



PROJECT INFORMATION FOR 120 11TH ST

Authority City Of Courtenay
Street Address 120 11th St
Legal Description LOT A, PLAN 32204 and LOT 1 & 2, Section 69, Comox District, Plan 6674
Property Identification Number PID:005-876-672 & 005-876-681
Project Description The developer is seeking to densify this existing single family lot into a five storey multi unit apartment building.

ZONING SUMMARY	MU-2	PERMITTED	PROPOSED
SETBACKS			See Plans
LOT COVERAGE	40%		TOTAL BUILDING AREA 14478.6 sq ft TOTAL LOT AREA 66851.6 sq ft TOTAL LOT COVERAGE 22% TOTAL LOT AREA - RAR SETBACK AREA 52,804.6 sq ft

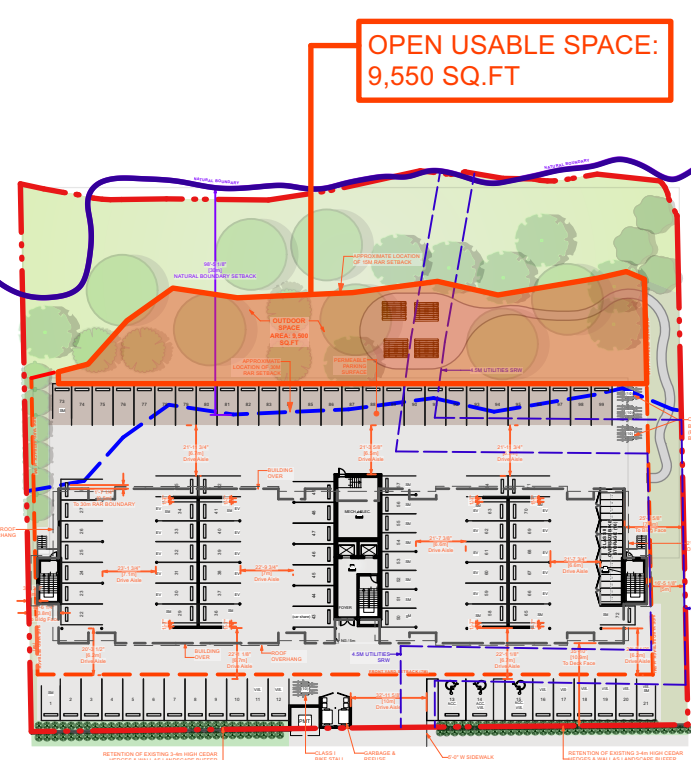
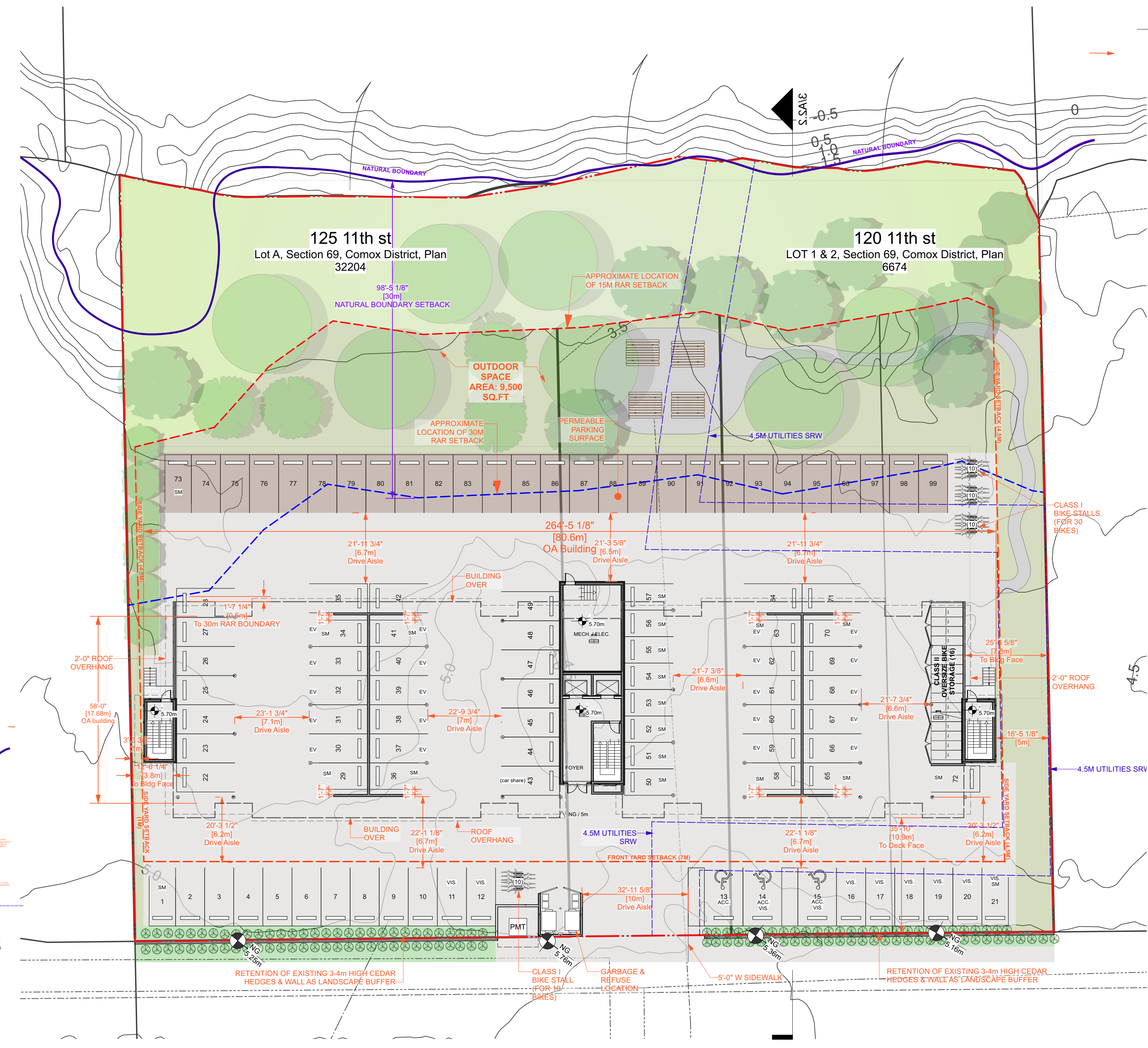
BUILDING HEIGHT Max 10M
BUILDING STATISTICS FSR 0.88
Gross floor area as defined by the city of Courtenay. Interior face of outside walls.

