

The Burton



HOMES DIVISION



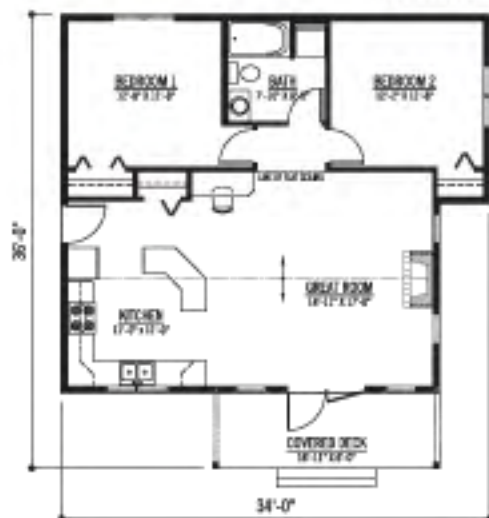
The Burton

SQ. FT: 960 House
Width: 34'-0"
Depth: 30'-0"

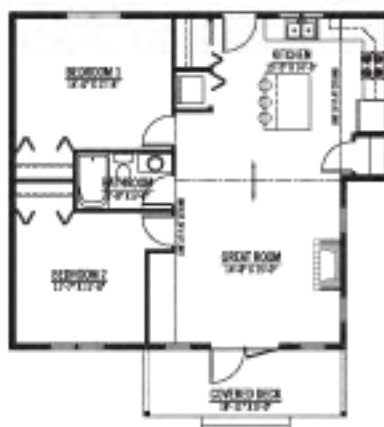
Notes: Available on
crawlspace or
slab-on-grade.

ONE STOREY

MAIN FLOOR



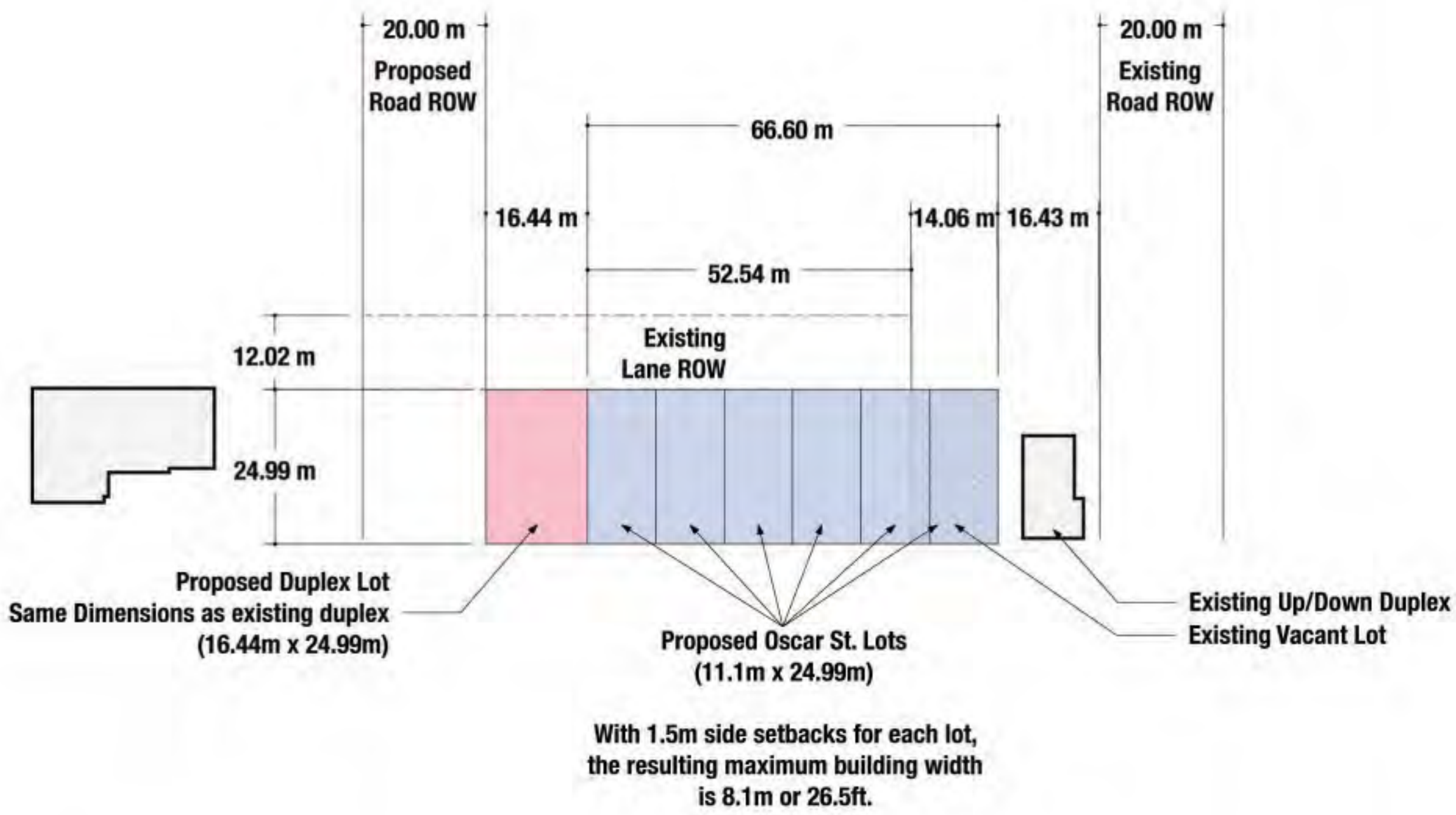
OPTIONAL PLAN



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EM: homes@wintonglobal.com
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BRIDGE CREEK OSCAR STREET CONCEPT LOT LAYOUT



