

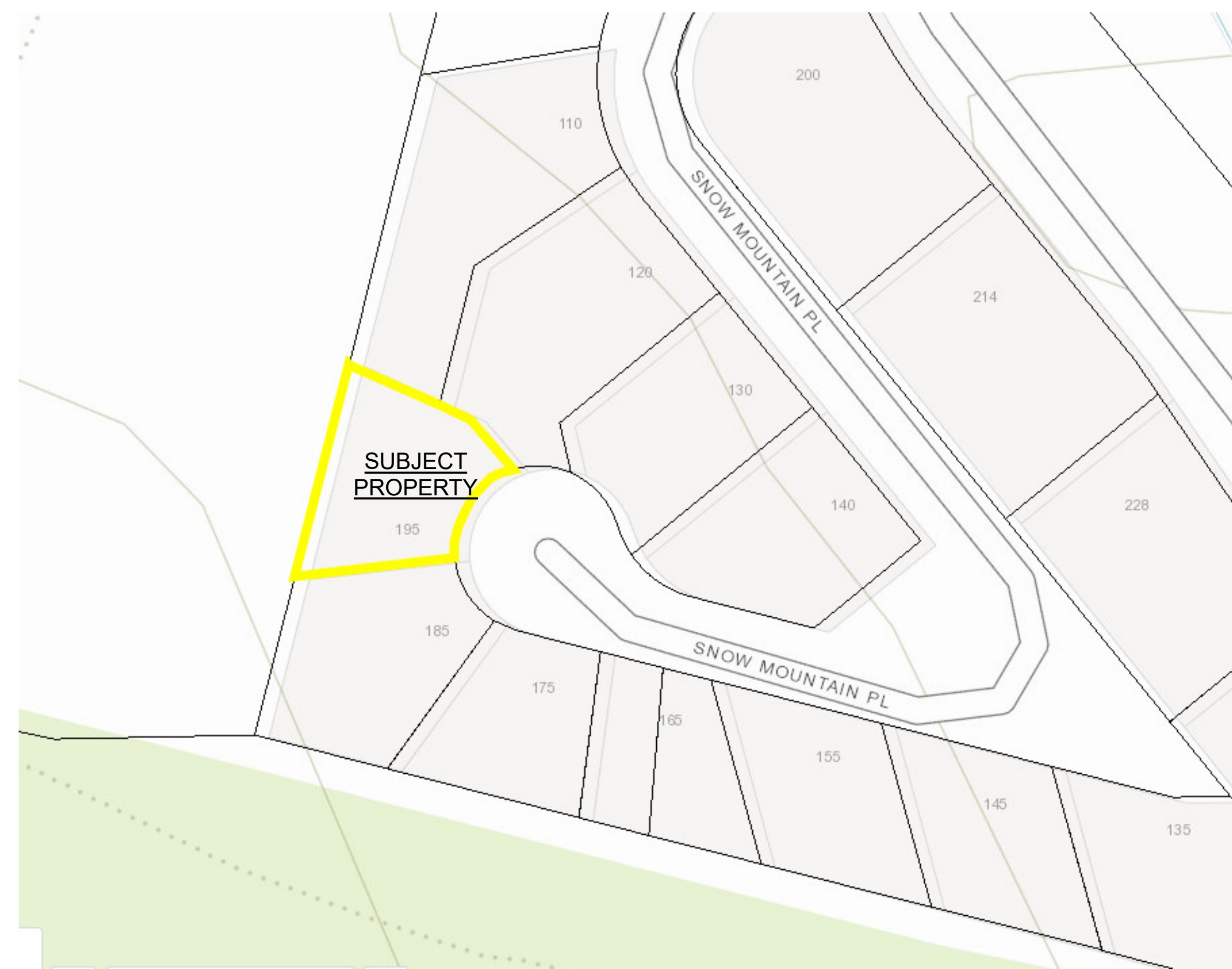
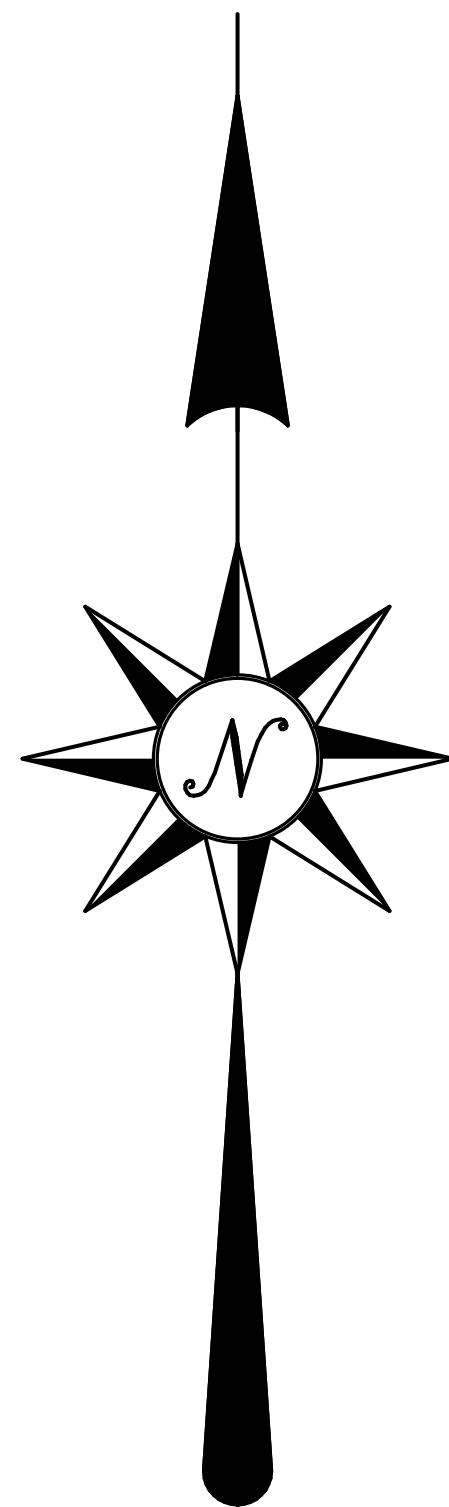
CURRENT ZONING SETBACKS PERMITTED
SCALE: 1" = 10'

The bylaws at Apex have recently changed. Zoning Bylaw No. 2800, 2022.

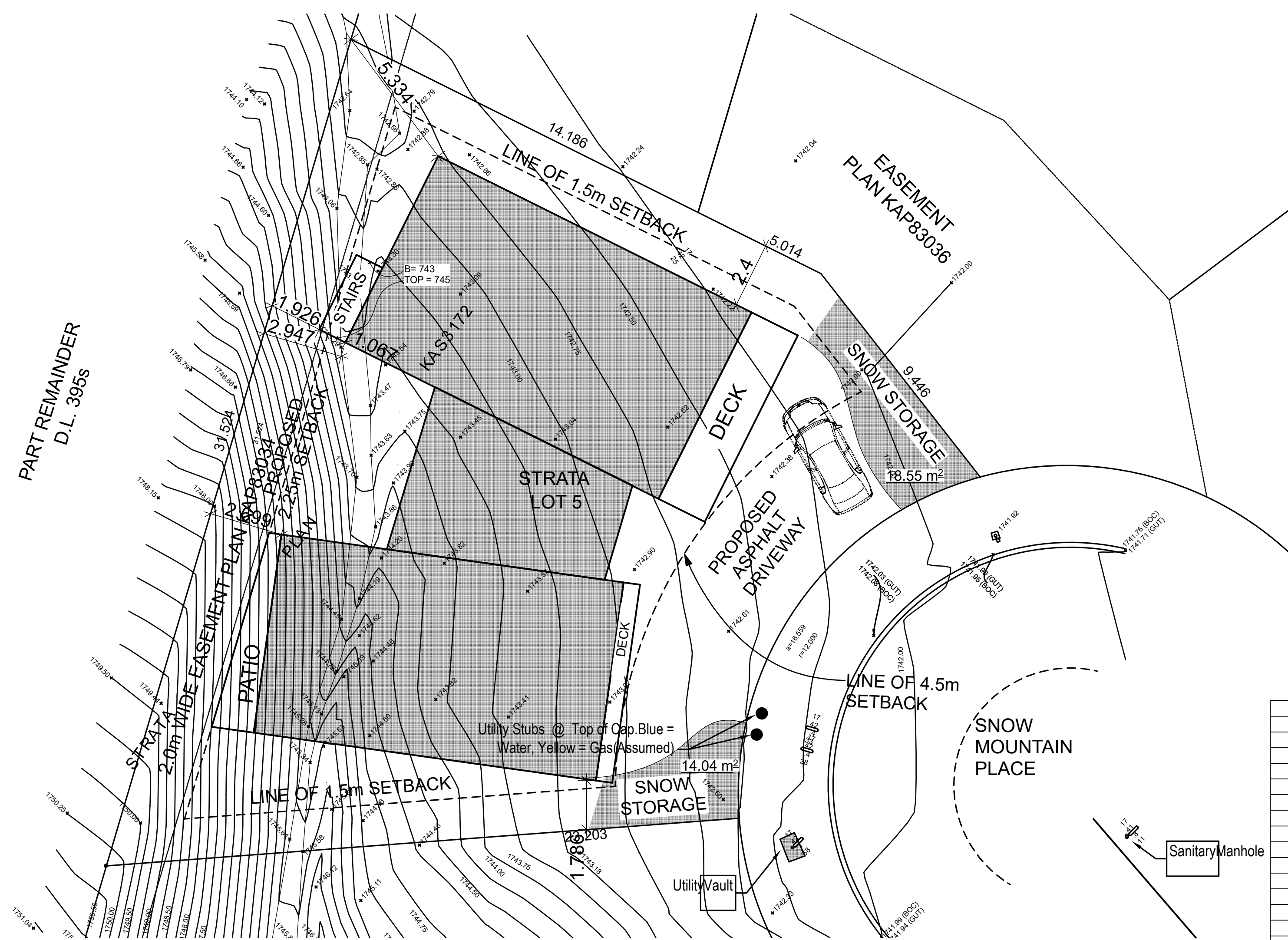
Per Bylaw No.2800, 2022 the parcel line on the West would be considered an interior parcel line which would be 3.0m under Section 16.7.5(a)(iii), the North and South parcel lines would be interior strata lot line and under Section 6.14.5(c) would be 1.5m, and the east parcel line would be considered a front strata lot line under Section 6.14.5(a) and have a 4.5m setback.

