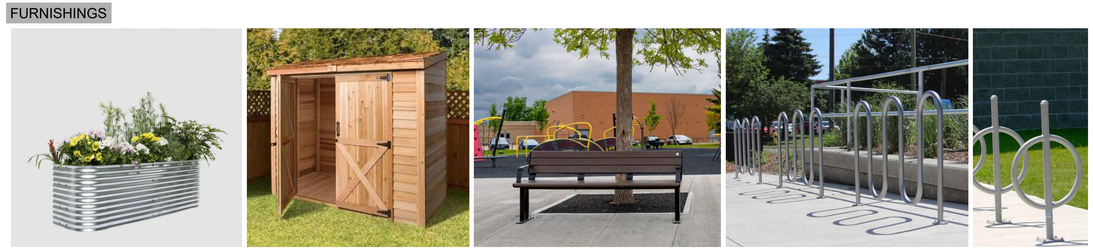
343.7m LENGTH OF PROPERTY LINE FOR LANDSCAPE BUFFER = 34 TREES REQUIRED (1 PER 10.0m)
3 LEGACY TREES REQUIRED (1 OF 10)
LEGACY TREES ARE PROPOSED WITH 16m^2 AREA OF 1.2m DEPTH GROWING MEDIUM.
LEGACY TREE SPECIES ARE SELECTED TO HAVE MEDIUM TO LARGE SIZE AND LIFE EXPECTANCY BEYOND 75 YEARS.

NOTE: ALL PLANTED & SODDED LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TREES

ACER TATARICUM 'GARANN' | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' | CARPINUS BETULUS 'FRANS FONTAINE' | CRATAEGUS x MORDENSIS 'SNOWBIRD' | GLEDITSIA T. INERMIS 'SHADEMASTER' | PARROTIA PERSICA 'RUBY VASE' | SYRINGA RETICULATA 'IVORY SILK'

FURNISHINGS



RAISED GARDEN BEDS CANADA HARVEST 22" HIGH GALVANIZED | CEDARSHED CANADA BAYSIDE 6x3 GARDEN SHED | WISHBONE SITE FURNISHINGS LARSON BACKED 6' BENCH | MAGLIN MBR400 BIKE RACKS; 11 BIKE CONFIGURATION | MAGLIN MBR100 BIKE RACKS

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOTE: NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
3	26.SEP.01	PER CLIENT / REISSUE FOR DP SUBMISSION	CJ
2	26.AUG.28	ISSUE FOR DP SUBMISSION	CJ
1	26.AUG.26	REV. PER NEW SITE PLAN / CIVIL	CJ

CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

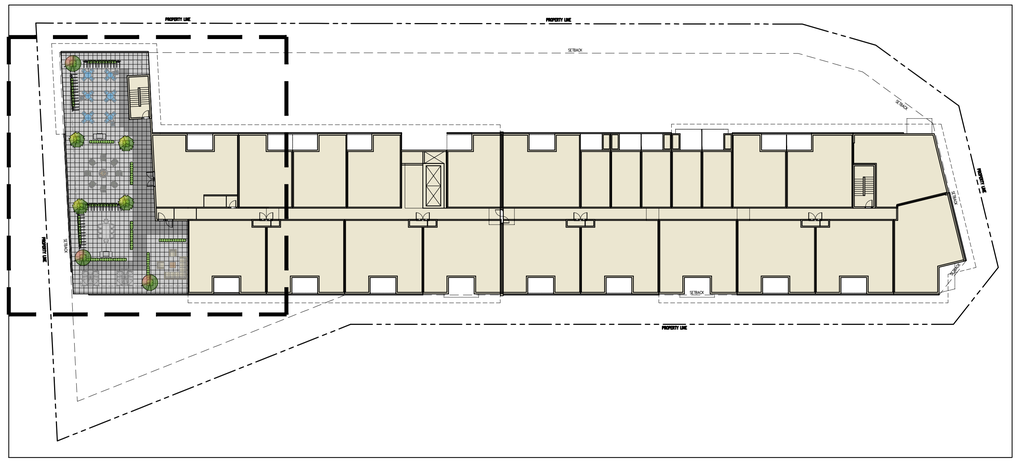
LANDSCAPE PLAN

DATE: 26.AUG.11
SCALE: 1/16" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L1** OF 7

26070-4.ZIP

PMG PROJECT NUMBER: **26-070**



KEY PLAN (N.T.S.)