Not to scale

BRIDGE CREEK OSCAR STREET CONCEPT DEVELOPMENT PLAN

1 Fairview Duplex
 Type: Blueprint Purchase
 Square Footage: 2,370 ft² (Total)
 or ~1,185 ft² per unit



2 Brookhaven
 Type: Pre-fab Model
 Manufacturer: Ajia
 Square Footage: 878 ft²



3 Wabamun
 Type: Pre-fab Model
 Manufacturer: Winton Global
 Square Footage: 1,778 ft²



4 Invermere
 Type: Blueprint Purchase
 Square Footage: 1,745 ft²



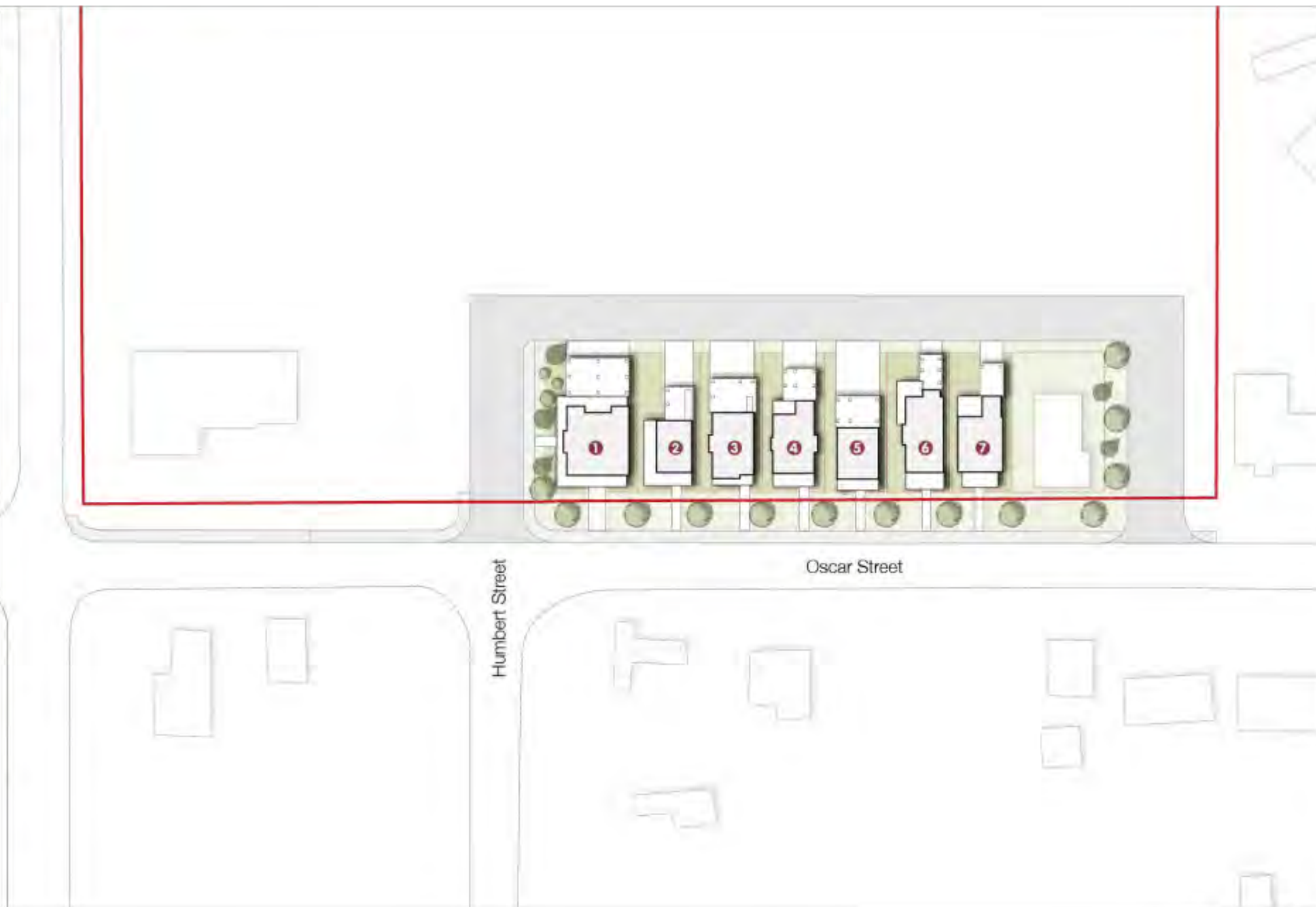
5 Sheridan
 Type: Pre-fab Model
 Manufacturer: Winton Global
 Square Footage: 1,123 ft²



