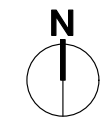
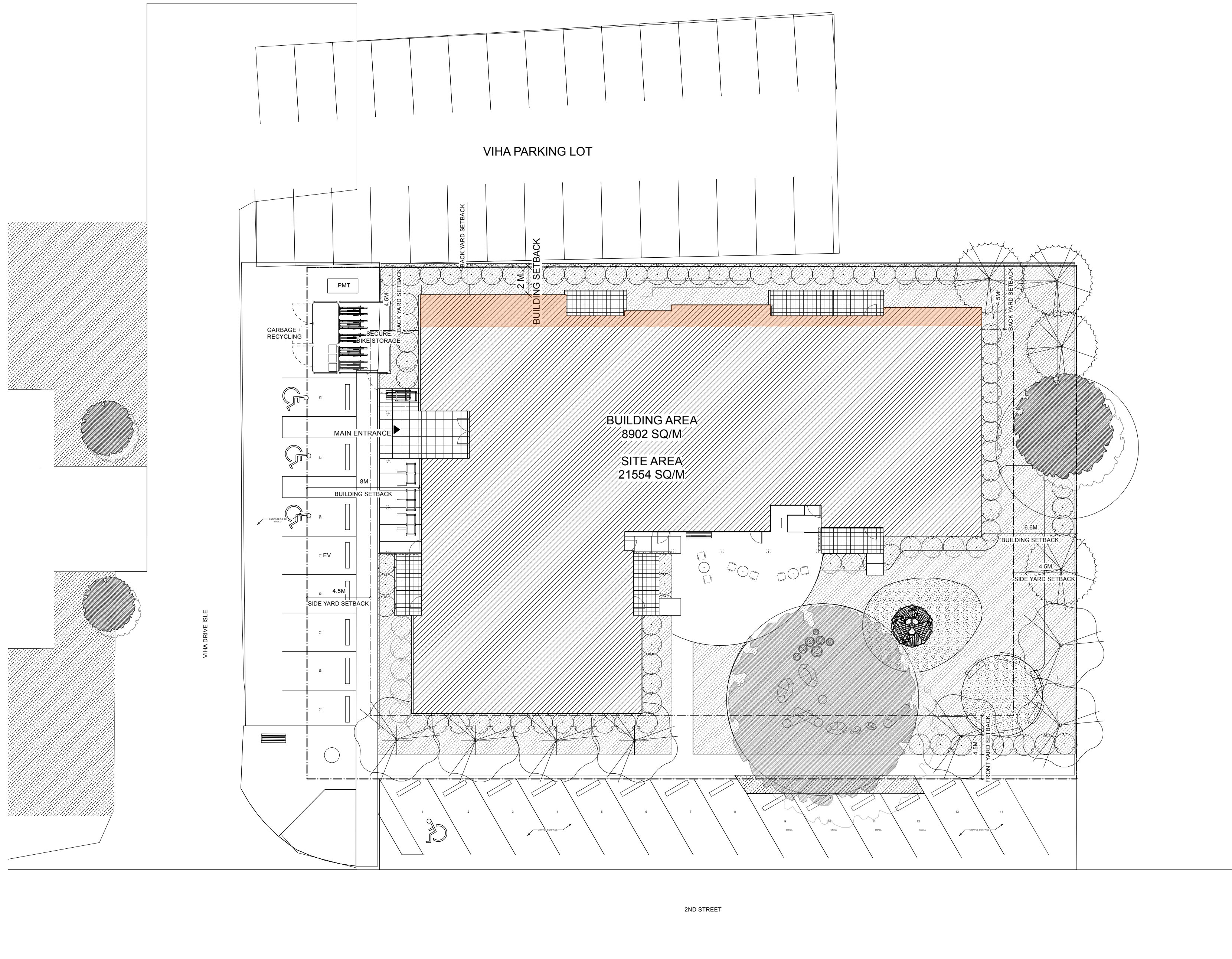
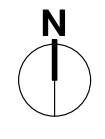


VILLAGE CONTEXT



NEIGHBOURHOOD CONTEXT



1 PROPOSED SITE PLAN
Scale: 1:200

PROJECT INFORMATION

Authority Village of Cumberland
Street Address 3345 2nd street
Legal Description LOT A, DISTRICT LOT 24, NELSON DISTRICT, PROPOSED PLAN EPP103460 (SEE SURVEY FOR FURTHER DETAIL)

PID 031-335-284

Project Description This project is a four storey wood frame building with 34 apartments ranging from single bedroom to 4 bedroom units. The building is organized in an 'L' along the south and west property lines to provide maximum usable open space with a large sheltered courtyard and play area. The siting also retains existing trees and keeps the mass of the building back from the main street of small houses. The four storey massing provides a transition between the taller, institutional buildings of the adjacent Cumberland Lodge and the smaller scale residential character of the rest of the street. The building also is set to the south side of the lot to provide a generous separation from the single-family home on the north side. The building form is a series of volumes that reference the simple window layouts, wood cladding, steep gables, and proportions of Cumberland's early industrial buildings. Indigenous art and design will be incorporated throughout and featured on the exterior facade.

LOT SUMMARY/FSR

Total Lot Area	2000 SQ/M
Total gross floor area	3362 SQ/M

ZONING SUMMARY

LOT COVERAGE	REQUIRED	PROPOSED
	65%	42%

SETBACKS RM-4

	REQUIRED	PROPOSED
FRONT	7.5 METERS	4.5 METERS
BACK	7.5 METERS	2.2 METERS
NORTH SIDE	4.5 METERS	6.7 METERS
SOUTH SIDE	4.5 METERS	4.5 METERS

BUILDING HEIGHT RM-4

Max 15 Meters	14.32 Meters
---------------	--------------

* SEE ELEVATIONS FOR BUILDING HEIGHTS

BUILDING STATISTICS

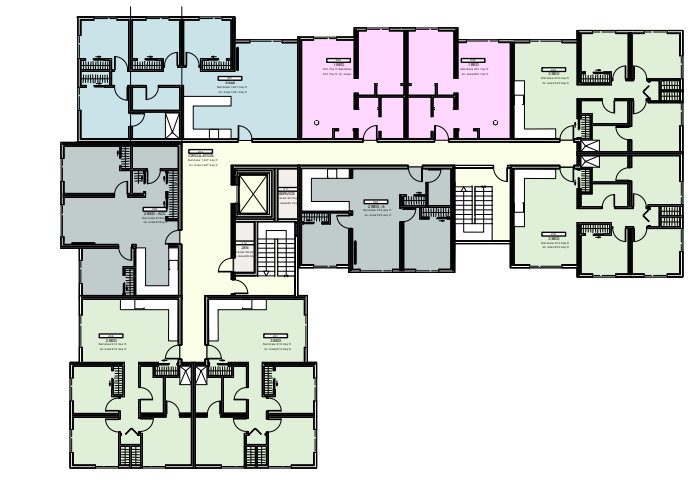
Description	Unit Count	Area (GROSS)
Main Floor	7	825.32
2nd Floor Residential	9	838.92
3rd Floor Residential	9	838.92
4th Floor Residential	9	838.92
Total	34	3342.08

OFF STREET PARKING

	REQUIRED	PROPOSED
23 Dwelling Units Total	RM-4	8 STALLS ON SITE 15 STALLS (PROVIDED ON CITY PROPERTY)
		23 STALLS PROVIDED TOTAL



2 Main floor program
Scale: 1:500



3 2nd- 4th floor program
Scale: 1:500

MATERIAL BOARD



- Material Legend**
- ① 6" Mini flush metal panel - colour Charcoal
 - ② Metal panel with wood pattern
 - ③ Charcoal Vinyl window
 - ④ 5X10 hardie sheet. Artwork tbd.
 - ⑤ Hardie Board - Smooth finish - Colour Charcoal
 - ⑥ 7/8 Corrugated steel cladding - Colour Burgundy



gwax'dzi dsas
 Family Housing
 339,3341,3345 2ND
 STREET CUMBERLAND
 BC

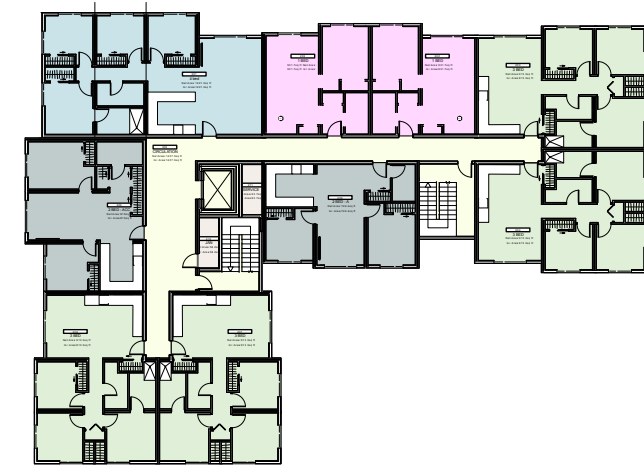
E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
 PROJECT INFORMATION