Residential Unit Mix	Description		Unit Count	Total Area Sq/ft	Total Area Sq/M
	Studio		40	14,842 Sq/ft	1380 Sq/M
Executive suite		22	9,971 Sq/ft	927 Sq/M	
Executive suite ACC		10	4,532 Sq/ft	421 Sq/M	
One Bedroom		24	13,928 Sq/ft	1295 Sq/M	
Two Bedroom		8	5,939 Sq/ft	552 Sq/M	
Total Residential		104	49,212.00 Sq/ft	4,576.72 Sq/M	
Circulation + Service			7,456 Sq/ft	693.40 Sq/M	
Foyer			330 Sq/ft	30.66 Sq/M	
Electrical + Mechanical			496 Sq/ft	46.13 Sq/M	
Bike Parking			1,134 Sq/ft	105.46 Sq/M	
Refuse			183 Sq/ft	17.02 Sq/M	
Total Circulation and Service			9,598.60 Sq/ft	892.67 Sq/M	
Outdoor areas			6,786 Sq/ft	631.10 Sq/M	
Decks			9,550 Sq/ft	888.15 Sq/M	
Additional open area			16,336 Sq/ft	1,519.25 Sq/M	
Total Open areas			27,672 Sq/ft	2,567.50 Sq/M	
			Required deficit	-560.75 Sq/M	

OFF STREET PARKING + LOADING	Required	1.2 Per Unit	Provided
Of Which	Regular	90%	99 (90%)
Of Which	Small	10%	20 (20%)
Of Which	EV Charge	n/a	20
Of Which	Accessible	3	3
Of Which	Visitor	10%	10
Of Which	Car Share	n/a	1
TOTAL PARKING	125	TOTAL PARKING	98

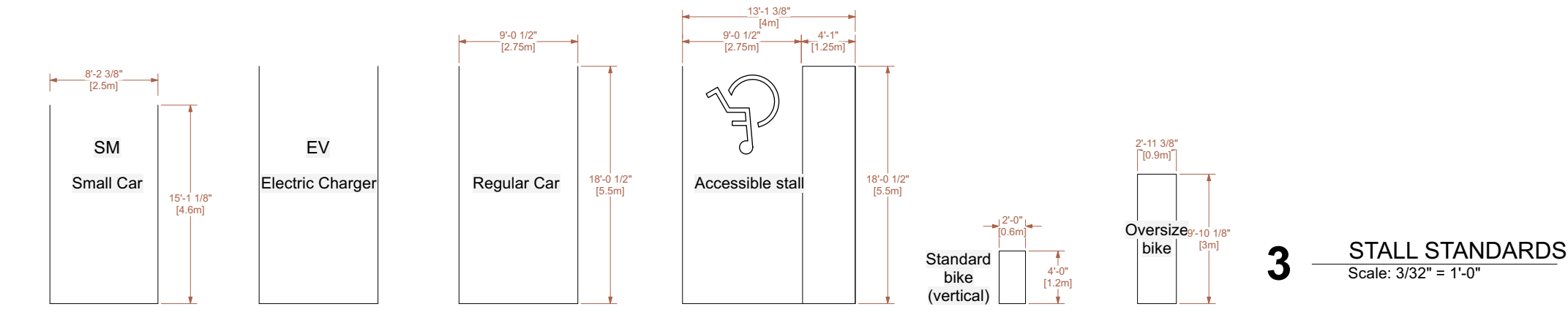
BICYCLE PARKING	Required	CLASS II (2 per dwelling unit)	Provided	110v access
Of Which	188	90% Standard wall mount (1.01mX.6m)	122	100%
Of Which		In Storage Rooms	108	
Of Which		In Tenant Units	36	
Of Which	20	10% Oversized (3mX.9m)	14	100%
Of Which	21	CLASS I (10% of class II)	42	
Of Which	19	90% Standard (1.8mX.6m)	40	25%
Of Which		Visitor	10	
Of Which	2	10% Oversized (3mX.9m)	2	50%
TOTAL BIKE PARKING	229	TOTAL BIKE PARKING	164	