6 Dogwood
 Type: Pre-fab Model
 Manufacturer: Winton Global
 Square Footage: 1,900 ft²



7 C22-1256
 Type: Blueprint Purchase
 Square Footage: 1,256 ft²



1:750

MODULAR HOUSE CONSTRUCTION COMPANY: Winton Global
MODULAR MODEL: The Sheridan

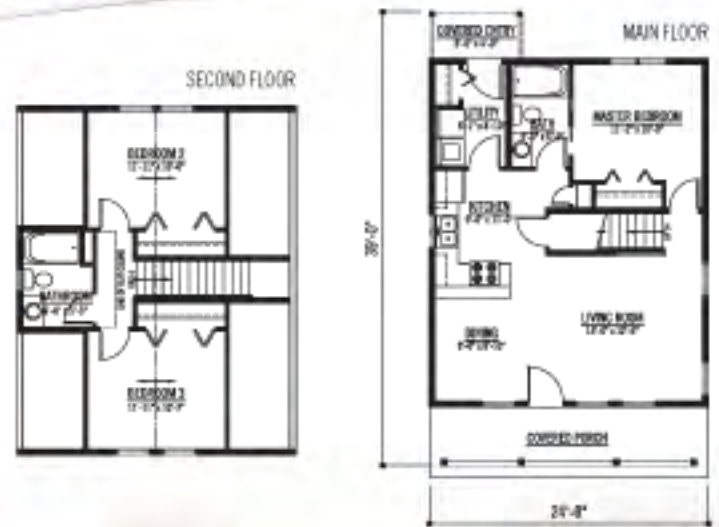


The Sheridan

SQ. FT: 720 Main
 403 Second
 1123 Total
 Width: 24'-0"
 Depth: 39'-0"

Notes: Available on crawlspace, slab-on-grade or basement.

2 STOREYS

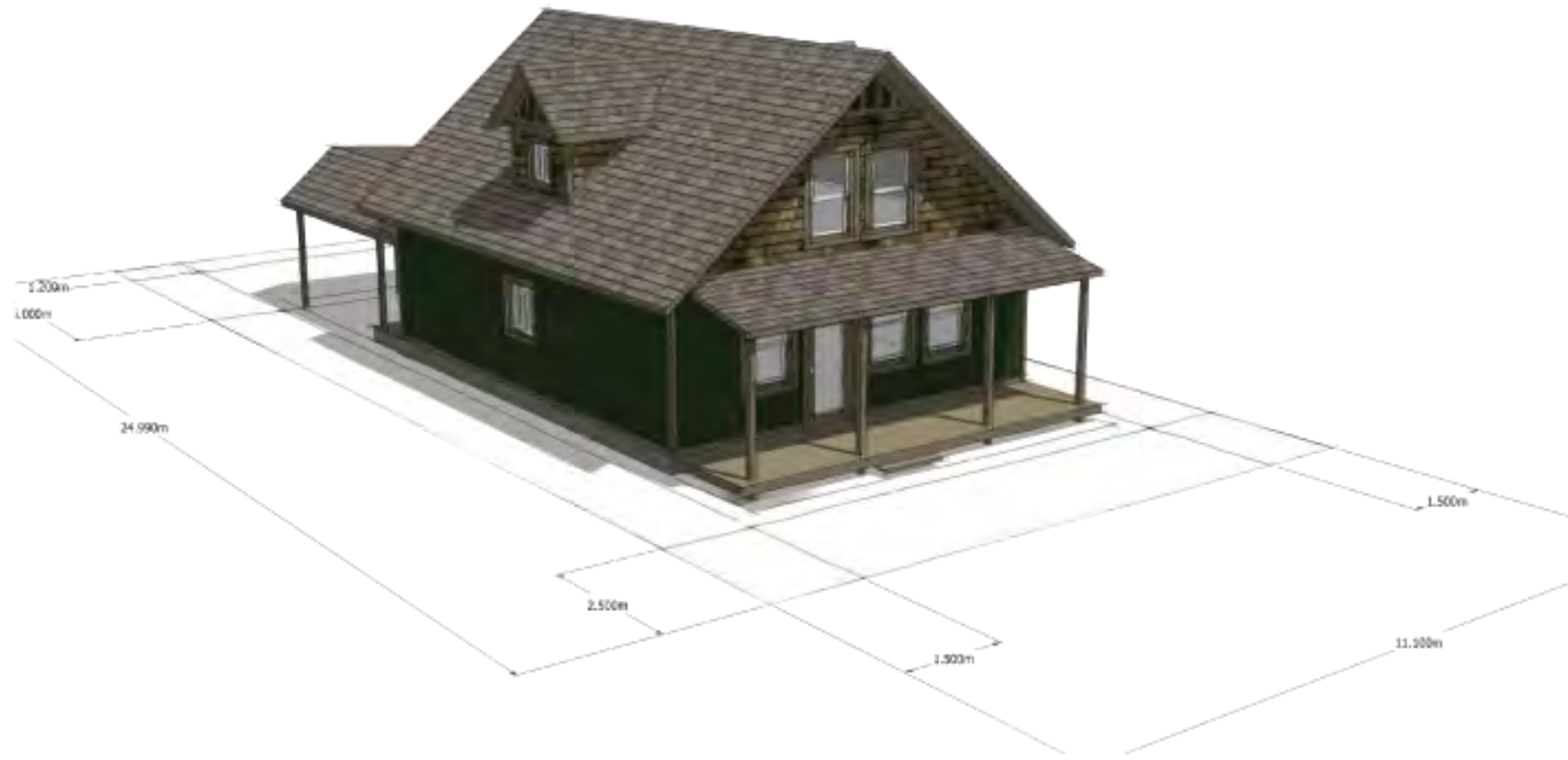


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Winton Global. We measure up.