TREES

ACER TATARICUM 'GARANN'

AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'

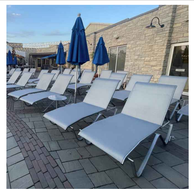
FURNISHINGS

POWDERCOATED ALUMINUM PARTITION PLANTERS; STERLING COLOUR

PLANTER SIZE L W H	QUANTITY
36" x 36" x 36"	7
72" x 16" x 42"	8
60" x 16" x 42"	5
60" x 16" x 32"	3
46" x 16" x 42"	4
46" x 16" x 32"	6

CONCEPTUAL FURNISHINGS (NOT IN CONTRACT; TO BE PROVIDED BY OWNER)

FIRE TABLE



CHAISE LOUNGE

SECTIONAL, CLUB CHAIR & END TABLE

ADRIONDACK CHAIR

CAFE TABLE

DINING CHAIR

DINING TABLE

TREE SCHEDULE - ROOF

PMG PROJECT NUMBER: 26-070

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	4CM CAL; LOW STD (ROOF ONLY)
	5	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	4CM CAL; LOW STD (ROOF ONLY)

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

26070-4.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOTE: NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
3	26.SEP.01	PER CLIENT / REISSUE FOR DP SUBMISSION	CJ
2	26.AUG.28	ISSUE FOR DP SUBMISSION	CJ
1	26.AUG.26	REV. PER NEW SITE PLAN / CIVIL	CJ

CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

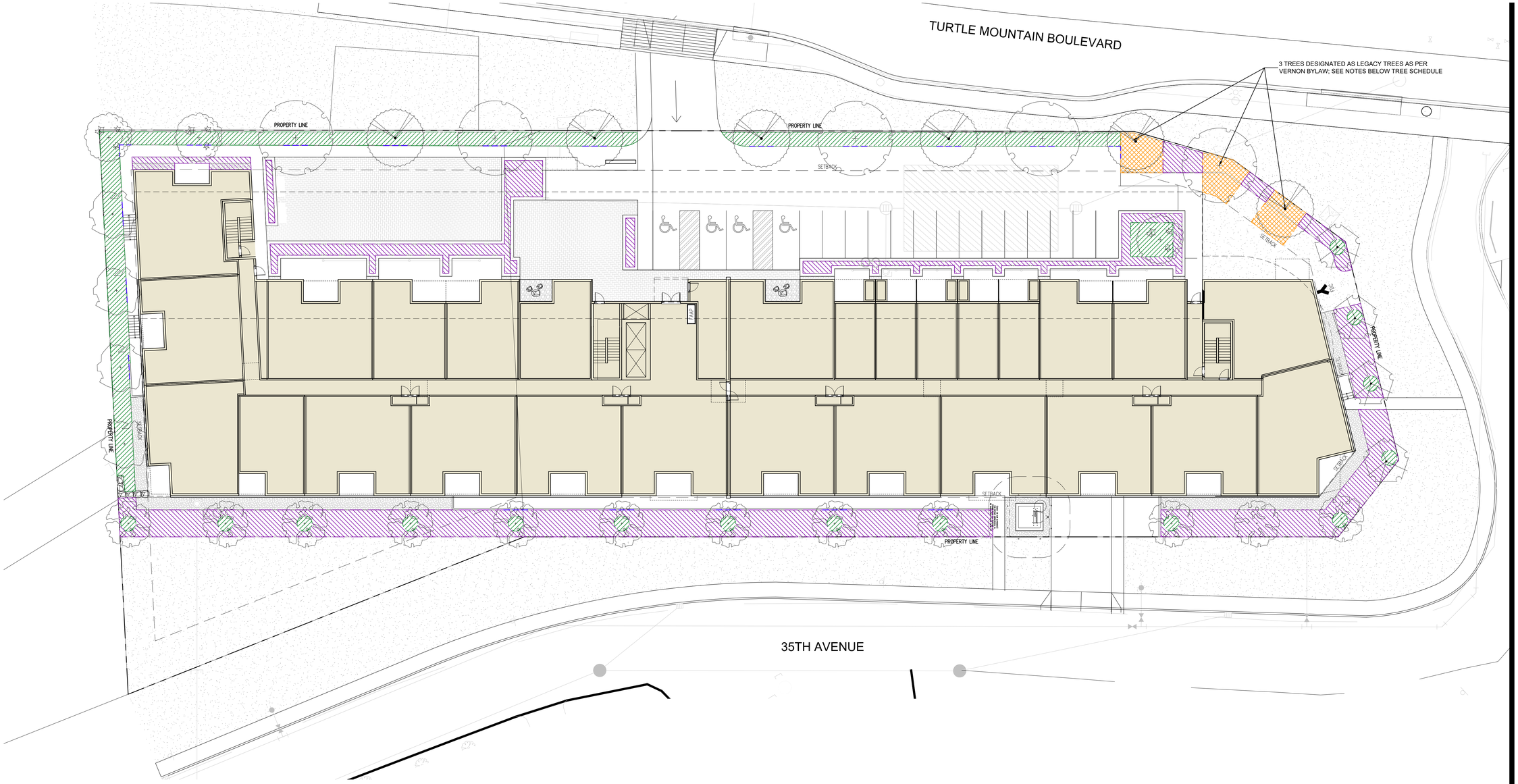
DRAWING TITLE:

