

52 UNIT MULTI-FAMILY DEVELOPMENT

DEVELOPMENT PERMIT SUBMISSION

01.31.2019

BC HOUSING
FAMILY AND INDEPENDENT HOUSING

19th STREET, GRAND FORKS, BRITISH COLUMBIA



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1	01.31.2019	DEVELOPMENT PERMIT SUBMISSION	



PROJ#: 218229
SCALE
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52 UNIT MULTI-FAMILY DEVELOPMENT - GRAND FORKS

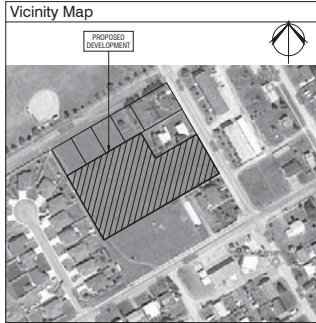
19th STREET
GRAND FORKS, BC

COVER SHEET

DRAWING NO.

DP0.00

Drawing List	
DP0.00	COVER SHEET
DP0.01	PROJECT STATISTICS & PHOTOS
DP0.02	EXISTING SITE SURVEY
DP1.00	SITE PLAN
DP1.01	SITE SECTIONS & SITE DETAILS
DP2.00	APARTMENT MAIN FLOOR PLAN
DP2.01	APARTMENT SECOND FLOOR PLAN
DP2.02	APARTMENT THIRD FLOOR PLAN
DP2.03	APARTMENT ROOF PLAN
DP2.10	TOWNHOUSE FLOOR PLANS & EXTERIOR ELEVATIONS
DP2.11	TOWNHOUSE EXTERIOR ELEVATIONS & BUILDING SECTIONS
DP3.00	APARTMENT EXTERIOR ELEVATIONS
DP3.01	APARTMENT EXTERIOR ELEVATIONS
DP4.01	APARTMENT BUILDING SECTIONS / SCHEDULE OF EXTERIOR DOORS & WINDOWS
DP5.00	SCHEDULE OF EXTERIOR MATERIALS
S-1	OVERALL SITE SERVICING PLAN
LDP1	LANDSCAPE DEVELOPMENT PERMIT



Municipal Address	
19th STREET GRAND FORKS, BC CANADA	
Legal Address	
LOT 1 DISTRICT LOT 389 50MLKAMEN DIVISION YALE DISTRICT PLAN KAP05/77	
Site Summary	
PROPOSED 52 UNIT MULTI-FAMILY DEVELOPMENT ON A 0.925 HECTARE SITE	
By-Law Zoning	
R-3 (Multi-Family Residential) Zone	
By-Law Setback	
MINIMUM SETBACK: FRONT: 6.0m (20 ft) OF A FRONT PARCEL LINE REAR: 6.0m (20 ft) OF A REAR PARCEL LINE SIDE: 1.5M (5 ft) OF AN INTERIOR SIDE PARCEL 4.0M (15 ft) OF AN EXTERIOR SIDE PARCEL PROVIDED SETBACK: FRONT: 6.0m (20 ft) OF A FRONT PARCEL LINE REAR: 17.0m (55 ft) OF A REAR PARCEL LINE SIDE: 6.0m (20 ft) OF AN INTERIOR SIDE PARCEL 6.0m (20 ft) OF AN EXTERIOR SIDE PARCEL	

Proposed Development	
MULTI-FAMILY DWELLING UNITS (PERMITTED USE)	
BUILDING CLASSIFICATION AS PER BC BUILDING CODE APARTMENT BUILDING GROUP C, THREE STOREY, LIMITED AREA, SPRINKLERED TOWNHOUSE BUILDINGS GROUP C, ONE STOREY, LIMITED AREA, SPRINKLERED	

Building Height	
MAXIMUM BUILDING HEIGHT NO DWELLING SHALL EXCEED 15 METERS (50 FT) IN HEIGHT APARTMENT BUILDING PROPOSED: 10 METERS (33 FT) TOWNHOUSE BUILDINGS PROPOSED: 7 METERS (23 FT)	

Floor Area Ratio	
MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
Not Required	4335/9250 sqm 0.57 FAR