Current setbacks
Buildings and structures located within a bare land strata subdivision must be located no closer than:
a) front strata lot line: 4.5m
b) rear strata lot line: 3m (proposed reduction to 2.25m)
c) interior side strata lot line: 1.5

Proposed setbacks:
a) front strata lot line: 4.5m
b) rear strata lot line: 2.25m (which does NOT encroach on the easement plan)
c) interior side strata lot line: 1.5



LOCATION/CONTEXT PLAN



PROPOSED SETBACKS
SCALE: 1" = 10'
W/ CONCEPTUAL DESIGN INTENT ILLUSTRATED

| ZONING ANALYSIS | | |
|-------------------------------|--|-----------------------------|
| ZONE | RD2 | |
| CIVIC ADDRESS | 195 SNOW MOUNTAIN PL., APEX, BC | |
| LEGAL DESCRIPTION | Strata Lot 5, D.L. 3955, SDYD, Strata Plan KAS3172 | |
| LOT AREA (m ²) | 566 | |
| MAIN FLOOR ELEVATION (m) | PROPOSED | PERMITTED |
| | X | N/A |
| BASEMENT SLAB ELEVATION (m) | X | N/A |
| LOT COVERAGE | 254.7 (42%) | 45% (254.7 m ²) |
| SETBACKS - PRINCIPAL BUILDING | | |
| | PROPOSED (m) | PERMITTED (m) |
| FRONT | 4.5 | 4.5 |
| REAR | 2.25 | 3 |
| SIDE (INT.) | 1.78 & 2.4 | 1.5 |
| SIDE (EXT.) | N/A | 4.5 |
| BUILDING HEIGHTS | | |
| | PROPOSED (m) | PERMITTED (m) |
| PRINCIPAL BUILDING | X | 10 |
| OTHER | | |
| | PROPOSED | PERMITTED |
| DRIVEWAY SLOPE (%) | X | X |

MEIRE
195 SNOW MOUNTAIN PL
APEX, B.C.

DRAWING TITLE: Site Plan

SHEET:
A02 OF 17

| REVISIONS: | # | DATE | DESCRIPTION |
|------------|---|------|-------------|
| | 1 | | |
| | 2 | | |
| | 3 | | |

SCALE: 1/4" = 1' U.N.O.
DATE: 2024-10-15
DESIGNER: K. SIMOES
TECHNICIAN: L. MCKINLEY

#102-2468 PAULINE ST,
ABC BC V2Z 2R8
PH: 604-954-2066 FAX: 604-852-2981
WWW.STREAMLINEDESIGN.CA

COMPLETE SET OF PLANS TO BE ENGINEERED

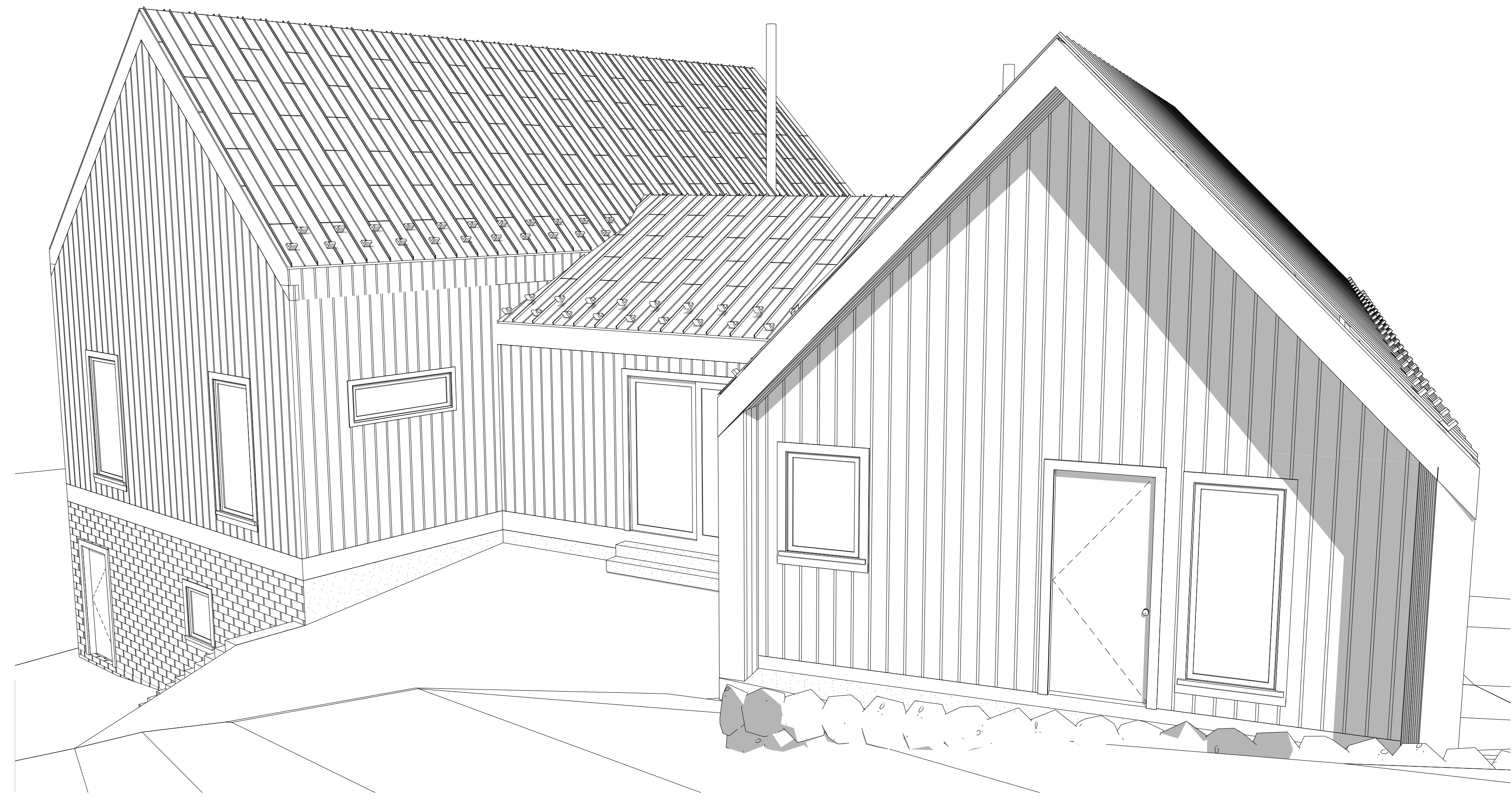
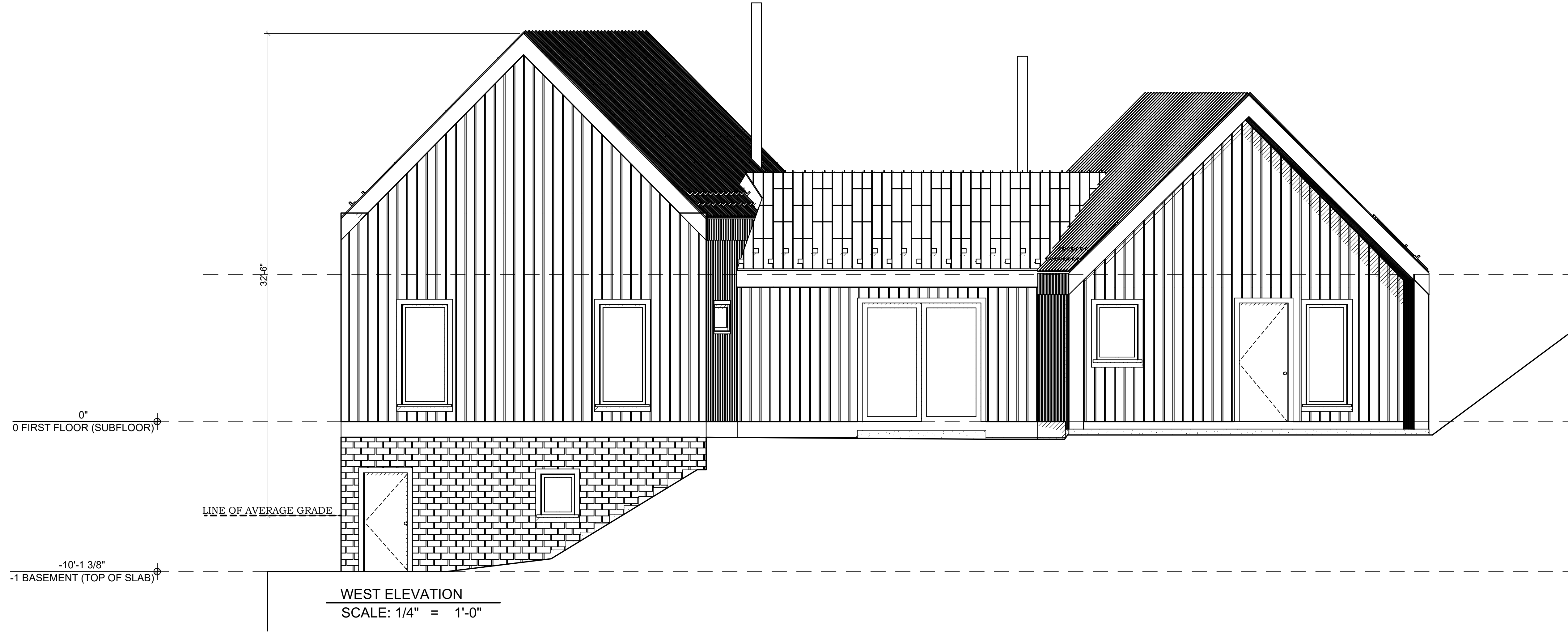