ROOF LANDSCAPE PLAN

DATE: 26.AUG.12
SCALE: 1/8" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L2** **OF 7**

PMG PROJECT NUMBER: **26-070**



SOIL DEPTH LEGEND

- ORANGE HATCH INDICATES MINIMUM 16m² AREA OF 1.2m DEPTH GROWING MEDIUM FOR EACH DESIGNATED LEGACY TREE AS PER CITY OF VERNON LANDSCAPE STANDARDS BYLAW #5015.
- GREEN HATCH INDICATES AREA OF 0.76m [30"] MINIMUM DEPTH GROWING MEDIUM; TO PROVIDE MINIMUM 10.0 m³ GROWING MEDIUM VOLUME FOR EACH TREE.
- PURPLE HATCH INDICATES AREA OF 0.45m [18"] MINIMUM DEPTH GROWING MEDIUM FOR SHRUB PLANTING.

0 10 20 50 100ft

0 10 20 30m

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CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

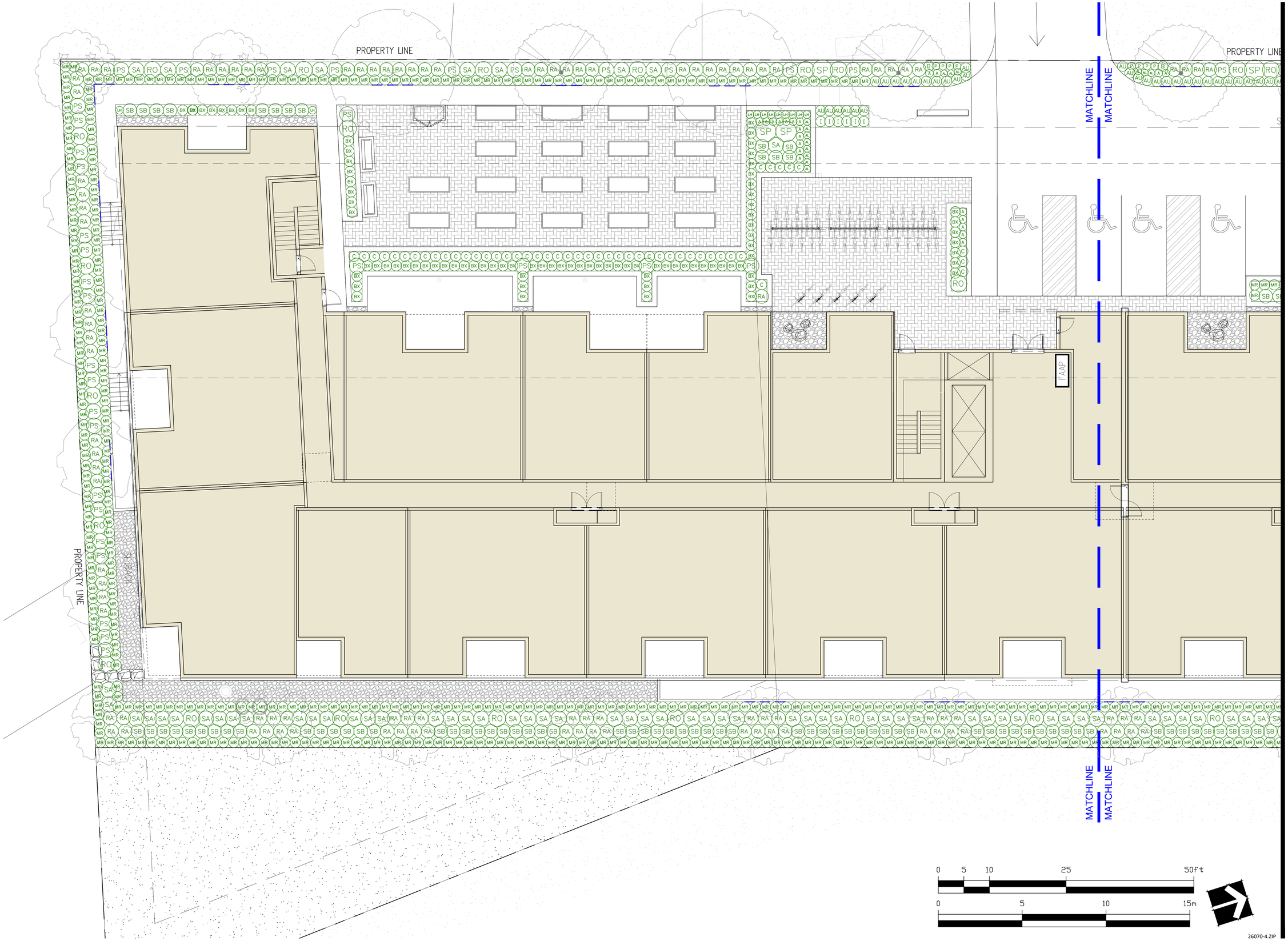
SOIL DEPTH PLAN

DATE: 26.AUG.11
SCALE: 1/16" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L3** OF 7

26070-4.ZIP

PMG PROJECT NUMBER: **26-070**



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CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

