

City of Brandon Planning and Buildings Department

Concept Homes Construction LTD is applying for a conditional use at 332 and 338 10th street (5/6 25 2). As this address falls in the commercial corridor, it is zoned to have commercial space on the main floor, and commercial or residential space on the upper floors. We are proposing to build a 3 level- 12 plex residential building with parking in the rear of the building. As per the attached drawings, the building is of a tasteful nature that will be compatible with the surrounding area.

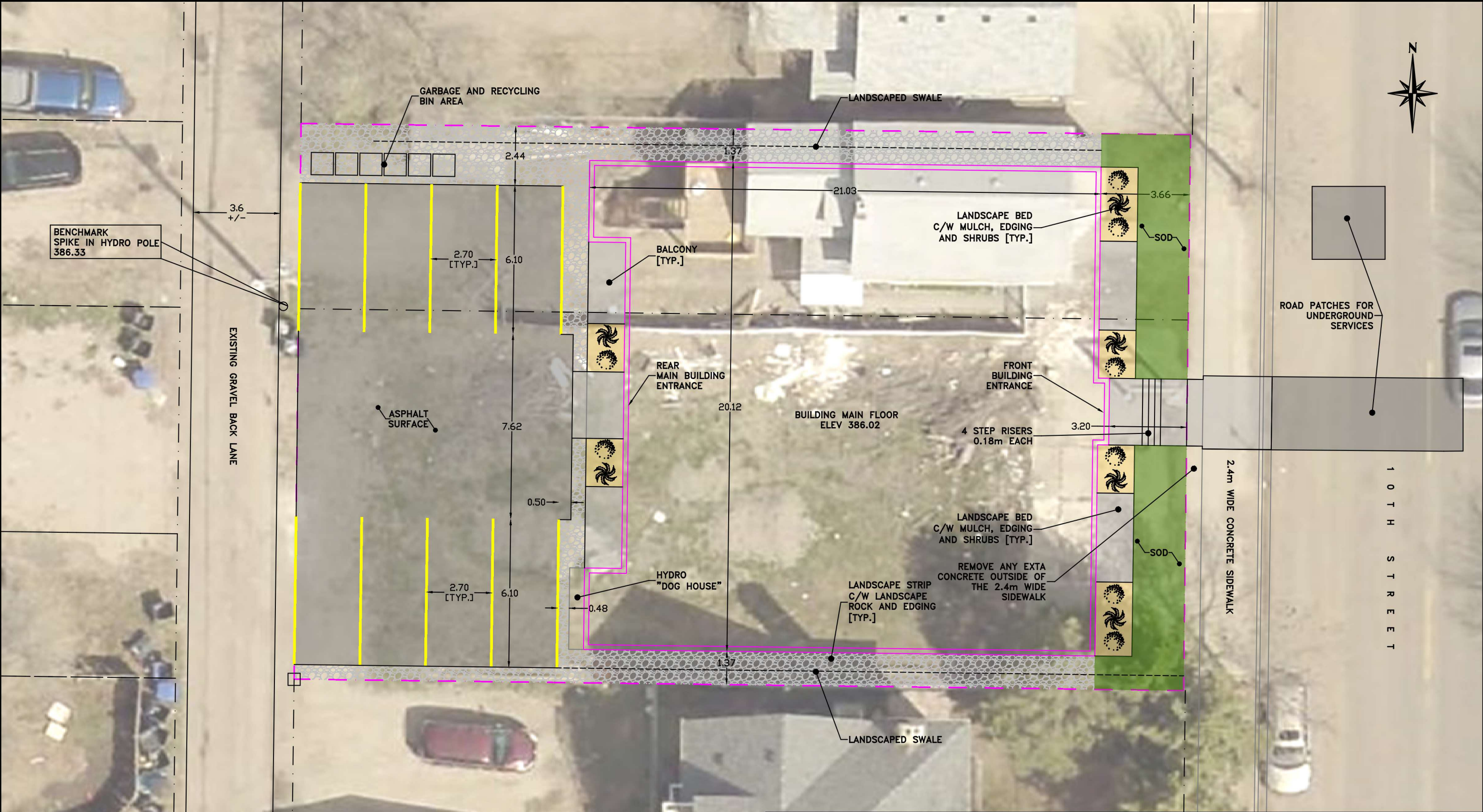
With some new developments having been built recently along 10th street, it would be a great addition to have a full residential building in this location to replace the vacant lot and decrepit home currently there, and would also enhance street traffic to the neighboring shops, restaurants and stores.