EAST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION (3D)
NOT TO SCALE

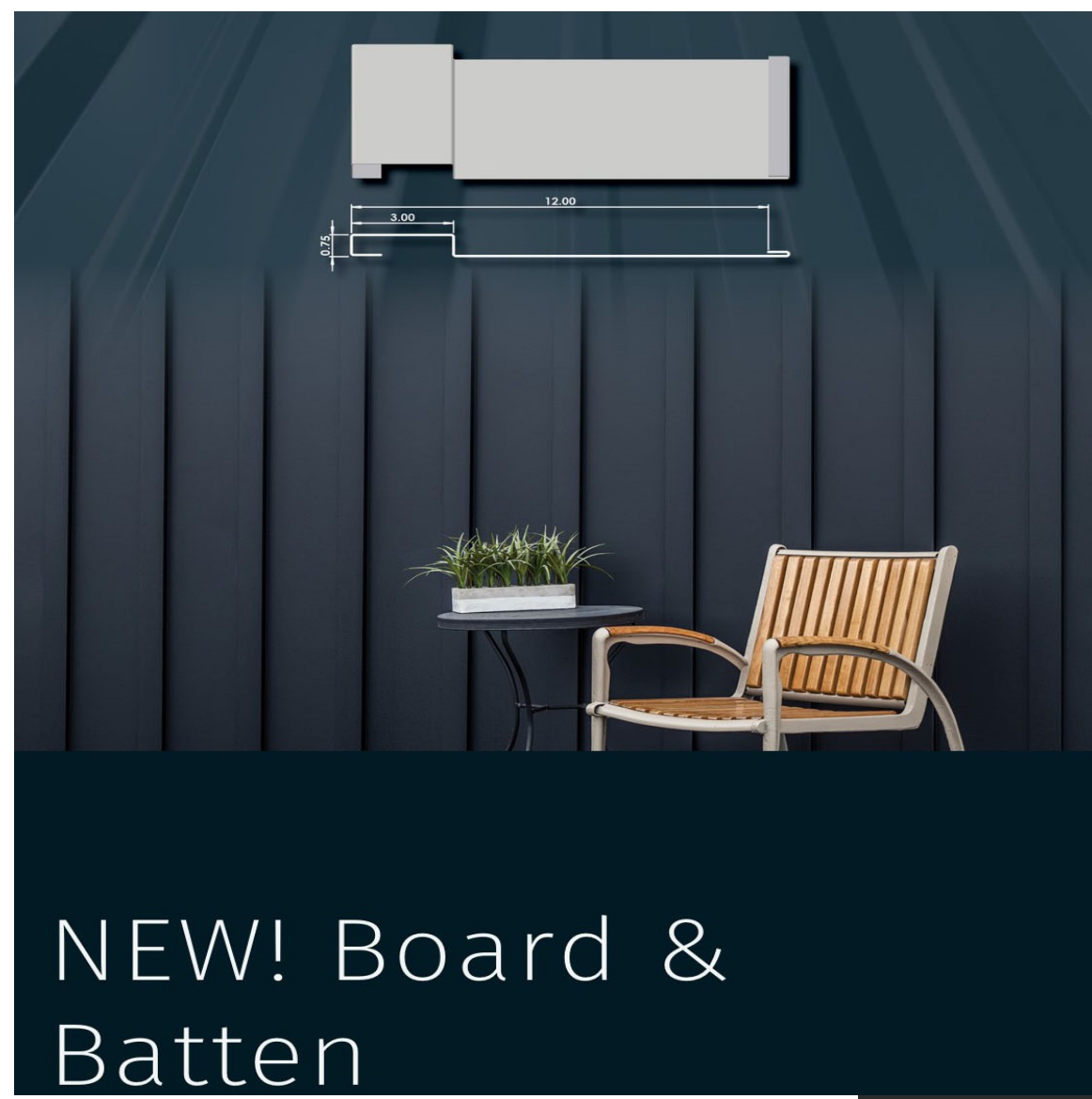
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| COMPLETE SET OF PLANS TO BE ENGINEERED | |
| REVISIONS: | DESCRIPTION |
| # DATE | 1 1 2 2 3 3 |
| #102-2468 PAULINE ST, ABC BC V2Z 2R8 PH: 604-954-2966 FAX: 604-852-9881 WWW.STREAMLINEDESIGN.CA | |
| | |
| SCALE: 1/4" = 1' U.N.O. | DATE: 2024-10-15 |
| DESIGNER: K. SIMOES | TECHNICIAN: L. MCKINLEY |
| MEIRE 195 SNOW MOUNTAIN PL APEX, B.C. | |
| DRAWING TITLE: East Elevation | |
| SHEET: | |
| A04 OF 17 | |



WEST ELEVATION (3D)
NOT TO SCALE

| | | |
|--|--|---------------------------|
| # DATE 1 2 3 | | REVISIONS: DESCRIPTION |
| #102-2468 PAULINE ST, APEX, B.C. V2A 2S8 PH: 604-954-2966 FAX: 604-954-2981 WWW.STREAMLINEDESIGN.CA | | |
| | | |
| SCALE: 1/4" = 1' U.N.O. DATE: 2024-10-15 DESIGNER: K. SIMOES TECHNICIAN: L. MCKINLEY | MEIRE 195 SNOW MOUNTAIN PL APEX, B.C. DRAWING TITLE: West Elevation | |
| SHEET: | | |
| A06 OF 17 | | |