LANDSCAPE + SCREENING SEE SITE PLAN



AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO
 FCL 5.7 M GEO

1 SITE PLAN
 Scale: 1:250



3 STALL STANDARDS
 Scale: 3/32" = 1'-0"

11TH STREET DEVELOPMENT
 COURTENAY BC

G 2024-08-06 Issued for DP R6
 F 2024-03-28 Issued for DP R2
 E 2024-03-08 Issued for Coordination
 NO. Y M D ISSUE

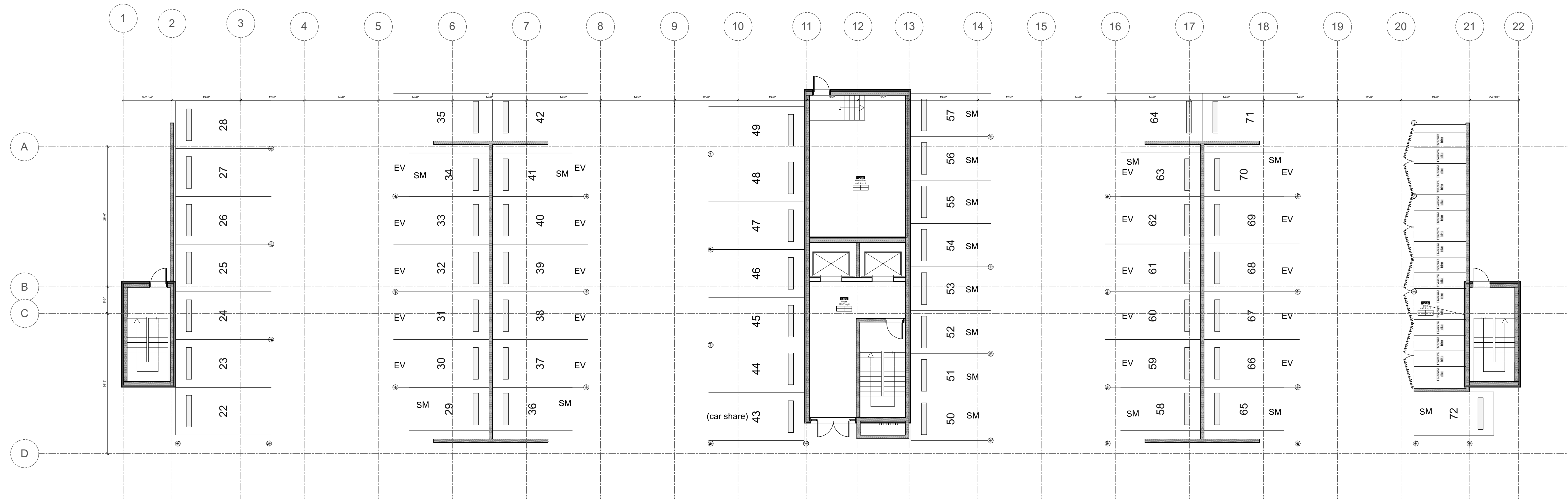
NO.	Y	M	D	ISSUE
				REVISION

SHEET TITLE

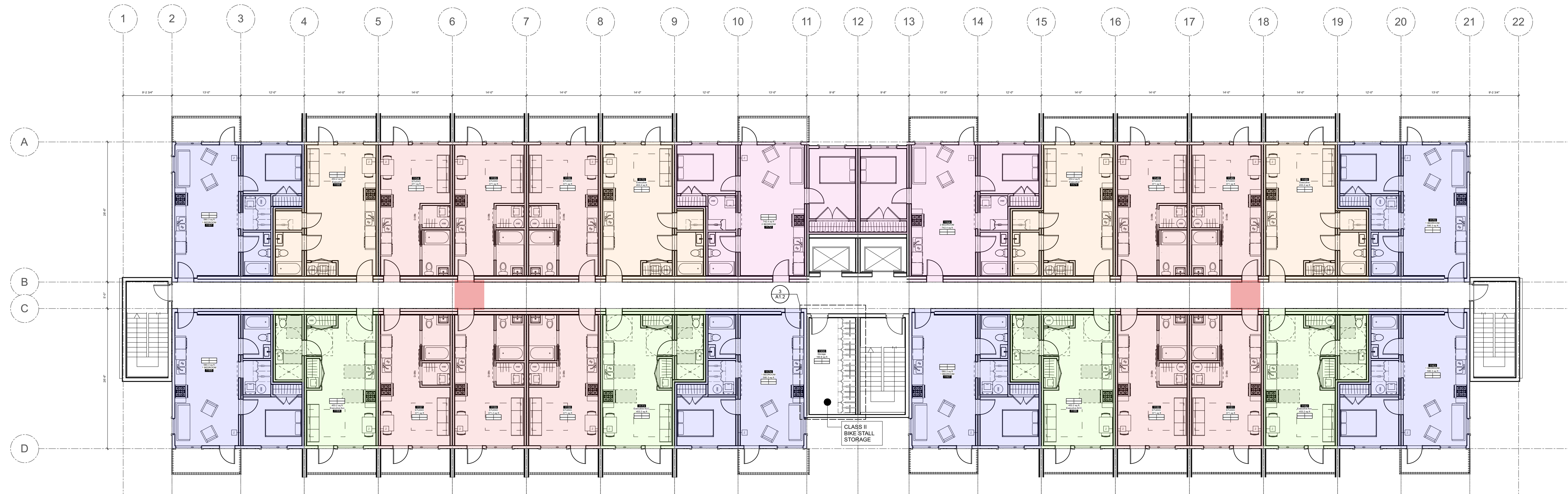
Site Plan

DRAWING NO.

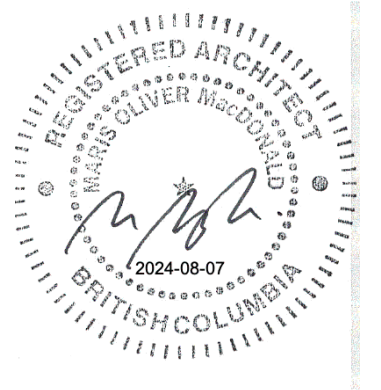
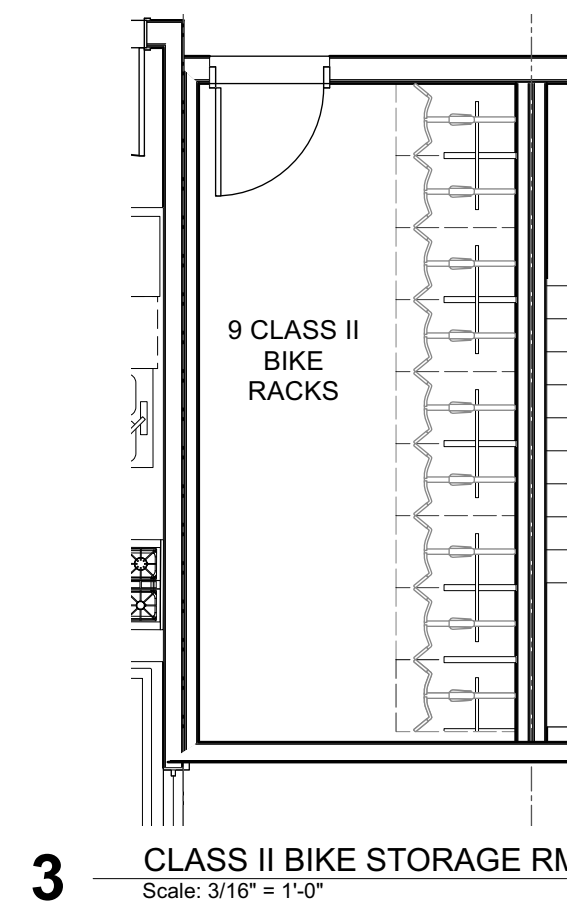
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1 PARKADE PLAN
Scale: 3/32" = 1'-0"

