



1609 43rd AVENUE
Vernon, British Columbia

PROPOSED RESIDENTIAL DEVELOPMENT

January 17, 2025



CONTACT
Darrin Collie
Darrin@Boxfort.ca
250.550.7476

BOXFORT HOMES

ISSUED FOR DEVELOPMENT PERMIT

DRAWING LIST

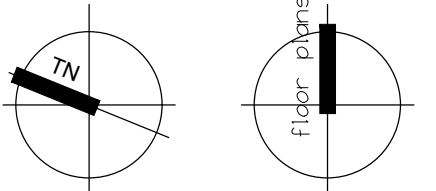
- A-100 - Cover
- A-101 - Context
- A-102 - Site Plan/Zoning Chart
- A-103 - Detailed Renderings
- A-104 - External Building Elevations
- A-105 - External Building Elevations
- A-106 - Internal Building Elevations
- A-107 - Colours & Materials
- A-108 - Parkade Plan
- A-109 - 18-Plex Lower Floor Plan
- A-110 - 18-Plex Main & Upper Floor Plans
- A-111 - 8-Plex Lower Floor Plan
- A-112 - 8-Plex Main & Upper Floor Plans



FORMED ALLIANCE ARCHITECTURE STUDIO

BOXFORT HOMES

SITE NORTH:



GENERAL CONDITIONS:

Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

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[illegible]

PROJECT TITLE:

Proposed Residential Development

**609 43 Avenue
Vernon, BC**

SHEET TITLE:

Cover



Job No: 2022-228

Date: Dec. 6, 2024

Scale: N.T.S.

Braun: DC

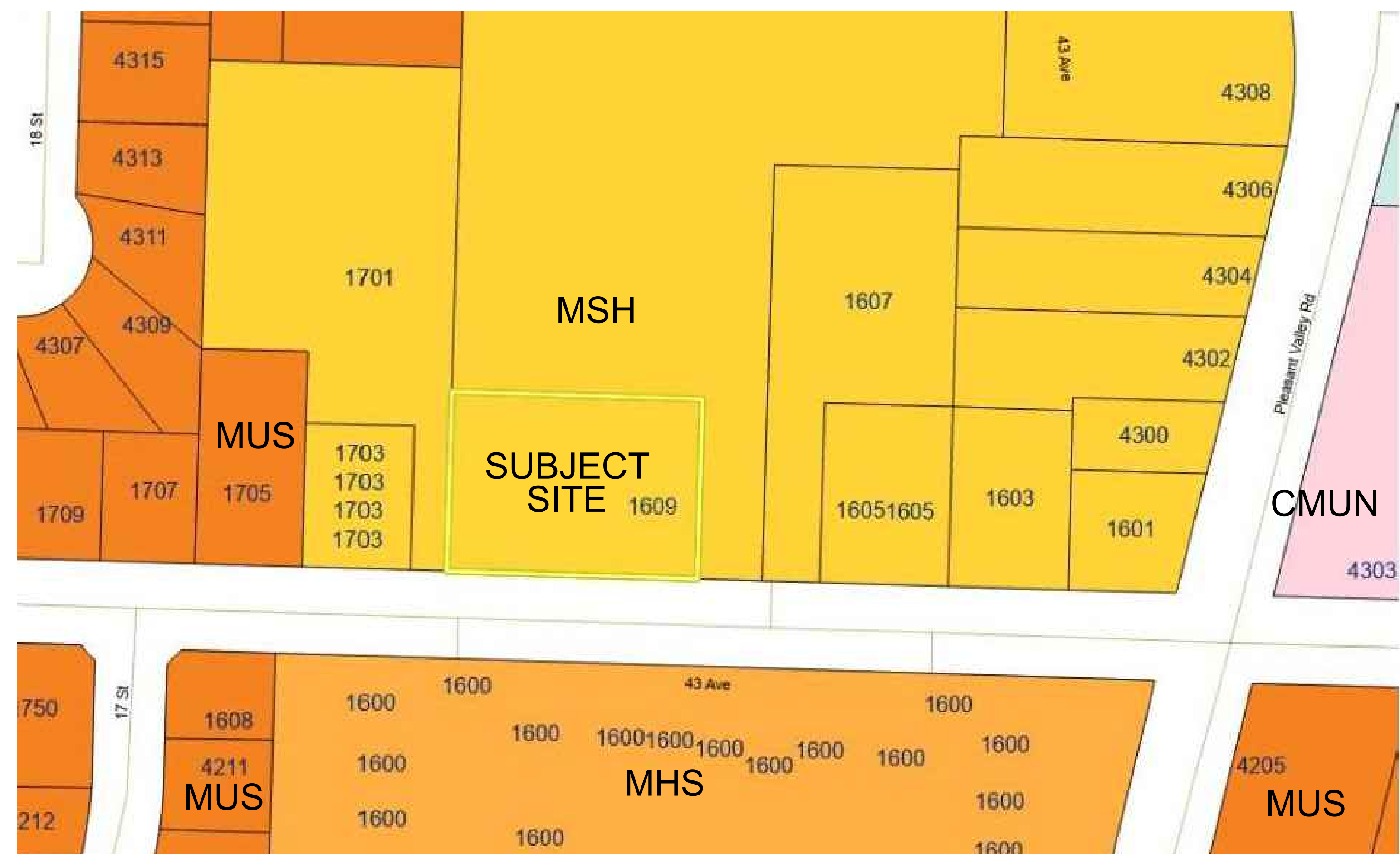
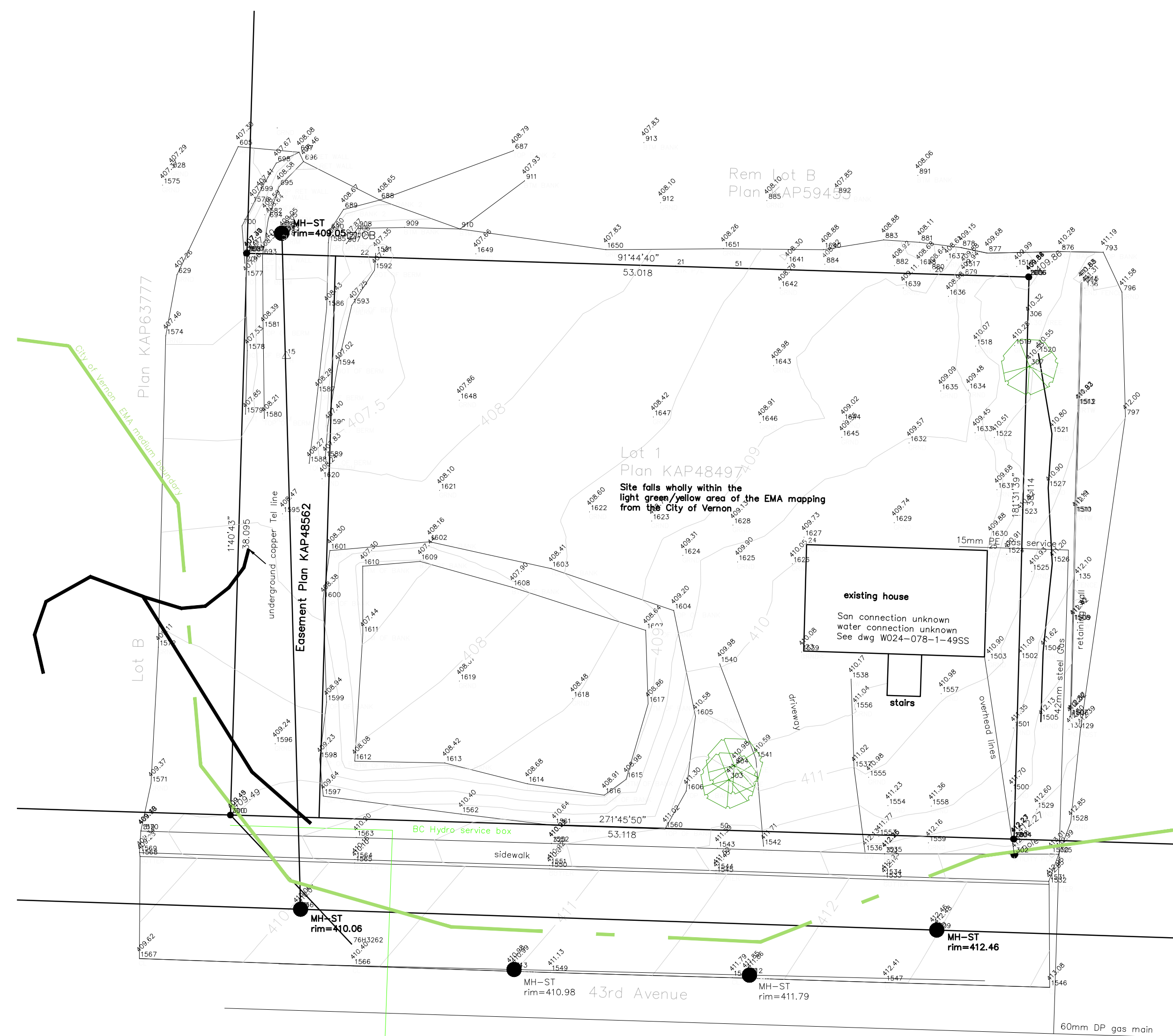
Checked: _____ DC:

SHEET NUMBER: _____

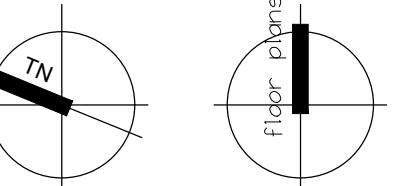
1000

A-100

OF



SITE NORTH:



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[illegible]

PROJECT TITLE:

Proposed Residential Development

**609 43 Avenue
Vernon, BC**

SHEET TITLE:

Context

Job No:	2022-228
Date:	Dec. 6, 2024
Scale:	1"=20'-0"/N.T.S.
Drawn:	DC
Checked:	DC
SHEET NUMBER:	



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Proposed Residential Development

SHEET TITLE:

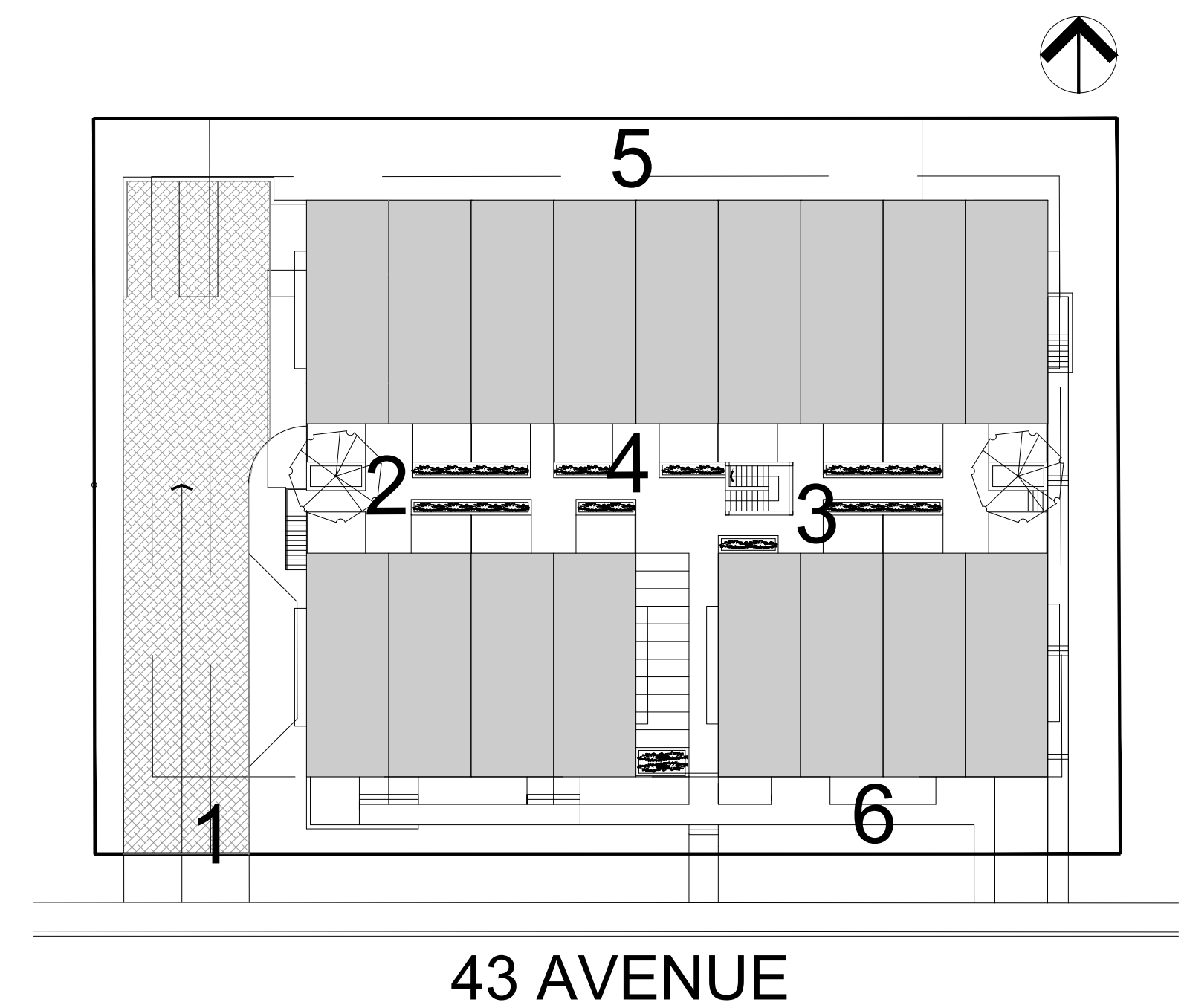
Site Plan and Zoning Chart

A-102

OF



TYPE OF UNIT	STALLS REQUIRED	STALLS PROVIDED
LONG-TERM (1.00/UNIT)	34 Stalls	34 Stalls
SHORT-TERM (0.25/UNIT)	9 Stalls	9 Stalls
TOTAL PARKING	43 Stalls	43 Stalls
INCLUSIVE PARKING (50% OF REQ)	22 Stalls	22 Stalls

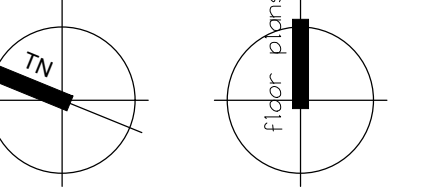


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BOXFORT

HOMES

SITE NORTH:



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[illegible]

PROJECT TITLE:

Proposed Residential Development

**609 43 Avenue
Vernon, BC**

SHEET TITLE:

Detailed Renderings

Job No:	2022-228
Date:	Dec. 6, 2024
Scale:	N.T.S.
Drawn:	DC
Checked:	DC

SHEET NUMBER:

A-103
OF



SITE NORTH:



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PROJECT TITLE

PROJECT TITLE:

**1609 43 Avenue
Vernon, BC**

SHEET TITLE:



Job No: 2022-228

Date: Dec. 6, 2024

Scale: $3/16'' = 1' = 0''$

Scale: $5710 = 1 - 0$

Drawn: _____

Checked: _____ DC

SHEET NUMBER:

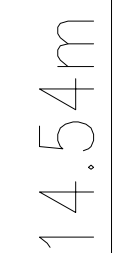
DF



BUILDING 1

newton

BUILDING 2



REAR ELEVATION

BUILDING 3



Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

[illegible]

1609 43 Avenue
Vernon, BC

External Elevations



Date: Dec. 6, 2024

Scale: $3/16'' = 1' - 0''$

Drawn: DC

Checked: _____ DC

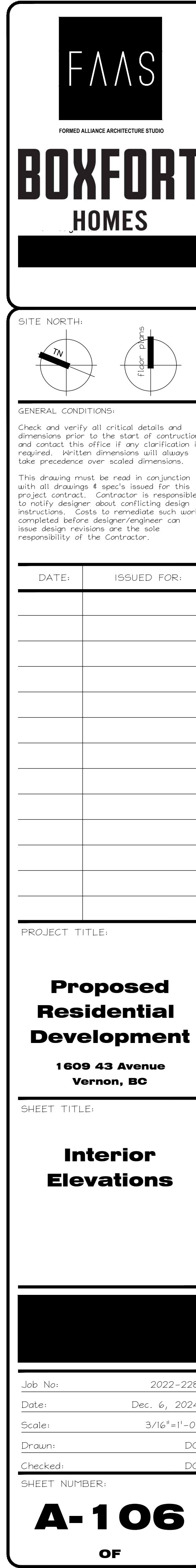
SHEET NUMBER:

DF



BUILDING 2

BUILDING 1





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Figure 1

PROJECT TITLE:

**609 43 Avenue
Vernon, BC**

Colours & Materials



Date: Dec. 6, 2024

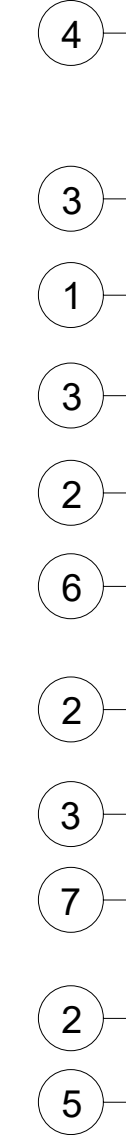
Scale: N.T.S.