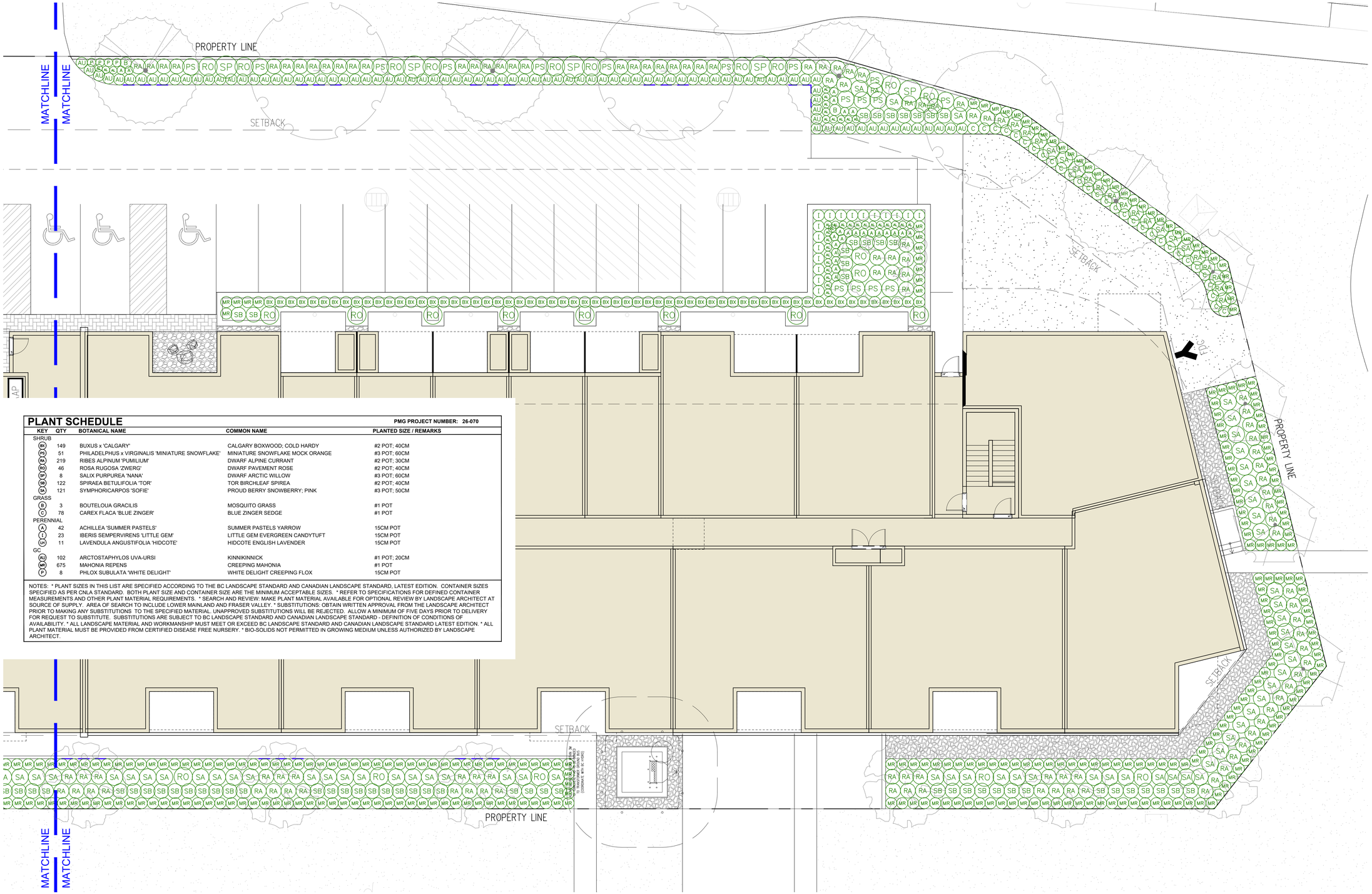
LANDSCAPE PLANTING PLAN SOUTH

DATE: 26.AUG.11
SCALE: 1/16" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L4** **OF 7**

PMG PROJECT NUMBER: **26-070**

26070-4.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 26-070

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BX	149	BUXUS x 'CALGARY'	CALGARY BOXWOOD; COLD HARDY	#2 POT; 40CM
PS	51	PHILADELPHUS x VIRGINALIS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCK ORANGE	#3 POT; 60CM
RA	219	RIBES ALPINUM 'PUMILIUM'	DWARF ALPINE CURRANT	#2 POT; 30CM
RO	46	ROSA RUGOSA 'ZWERG'	DWARF PAVEMENT ROSE	#2 POT; 40CM
SA	8	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#3 POT; 60CM
SB	122	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	#2 POT; 40CM
SP	121	SYMPHORICARPOS 'SOFIE'	PROUD BERRY SNOWBERRY; PINK	#3 POT; 50CM
GRASS				
B	3	BOUTELOUA GRACILIS	MOSQUITO GRASS	#1 POT
C	78	CAREX FLACA 'BLUE ZINGER'	BLUE ZINGER SEDGE	#1 POT
PERENNIAL				
A	42	ACHILLEA 'SUMMER PASTELS'	SUMMER PASTELS YARROW	15CM POT
I	23	IBERIS SEMPERVIRENS 'LITTLE GEM'	LITTLE GEM EVERGREEN CANDYTUFT	15CM POT
LH	11	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	15CM POT
GC				
AU	102	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
MR	675	MAHONIA REPENS	CREEPING MAHONIA	#1 POT
P	8	PHLOX SUBULATA 'WHITE DELIGHT'	WHITE DELIGHT CREEPING FLOX	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 5 10 25 50ft

0 5 10 15m

26070-4.ZIP

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SEAL:

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2	26.AUG.28	ISSUE FOR DP SUBMISSION	CJ
1	26.AUG.26	REV. PER NEW SITE PLAN / CIVIL	CJ

CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

LANDSCAPE PLANTING PLAN NORTH

DATE: 26.AUG.11
SCALE: 1/16" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L5** OF 7

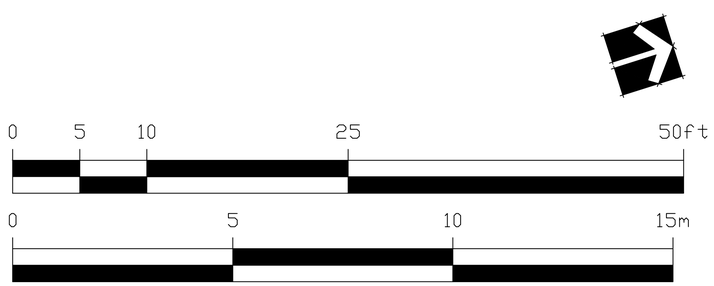
PMG PROJECT NUMBER: **26-070**

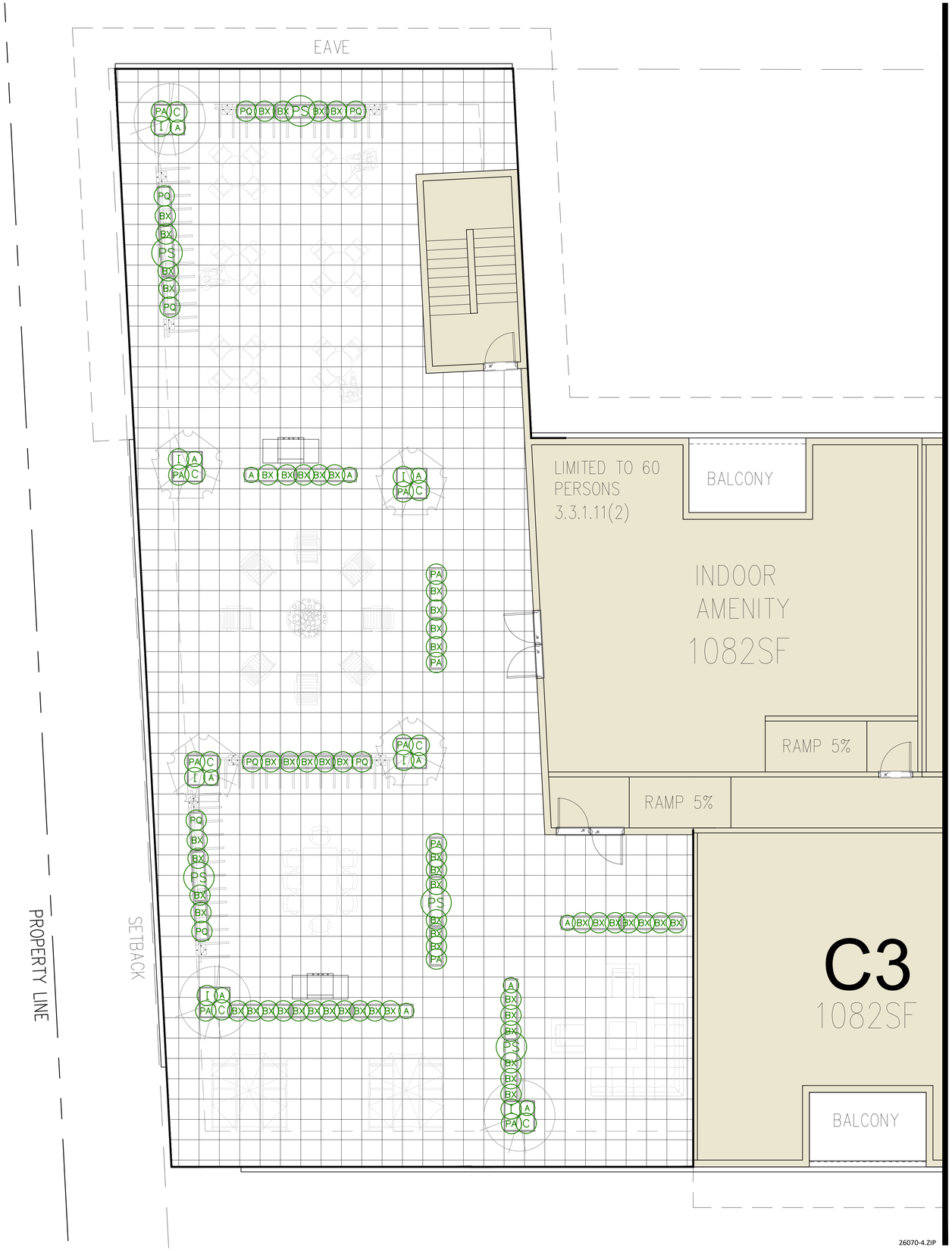
PLANT SCHEDULE - ROOF AMENITY

PMG PROJECT NUMBER: 26-070

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BX	56	BUXUS x 'CALGARY'	CALGARY BOXWOOD; COLD HARDY	#2 POT; 40CM
PS	5	PHILADELPHUS x VIRGINALIS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCK ORANGE	#3 POT; 60CM
GRASS				
C	7	CAREX FLACA 'BLUE ZINGER'	BLUE ZINGER SEDGE	#1 POT
VINE				
PQ	8	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#3 POT; 75CM; STAKED
PERENNIAL				
A	12	ACHILLEA 'SUMMER PASTELS'	SUMMER PASTELS YARROW	15CM POT
I	7	IBERIS SEMPERVIRENS 'LITTLE GEM'	LITTLE GEM EVERGREEN CANDYTUFT	15CM POT
PA	11	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NOTE: NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
3	26.SEP.01	PER CLIENT / REISSUE FOR DP SUBMISSION	CJ
2	26.AUG.28	ISSUE FOR DP SUBMISSION	CJ
1	26.AUG.26	REV. PER NEW SITE PLAN / CIVIL	CJ

CLIENT:

CROWNE PACIFIC DEVELOPMENT

PROJECT:

NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

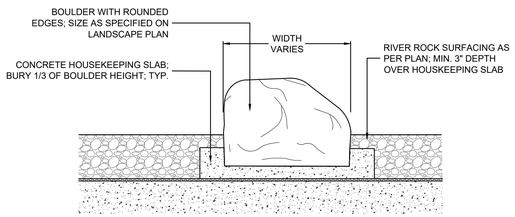
ROOF LANDSCAPE PLANTING PLAN

DATE: 26.AUG.12
SCALE: 3/16" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