Density		
DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
NA	NA	58

Area Summary	
NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES, AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.	
SITE AREA	
SITE AREA	0.925 ha (9250 sqm)
MINIMUM PARCEL SIZE FOR SUBDIVISION	800 sqm
EXISTING BUILDINGS	450 sqm (4880 sqft)
APARTMENT FOOTPRINT	1125 sqm (12100 sqft)
TOWNHOUSE FOOTPRINT	340 sqm (3675 sqft)
TOTAL BUILDING FOOTPRINT	1935 sqm
MAXIMUM PERMITTED SITE COVERAGE	30%
PROPOSED SITE COVERAGE	1915/6250 sqm = 30.7%
GROSS FLOOR AREA	
APARTMENT LEVEL 1	1125 sqm
APARTMENT LEVEL 2	1070 sqm
APARTMENT LEVEL 3	1070 sqm
TOTAL APARTMENT	3265 sqm
TOWNHOUSE LEVEL 1	340 sqm
TOWNHOUSE LEVEL 2	270 sqm
TOTAL TOWNHOUSE	610 sqm
TOTAL GROSS AREA	3885 sqm

Dwelling Unit Count			
UNIT SUMMARY			
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
APARTMENT	1BED ACCESSIBLE	900 sqft (83 sqm)	6
APARTMENT	1 BEDROOM	550 SQFT (51 sqm)	18
APARTMENT	2 BEDROOM	750 sqft (70 sqm)	18
TOWNHOUSE	3 BEDROOM	1180 sqft (110 sqm)	10
TOTAL			52

Landscape Summary			
LANDSCAPED AREA			
SITE AREA			9250 sqm
BUILDING FOOT PRINT			1935 sqm
LANDSCAPED AREA			7335 sqm
			TOTAL
	SOFT SURFACE	HARD SURFACE	
EXISTING ASPHALT		620 sqm	
PROPOSED ASPHALT		1635 sqm	
PROPOSED CONCRETE		260 sqm	
PROPOSED DECKS		120 sqm	
SOFT LANDSCAPE	6615 sqm		
REQUIRED	72% (4700sq)	28% (2635sq)	100% (7335sq)
PROVIDED			

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
APARTMENT UNITS	42	1	42	42
TOWNHOUSE UNITS	10	2	20	20
TOTAL	52		62	62



1 SW Entrance
DP0.01



3 East Side
DP0.01



5 North 68th Ave
DP0.01

RESIDENTIAL - BIKE RACKS				
DESCRIPTION	UNITS	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BIKE RACKS	52	0.3/ UNIT	N/A	16

RESIDENTIAL - WASTE & RECYCLING					
BUILDINGS #					3
DESCRIPTION	QUANTITY	NO. OF BINS (3 yd³)	STORAGE	STAGING	
DWELLING UNIT	52	4	4	38 sqm	38 sqm



2 SW Entrance - Frontage
DP0.01



4 North 68th Ave
DP0.01

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52 UNIT MULTI-FAMILY DEVELOPMENT - GRAND FORKS	
19th STREET GRAND FORKS, BC	
PROJECT STATISTICS & PHOTOS	

TOPOGRAPHIC PLAN SHOWING SELECT
FEATURES ON PART OF LOT 1 DL 380
SDYD PLAN KAP85777.