DRAWING NO.
A0.01



7 Main floor program
Scale: 1:500

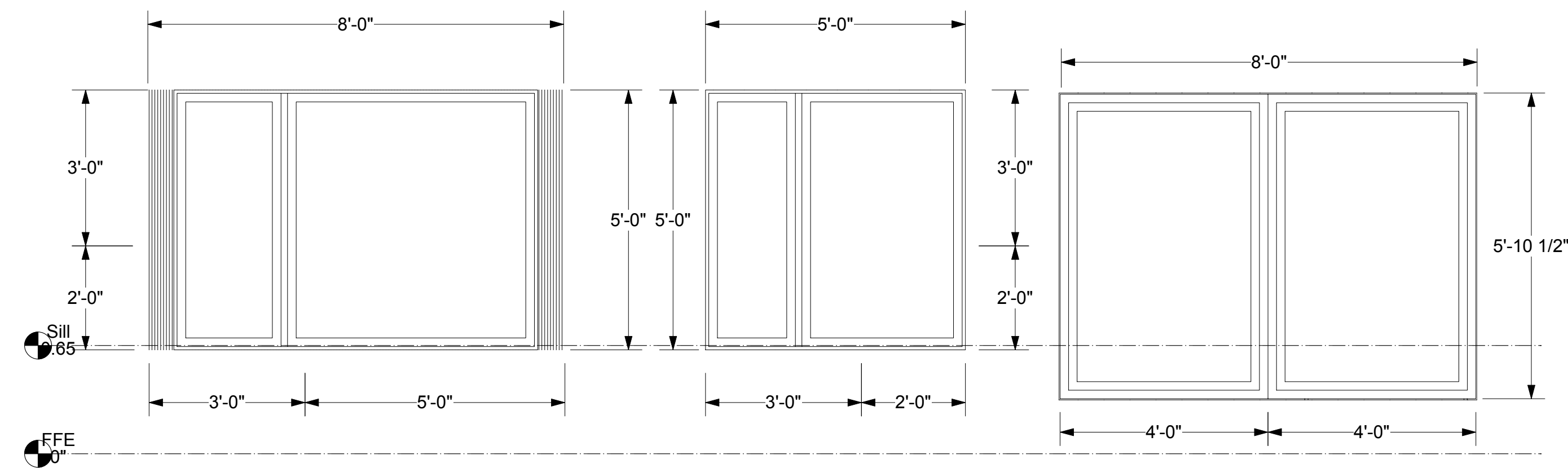


8 2nd -4th floor program
Scale: 1:500

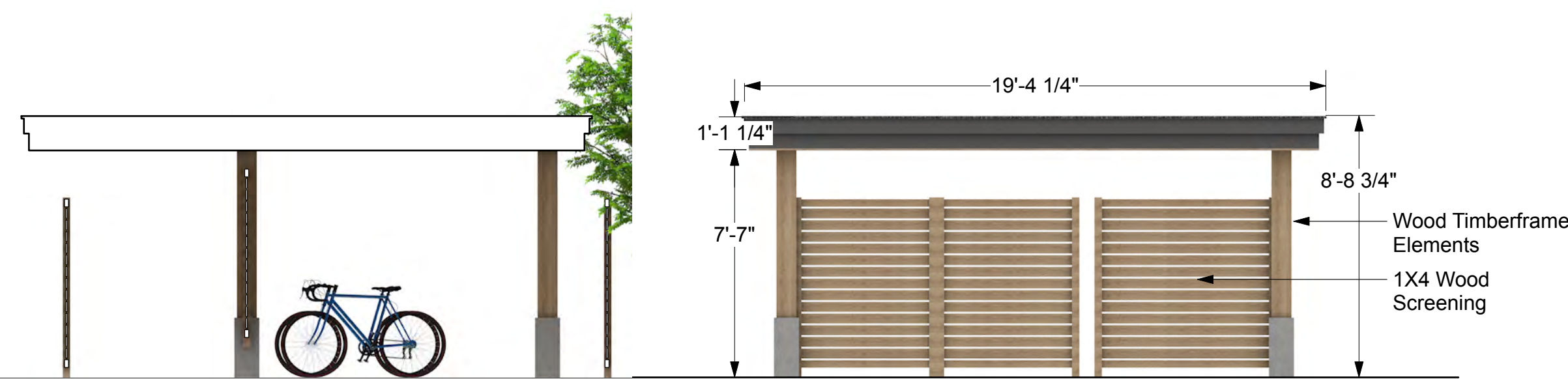
FUNCTIONAL PROGRAM				
PROJECT NAME:	gwax'dzi dsas FAMILY HOUSING			
ADDRESS:	2ND STREET, CUMBERLAND BC			
BUILDING TYPE:	WOOD FRAME			
PARKING TYPE:	SURFACE			
FUNCTION	DESCRIPTION OF UNITS/SPACE	# OF UNITS	UNIT SQ/FT	TOTAL SQ/FT
RESIDENTIAL UNITS	ONE BEDROOM	8	531.736	4,254
	TWO BEDROOM	3	734.644	2,204
	TWO BEDROOM ACC	3	815.599	2,447
	THREE BEDROOM - A	16	913.332	14,613
	FOUR BEDROOMS	4	1221.329	4,885
TOTAL		34		28,403
RESIDENT'S AMENITY	OFFICE	1	241.035	241.0
	COMMUNITY	1	512.777	512.8
	STORAGE	1	308.103	308.1
TOTAL				1061.915
CIRCULATION	CIRCULATION			5,756.8
TOTAL				5,756.8
SERVICE ROOMS	JANITORS ROOM	4	58.2	357
	ELECTRICAL/MECHANICAL	1	233.5	360
	SERVICE ROOM	3	60.7	60.7
TOTAL				777.7
SUMMARY				
TOTAL RESIDENTIAL AREA				28,403.2
TOTAL RESIDENTIAL AMENITY				1,061.9
TOTAL CIRCULATION				5,756.8
TOTAL SERVICE ROOMS				777.7
GROSS FLOOR AREA				36,178.0
OVERALL BUILDING EFFICIENCY				79%

Room Number	Room Name	Room Area	Floor
100	CIRCULATION	1534.9 sq ft	Floor 1
101	4 bed	1221.3 sq ft	Floor 1
103	3 BED	913.3 sq ft	Floor 1
104	3 BED	913.3 sq ft	Floor 1
105	COMMUNITY	512.8 sq ft	Floor 1
106	STORAGE	308.1 sq ft	Floor 1
107	3 BED	913.3 sq ft	Floor 1
108	3 BED	913.3 sq ft	Floor 1
109	MECH/ELEC	233.5 sq ft	Floor 1
110	OFFICE	241 sq ft	Floor 1
112	JAN	58.2 sq ft	Floor 1
200	CIRCULATION	1407.3 sq ft	Floor 2
201	4 bed	1221.3 sq ft	Floor 2
202	1 BED	531.7 sq ft	Floor 2
202	1 BED	531.7 sq ft	Floor 2
202	1 BED	531.7 sq ft	Floor 4
202	1 BED	531.7 sq ft	Floor 4
202	1 BED	531.7 sq ft	Floor 3
202	1 BED	531.7 sq ft	Floor 3
202	1 BED	531.7 sq ft	Floor 1
202	1 BED	531.7 sq ft	Floor 1
203	3 BED	913.3 sq ft	Floor 2
204	3 BED	913.3 sq ft	Floor 2
205	2 BED - A	749.4 sq ft	Floor 2
207	3 BED	913.3 sq ft	Floor 2
208	3 BED	913.3 sq ft	Floor 2
209	2 BED - ACC	815.9 sq ft	Floor 2
210	JAN	58.2 sq ft	Floor 2
211	SERVICE	60.7 sq ft	Floor 2
300	CIRCULATION	1407.3 sq ft	Floor 4
300	CIRCULATION	1407.3 sq ft	Floor 3
301	4 bed	1221.3 sq ft	Floor 3
301	4 bed	1221.3 sq ft	Floor 4
303	3 BED	913.3 sq ft	Floor 4
303	3 BED	913.3 sq ft	Floor 3
304	3 BED	913.3 sq ft	Floor 4
304	3 BED	913.3 sq ft	Floor 3
305	2 BED - A	727.2 sq ft	Floor 3
305	2 BED - A	727.2 sq ft	Floor 4
306	3 BED	913.3 sq ft	Floor 4
306	3 BED	913.3 sq ft	Floor 3
307	3 BED	913.3 sq ft	Floor 4
307	3 BED	913.3 sq ft	Floor 3
308	2 BED - ACC	815.9 sq ft	Floor 4
308	2 BED - ACC	815.9 sq ft	Floor 3
309	JAN	58.2 sq ft	Floor 3
309	JAN	58.2 sq ft	Floor 4
310	SERVICE	60.7 sq ft	Floor 4
310	SERVICE	60.7 sq ft	Floor 3
G1	gross area	8894.7 sq ft	Floor 1
G2	gross area	9093.5 sq ft	Floor 2
G3	gross area	9094.6 sq ft	Floor 3
G4	gross area	9095.3 sq ft	Floor 4