As there is currently a housing crisis both in Brandon and all of Canada, the need for residential currently and likely always will outweigh the need for commercial and in this exact location, a full residential building would not only enhance the neighborhood and positively affect the restaurants, stores and shops around it, it would also fit in with the overall vision of what we're trying to recreate in Downtown Brandon MB.

Joel Cardinal-Schultz

Owner





SHRUBS AND TREES TO MEET MINIMUM PLANT SPECIFICATIONS AS PER THE LATEST EDITION OF THE CITY OF BRANDON URBAN LANDSCAPE DESIGN STANDARDS MANUAL.
https://brandon.ca/images/pdf/Bylaws/7081_-_Urban_Landscape_Design_Standards.pdf

BENCHMARK SPIKE IN EAST SIDE OF HYDRO POLE AT NW CORNER OF 338 10TH STREET 386.33

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization

G.D. Newton & Associates Inc.

No. 4633



LEGEND

PROPERTY LINE
PROPERTY BOUNDARY
FENCE
PARKING LINES

ASPHALT EDGE
BARRIER CURB
LANDSCAPE BEDS
ASPHALT SURFACE

BUILDING OUTLINE
SOD OR SEEDED GRASS
COMPACTED GRAVEL SURFACE
CONCRETE SURFACE

JUNIPER
GOLD FLAME SPIREA

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS

G.D. NEWTON AND ASSOCIATES INC.
BRANDON, MANITOBA

CONCEPT HOMES LTD.
332 & 338 10TH STREET
BRANDON

SITE PLAN

PRELIMINARY DRAWINGS FOR REVIEW AND COMMENT

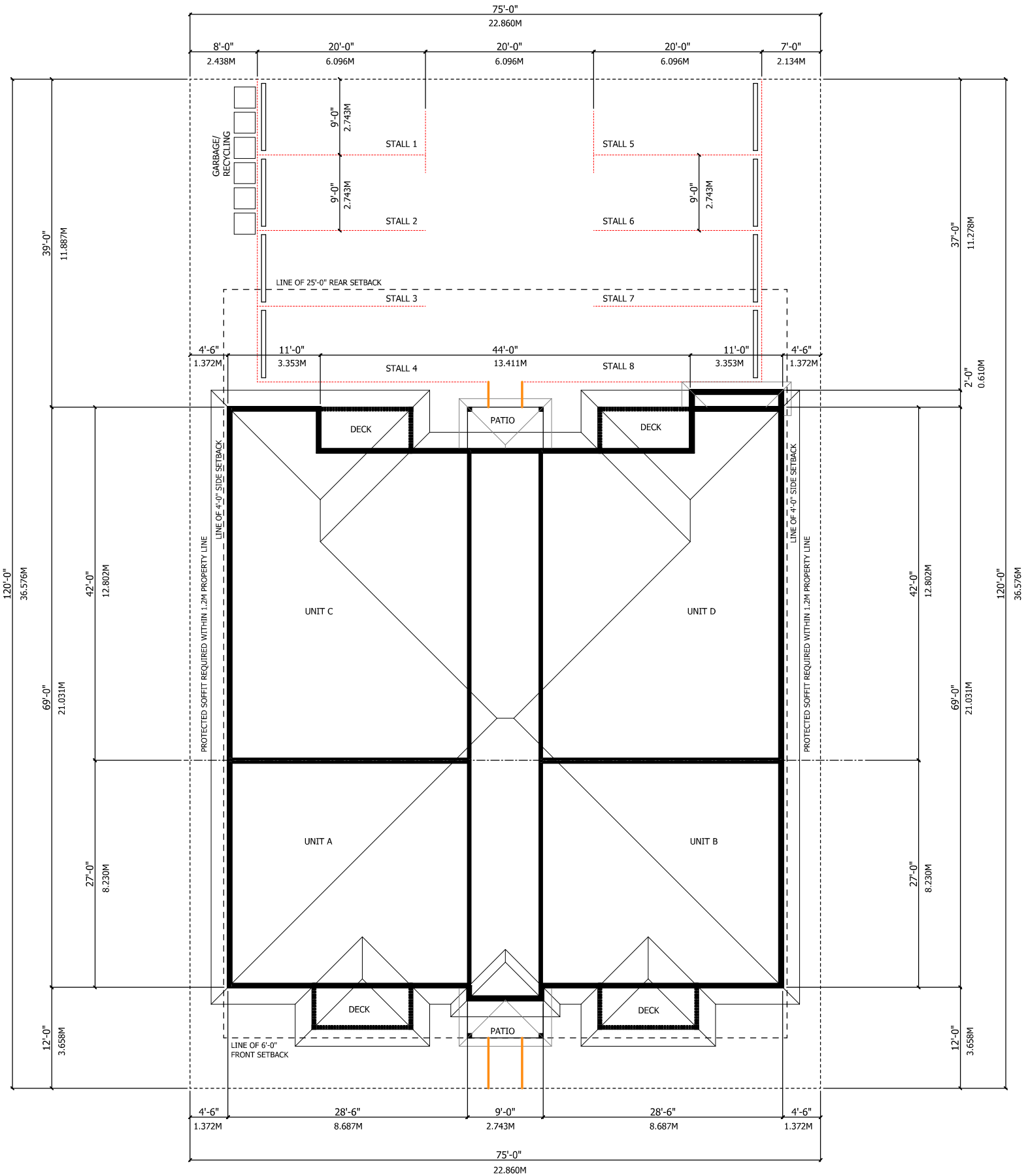
DATE: 2025/01/06

SCALE: 1:150

DRAWING C2

GENERAL NOTES:

- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY
- IF PROJECT IS LOCATED IN AN ESTABLISHED NEIGHBORHOOD, CONTRCTOR TO PROVIDE SITE SECURITY FENCE AT TIME OF EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT APPLICANT TO ENSURE THT THE PROPOSED STRUCTURE WILL NOT ENCROACH ON ANY ELECTRICAL, GAS LINE OR OTHER ASSESSMENTS REGISTERED AGAINST THE PROPERTY IN QUESTION.
- THE LOCTION OF THE ELECTRICAL LINES OR GAS LINES MAY BE LOCATED BY CONTACTING SERVICE PROVIDERS.



338 10TH STREET
LOT
BLOCK
PLAN #

1 SITE PLAN
52.2% SITE COVERAGE



3 CUBES
HOME DESIGN

DESIGNER:
Jacquie Pollock
306-270-4655
three.cubes@hotmail.com

DISCLAIMER:
The draftsperson assumes no liability or responsibility for any errors or omissions and any incidental, indirect or consequential damages, whatsoever, arising from the use of these drawings or the information provided therein.



CUSTOMER:
CONCEPT HOMES

ADDRESS:
338 10TH STREET
BRANDON, MANITOBA

DATE:
January 28, 2025

SCALE:
1" = 15'-0"

DRAWING NAME:
SITE PLAN

DRAWING NUMBER:

A2

GENERAL NOTES:

- ALL INTERIOR AND EXTERIOR PASSAGE DOORS TO BE 6'-8" HEIGHT
- 2 PLY 2x10 LINTELS TO ALL WINDOWS AND OPENINGS 6'-0" OR LESS
- 3 PLY 2x10 LINTELS TO ALL WINDOWS AND OPENINGS 6'-0" TO 10'-0"
- ALL LVL BEAMS AND LINTELS TO BE SIZED BY SUPPLIER
- R-40 BATT INSULATION UNDER VENTS NEAR EAVES
- FIRST JOIST IN FROM FOUNDATION WALL 24" FROM O/S FACE OF FOUNDTION WALL TO C/O JOIST
- POLY ACCOSTISEAL AND SHEATH ABOVE ENCLOSED TUBS
- DIRECT VENT RANGE HOOD
- PLUMBER TO CHECK WITH BUILDER FOR DRAIN LOCATIONS

WINDOW AND DOOR GRILLE PATTERNS ARE FOR ILLUSTRATION PURPOSES ONLY. CORRECT PATTERNS TO BE DETERMINED BY WINDOW SUPPLIER.