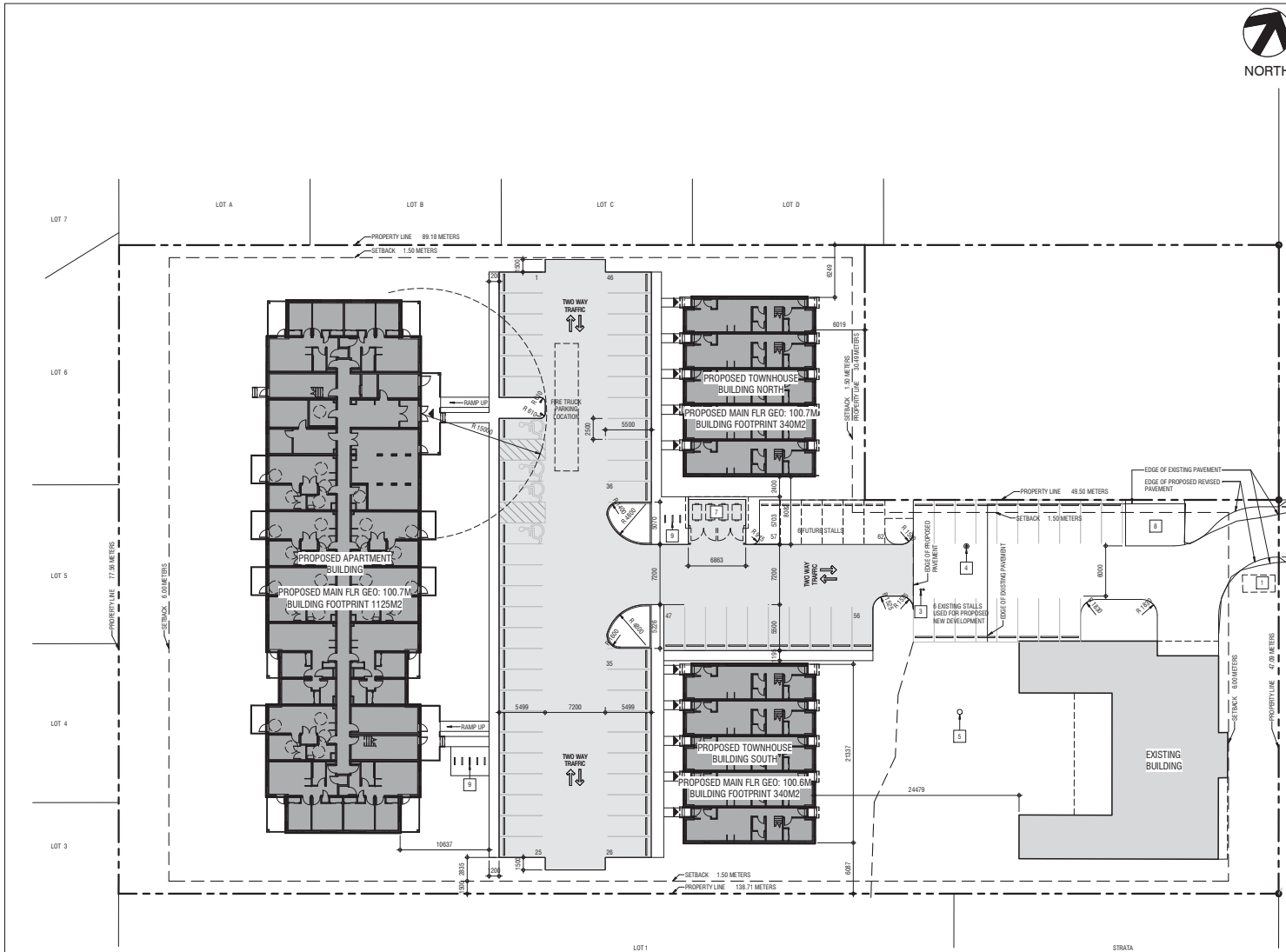


LEGEND
Dimensions derived from Plan KAP85777.
All dimensions in metric.
Elevations are assumed.
Contour interval - 0.20.

Spot elevation



Survey date: November 17th, 2018.
Drawing date: November 19th, 2018.



Site Plan - Code Legend	
1	EXISTING LOCATION OF UNDERGROUND VAULT
2	EXISTING LOCATION OF FIRE HYDRANT
3	EXISTING LOCATION OF WATER CAPS (FOR STUB OUT)
4	EXISTING LOCATION OF SANITARY MANHOLE (FOR STUB-OUT)
5	EXISTING LOCATION OF DRY WELL MANHOLE
6	EXISTING LINE OF SIDEWALK
7	PROPOSED LOCATION OF GARAGE ENCLOSURE
8	EXISTING GARAGE ENCLOSURE
9	PROPOSED BIKE RACKS - REFER TO LANDSCAPE DRAWINGS

Site Plan - General Notes	
1.	REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2.	REFER ALSO TO THE LANDSCAPE PLAN
3.	ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4.	ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5.	ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