MODULAR HOUSE CONSTRUCTION COMPANY: Winton Global
MODULAR MODEL: The Dogwood



The Dogwood

SQ. FT: 1072 Main
 828 Loft
 1900 Total
 Width: 26'-0"
 Depth: 61'-2"

Notes: Available on
 crawlspace,
 slab-on-grade
 or basement.

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2 STOREYS



MODULAR HOUSE CONSTRUCTION COMPANY: Winton Global
MODULAR MODEL: The Wabamun



The Wabamun

SQ. FT: 916 Main
 862 Second
 1778 Total
 Width: 26'-0"
 Depth: 42'-0"

Notes: Available on
 crawlspace,
 slab-on-grade
 or basement.

2 STOREYS

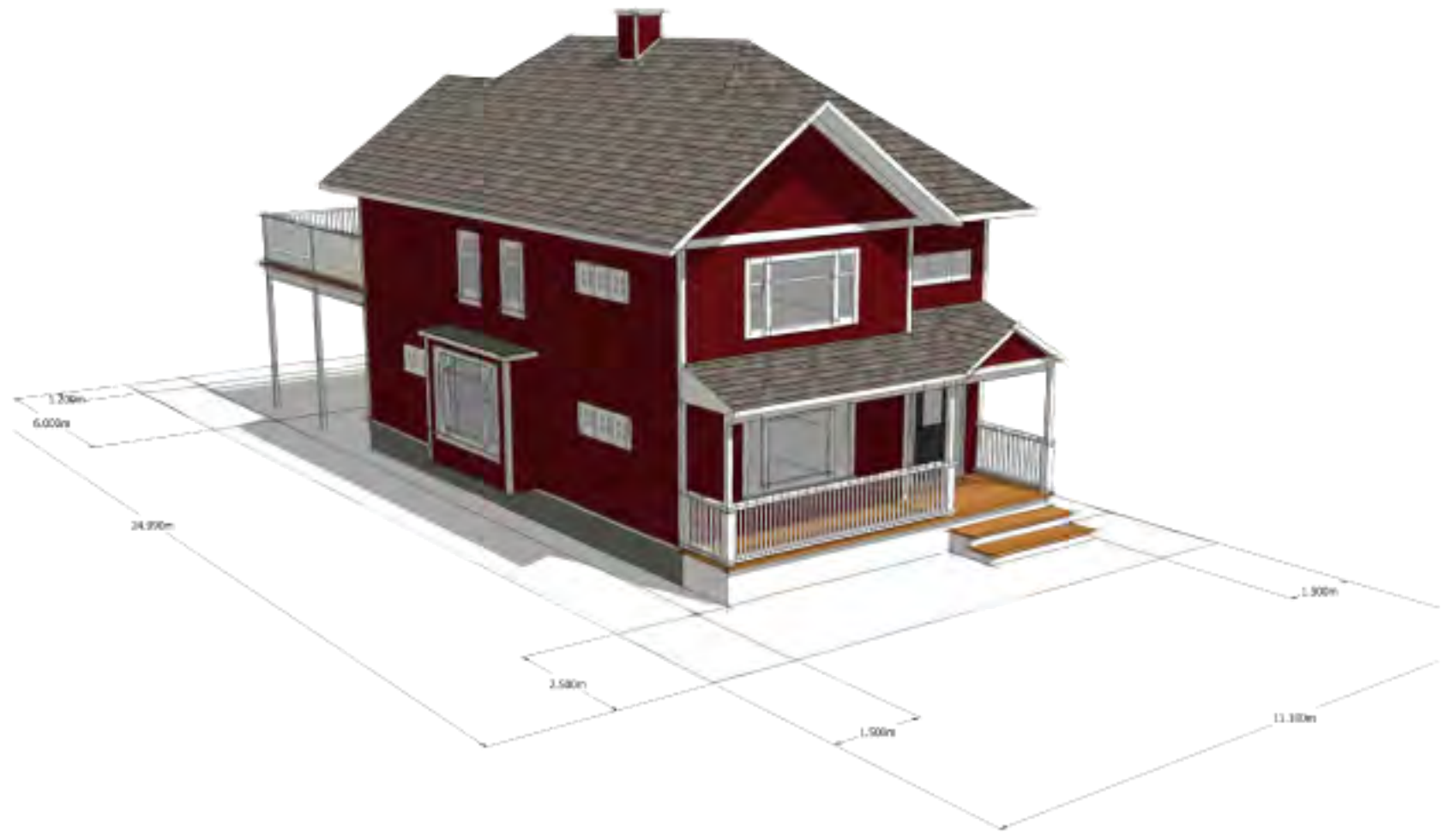


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Winton Global. We measure up.



Brookhaven

Prefab Package Price: \$63,700

Superb 1/2 loft, 2 bedrooms up, Wrap-around covered porch



Main Floor: 600 sq.ft.



Loft: 278 sq.ft.