WINDOW SCHEDULE



GARBAGE ENCLOSURE



4 GARBAGE ENCLOSURE
Scale: 1:50

WALL + FLOOR/CEILING + ROOF SCHEDULE

EXTERIOR WALL TYPES	INTERIOR WALL TYPES	INTERIOR WALL TYPES	FLOOR/CEILING + ROOF TYPES
<p>TYP. EXTERIOR A</p> <p>25MM STEEL CLADDING 13MM AIR GAP - PT STRAPPING PEEL AND STICK VAPOUR PERMEABLE MEMBRANE 15MM PLY 35X140 SPF STUDS C/W R22 BATT 6MM VAPOUR BARRIER 38X38 FURRING WALL C/W ROXUL 15MM TYPE X GWB</p>	<p>TYP. SUITE INTERIOR</p> <p>13MM TYPE X GWB 38MM X 89MM 13MM TYPE X GWB</p>	<p>HALLWAY- 45 MIN FRR</p> <p>16MM TYPE X GWB 38MM X 140MM BATT INSULATION FILL CAVITY 16MM TYPE X GWB</p>	<p>MODULAR ROOF</p> <p>SBS ROOF MEMBRANE CAP SHEET SBS ROOF MEMBRANE BASE SHEET PROTECTION BOARD 127MM ISO SLOPED TO MIN 2% 6MM POLY VAPOUR BARRIER 13MM ROOF SHEATHING 38X235 ROOF-JOISTS @ 400 OC</p> <p>16MM GWB TYPE X</p>
<p>TYP. EXTERIOR B</p> <p>CEMENTITIOUS BOARD 13MM AIR GAP - PT STRAPPING PEEL AND STICK VAPOUR PERMEABLE MEMBRANE 15MM PLY 35X140 SPF STUDS C/W R22 BATT 6MM VAPOUR BARRIER 38X38 FURRING WALL C/W ROXUL 15MM TYPE X GWB</p>	<p>2X4 SHAFT WALL - 45 MIN FRR</p> <p>16MM TYPE X GWB 38MM X 89MM C/W BATT INSULATION 16MM TYPE X GWB</p>	<p>HALLWAY- 45 MIN FRR</p> <p>16MM TYPE X GWB 38MM X 184MM T/B PLATE W 38MM X 89MM STAGGERED BATT INSULATION 16MM TYPE X GWB</p>	<p>MODULAR FLOOR</p> <p>3MM FINISHED FLOOR 16MM DOUGLAS FIR PLY 38X235 @400OC FLOOR JOISTS</p>
<p>TYP. EXTERIOR C</p> <p>CORRUGATED METAL SIDING 13MM AIR GAP - PT STRAPPING PEEL AND STICK VAPOUR PERMEABLE MEMBRANE 15MM PLY 35X140 SPF STUDS C/W R22 BATT 6MM VAPOUR BARRIER 38X38 FURRING WALL C/W ROXUL 15MM TYPE X GWB</p>	<p>CRAWL SPACE WALL - 20 MIN FRR</p> <p>16MM TYPE X GWB 38MM X 89MM STU D 16MM PLY</p>	<p>HALLWAY-</p> <p>16MM TYPE X GWB 38MM X 184MM BATT INSULATION FILL CAVITY 16MM TYPE X GWB</p>	<p>MODULAR CEILING</p> <p>11MM OSB SHEATHING 38X184 @400OC CEILING JOISTS R20 BATT INSULATION 16MM GWB TYPE X</p>
<p>2X4 EXTERIOR</p> <p>CLADDING VARIES 13MM AIR GAP - PT STRAPPING PEEL AND STICK VAPOUR PERMEABLE MEMBRANE 15MM PLY 35X140 SPF STUDS C/W 89 ISO 6MM VAPOUR BARRIER 38X38 FURRING WALL C/W ROXUL 15MM TYPE X GWB</p>	<p>MOD TO MOD - 45 MIN FRR</p> <p>16MM TYPE X GWB 38MM X 89MM BATT INSULATION FILL CAVITY 13MM OSB SHEATHING 25MM AIR GAP 13MM OSB SHEATHING 38MM X 89MM BATT INSULATION FILL CAVITY 16MM TYPE X GWB</p>		