COMPLETE SET
OF PLANS TO
BE ENGINEERED



NEW! Board & Batten

ROOFING & UPPER LEVEL SIDING

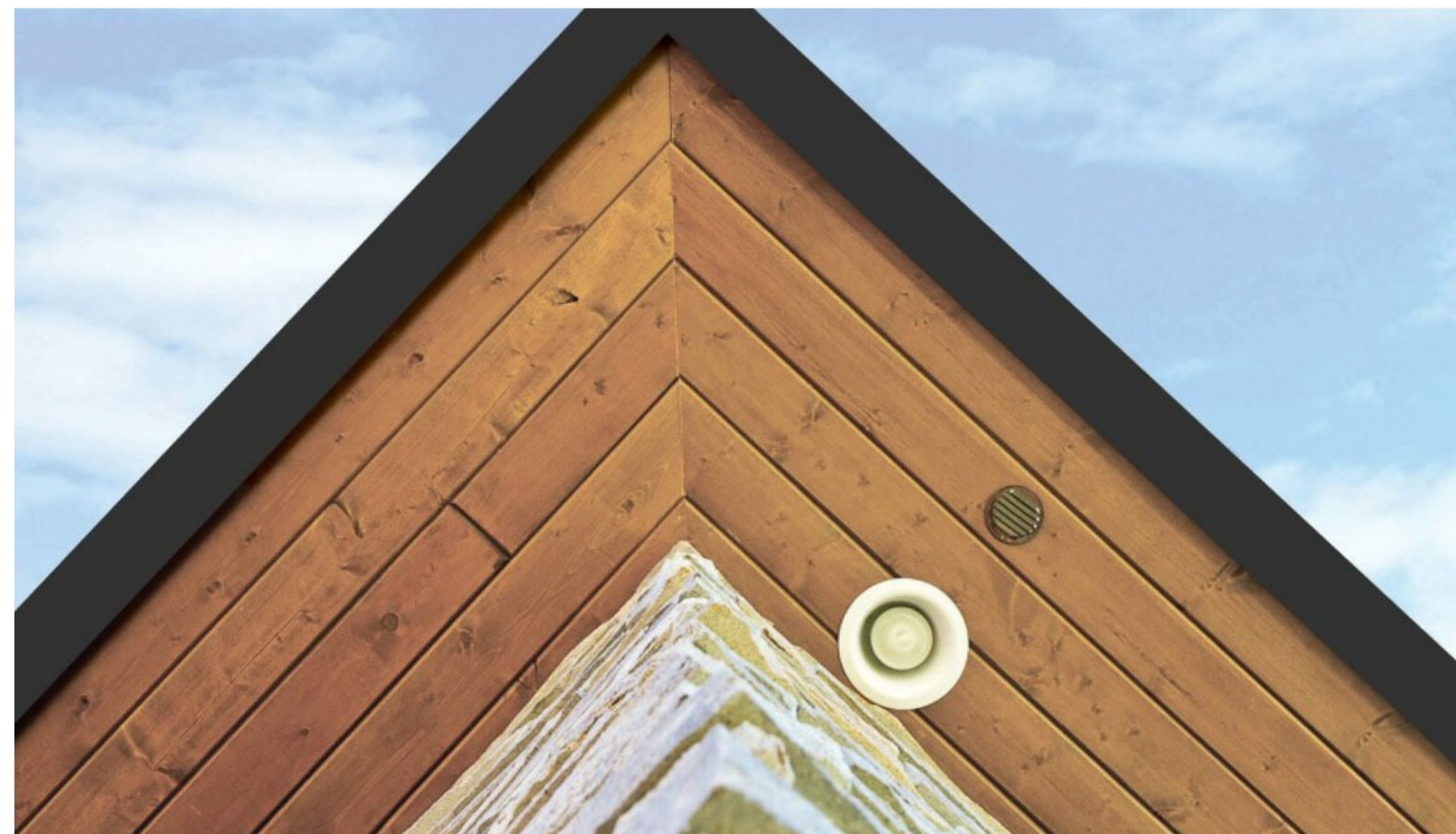
MATERIAL: Westform Metals - Board & Batten, 24 or 26 gauge

COLOUR(S): Iron Ore

material

Iron Ore
5MM PREPAINTED STEEL
COLOR

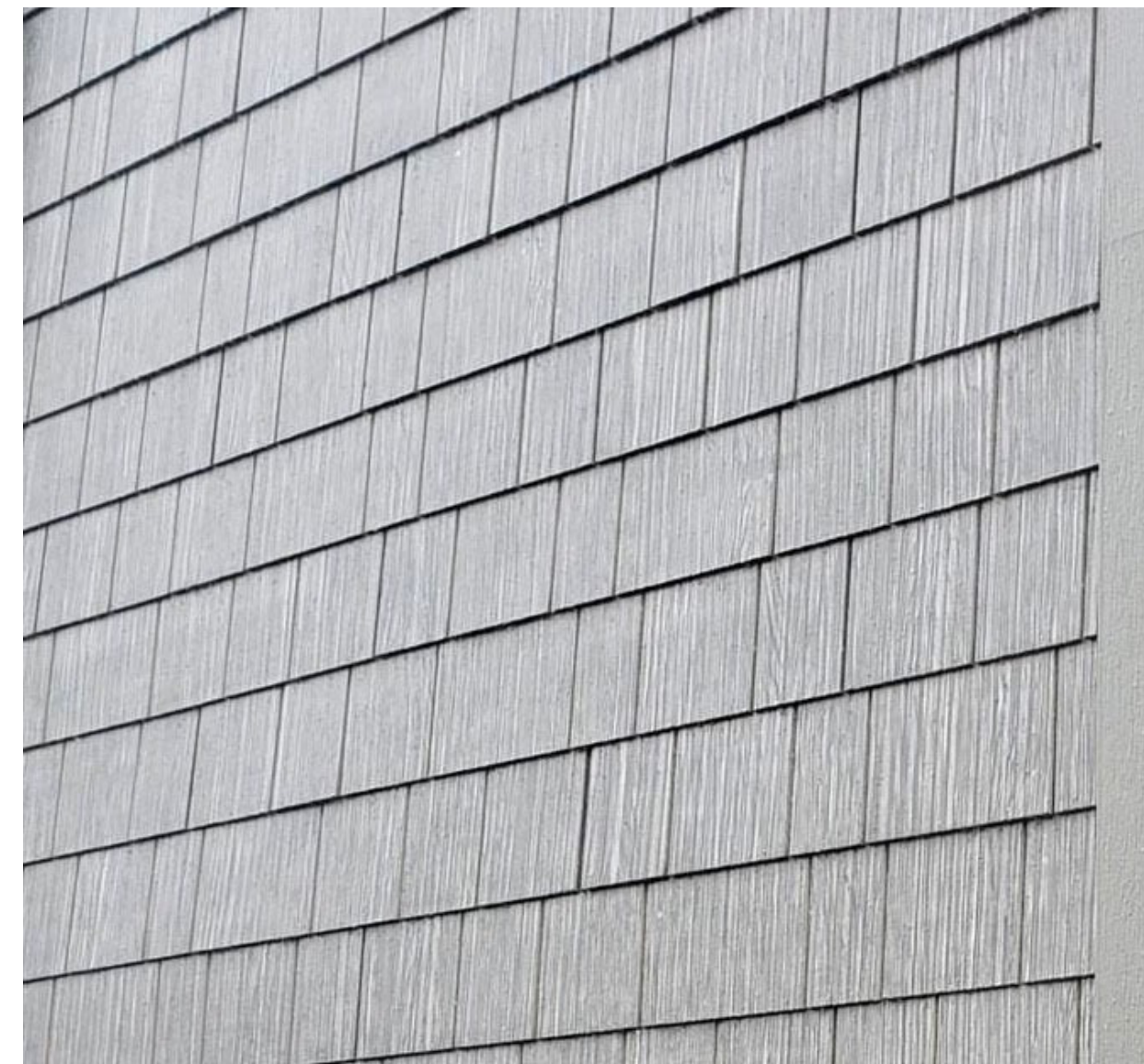
colour



SOFFITING

MATERIAL: Woodtone - James Hardie, rustic series, two toned, 6-1/4, no nail line, Soffiting