NOTE:
CONTRACTOR TO CONFIRM ALL NEW GRADING AND MODIFY GRADING AS REQUIRED TO ACCOMMODATE ON SITE CONDITIONS



3 CUBES
HOME DESIGN

DESIGNER:

Jacquie Pollock
306-270-4655
three.cubes@hotmail.com

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concept homes

204.891.9742
www.concepthomes204.com

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CONCEPT HOMES

ADDRESS:

338 10TH STREET
BRANDON, MANITOBA

DATE:

January 28, 2025

SCALE:

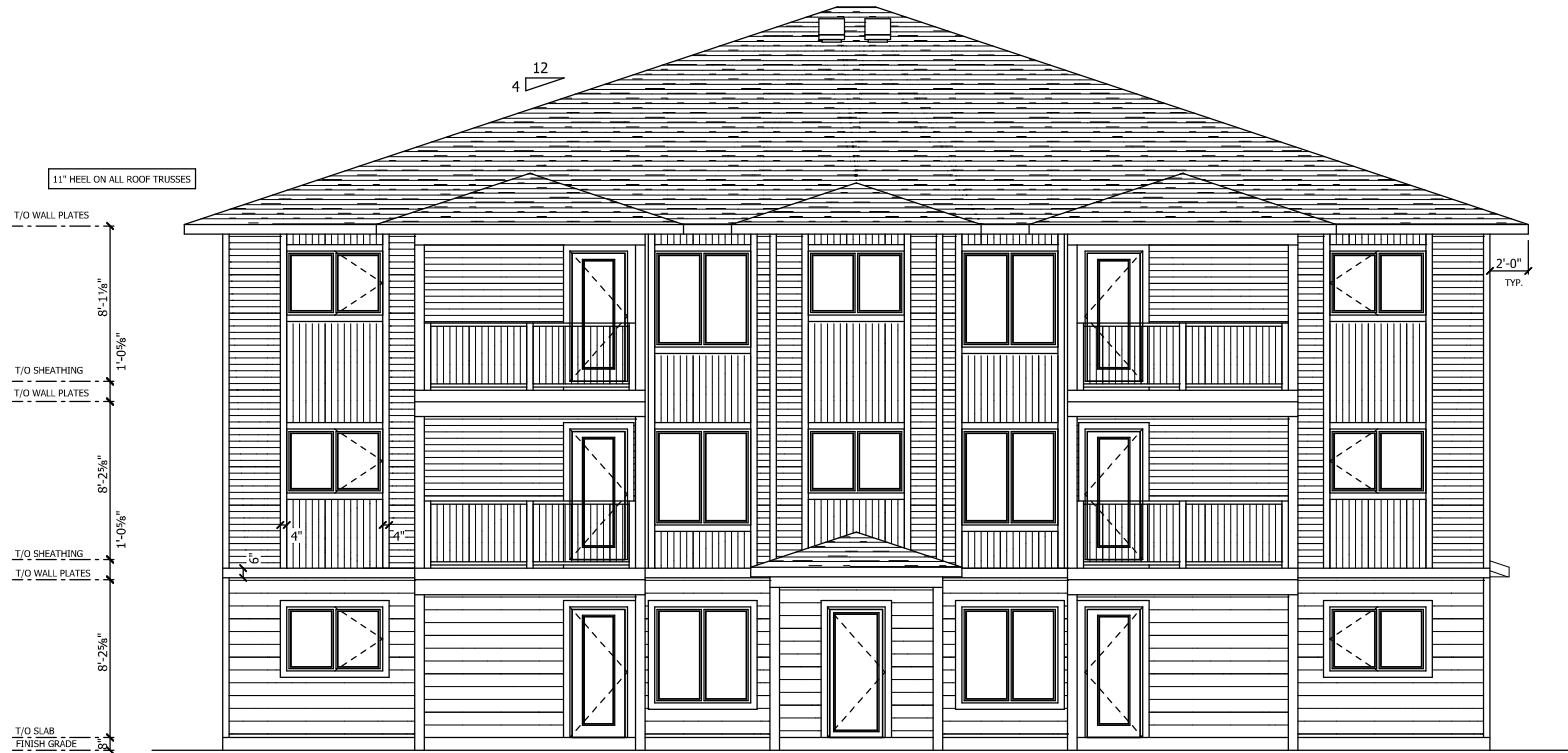
1" = 10'-0"