E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

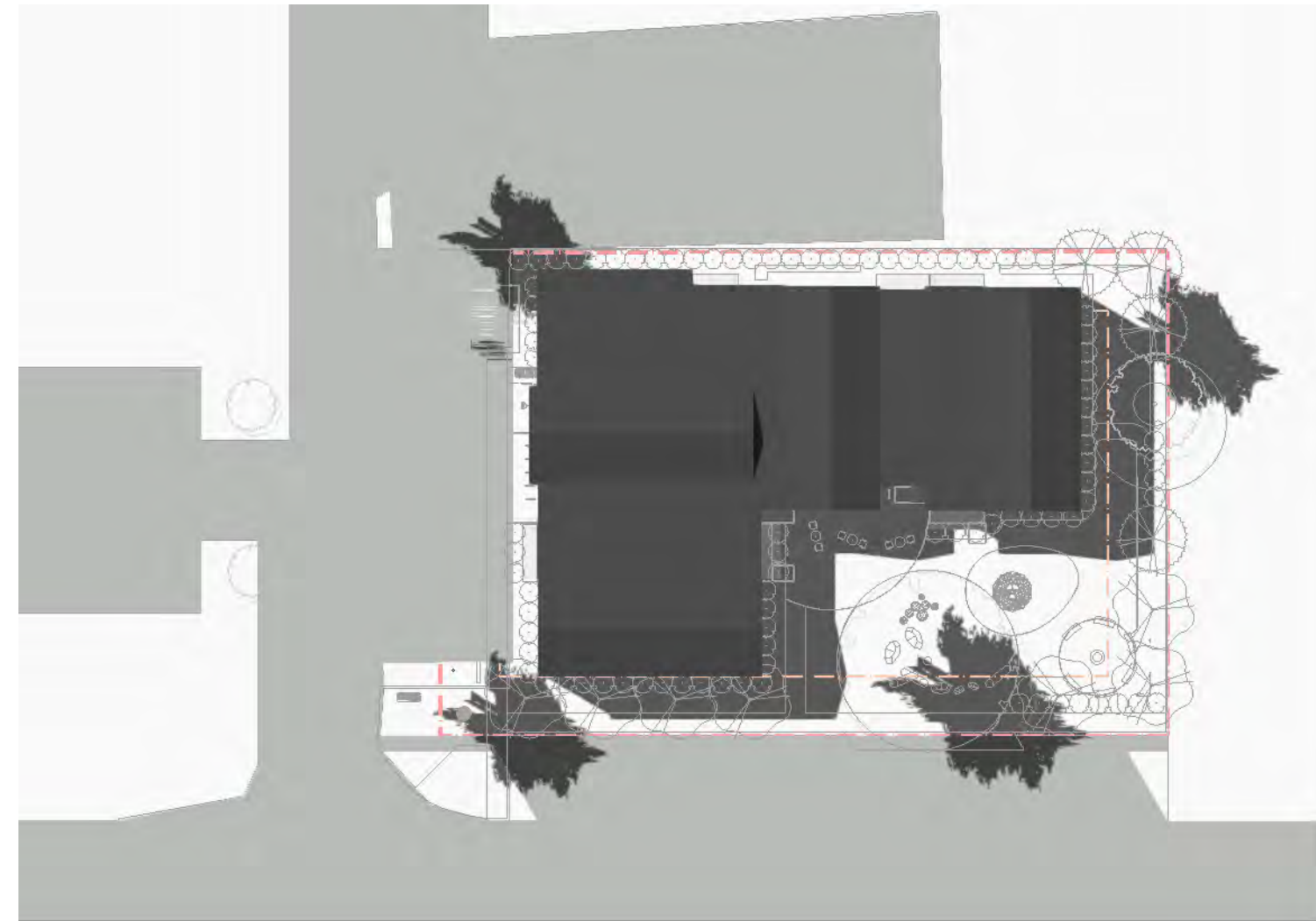
Building program + schedules

10 AM



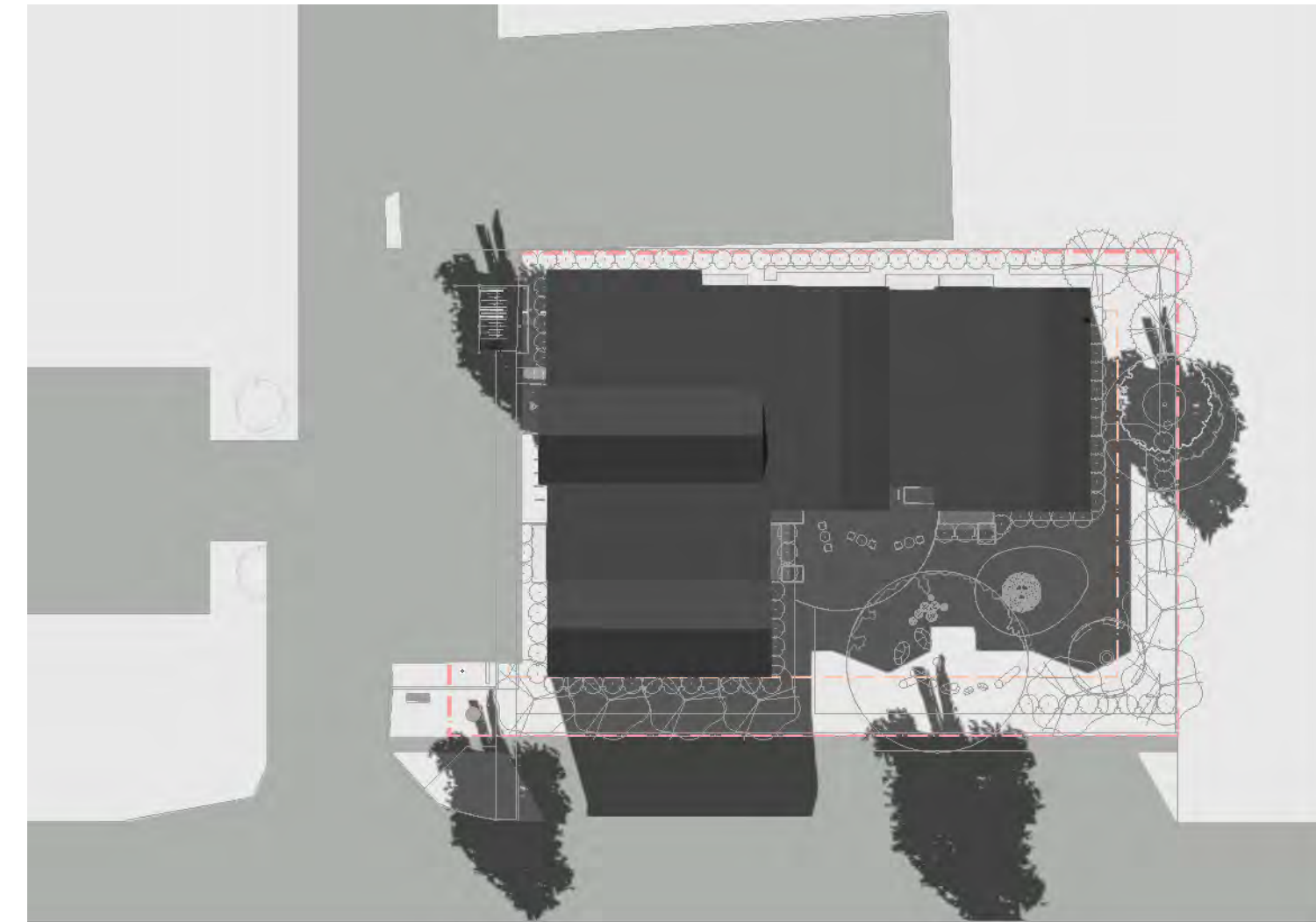
2 June 21st 10 am
Scale: 1:500

1 PM

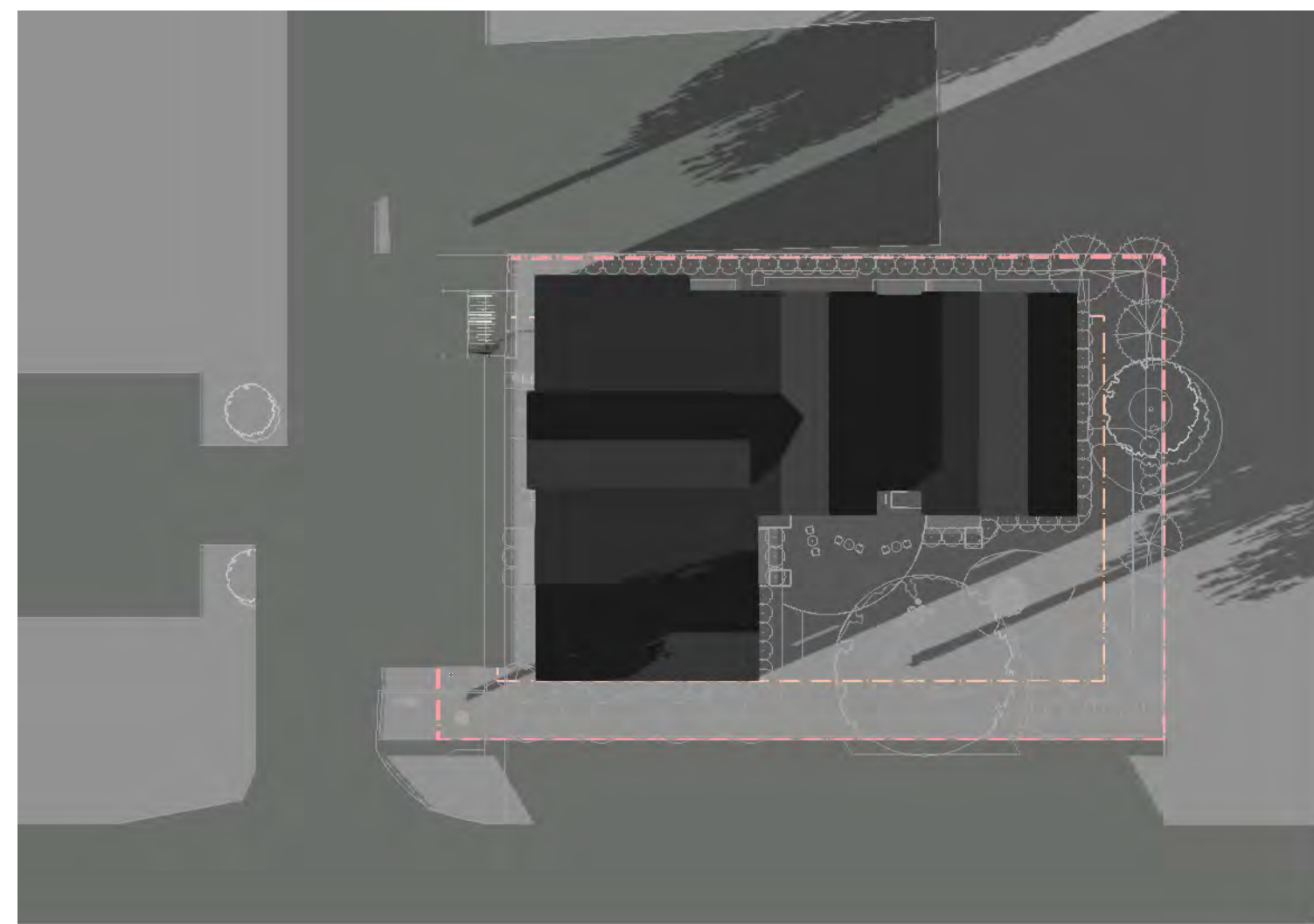


3 June 21st 1pm
Scale: 1:500

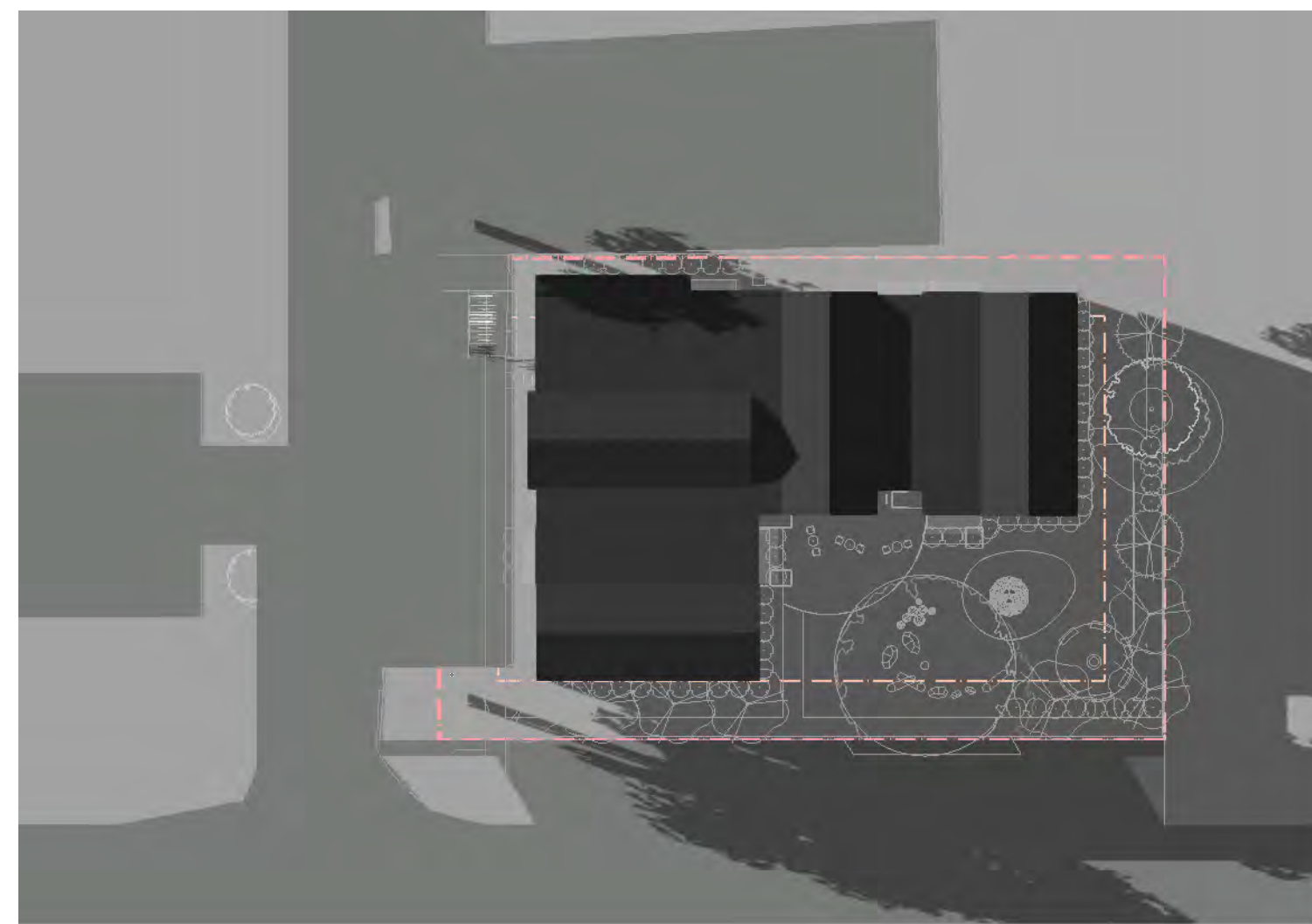
3 PM



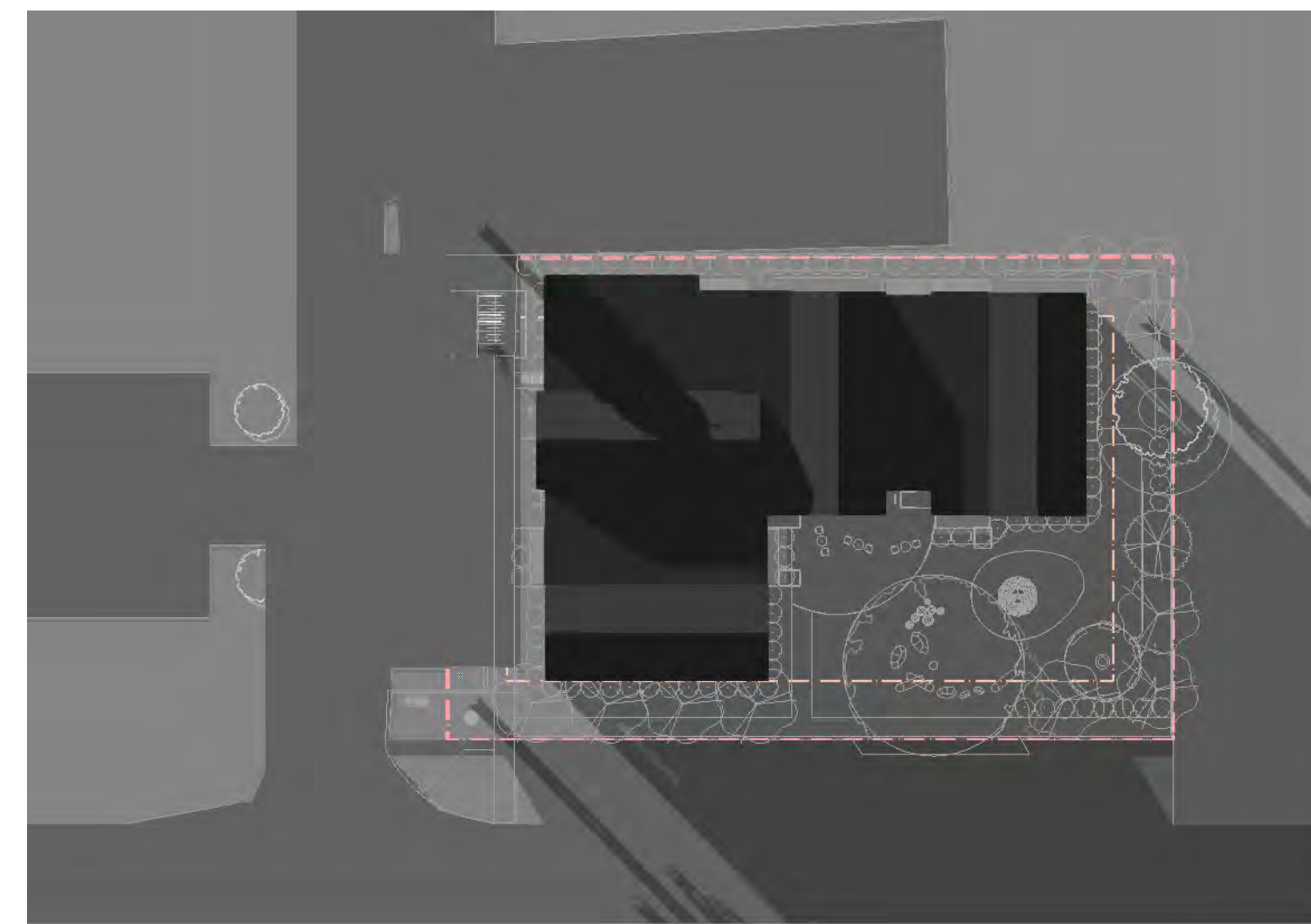
4 June 21st 3pm