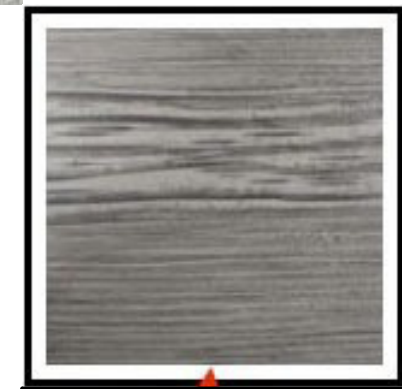
COLOUR(S): Summer wheat



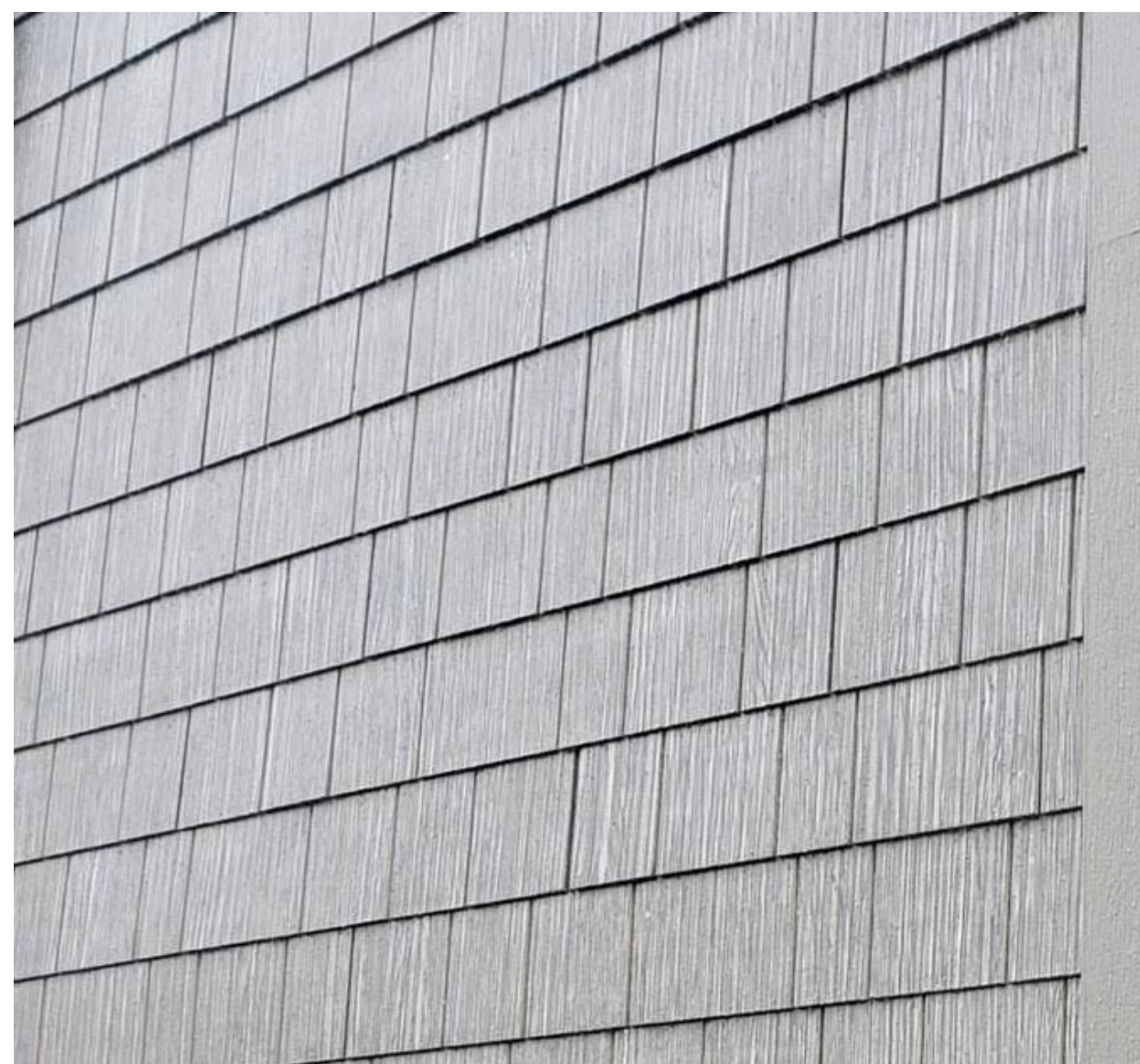
GROUND LEVEL SIDING 1

MATERIAL: James Hardie, straight-edge, shake

COLOUR(S): Cascade Slate



colour - cascade slate



GROUND LEVEL SIDING 2

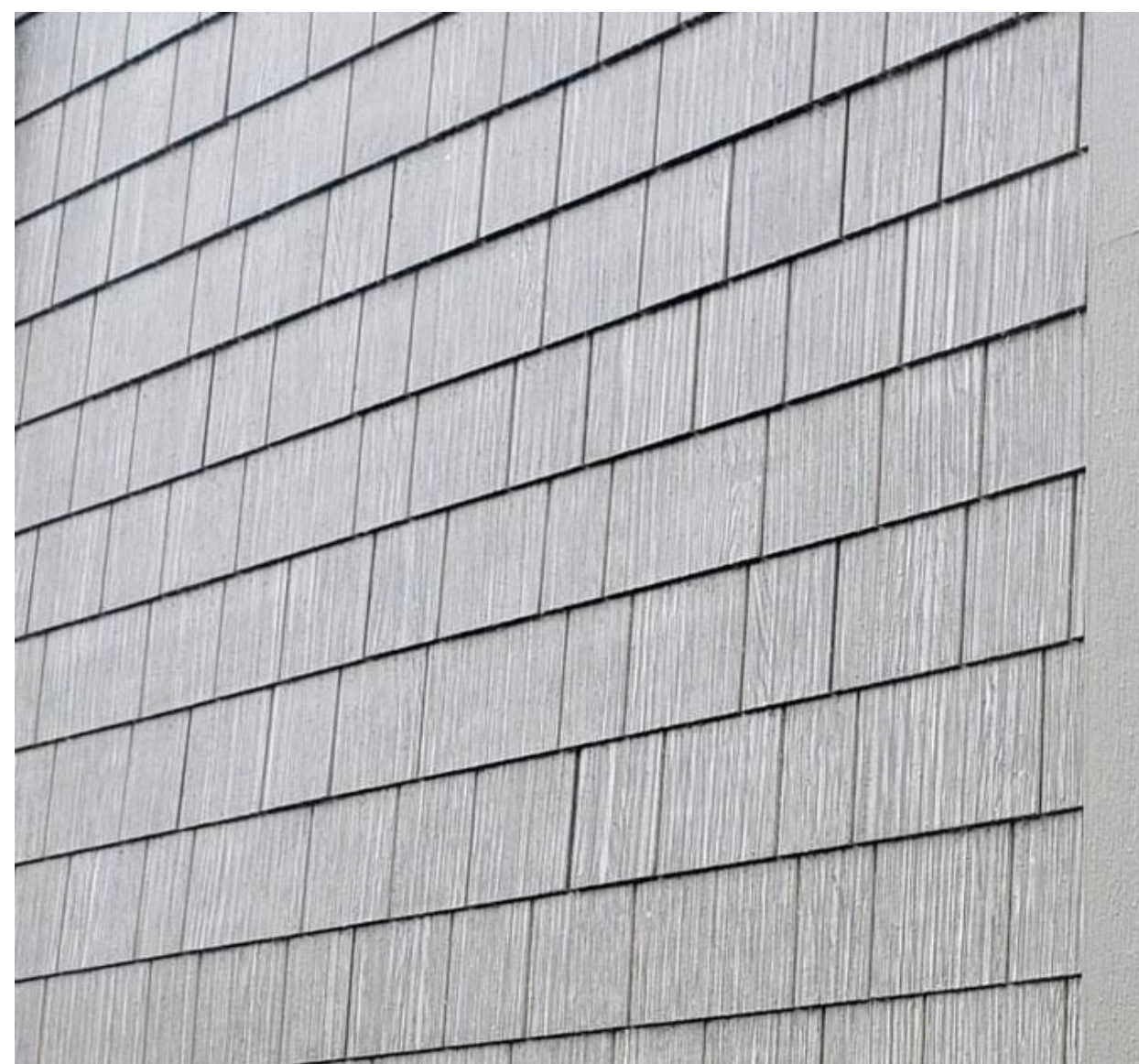
MATERIAL: James Hardie, straight-edge, shake