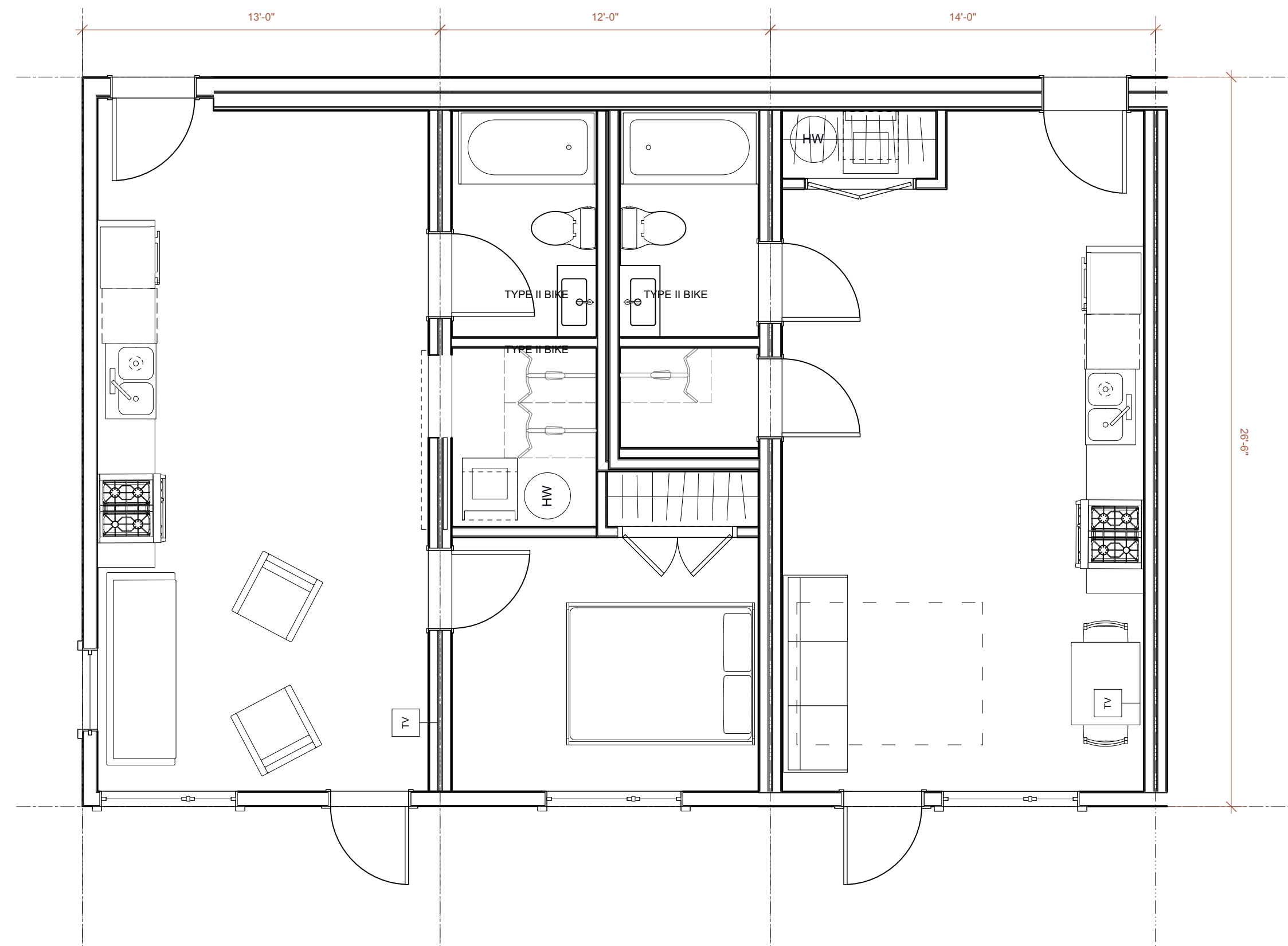


2 TYPICAL FLOOR PLAN
Scale: 3/32" = 1'-0"

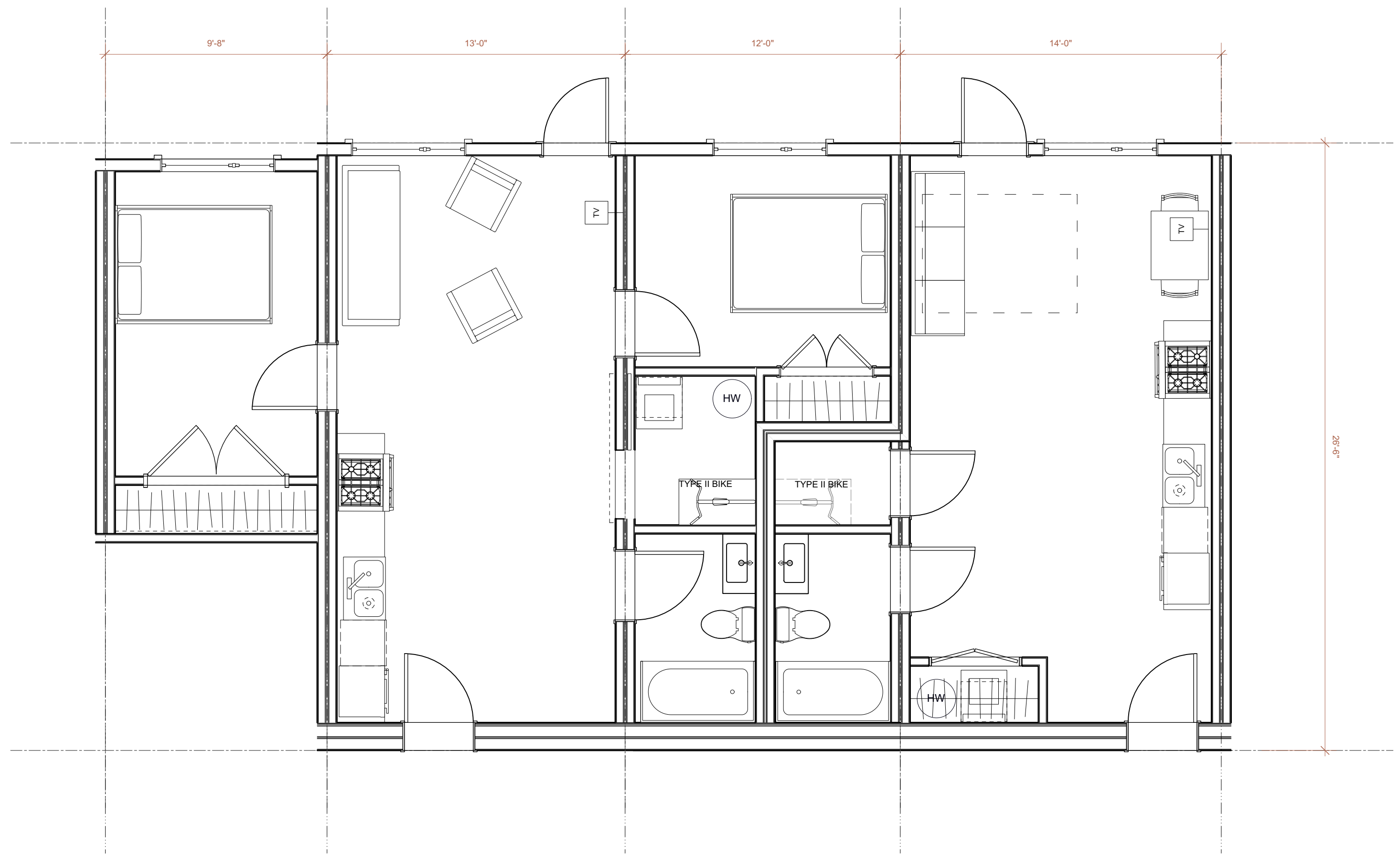


G	2024-06-06	Issued for DP R6
C	2023-12-06	Issued for DP R1
B	2023-09-06	Issued for Re-zoning
NO.	Y M D	ISSUE