Scale: 1:500



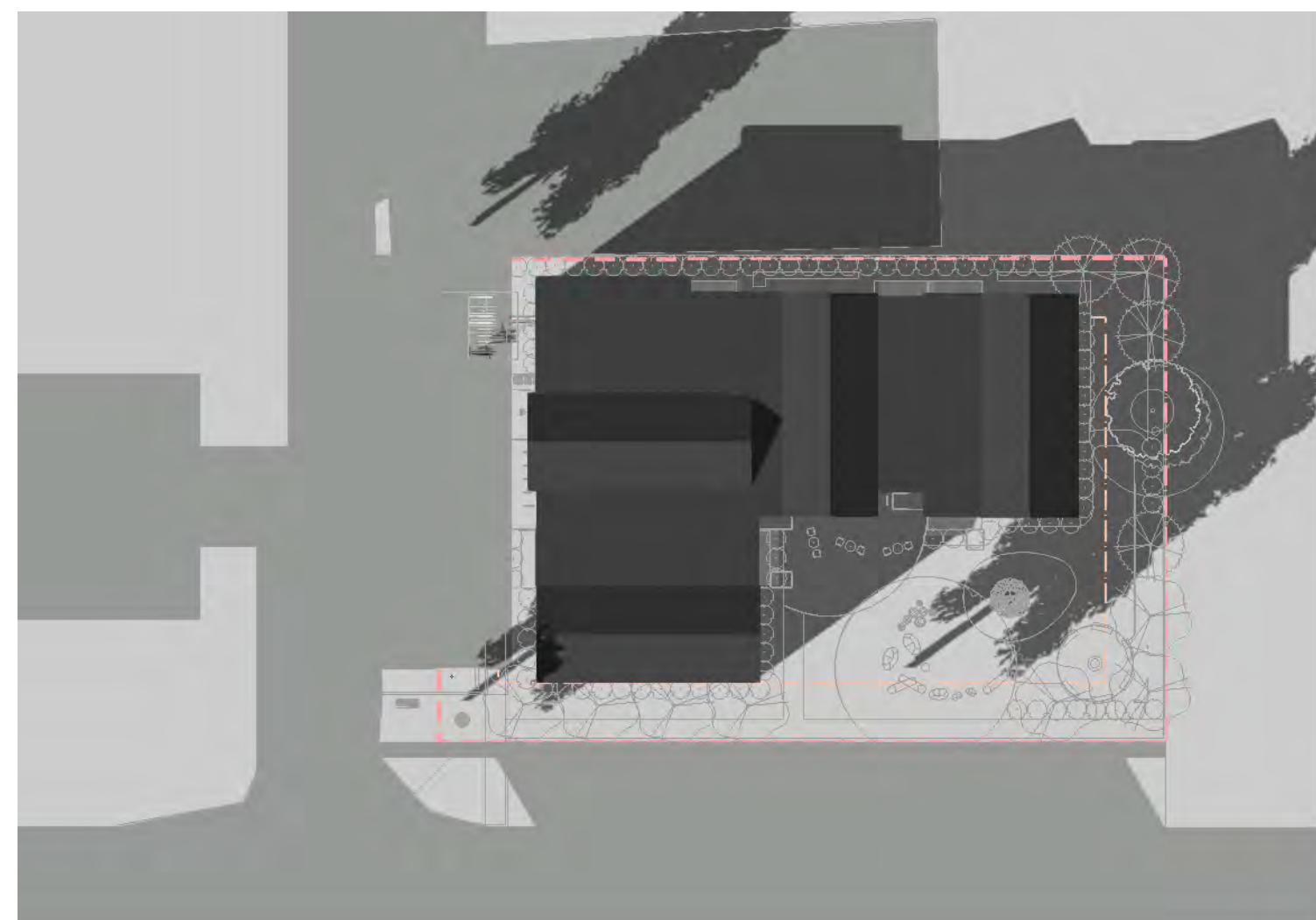
5 December 21st 10 am
Scale: 1:500



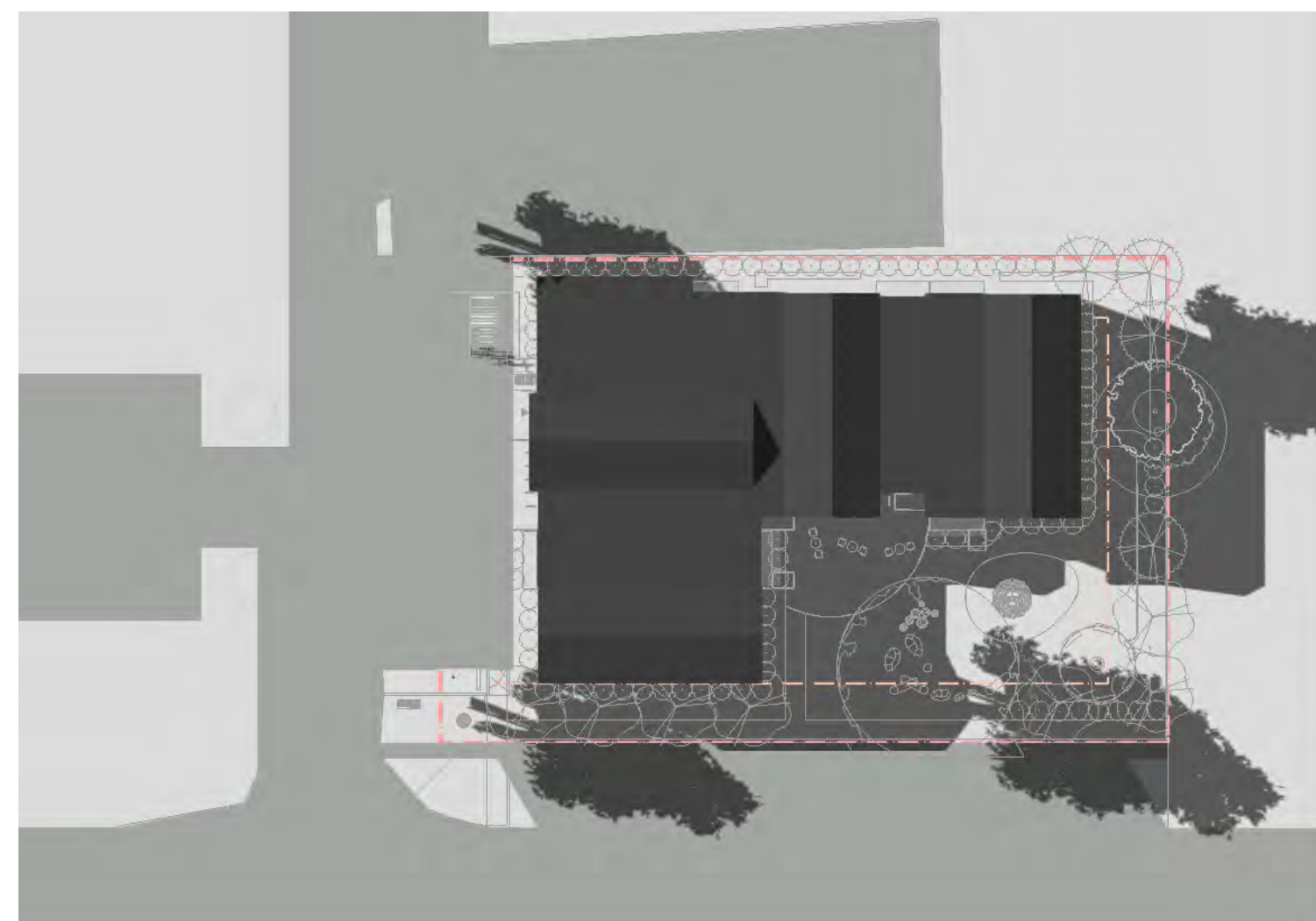
6 December 21st 1pm
Scale: 1:500



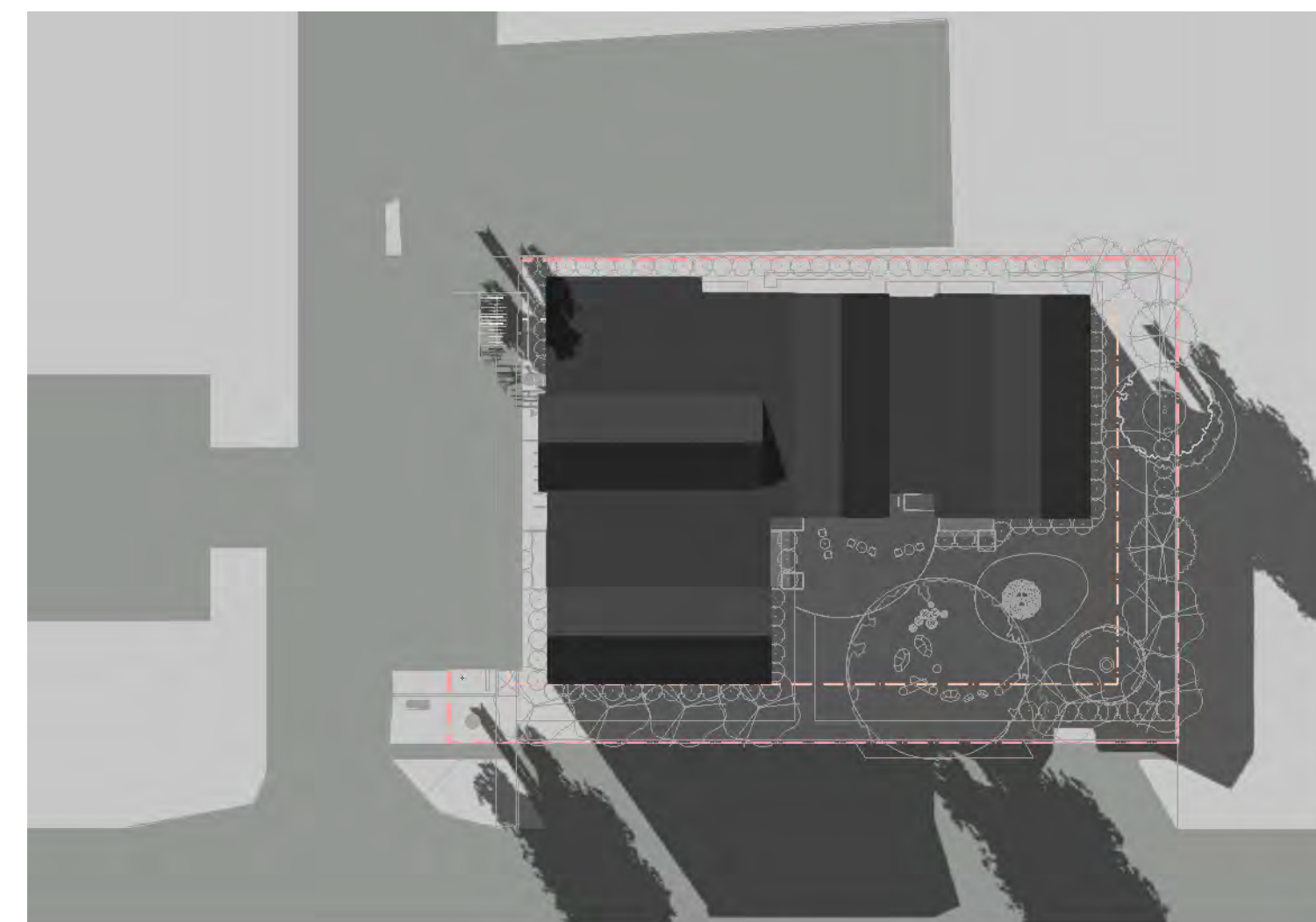
7 December 21st 3pm
Scale: 1:500



8 March 21st 10am
Scale: 1:500



9 March 21st 1pm
Scale: 1:500



10 March 21st 3pm
Scale: 1:500

gwax'dzi dsas

Family Housing
339,3341,3345 2ND
STREET CUMBERLAND
BC

E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
SHADOW ANALYSIS

DRAWING NO.

A0.04

gwax'dzi dsas

Family Housing
 339,3341,3345 2ND
 STREET CUMBERLAND
 BC



E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
C	2020-10-28	Issued for Development Permit (revised Parking Layout)
REV	Y M D	ISSUE

SHEET TITLE
 Main floor plan

1/1 Main floor Plan
 Scale: 1:100

DRAWING NO.