Site Plan - Symbol Legend	
	INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
	INDICATES EXTENT AND LOCATION OF SIDEWALK
	INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT
	INDICATES EXTENT AND LOCATION OF LIGHT DUTY ASPHALT
	INDICATES PRINCIPAL ENTRY
	INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
	INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
	INDICATES LINE OF FENCE
	INDICATES LOCATION OF PROPOSED CATCH BASIN
	INDICATES LOCATION OF EXISTING CATCH BASIN
	INDICATES LOCATION OF PROPOSED MANHOLE
	INDICATES LOCATION OF EXISTING MANHOLE
	INDICATES LOCATION OF PROPOSED FIRE HYDRANT
	INDICATES LOCATION OF EXISTING FIRE HYDRANT
	INDICATES LOCATION OF BUILDING SIAMMSE CONNECTION
	INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
	INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL
	INDICATES LOCATION OF PROPOSED LIGHT STANDARD
	INDICATES LOCATION OF EXISTING LIGHT STANDARD
	INDICATES LOCATION OF PROPOSED POWER POLE
	INDICATES LOCATION OF EXISTING POWER POLE
	INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR
	INDICATES LOCATION OF EXISTING POWER POLE
	INDICATES LOCATION OF EXISTING POWER POLE ANCHOR
	INDICATES LOCATION OF PROPOSED LIGHT BOLLARD
	INDICATES LOCATION OF EXISTING LIGHT BOLLARD
	INDICATES LOCATION OF PROPOSED CAR PLUG POST
	INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
	INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
	INDICATES PARKING LINE PAINTED ON ASPHALT
	INDICATES LOCATION OF PROPOSED GUARD BOLLARD
	INDICATES LOCATION OF BIKE RACK
	INDICATES LOCATION OF PROPOSED FLAG POLE
	INDICATES "EMERGENCY VEHICLE NO PARKING" POST MOUNTED SIGNAGE
	INDICATES "HANDICAP PARKING SYMBOL" POLE MOUNTED SIGNAGE
	INDICATES "LOADING ZONE" POST MOUNTED SIGNAGE
	INDICATES "NO PARKING" POST MOUNTED SIGNAGE
	INDICATES "STOP" POST MOUNTED SIGNAGE
	INDICATES "VISITOR PARKING" POST MOUNTED SIGNAGE
	INDICATES EXISTING GEODETIC SPOT ELEVATION
	INDICATES PROPOSED GEODETIC SPOT ELEVATION