1367 Crown Street, North Vancouver, BC V7J 1G4
Toll Free: 1-888-990-AJIA (2642)
 Phone: (604) 990-1133
 Fax: (604) 990-1163

BLUEPRINT DESIGN BY: BC Mountain Homes
MODULAR MODEL: The Fairview (Duplex)



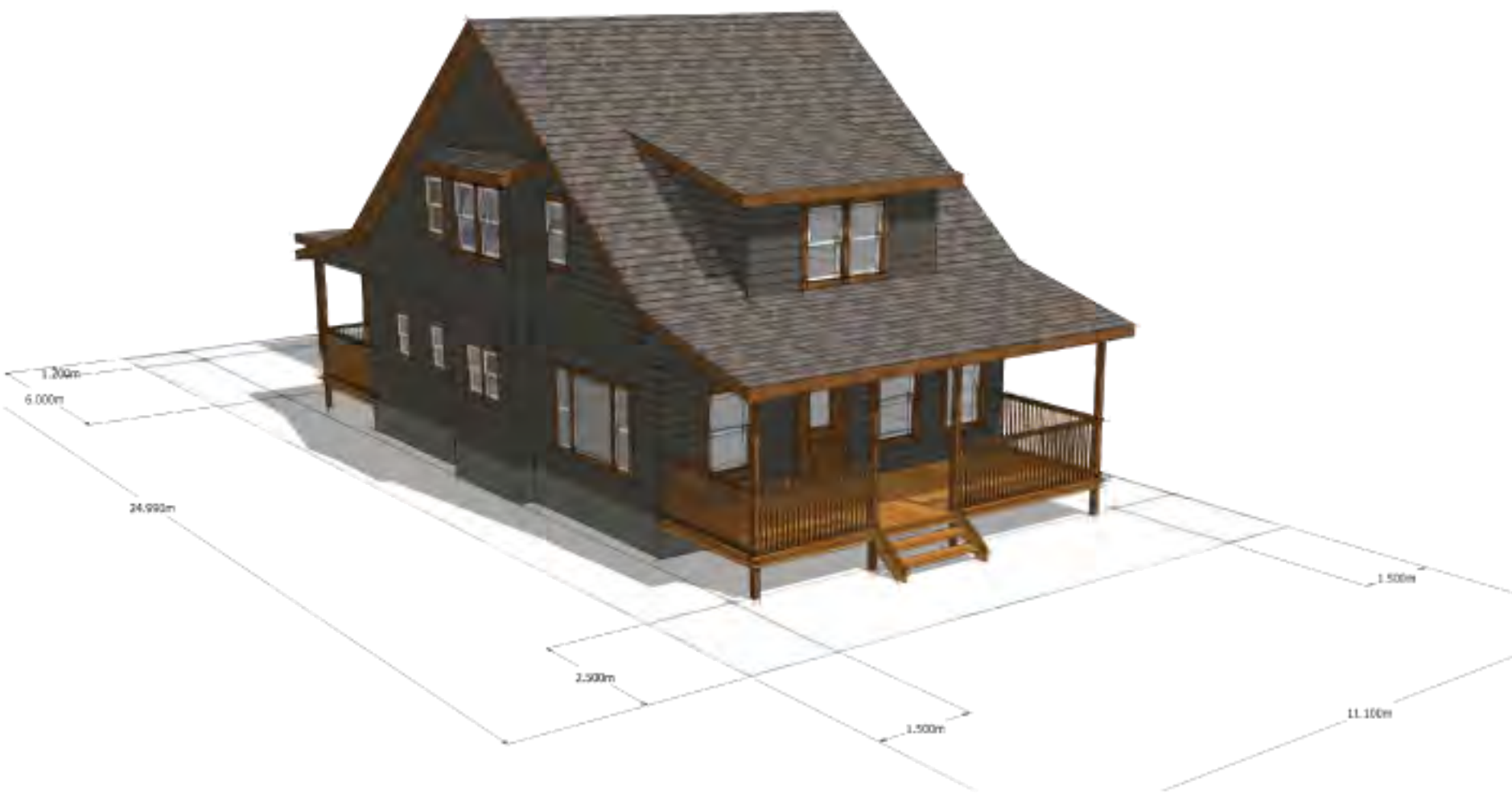
The Fairview Duplex - Main Floor Plan



BLUEPRINT DESIGN BY: BC Mountain Homes
MODEL: The Invermere



THE INVERMERE
 MAIN FLOOR PLAN



BLUEPRINT DESIGN BY: Designs for Living
MODULAR MODEL: C22-1256



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Shopping Basket
 Your basket is empty
 Items in cart: 0
 Total: \$0.00
 [View Basket]