A1.01

gwax'dzi dsas

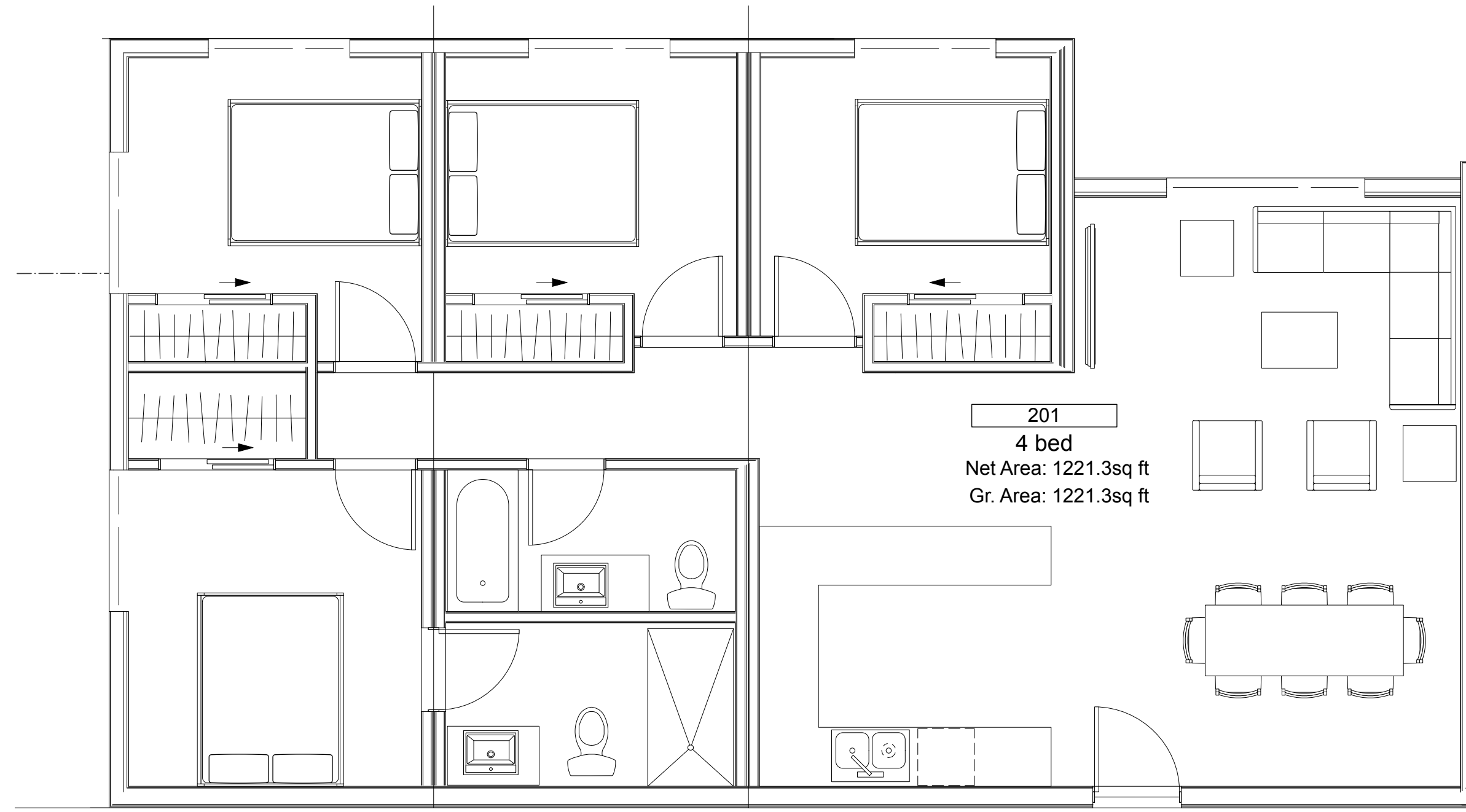
Family Housing
 339,3341,3345 2ND
 STREET CUMBERLAND
 BC



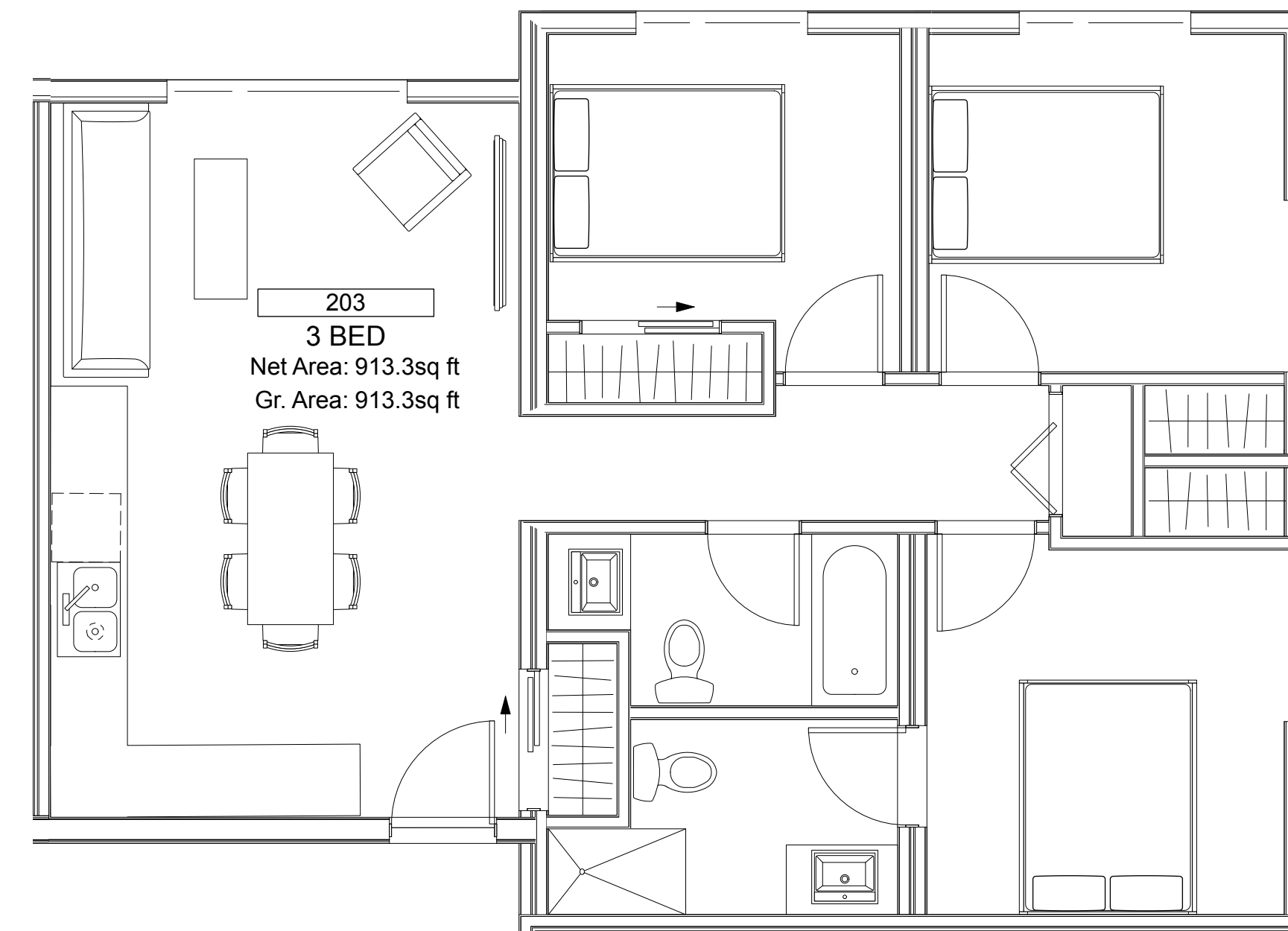
E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
 2nd - 4th floor typical