COLOUR(S): Woodtone wood grain Summer Wheat

material



colour - summer wheat

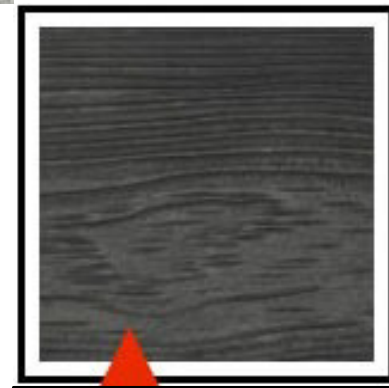


GROUND LEVEL SIDING 3

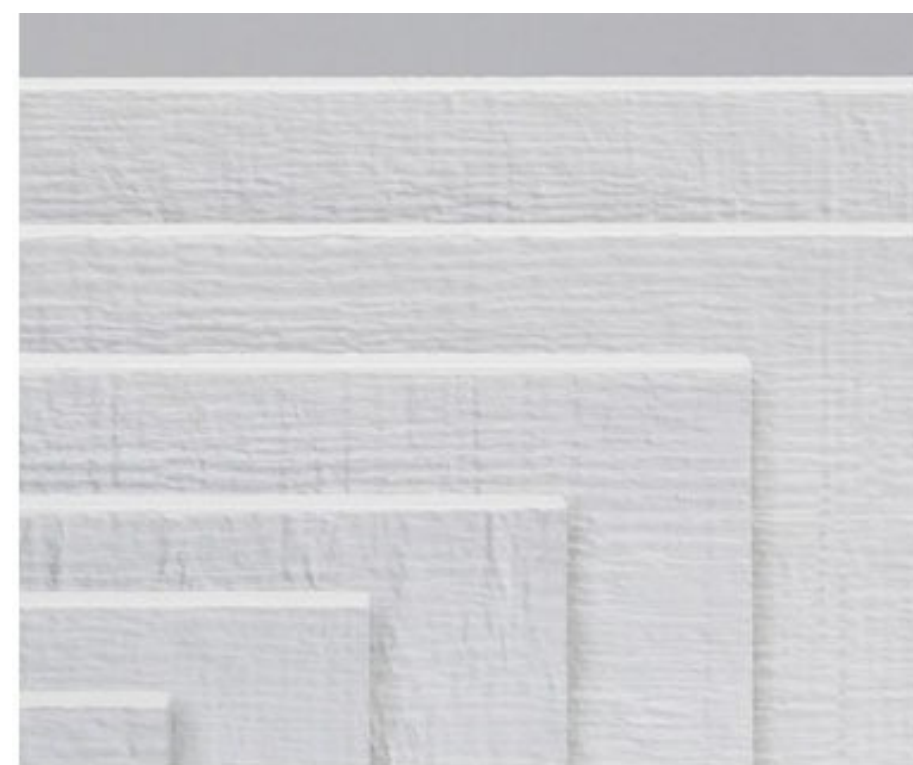
MATERIAL: James Hardie, straight-edge, shake

COLOUR(S): Black Canyon

material



colour - black canyon



material

FACIA AND WINDOW TRIM

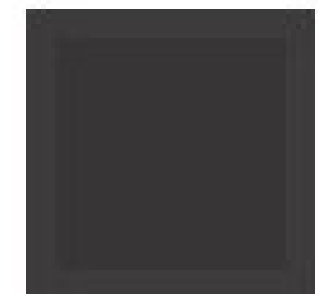
MATERIAL: Hardie trim roughsawn

Fascia: double fascia 11.25" plus 7.25" over. Trim: 7.25"

COLOUR(S): Last Embers



colour



WINDOWS

MATERIAL: Fiberglass

COLOUR(S): Black

COMPLETE SET OF PLANS TO BE ENGINEERED

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 | | |
| 2 | | |
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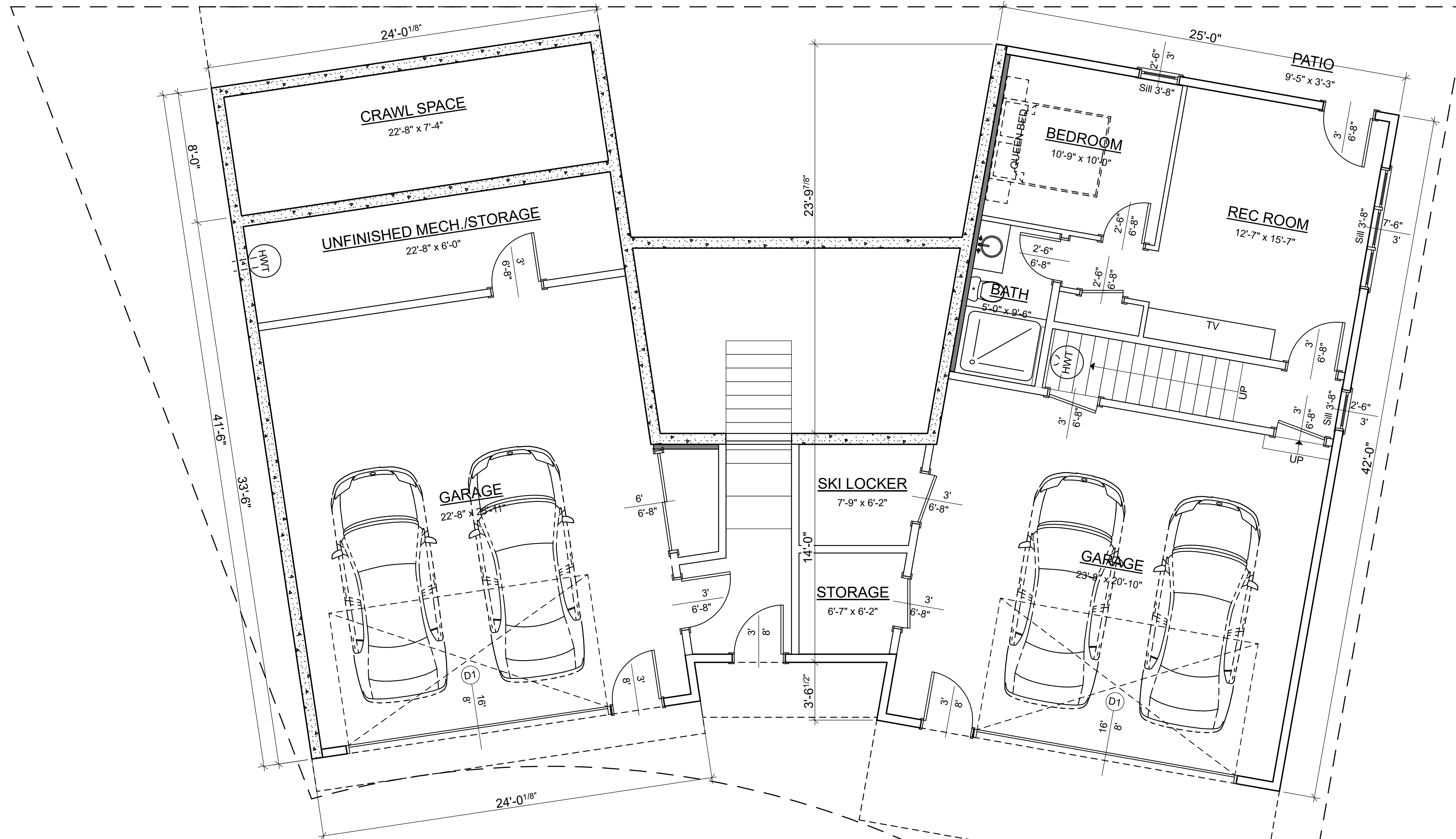
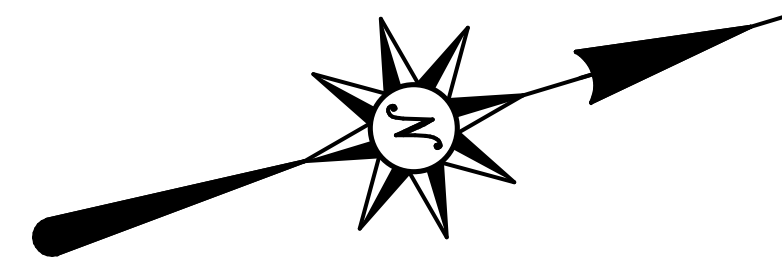
#102-2688 PAULINE ST, A.B.C. 100-242988, PH: 604-854-2988 FAX: 604-854-2988 WWW.STREAMLINEDESIGN.CA