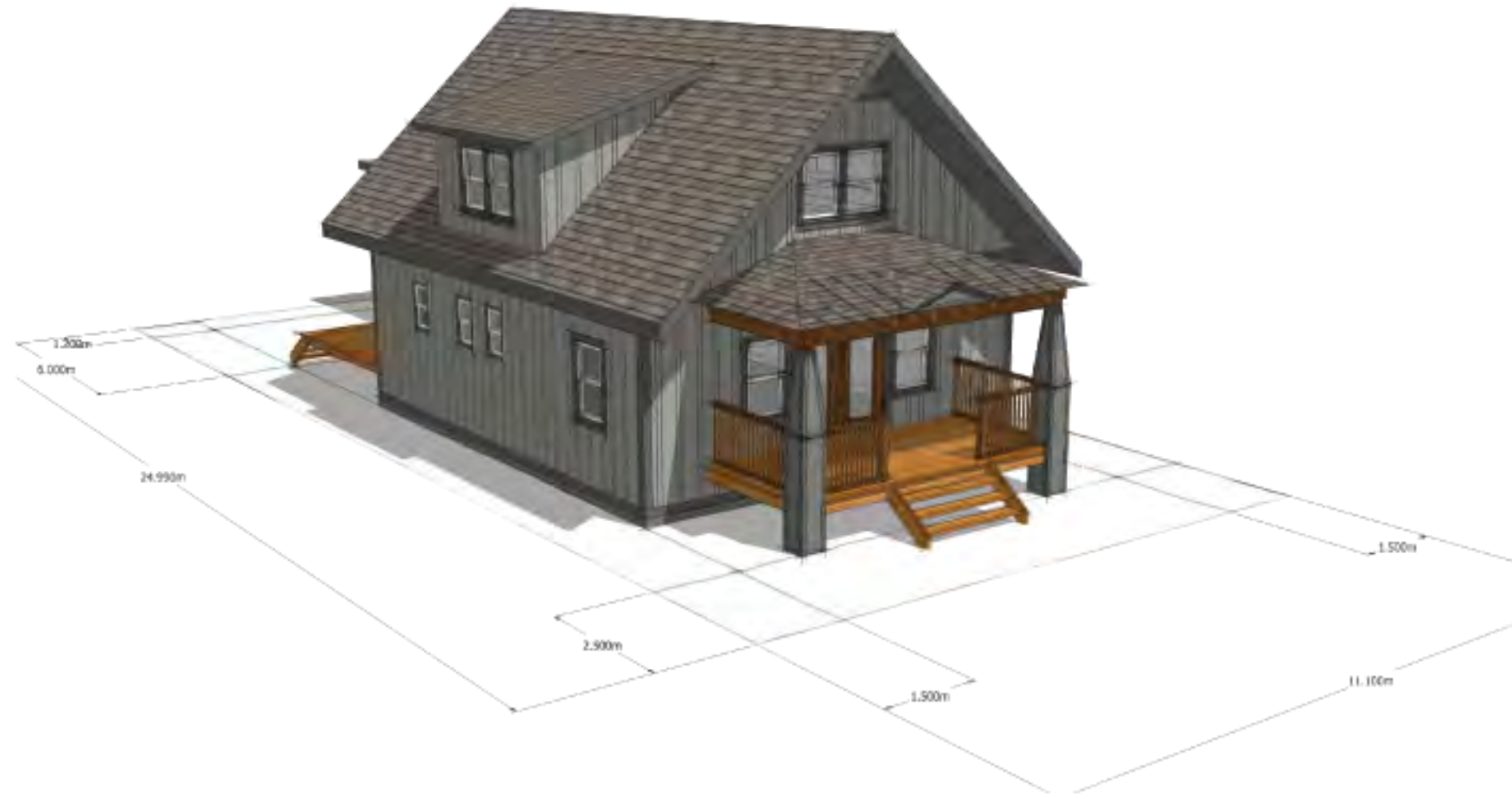
Custom Home Plan No: C22-1256



Image Gallery:



Add To Cart





View of 7 New Units on Oscar Street



The Moffat

ONE STOREY



The Moffat

SQ. FT: 1112 House
Width: 40'-0"
Depth: 30'-0"

Notes: Available on
crawl-space or
slab-on-grade.

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**View of 7 New Units
on Oscar Street**



**View from the corner
of Oscar & Humbert**





Street Level view of Oscar St. development



Selkirk Planning & Design
P.O. Box 1994
Revelstoke, BC

Project:
Bridge Creek
Concept for Modular Single-Family Development on Oscar Street

Prepared for:
The City of Revelstoke, and
The Revelstoke Community Housing Society

Date Prepared:
April 2nd, 2012



Street Level view of Oscar St. development (No Trees)





**View of facades from
Oscar St. sidewalk**





**View of rear alley
& carports**





The Sweet Grass



The Sweet Grass

SQ. FT: 1984 Total
992 Main
992 Basement

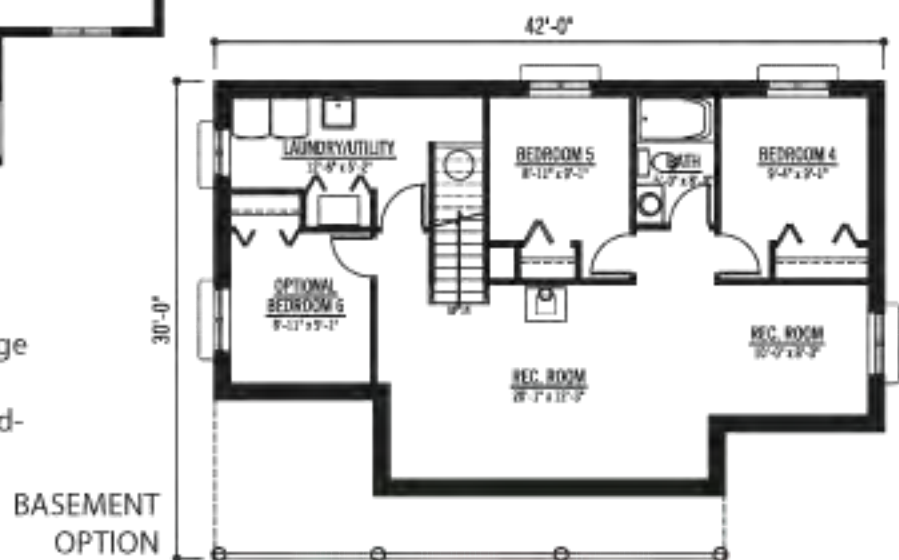
Width: 42'-0"
Depth: 30'-0"