1 Site Plan
DP1.00 SCALE: 1" = 20'-0"

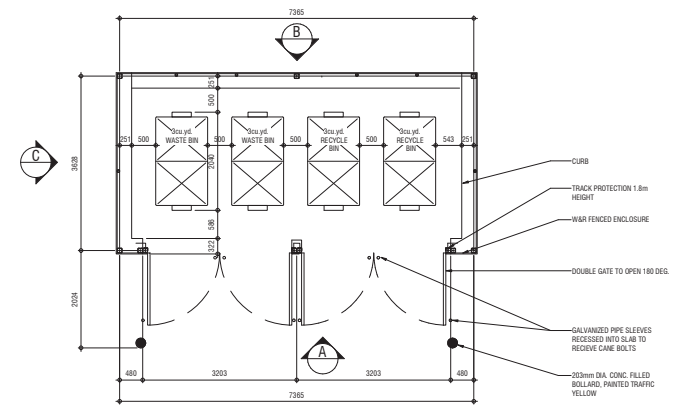
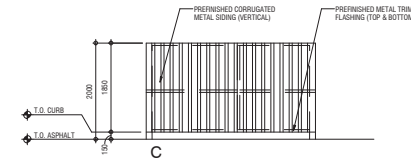
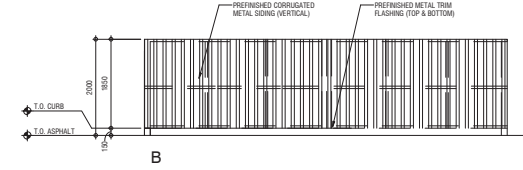
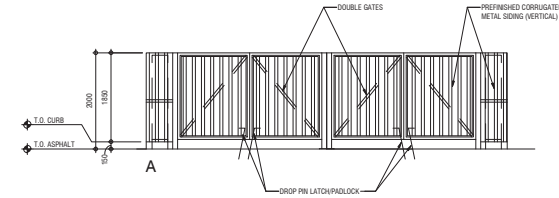
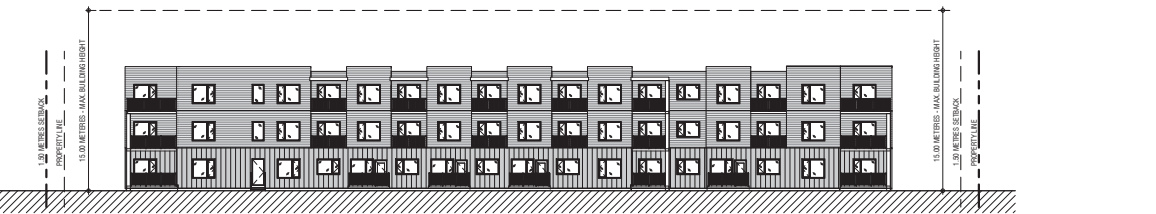
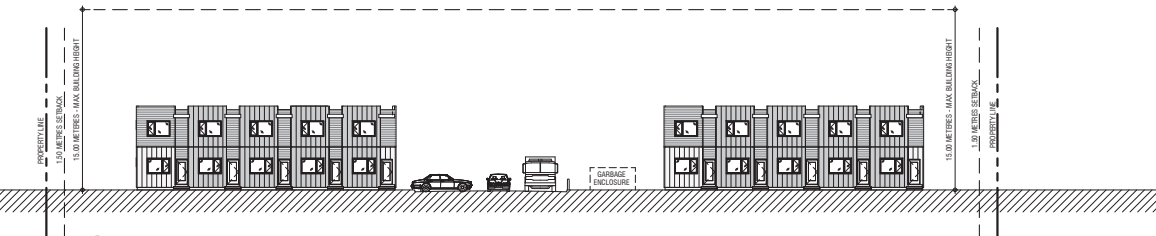
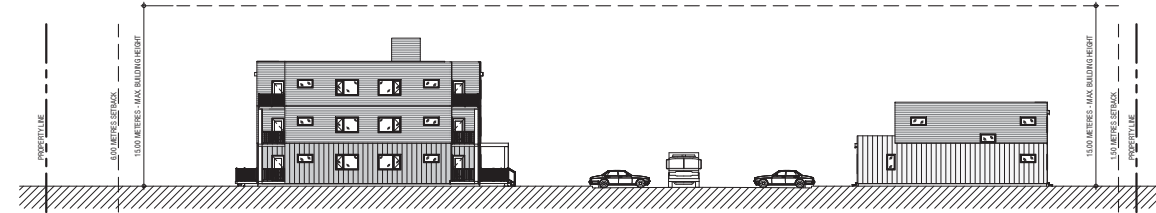
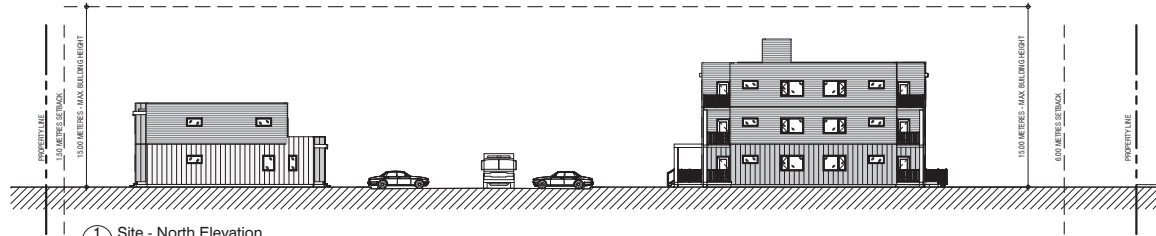
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52 UNIT MULTI-FAMILY DEVELOPMENT - GRAND FORKS		DRAWING NO.
19th STREET GRAND FORKS, BC		DP1.00
SITE PLAN		



5 Site - Garbage Enclosure Details
SCALE: 1/16" = 1'-0"

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52 UNIT MULTI-FAMILY DEVELOPMENT - GRAND FORKS

19th STREET
GRAND FORKS, BC

SITE SECTIONS & SITE DETAILS

DRAWING NO.

DP1.01



1 Main Floor Plan
SCALE: 1/8" = 1'-0"

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52 UNIT MULTI-FAMILY DEVELOPMENT - GRAND FORKS

19th STREET
GRAND FORKS, BC
APARTMENT MAIN FLOOR PLAN

DRAWING NO.