Drawn: DC

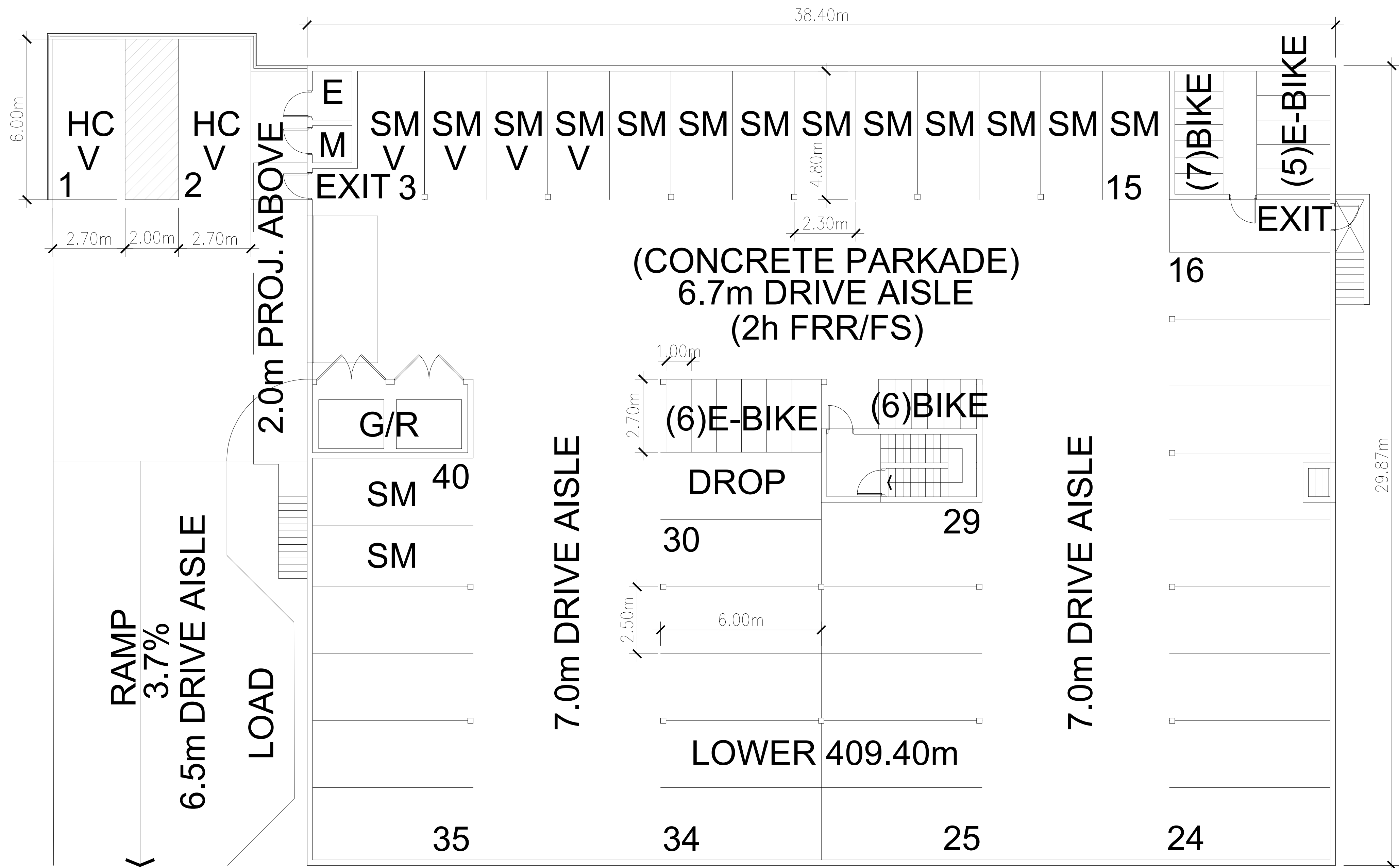
Checked: _____ DC

SHEET NUMBER:

A-107
OF



6 VINYL WINDOWS
GUTTERS AND
DOWNSPOUTS, SOFFITS
WHITE



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

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

BOXFORT

HOMES

SITE NORTH:

7N

7W

7E

7S

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DATE:	ISSUED FOR:

PROJECT TITLE:

Plan

Proposed

Residential

Development

1609 43 Avenue

Vernon, BC

SHEET TITLE:

Parkade

Plan

Job No:

2022-228

Date:

Dec. 6, 2024

Scale:

1/8"=1'-0"

Drawn:

DC

Checked:

DC

SHEET NUMBER:

A-108

OF



Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

PROJECT TITLE:

**609 43 Avenue
Vernon, BC**

18-Plex Lower Floor Plan



Date: Dec. 6, 2024

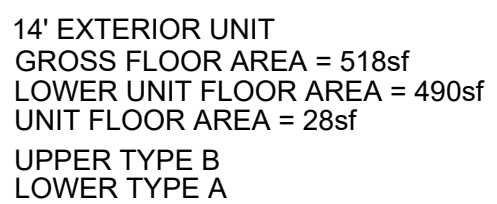
Scale: $3/16" = 1'-0"$

Drawn: DC

Checked: _____ DG

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OF



BUILDING 3 - 18-PLEX



14' EXTERIOR UNIT
GROSS FLOOR AREA = 567sf
UPPER UNIT GFA = 1065sf
LOWER UNIT GFA = 490sf
UPPER TYPE B
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 532sf
UPPER UNIT GFA = 1008sf
LOWER UNIT GFA = 490sf
UPPER TYPE C
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 532sf
UPPER UNIT GFA = 1008sf
LOWER UNIT GFA = 490sf
UPPER TYPE C
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 578sf
UPPER UNIT GFA = 1054sf
LOWER UNIT GFA = 490sf
UPPER TYPE D
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 486sf
UPPER UNIT GFA = 962sf
LOWER UNIT GFA = 490sf
UPPER TYPE E
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 578sf
UPPER UNIT GFA = 1054sf
LOWER UNIT GFA = 490sf
UPPER TYPE D
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 486sf
UPPER UNIT GFA = 962sf
LOWER UNIT GFA = 490sf
UPPER TYPE E
LOWER TYPE A

14' INTERIOR UNIT
GROSS FLOOR AREA = 532sf
UPPER UNIT GFA = 1008sf
LOWER UNIT GFA = 490sf
UPPER TYPE C
LOWER TYPE A

14' EXTERIOR UNIT
GROSS FLOOR AREA = 567sf
UPPER UNIT GFA = 1065sf
LOWER UNIT GFA = 490sf
UPPER TYPE B
LOWER TYPE A



14' EXTERIOR UNIT
GROSS FLOOR AREA = 470sf
UPPER TYPE B
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE C
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE C
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE D
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE E
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE D
LOWER TYPE A

14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE E
LOWER TYPE A

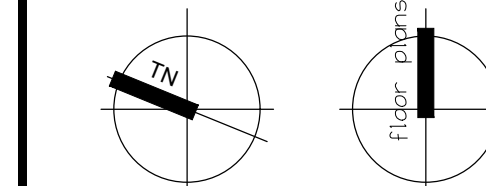
14'-0" INTERIOR UNIT
GROSS FLOOR AREA = 448sf
UPPER TYPE C
LOWER TYPE A

14' EXTERIOR UNIT
GROSS FLOOR AREA = 470sf
UPPER TYPE B
LOWER TYPE A



BOXFORD HOMES

SITE NORTH:



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[illegible]

PROJECT TITLE

Proposed Residential Development

**1609 43 Avenue
Vernon, BC**

SHEET TITLE:

18-Plex Main & Upper Floor Plans

Job No:	2022-228
Date:	Dec. 6, 2024
Scale:	3/16" = 1' - 0"
Drawn:	DC
Checked:	DC

SHEET NUMBER:

A-110
OF



Check and verify all critical details and dimensions prior to the start of construction and contact this office if any clarification is required. Written dimensions will always take precedence over scaled dimensions.

Abstract

[illegible]

Proposed Residential Development

SHEET TITLE:

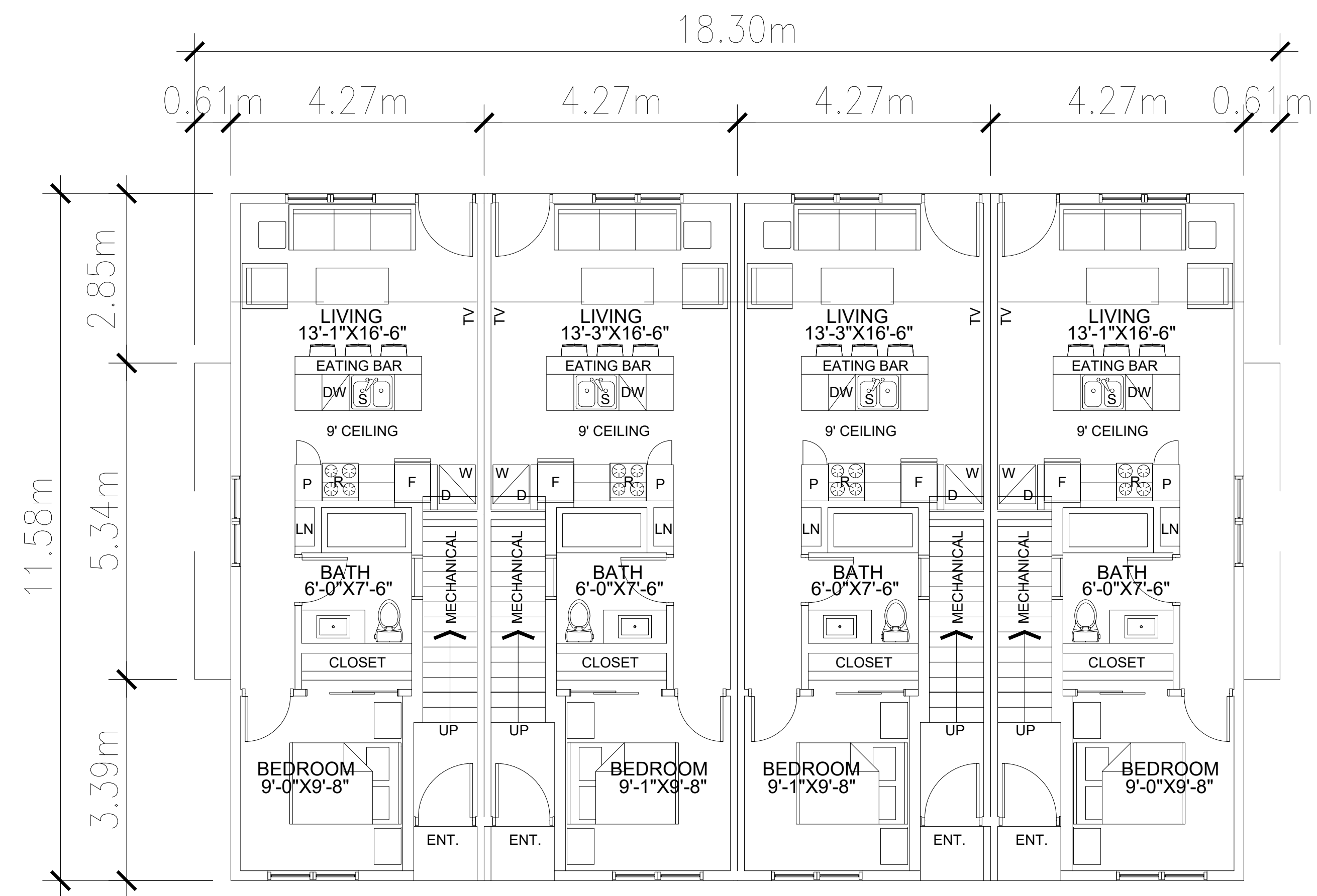
8-Plex Lower Floor Plan



Checked: _____ DC

1111

A-111
OF



LOWER FLOOR - BUILDINGS 1 & 2 (MIRROR)

14' EXTERIOR UNIT
GROSS FLOOR AREA = 520sf
LOWER UNIT FLOOR AREA = 495sf
UNIT FLOOR AREA = 25sf

14' INTERIOR UNIT
GROSS FLOOR AREA = 520sf
LOWER UNIT FLOOR AREA = 495sf
UNIT FLOOR AREA = 25sf

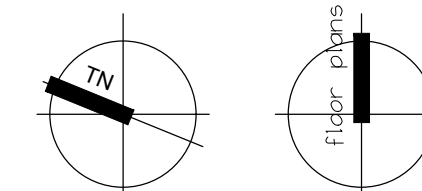
14' INTERIOR UNIT
GROSS FLOOR AREA = 520sf
LOWER UNIT FLOOR AREA = 495sf
UNIT FLOOR AREA = 25sf

14' EXTERIOR UNIT
GROSS FLOOR AREA = 520sf
LOWER UNIT FLOOR AREA = 495sf
UNIT FLOOR AREA = 25sf

BUILDING 2 & 3 - 8-PLEX



SITE NORTH:



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**1609 43 Avenue
Vernon, BC**