Notes: Available on
Basement,
Crawlspace or
Slab on Grade



Available on a full basement, the Sweet Grass offers plenty of room to meet the many needs of family living.

The optional basement plan offers a laundry/utility room, full bathroom, large recreational room and an additional 3 bedrooms, if needed, for a total of 6 bedrooms.



The Chilcotin

ONE STOREY



The Chilcotin

SQ. FT: 912 House
Width: 38'-0"
Depth: 30'-0"

Notes: Available on crawlspace, slab-on-grade or basement.

BASEMENT OPTION



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The Hamilton

ONE STOREY



The Hamilton

SQ. FT: 960 House
Width: 34'-0"
Depth: 34'-0"

Notes: Available on crawlspace or slab-on-grade.

MAIN FLOOR



OPTIONAL PLAN



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The Sheridan

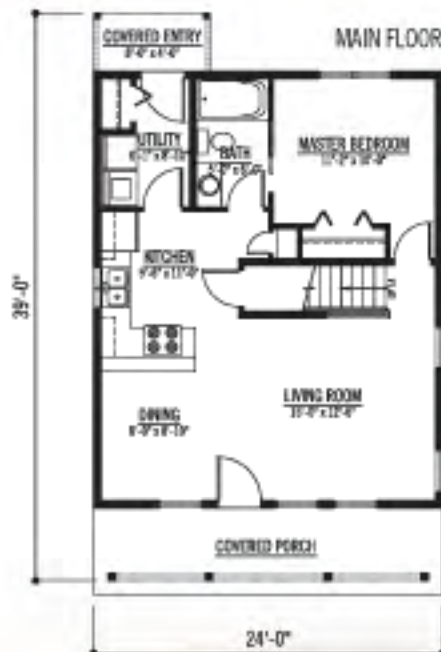
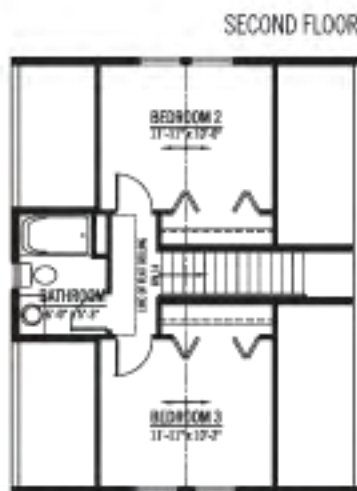


The Sheridan

SQ. FT: 720 Main
403 Second
1123 Total

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Depth: 39'-0"

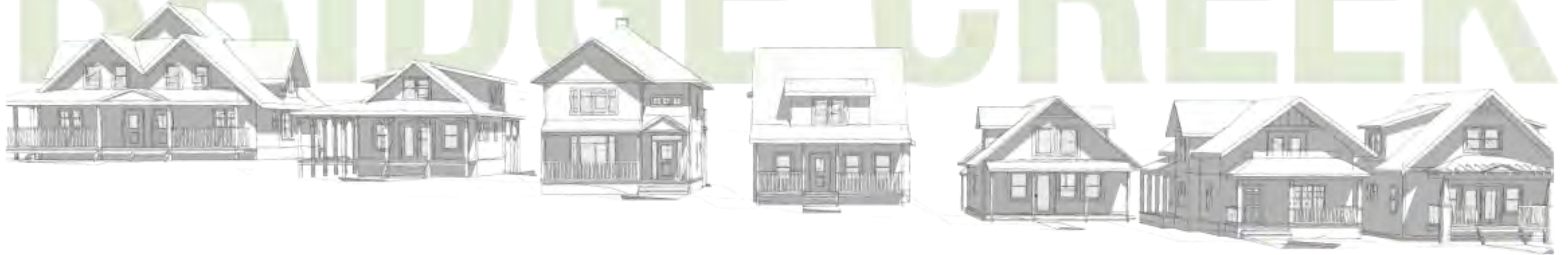
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BRIDGE CREEK



Concept for Modular Single-Family Development on Oscar Street

PREPARED FOR: The City of Revelstoke & the Revelstoke Community Housing Society
DATE: April 2nd, 2012

 **Selkirk Planning & Design**

P.O. Box 1994
Revelstoke, BC
V0E 2S0
selkirkplanning@gmail.com
www.selkirkplanning.ca

PROJECT OBJECTIVES (PART 1)

The project objectives were established in a meeting between John Guenther (Director of Planning for the City of Revelstoke), Mark McKee & Glen O'Reilly (Revelstoke Community Housing Society), and Fraser Blyth (Consultant).