DP2.00



1 Second Floor Plan
SCALE: 1/8" = 1'-0"
DP2.01
DP2.00

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19th STREET
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APARTMENT SECOND FLOOR PLAN

DRAWING NO.

DP2.01



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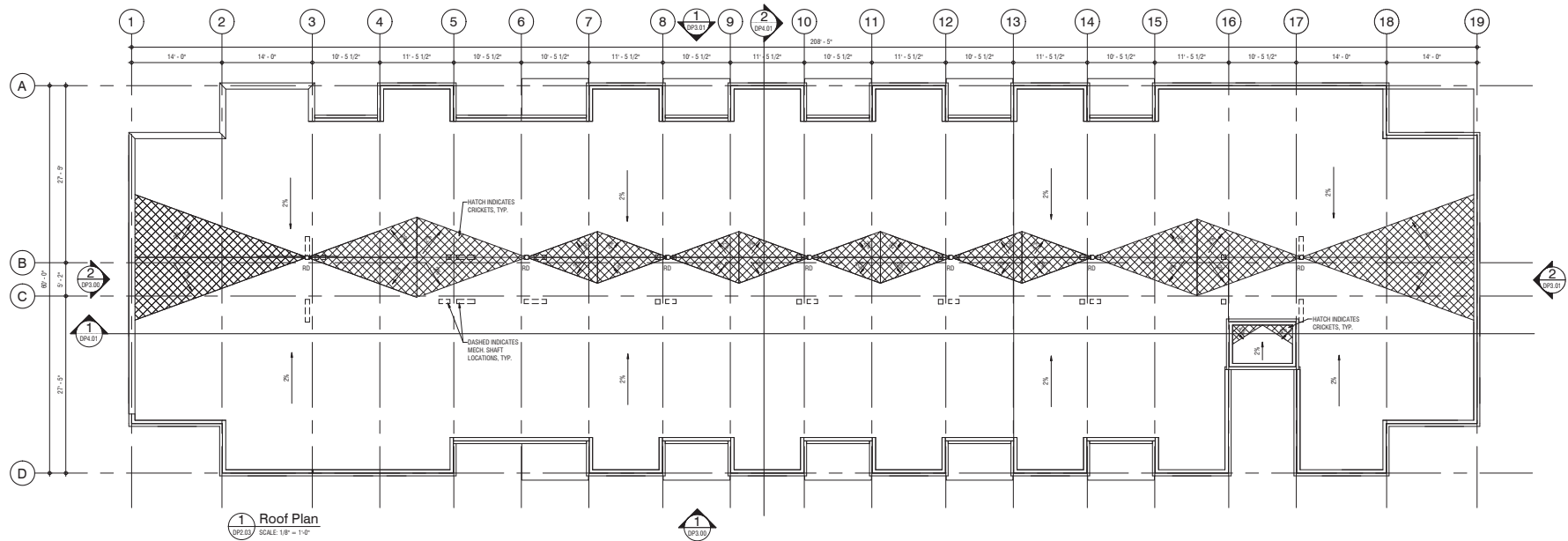
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19th STREET
GRAND FORKS, BC

APARTMENT THIRD FLOOR PLAN

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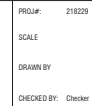
DP2.02



1 Roof Plan
DP2.03 SCALE: 1/8" = 1'-0"

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19th STREET
GRAND FORKS, BC

APARTMENT ROOF PLAN

DRAWING NO.

DP2.03



Architectural elevation drawing of the building facade. The drawing shows a series of windows and doors. Callouts 1 through 8 identify specific features: 1 points to a window unit, 2 points to a window frame, 3 points to a window pane, 4 points to a door frame, 5 points to a door pane, 6 points to a door handle, 7 points to a door lock, and 8 points to a door hinge. Dimensions are provided for the overall width (14'-0" segments) and height (8'-2 1/8" and 10'-2 1/8").