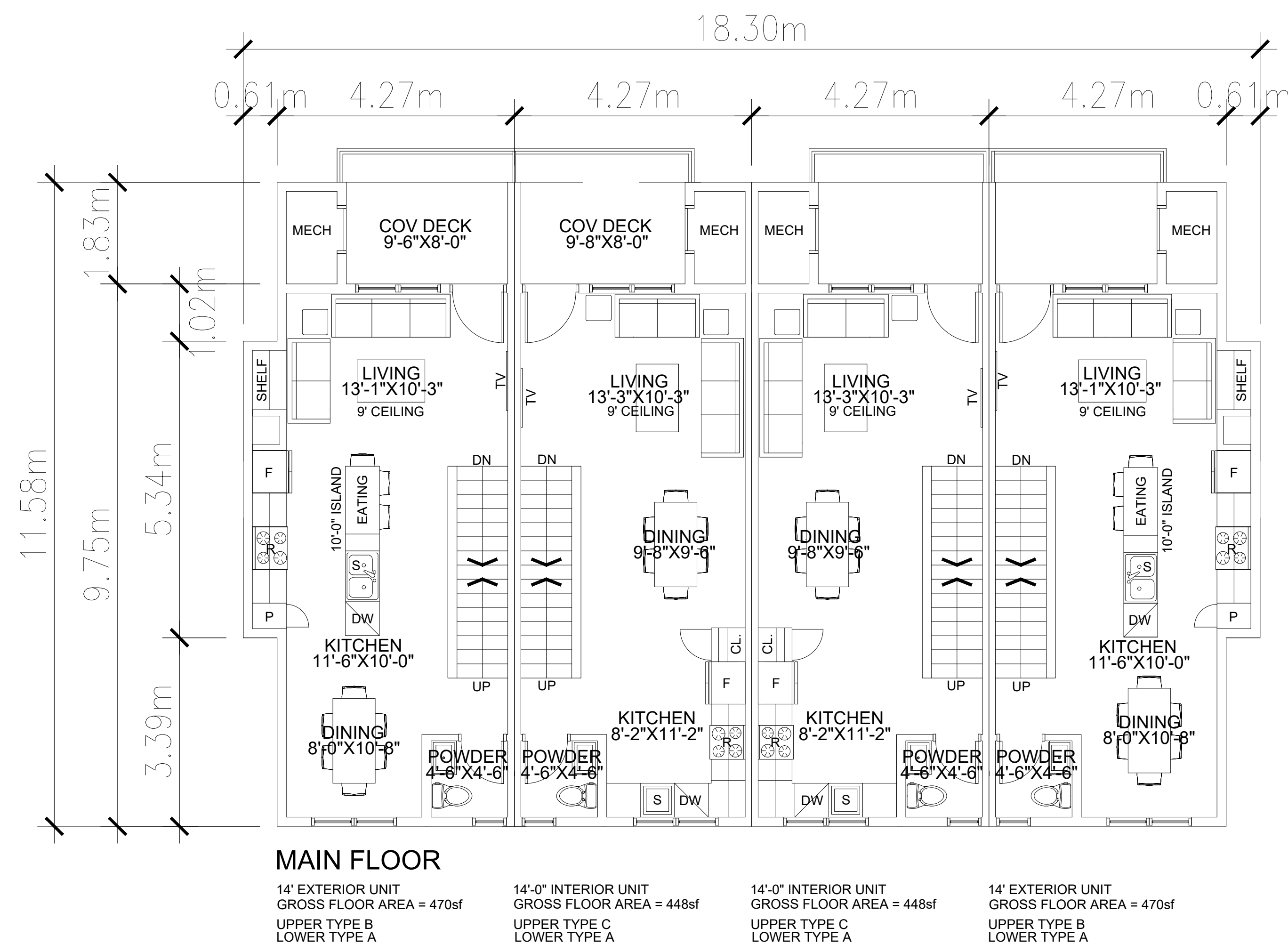
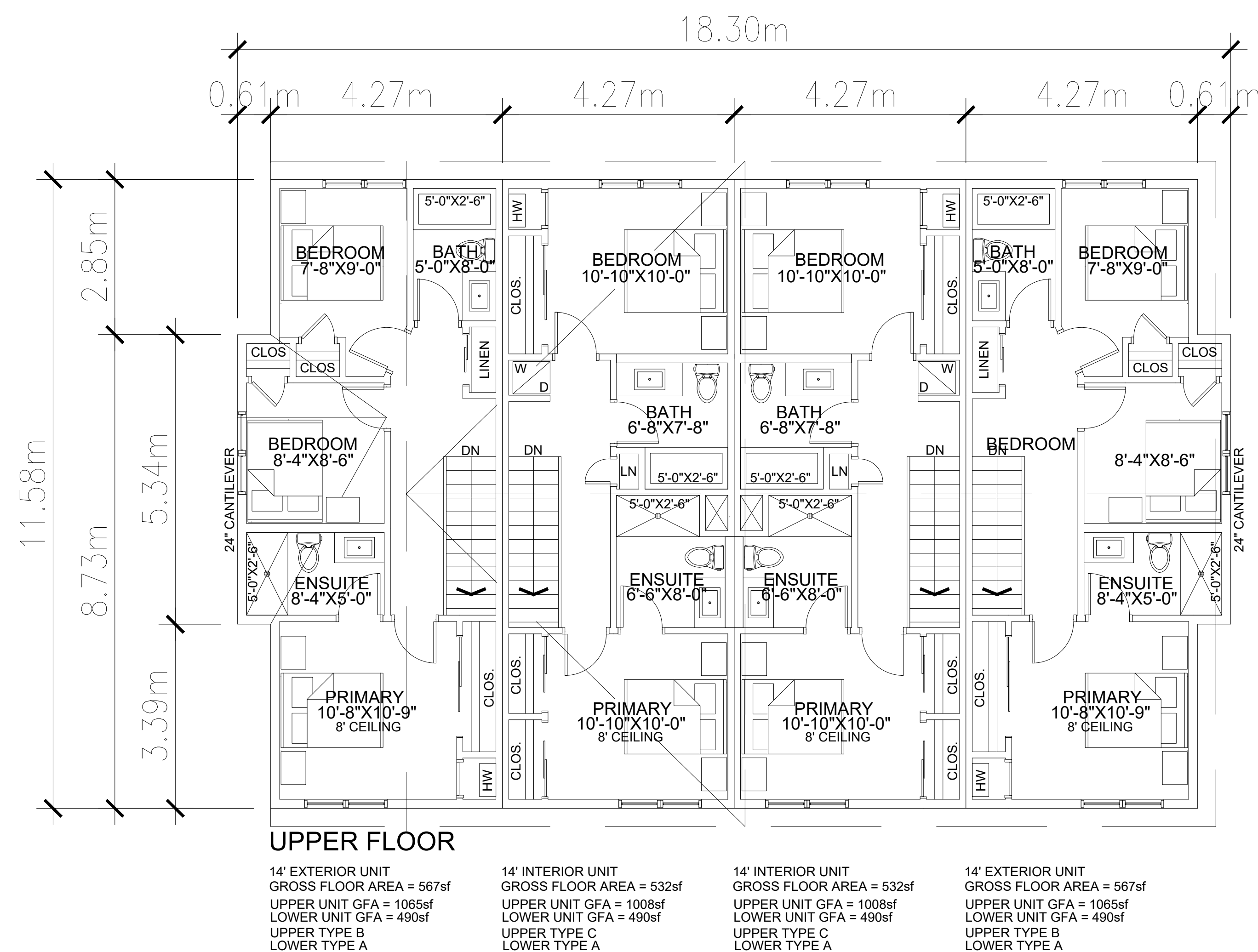