The objectives are listed as follows:

1. Prepare a conceptual plan for Oscar Street that:
 - a. Shows different types of single family detached buildings between the current duplex and a corner duplex.
 - b. Lot sizes will be consistent and divided evenly between the current and new duplex - approximately 7 lots **(Total)**.
 - c. To include a rear drive land access and buried power **(Given snow removal concerns, the laneway should be wider to allow for ease of snow removal)**.

Additional objectives discussed in the meeting include:

1. The style of the buildings along Oscar should respect Revelstoke's built heritage, and should provide a modern interpretation of Craftsman or Victorian style.
2. The buildings should be modular or pre-fab ready.
 - a. Research will be done to find pre-fab construction companies offering services in British Columbia.
 - b. Buildings will be either a pre-fab design, or able to be constructed by a pre-fab company.
3. The continuation of Humbert Street through the site that will provide access to the laneway.

The objectives of Part 1 for the RCHS are to:

1. Examine what is sellable,
2. Get costs (construction, shipping, fees, utilities, etc.),
3. Assess the market for affordable housing in Revelstoke, and
4. Prepare to offer units to the public

PROJECT OBJECTIVES (PARTS 2 & 3)

Part 1 has been developed and presented with parts 2 & 3 in mind.

Part 2 includes:

1. The development of an overall concept plan for the entire Bridge Creek site that:
 - a. Will be vetted through fire and engineering
 - b. **Will include** multi-family units with access to Powerhouse Road (north of the ambulance station)
 - c. **Will include** modular or mobile units in the north section **(roughly 1/3 of the site)** with access to Powerhouse Road, and potential access to the mobile home park to the east.
 - d. **Will include a variety of housing options, including** small lot development in the middle and edges of the site.

The concept plan will also consider:

1. Snow removal
2. Green streets & stormwater treatment
3. Green space and open space
4. Potential for small commercial/mixed use on the site
5. Integration with surrounding neighbourhoods and uses.
6. Changes that will need to be made to the Official Community Plan Development Permit Area I - Bridge Creek Multiple-Family Residential, and Zoning Bylaw CD-14 Zone.

Part 3 includes:

1. The preparation of material so that the Society could refer the proposals to Council and public.

PROJECT STRATEGY (PART 1)

A review of pre-fab & modular construction companies was done in order to identify suitable building types for the lots along Oscar Street. Buildings were chosen based on the following criteria and rationale:

1. Long & narrow buildings - in order to fit more lots along the streetfront and reduce development costs.
2. Craftsman or Victorian building styles - to reflect existing local character
3. Front porches - to increase resident interaction and community building
4. Carports with laneway access - to allow for more units along Oscar street, creating a well defined & walkable street, and to reduce the cost of garage construction.

There are two options available to investigate costs into pre-fabricated buildings. The first is to purchase pre-fabricated houses directly from manufacturers. The other option is to purchase (or develop) blueprints and take it to pre-fab manufacturers to construct.

The option to consult local builders and contractors for quotes is also an option.

The pre-fabricated building types fell into two different categories:

1. Prefab models offered by pre-fab construction companies in British Columbia from the following companies:
 - a. Winton Global (3 models) (www.wintonglobal.com) (Prince George)
 - b. Ajia Canadian Building Systems Inc. (1 model) (www.mycanadahome.com) (North Vancouver)
2. Blueprints and House Plans that can be purchased and constructed by pre-fab construction companies in British Columbia.
 - a. BC Mountain Homes (2 Models) (www.bcmountainhomes.com) with links to BC Pre-fab Builders:
 - i. Ajia Canadian Building Systems Inc. (North Vancouver)
 - ii. Chateau Building Products Ltd. (Vancouver), and
 - iii. Pacific Homes (Cobble Hill, Vancouver Island, BC)
 - b. Designs for Living (1 Model) (www.designsforliving.net)

All models of homes require some alterations to their plans in the following areas:

1. Add car port
2. Add/Modify deck or porch
3. Change rooflines for snow

Both Ajia and Winton Global will build houses from blueprints or modify existing models in their catalogue to suit the needs of the client.

OTHER DESIGN CONSIDERATIONS (PART 1)

During the building design process, several design considerations arose that should be considered before moving forward. The issues are as follows:

1. **Slab-on-grade vs. Basement** - The pre-fabricated homes were to be placed on a simple slab-on-grade in order to save money. Given the demographic for who would be moving into the Bridge Creek residences (i.e. young couples and young families), consideration should be given to storage. Without a basement or garage, there should be storage provided for bikes, skis, kayaks, etc. that these families can be expected to use. At least one of the following should be used to provide additional storage: outdoor lockers, small additions to the backs of houses, or enclosed garages. Providing a basement to store these items in is another option that should be considered.
2. **Opportunities for additional space on carports** - Carports with access from the alley have been added on to each building. The carports were given a flat roof, which would need to be shovelled in winter. The flat roofs could provide additional outdoor space, such as a deck with access from the second storey, or a rooftop garden.
3. **Small yard space** - The carports with alley access restrict the size of the rear yard. In some cases one parking space was provided, in others, two spaces were provided. The lack of rear yard can be alleviated by providing additional space on carports (see above) and developing well-designed parks and open spaces throughout the development