SCALE: 1/4" = 1' U.N.O. DATE: 2024-10-15 DESIGNER: K. SIMOES TECHNICIAN: L. MCKINLEY

MEIRE 195 SNOW MOUNTAIN PL APEX, B.C. DRAWING TITLE: Material Board

SHEET:



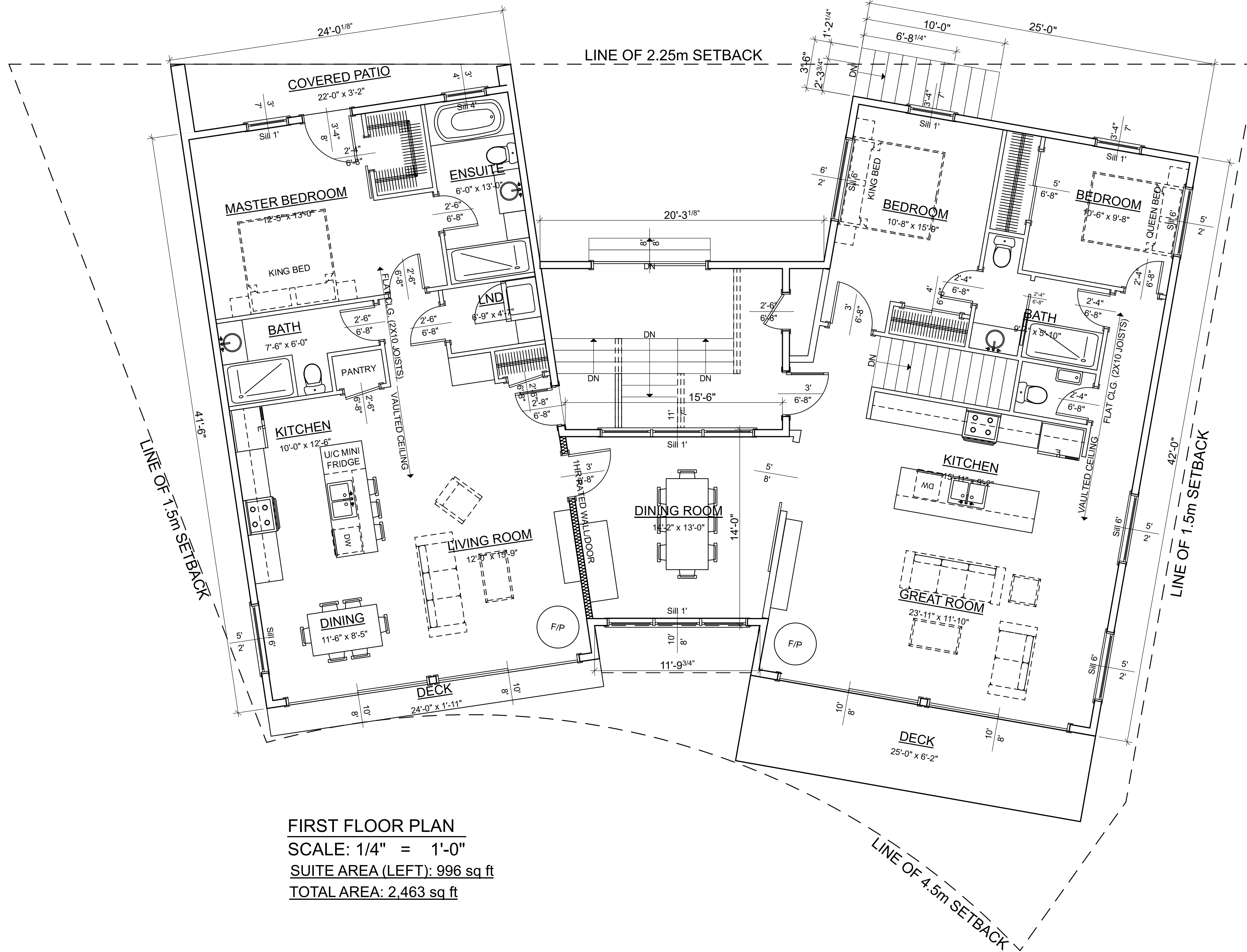
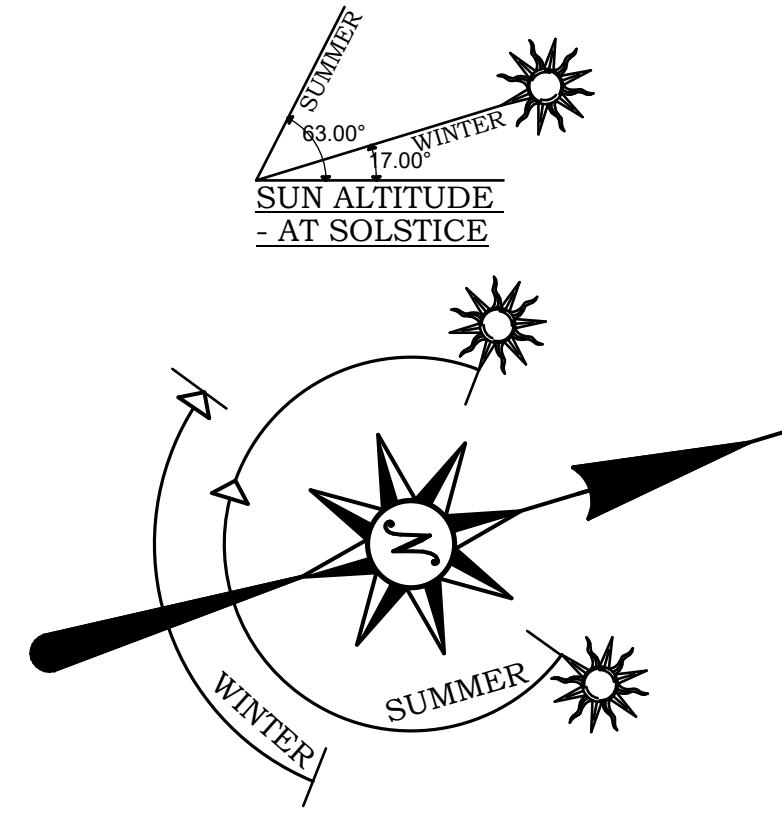
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA (LEFT): 831 sq ft