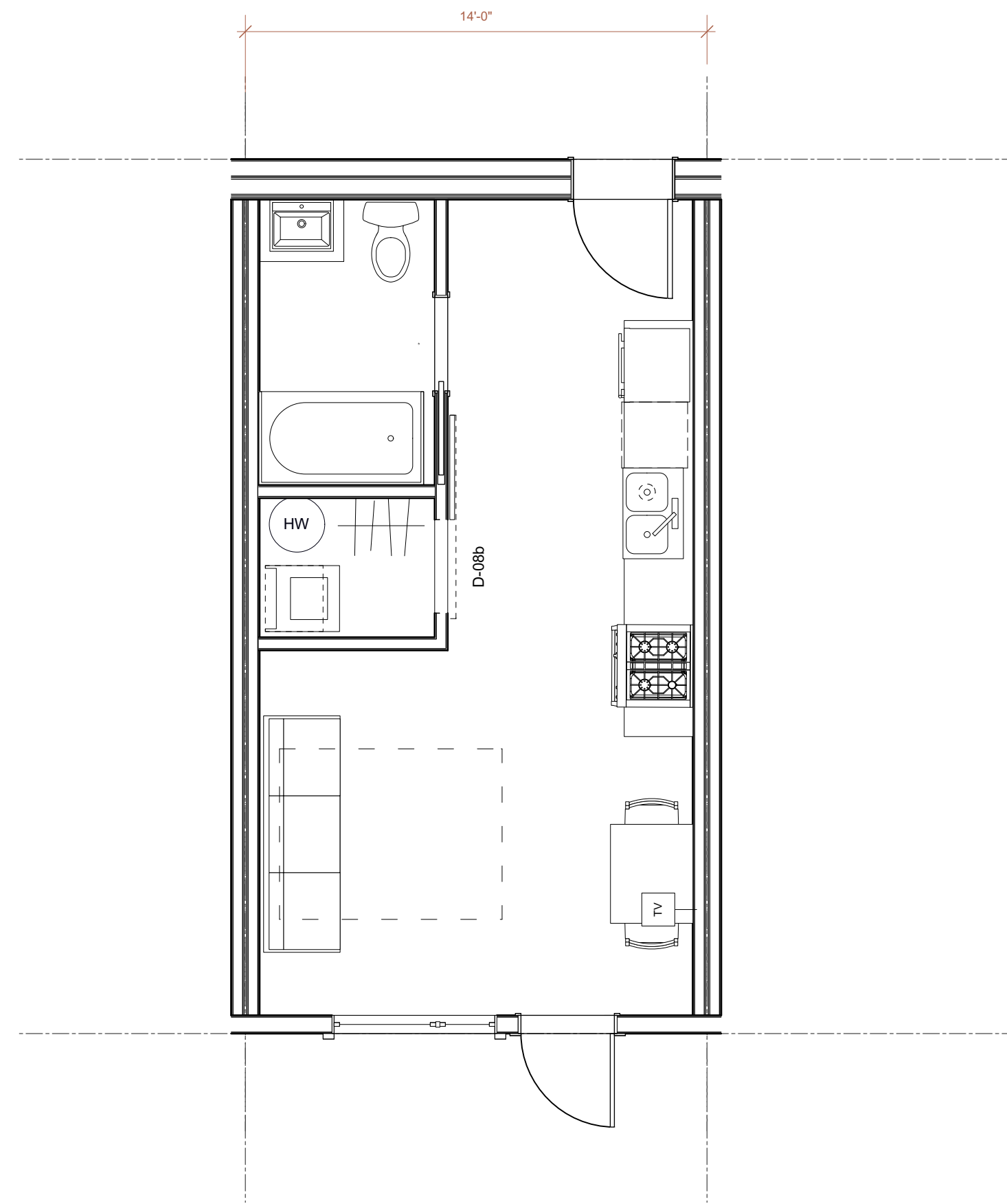
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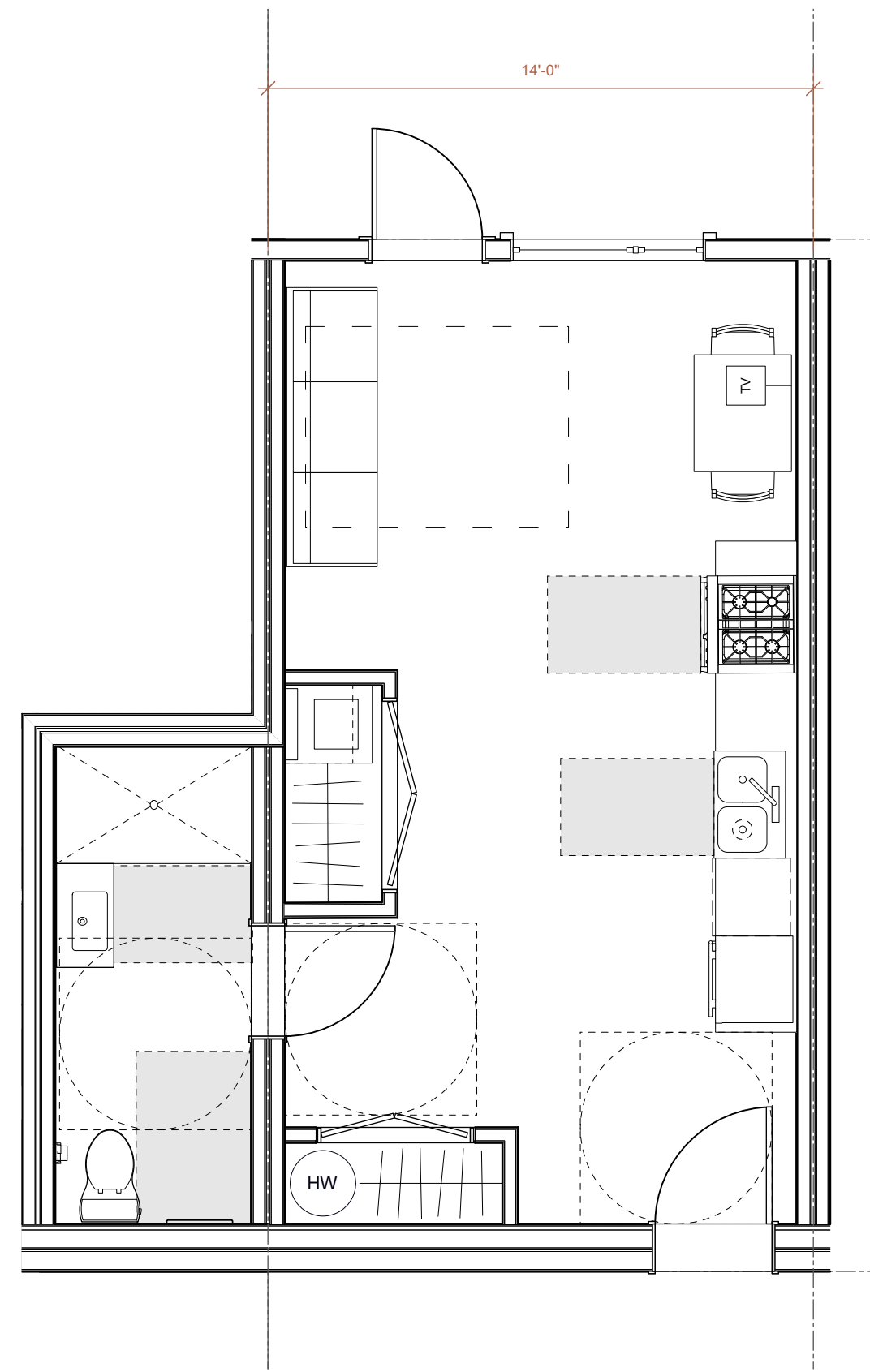
1 Typical Corner 1 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



2 Typical 2 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



3 Typical Studio Unit
Scale: 1/4" = 1'-0"



4 Typical Executive Acc. Unit
Scale: 1/4" = 1'-0"





3 West ELEVATION (11TH)
 Scale: 3/32" = 1'-0"



5 East ELEVATION
 Scale: 3/32" = 1'-0"

MATERIALS

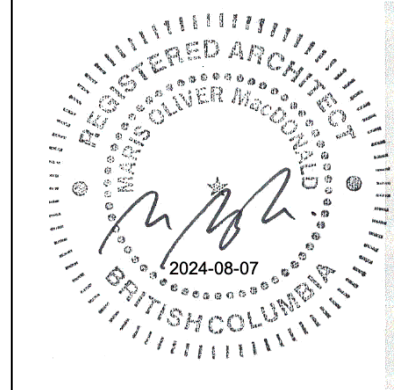
- 1 pressed steel frame door, charcoal
- 2 exposed concrete
- 3 powder coated steel fin, dark sage green
- 4 metal guard, dark sage green
- 5 vinyl windows, white or light
- 6 cementitious panel, white or light
- 7 floor plate band / balcony edge, cementitious panel or flashing, white or light
- 8 roof edge, cementitious panel or flashing, white or light
- 9 balcony divider fin, cementitious panel or flashing, white or light
- 10 vinyl door with glazing, white or light
- 11 metal siding, white or light
- 12 metal siding, wood print
- 13 aluminum storefront or curtain wall doors and glazing, white or silver
- 14 aluminum cables / wire on metal stand offs