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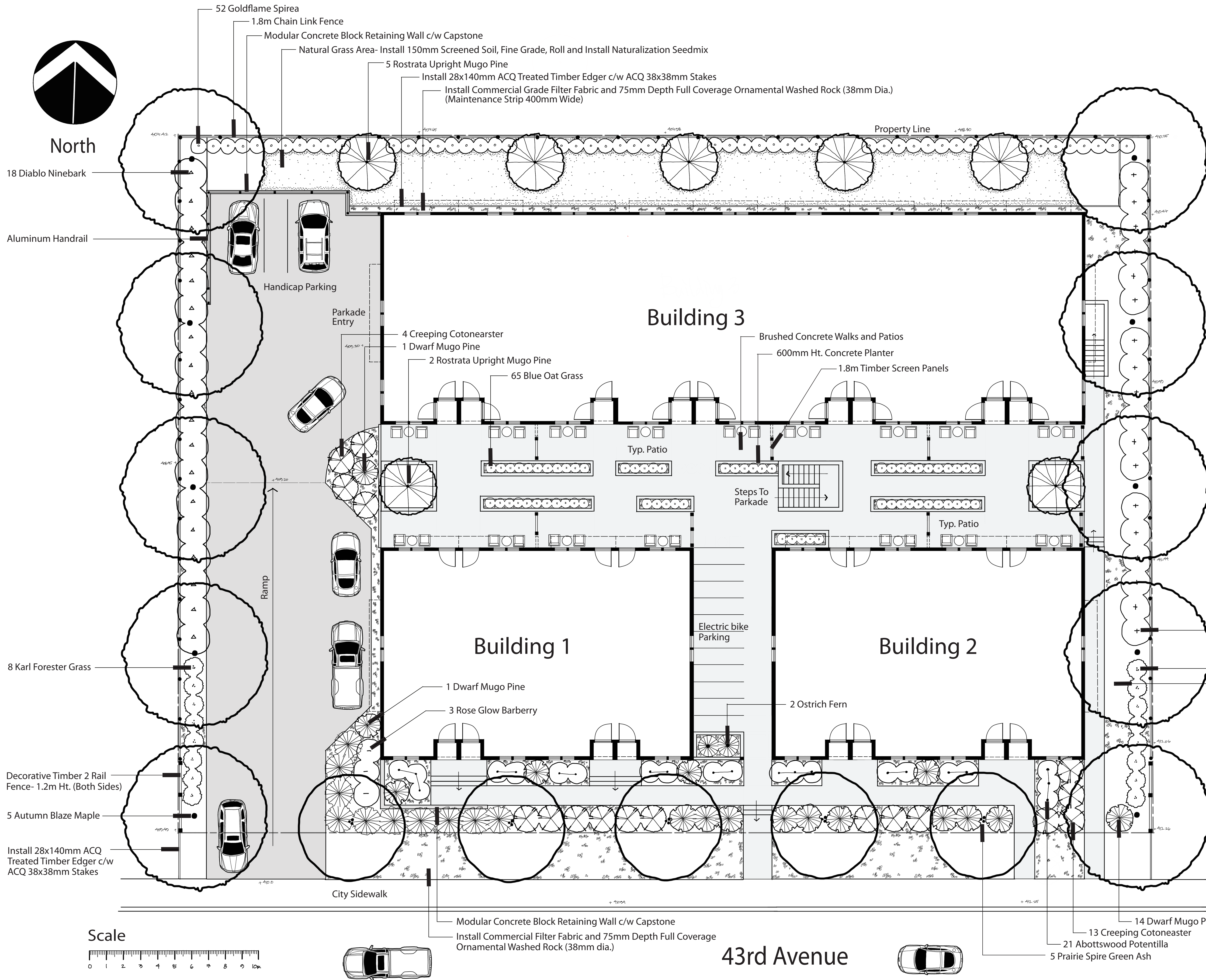
8-Plex Main & Upper Floor Plans