Elevation - General Notes

1. ALL ALUMINUM SLOTT, EAVES & RAINWATER LEADERS TO MATCH ADJACENT FINISHES
2. ALL PRE-FINISHED METAL FLEADING TO MATCH ADJACENT FINISH
3. REFER TO DPS 00 FOR DETAILED ELEVATIONS AND COLOURS

Elevation - Color Legend

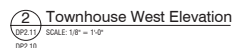
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2	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR ARCTIC WHITE
3	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR ROYAL GRAY
4	METAL BALCONY RAIL - COLOUR BLACK
5	PRESSURE TREATED WOOD STAIRS
6	PVC WINDOW - COLOUR WHITE
7	PVC WINDOW - COLOUR BLACK

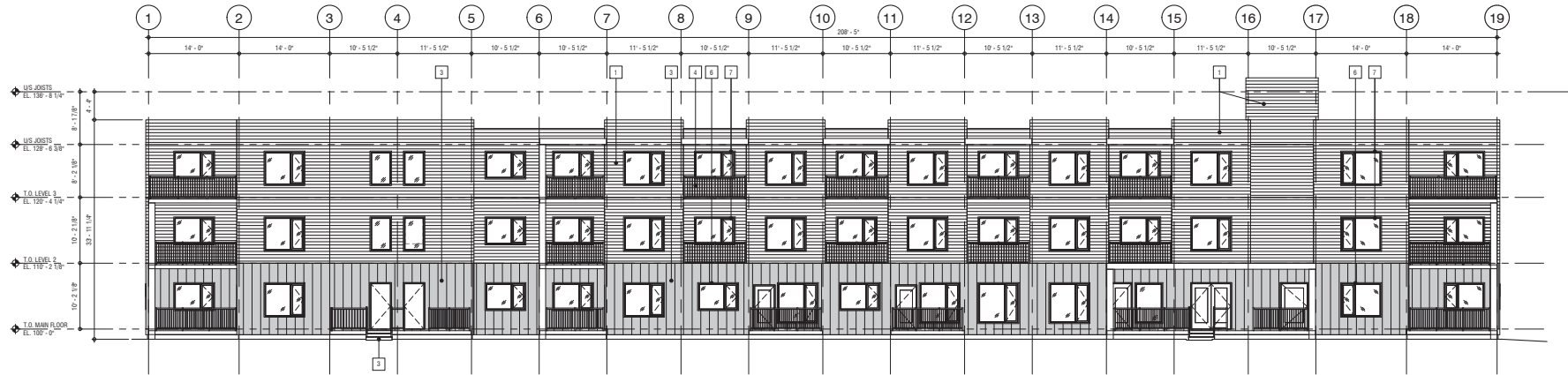
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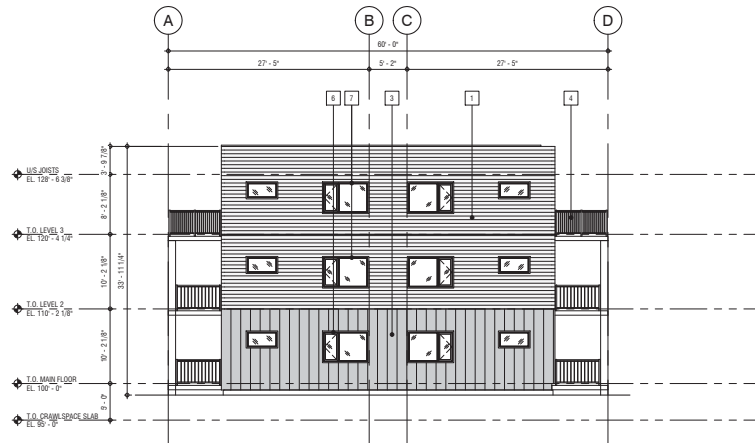
Elevation - Code Legend

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2	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR ARCTIC WHITE
3	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR IRON GRAY
4	METAL BALCONY RAIL - COLOUR BLACK
5	PRESSURE TREATED WOOD STAIRS
6	PVC WINDOW - COLOUR WHITE
7	PVC WINDOW - COLOUR BLACK





1 Apartment East Elevation
SCALE: 1/8" = 1'-0"
DP3.00
DP2.00



2 Apartment South Elevation
SCALE: 1/8" = 1'-0"
DP3.00
DP2.00

Elevation - General Notes	
1.	ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO MATCH ADJACENT FINISHES
2.	ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH
3.	REFER TO DP5.00 FOR DETAILED ELEVATIONS AND COLOURS