AREA (RIGHT): 1,220 sq ft

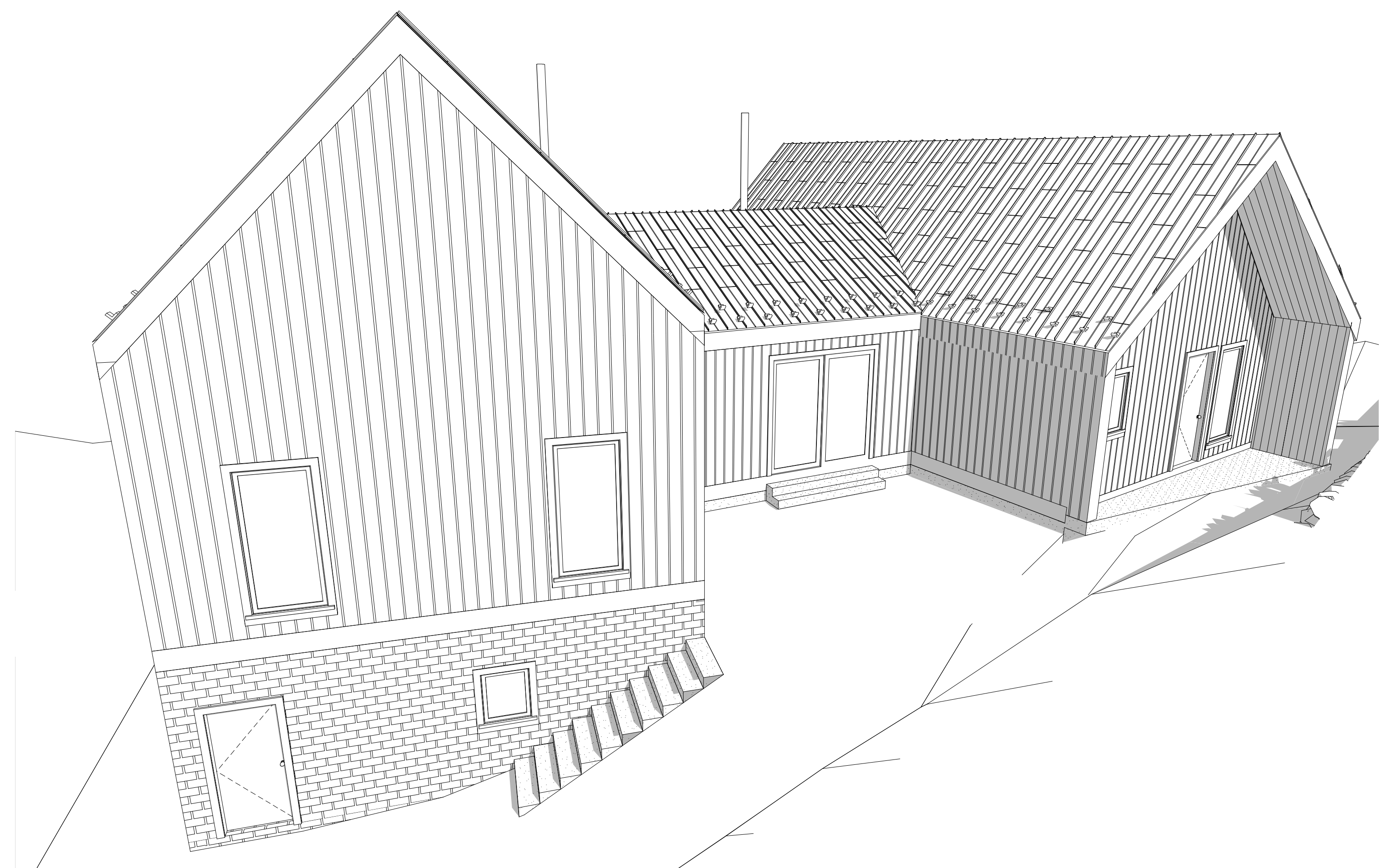
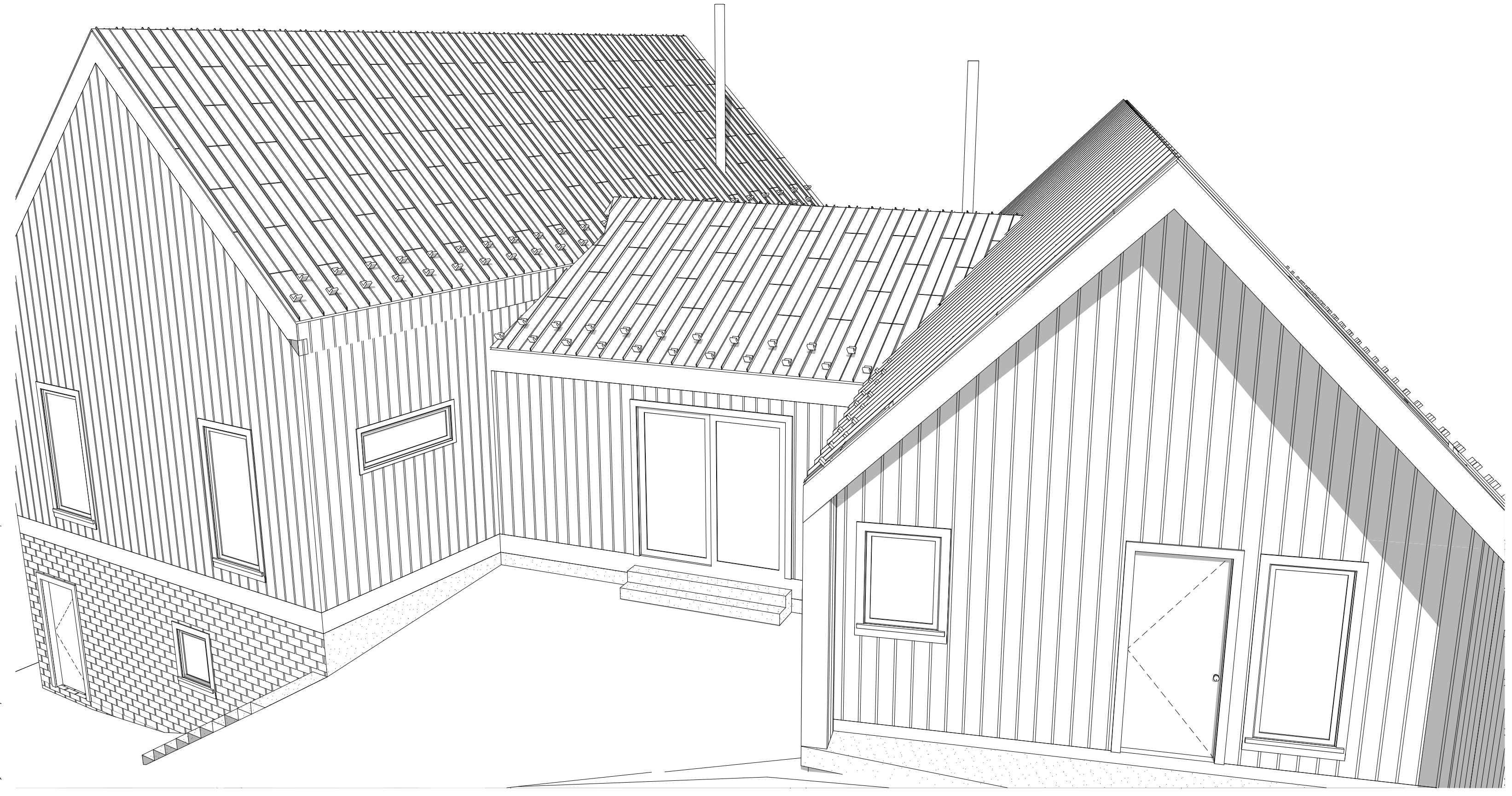
SECONDARY SUITE UNIT AREA CALCULATION
 MAIN FLOOR - 996 SQ.FT.
 BASEMENT - 831 SQ.FT.
 MINUS 484 SQ.FT. ALLOWABLE PARKING
 = 1,343 SQ.FT. (1,345 ALLOWED)

| MEIRE 195 SNOW MOUNTAIN PL APEX, B.C. DRAWING TITLE: Basement Plan | | SCALE: 1/4" = 1' U.N.O. DATE: 2024-10-15 DESIGNER: K. SIMOES TECHNICIAN: L. MCKINLEY | #102-2468 PAULINE ST, ABERDEEN, BC V2Z 2S8 PH: 604-954-2966 FAX: 604-954-2981 WWW.STREAMLINEDESIGN.CA | REVISIONS: <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </tbody> </table> | # | DATE | DESCRIPTION | 1 | | | 2 | | | 3 | | | COMPLETE SET OF PLANS TO BE ENGINEERED |
|--|------|---|--|--|---|------|-------------|---|--|--|---|--|--|---|--|--|--|
| # | DATE | DESCRIPTION | | | | | | | | | | | | | | | |
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| SHEET: | | A09 OF 17 | | | | | | | | | | | | | | | |



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SUITE AREA (LEFT): 996 sq ft
TOTAL AREA: 2,463 sq ft

| | | | | | |
|---|--|---|---|---|--|
| MEIRE 195 SNOW MOUNTAIN PL APEX, B.C. DRAWING TITLE: First Floor Plan | | SCALE: 1/4" = 1' U.N.O. DATE: 2024-10-15 DESIGNER: K. SIMOES TECHNICIAN: L. MCKINLEY | #102-2463 PAULINE ST, A.B.C. BC V2Z 2G8 PH: 604-954-2966 FAX: 604-954-2981 WWW.STREAMLINEDESIGN.CA | REVISIONS: # DATE DESCRIPTION 1 2 3 | COMPLETE SET OF PLANS TO BE ENGINEERED |
|---|--|---|---|---|--|



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|---|--|------|-------------|
| # | | DATE | DESCRIPTION |
| 1 | | | |
| 2 | | | |
| 3 | | | |

REVISIONS:
 #102-2468 PAULINE ST,
 ABC BC V2Z2Z88
 PH: 604-954-2966 FAX: 604-854-2981
 WWW.STREAMLINEDESIGN.CA

Streamline
 Design Ltd.

SCALE: 1/4" = 1' U.N.O.
 DATE: 2024-10-15
 DESIGNER: K. SIMOES
 TECHNICIAN: L. MCKINLEY

MEIRE
 195 SNOW MOUNTAIN PL
 APEX, B.C.
 SHEET:
 DRAWING TITLE: 3D Views

COMPLETE SET
 OF PLANS TO
 BE ENGINEERED

A11 OF 17