DRAWING NAME:

ELEVATIONS

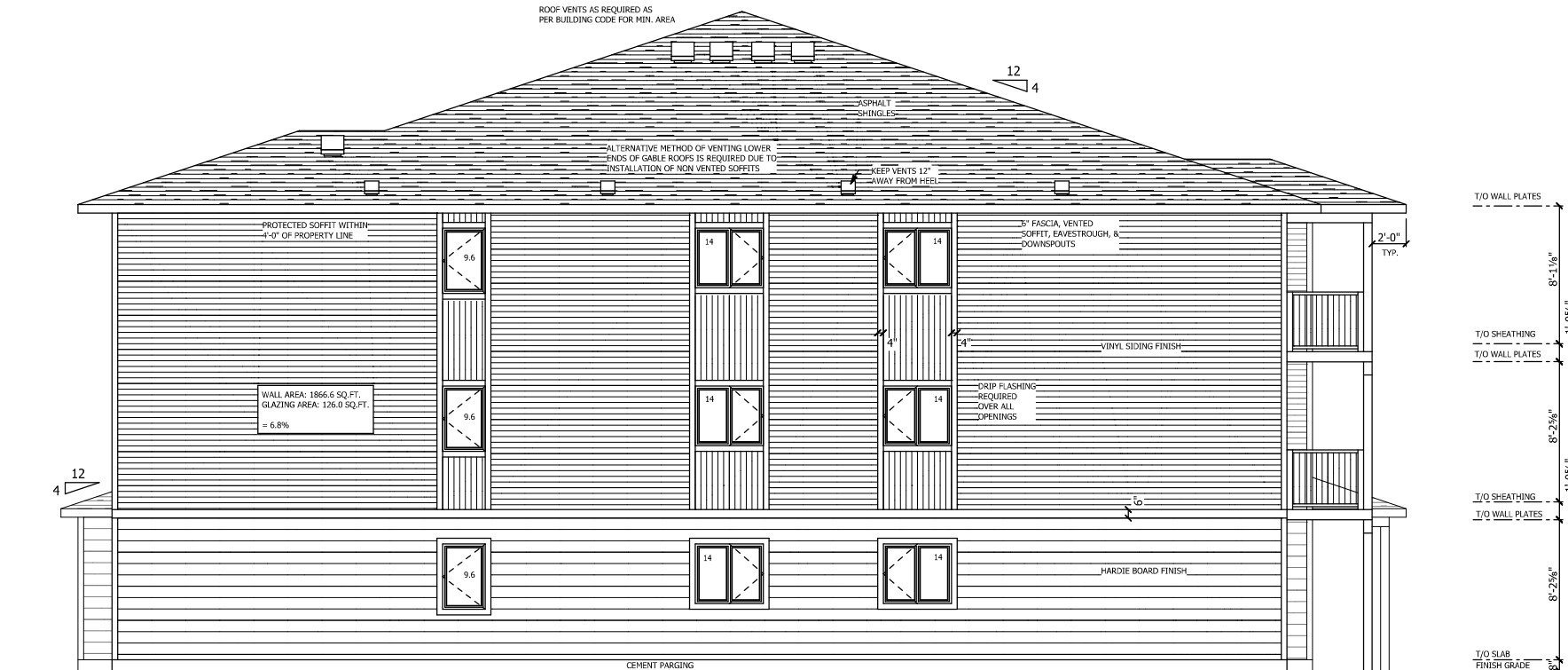
DRAWING NUMBER:

A6



1 FRONT ELEVATION

- TOP OF WINDOWS TO MATCH HEIGHT OF DOORS U.N.D.
- 4" TRIM AROUND ALL WINDOWS AND DOORS AS SHOWN



2 LEFT ELEVATION

GENERAL NOTES:

- ALL INTERIOR AND EXTERIOR PASSAGE DOORS TO BE 6'-8" HEIGHT
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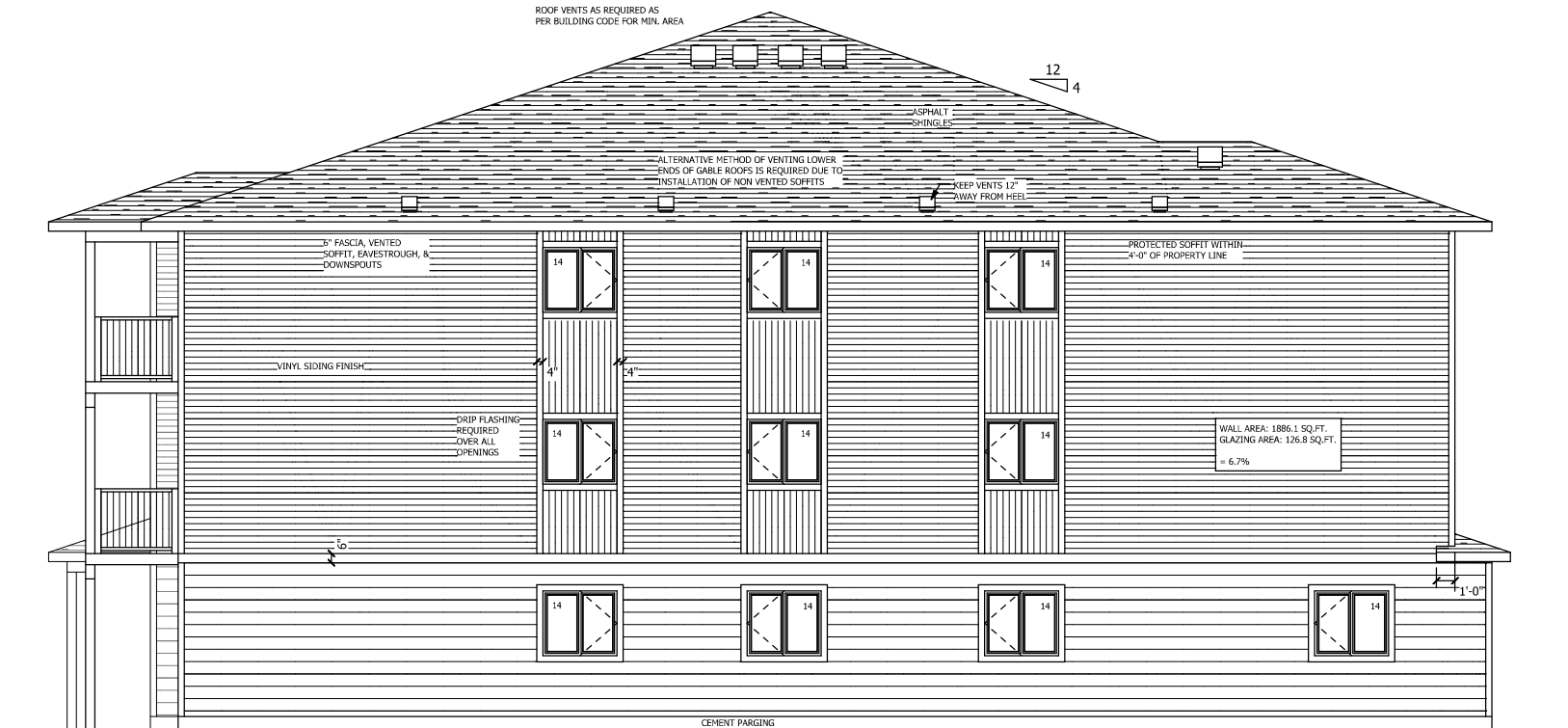
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NOTE: CONTRACTOR TO CONFIRM ALL NEW GRADING AND MODIFY GRADING AS REQUIRED TO ACCOMMODATE ON SITE CONDITIONS



1 REAR ELEVATION

- TOP OF WINDOWS TO MATCH HEIGHT OF DOORS U.N.O.
- 4" TRIM AROUND ALL WINDOWS AND DOORS AS SHOWN



2 REAR ELEVATION



DESIGNER:
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CUSTOMER:

CONCEPT HOMES

ADDRESS:

338 10TH STREET
BRANDON, MANITOBA

DATE:

January 28, 2025

SCALE:

1" = 10'-0"

DRAWING NAME:

ELEVATIONS

DRAWING NUMBER:

A7