Elevation - Code Legend	
1	FIBRE CEMENT PLANK LAP SIDING - COLOUR ARCTIC WHITE
2	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR ARCTIC WHITE
3	FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR IRON GRAY
4	METAL BALCONY RAIL - COLOUR BLACK
5	PRESSURE TREATED WOOD STAIRS
6	PVC WINDOW - COLOUR WHITE
7	PVC WINDOW - COLOUR BLACK

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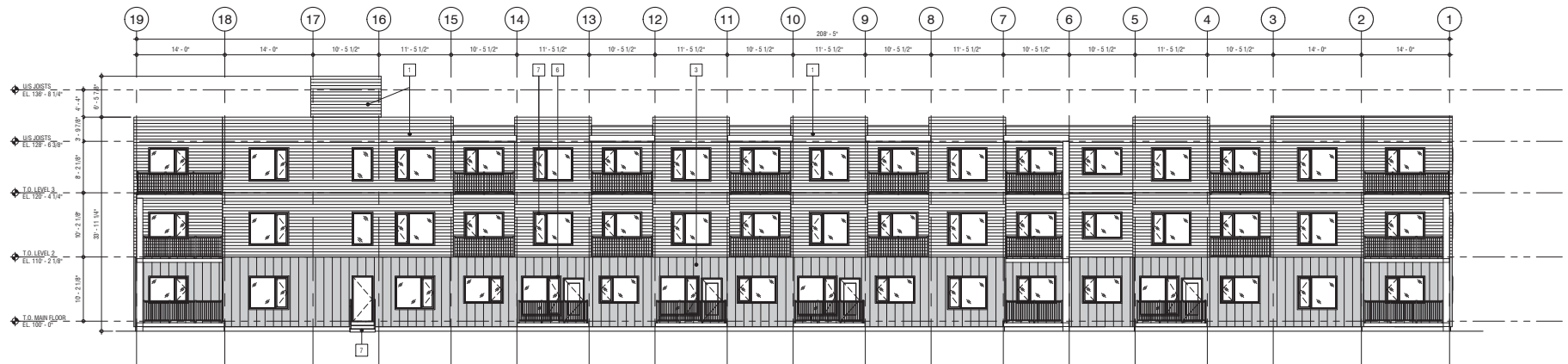
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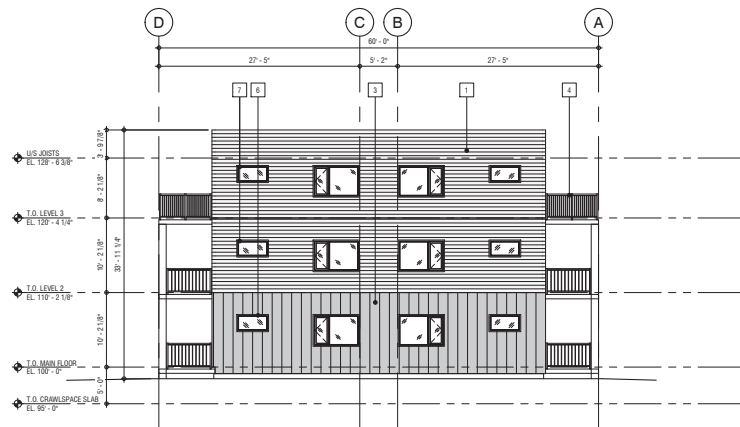
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GRAND FORKS, BC
APARTMENT EXTERIOR ELEVATIONS

DRAWING NO.

DP3.00



1 Apartment West Elevation
DP3.01 SCALE 1/8" = 1'-0"
DP3.00



2 Apartment North Elevation
DP3.01 SCALE 1/8" = 1'-0"
DP3.00

Elevation - General Notes

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO MATCH ADJACENT FINISHES
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH
3. REFER TO DPS.00 FOR DETAILED ELEVATIONS AND COLOURS

Elevation - Code Legend

- | | |
|---|--|
| 1 | FIBRE CEMENT PLANK LAP SIDING - COLOUR ARCTIC WHITE |
| 2 | FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR ARCTIC WHITE |
| 3 | FIBRE CEMENT BOARD AND BATTEN SIDING - COLOUR IRON GRAY |
| 4 | METAL BALCONY RAIL - COLOUR BLACK |
| 5 | PRESSURE TREATED WOOD STAIRS |
| 6 | PVC WINDOW - COLOUR WHITE |
| 7 | PVC WINDOW - COLOUR BLACK |

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