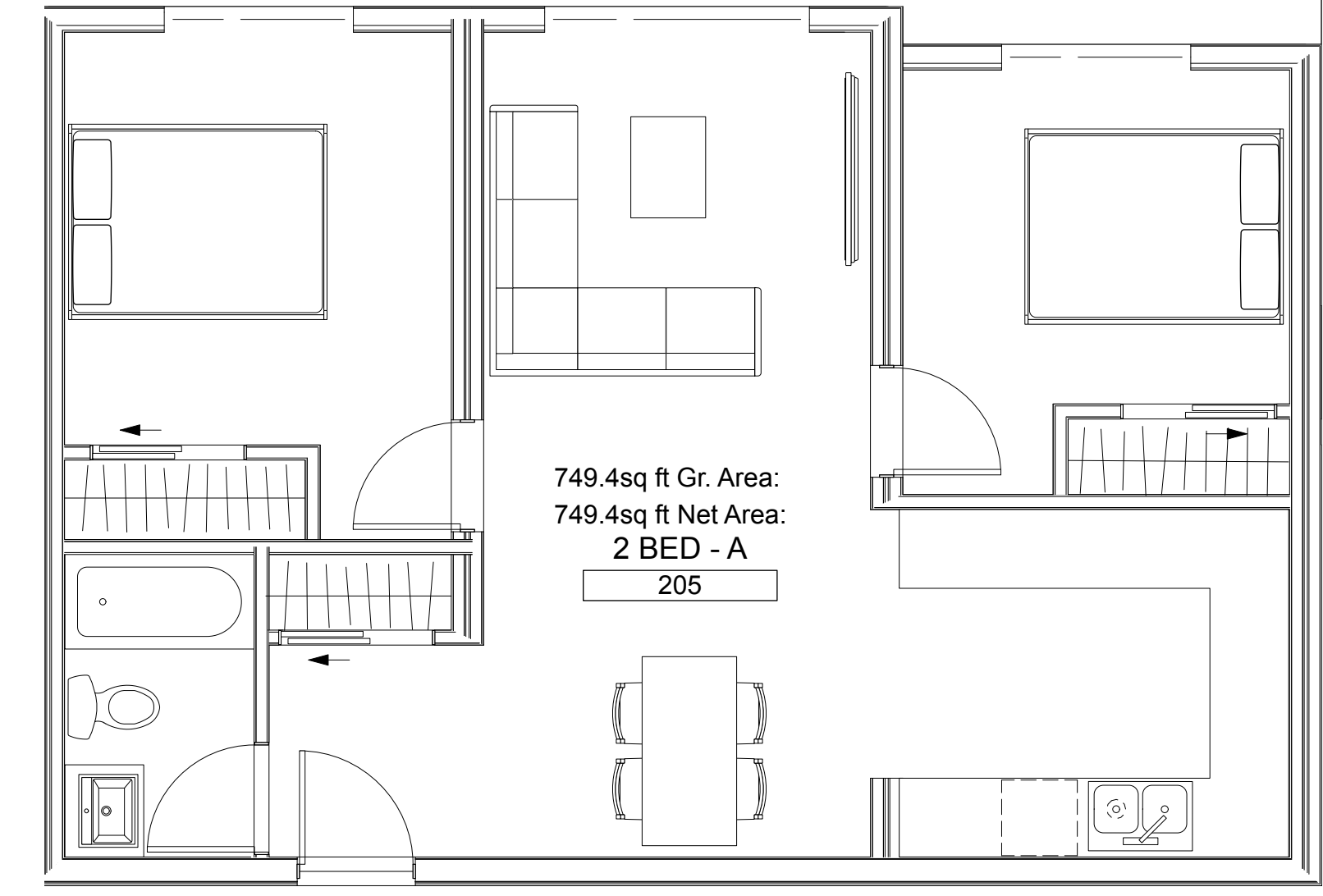
2 2nd and 3rd Floor Plan
 Scale: 1:100



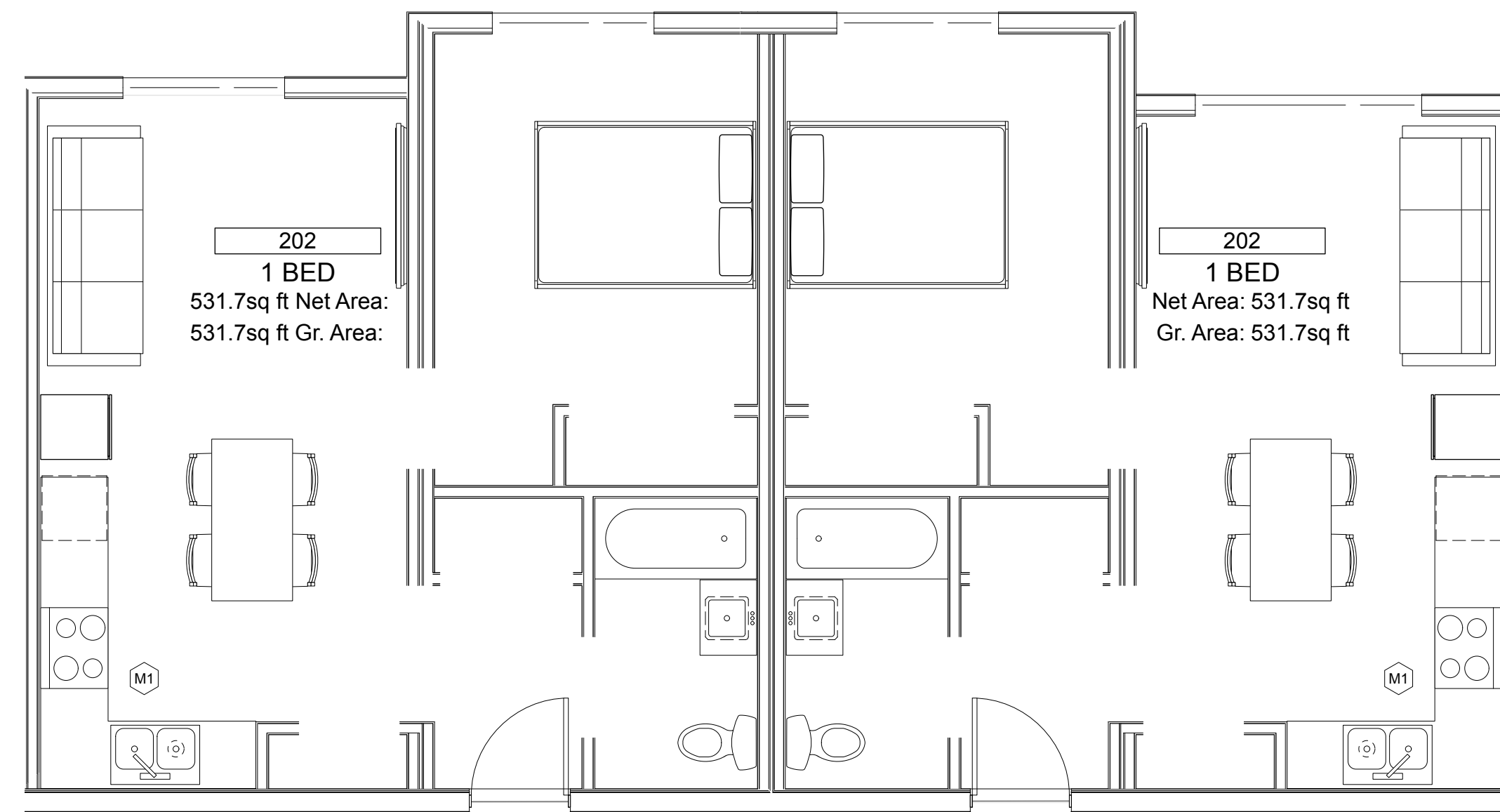
1 Typical 4 bedroom layout
Scale: 1:50



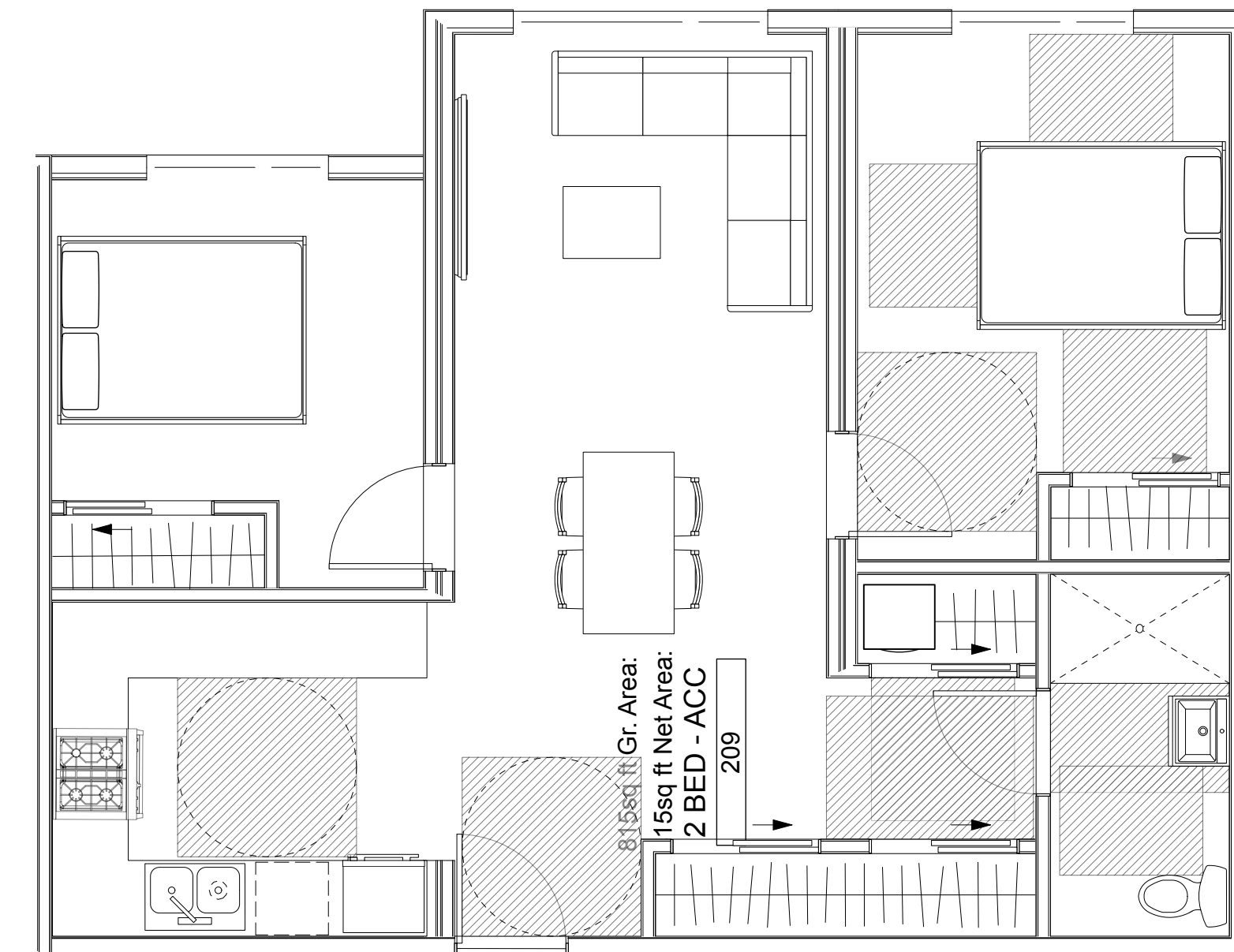
4 Typical 3 bedroom layout
Scale: 1:50



5 Typical 2 bedroom layout
Scale: 1:50



2 3 bedroom accessible layout
Scale: 1:50



3 2 bedroom accessible layout
Scale: 1:50

E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
Typical unit layouts

gwax'dzi dsas

Family Housing
 339,3341,3345 2ND
 STREET CUMBERLAND
 BC



2 2nd STREET ELEVATION
 Scale: 1:100



3 2nd STREET ELEVATION
 Scale: 1:100

4 2nd STREET ELEVATION
 Scale: 1:100

E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
 ELEVATIONS

DRAWING NO.

gwax'dzi dsas

Family Housing
 339, 3341, 3345 2ND
 STREET CUMBERLAND
 BC



1 Typical section
 Scale: 1:100



E	2024-11-26	Issued for Review
D	2024-11-03	Issued for review
B	2020-09-17	ISSUED FOR DEVELOPMENT PERMIT
REV	Y M D	ISSUE

SHEET TITLE
 SECTIONS

DRAWING NO.

A3.01