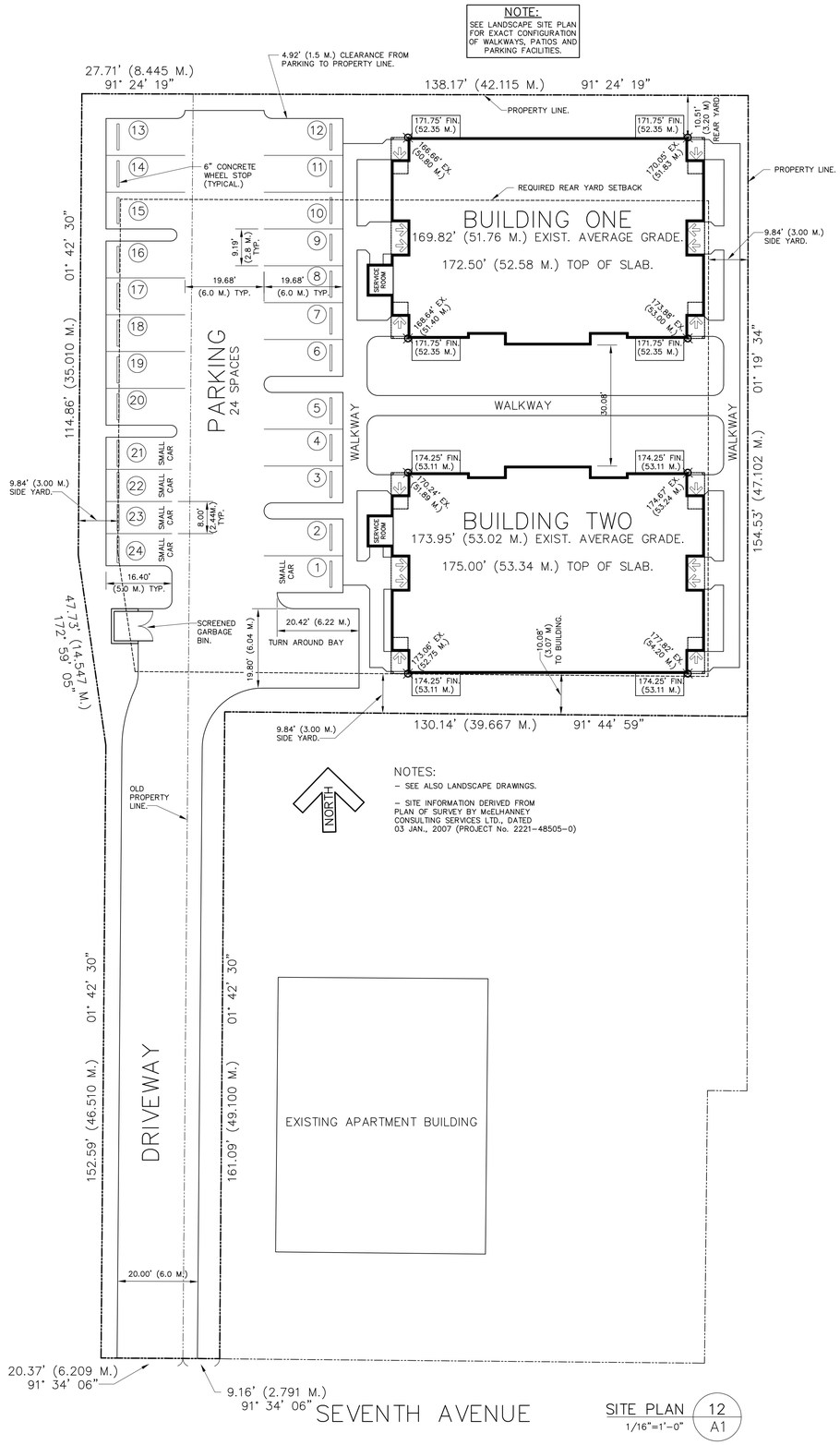

SITE PLAN 12 / A1
1/16"=1'–0"