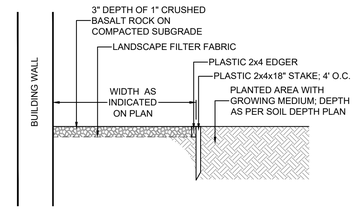
DRAWING NUMBER: **L6** **OF 7**

26070-4.ZIP

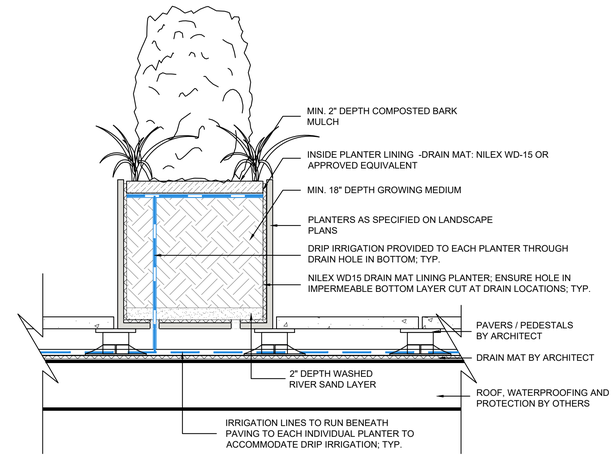
PMG PROJECT NUMBER: **26-070**



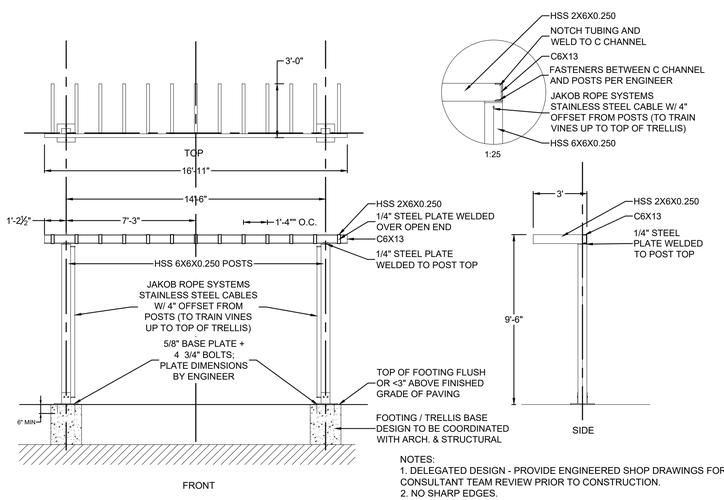
1 - BOULDER ON SLAB
1/2"=1'-0"



2 - ROCK MULCH STRIP ADJACENT BUILDING
1/2"=1'-0"

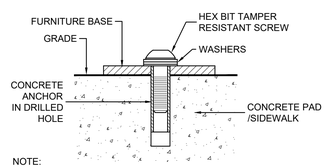


3 - ROOFTOP PLANTING IN MODULAR ALUMINUM PLANTER
1"=1'-0"



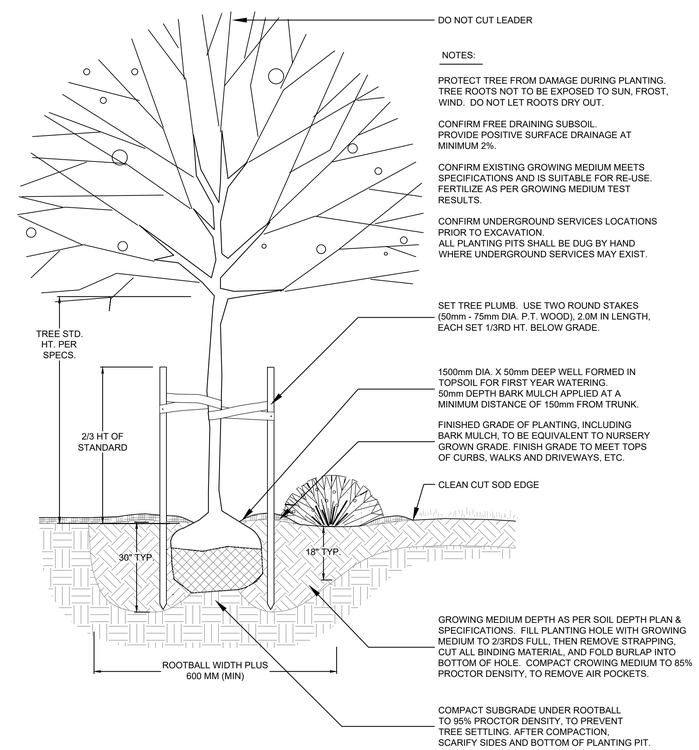
NOTES:
1. DELEGATED DESIGN - PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM REVIEW PRIOR TO CONSTRUCTION.
2. NO SHARP EDGES.
3. ALL STEEL TO BE HOT DIP GALVANIZED.
4. ALL FASTENERS HOT DIPPED GALVANIZED.
5. POWDERCOAT FINISH IN LIGHT GREY.
5. HARDWARE AND FASTENERS AS SPECIFIED BY DELEGATED ENGINEER.

4 - STEEL TRELLIS ON ROOFTOP
1/4" = 1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

5 - SITE FURNITURE MOUNTING
N.T.S.



NOTES:

PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.

CONFIRM FREE DRAINING SUBSOIL. PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.

CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR RE-USE. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.

CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. ALL PLANTING PITS SHALL BE DUG BY HAND WHERE UNDERGROUND SERVICES MAY EXIST.

6 - TREE AND SHRUB PLANTING ON GRADE
N.T.S.

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NERO RESIDENTIAL DEVELOPMENT

3940-3951 35TH AVENUE VERNON, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 26.AUG.11
SCALE: AS NOTED
DRAWN: CJ
DESIGN: CJ
CHK'D: CW

DRAWING NUMBER: **L7** OF 7

26070-4.ZIP

PMG PROJECT NUMBER: **26-070**