Job No:	2022-228
Date:	Dec. 6, 2024
Scale:	3/16" = 1' - 0"
Drawn:	DC
Checked:	DC

SHEET NUMBER:

A-112
OF





Plant List

TREES

10 - Autumn Blaze Maple / Acer x Freemanii (60 mm cal., Single Stem,B&B, Matched)
5 -Prairie Spire Green Ash / Fraxinus Pennsylvanica 'Rugby' (60 mm cal. B&B, Matched)
7- Rostrata Mugo Pine / Pinus Mugo 'Rostrata' (1.8m Ht.)

Shrubs

52 - Goldflame Spirea / Spirea x Bumalda (2 Gal Pot)
21 - Abottswood Potentilla / Potentilla Fruiticosa (2 Gal Pot)
17 - Creeping Cotoneaster / Cotoneaster Adpressa (2 Gal Pot)
16 - Dwarf Mugo Pine / Pinus Mugo Pumilo (2 Gal Pot)
18 - Variegated Dogwood / Cornus Alba Elegantissima (5 Gal Pot)
18 - Diablo Ninebark / Physocarpus Opulifolius 'Monlo' (5 Gal Pot)
3 - Rose Glow Barberry / Berberis Thunbergii 'Rose Glow' (5 Gal Pot)
2 - Ostrich Fern / Matteucia Struthiopteris (2 Gal Pot)

Perennials

16 - Karl Forester Grass / Calamagrostis Acutifolia (1 Gal. Pot)
65 - Blue Oat Grass / Helictotrichon Sempervires (1 Gal. Pot)

Construction Notes:

Work performed shall comply with the following:

1. All work to conform to current BCSLA landscape standards
2. Report any plant substitutions to Owner's representative
3. Report any discrepancies immediately to the Owner's representative.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
6. Exact locations of plant materials to be approved by Owner's representative prior to installation. Space planting groups evenly as per drawing.
7. Trees shall bear same relation to finished grade as it bore to existing.
8. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
9. Prune newly planted trees and shrubs to remove poor or broken branches.
10. Fertilize plant material as required at time of installation. Use root booster to reduce transplant shock.
11. Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
12. Finish grades of planting areas shall be 25mm below adjacent paving or top of wall unless otherwise noted.
13. Provide specified edging as divider between planting beds and sod areas.
14. Plant material to be approved by Owner's representative on site prior to installation.
15. Install fully automated irrigation system. All work and products to meet the Irrigation Association of BC standards and specifications.

1609-43rd Avenue

Vernon, BC

Landscape Development Plan
December 1, 2024

Prepared by:



www.rhino designs.ca
250-307-8938

Prepared for:

BOXFORT HOMES
www.boxfort.ca

Drawing:

L1