LEGAL DESCRIPTION:	LOT 1, PLAN 34108 and PART of LOT 1, PLAN 5345, BOTH of DISTRICT LOT 73, SAYWARD DISTRICT.
CIVIC ADDRESS:	826 SEVENTH AVENUE, CAMPBELL RIVER, BC.
ZONING:	RM–3, RESIDENTIAL MULTIPLE THREE (MEDIUM DENSITY.)
LOT AREA:	30,276.43 SQ. FEET. (2,812.68 SQ. METERS or 0.281268 HECTARES.)
UNIT DENSITY:	MAXIMUM DENSITY PERMITED: 75 DWELLING UNITS PER HECTARE. i.e., 75 x 0.28 = 21 DWELLING UNITS. DENSITY PROPOSED: 2 BUILDINGS @ 8 DWELLING UNITS EACH = 16 DWELLING UNITS.
LOT COVERAGE:	COVERAGE ALLOWABLE: 50% OF THE LOT AREA = 0.5 x 30,276.43 = 15,138.22 SQ. FEET. COVERAGE PROPOSED: 2 BUILDINGS @ 3,931.00 SQ. FEET = 7,862 SQ. FEET.
HEIGHT OF BUILDING:	BUILDING HEIGHT ALLOWABLE: 60.70' (18.50 METERS) FROM AVERAGE EXISTING GRADE TO MIDPOINT BETWEEN UPPERMOST TOP PLATE AND HIGHEST ROOF RIDGE. BUILDING HEIGHT PROPOSED: 25.58' (7.80 METERS) FROM AVERAGE EXISTING GRADE TO MIDPOINT BETWEEN UPPERMOST TOP PLATE AND HIGHEST ROOF RIDGE. (BOTH BUILDINGS ARE IDENTICAL.)
USEABLE AREA:	USEABLE AREA REQUIRED: 4,541.46 SQ. FT./30,276.43 SQ. FT. x 100 = 15.00%. USEABLE AREA PROPOSED: 5,000.00 SQ. FT./30,276.43 SQ. FT. x 100 = 16.51%.
PARKING:	PARKING SPACES REQUIRED: 16 DWELLING UNITS x 1.5 SPACES PER UNIT = 24 SPACES. PARKING SPACES PROPOSED: 24 SPACES. (INCLUDING 5 SMALL CARS = 20.83% OF TOTAL.) ALL DWELLING UNITS ARE LESS THAN 1,162.5 SQ. FEET (108 SQ. METERS.)
CODE:	–BUILDINGS ARE DESIGNED IN ACCORDANCE WITH PART 9 OF THE BC BUILDING CODE, 2006. –BUILDINGS ARE FULLY SPRINKLERED AND WILL HAVE A FIRE ALARM SYSTEM. –BUILDINGS CONTAIN GROUP "C" RESIDENTIAL OCCUPANCIES CONFORMING TO ARTICLE 3.2.2.48 "GROUP C, UP TO 3 STOREYS, SPRINKLERED." –BUILDING AREA OF EACH BUILDING = 3,931 SQ. FEET (365.19 SQ. METERS.) –BUILDINGS ARE TWO STOREYS IN BUILDING HEIGHT.

CALCULATED DATA 11 / A1
NO SCALE

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	–	issued for client review	gw
2	12 mar '07	plotted.	gw

SEE ALSO GENERAL NOTES SHEET A9

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PROJECT:
8 SUITE APARTMENTS FOR CRAIG DUNCAN.
826 - 7th AVENUE
CAMPBELL RIVER, BC

EDITED BY:	SCALE:
GW	AS NOTED
REVIEWED BY:	DATE:
	12 JANUARY, 2007

DRAWING NAME:
SITE PLAN

PROJECT NUMBER:	DRAWING NUMBER:
1304A	A1 of 9 △1