4 NORTH ELEVATION
 Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
 Scale: 3/32" = 1'-0"



11TH STREET DEVELOPMENT
 COURTENAY BC

NO.	Y	M	D	ISSUE
G	2024	06	06	Issued for DP R6
C	2023	12	06	Issued for DP R1
B	2023	09	06	Issued for Re-zoning
N/A				SOLE

NO.	Y	M	D	ISSUE
				REVISION

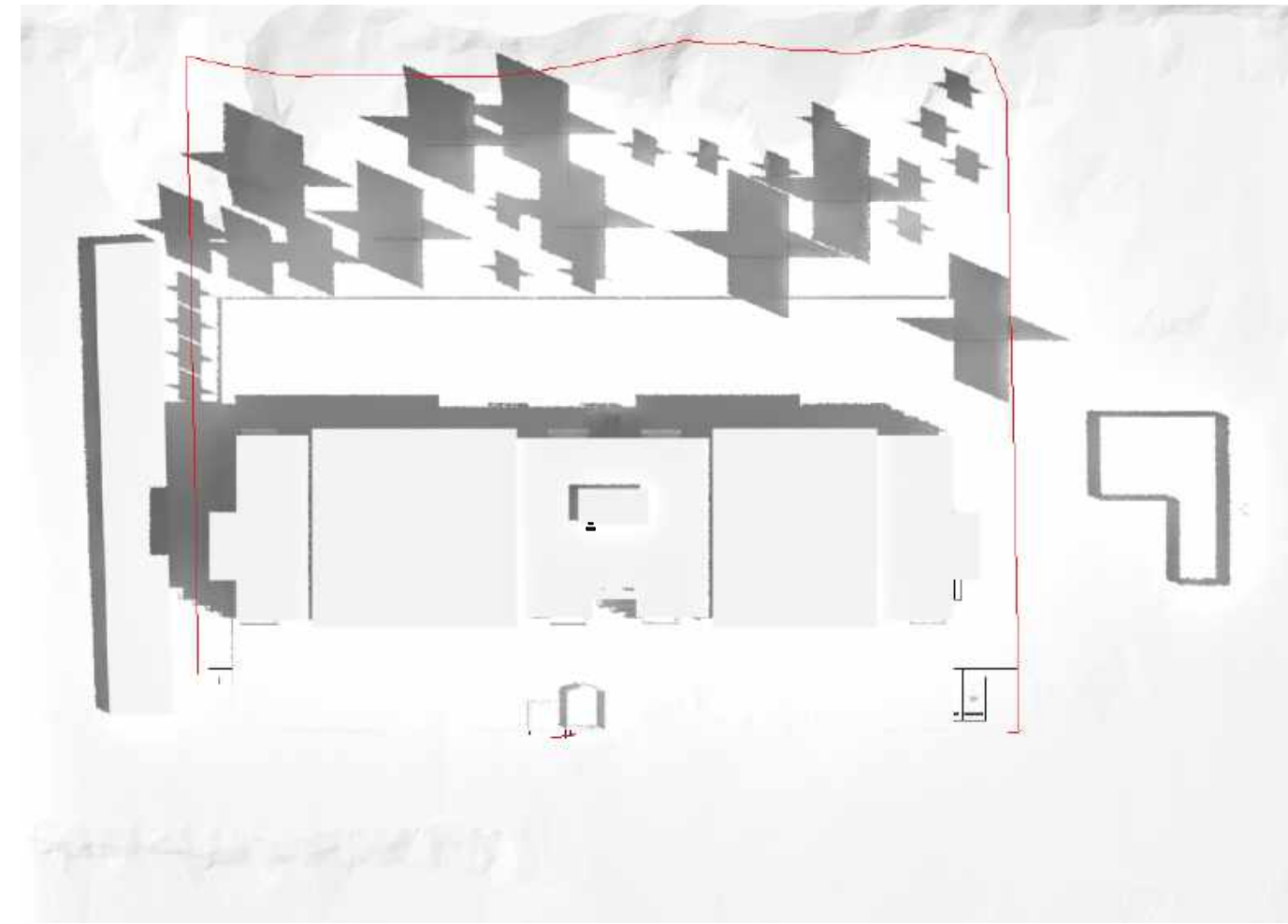
SHEET TITLE
Elevations

DRAWING NO.
A2.1

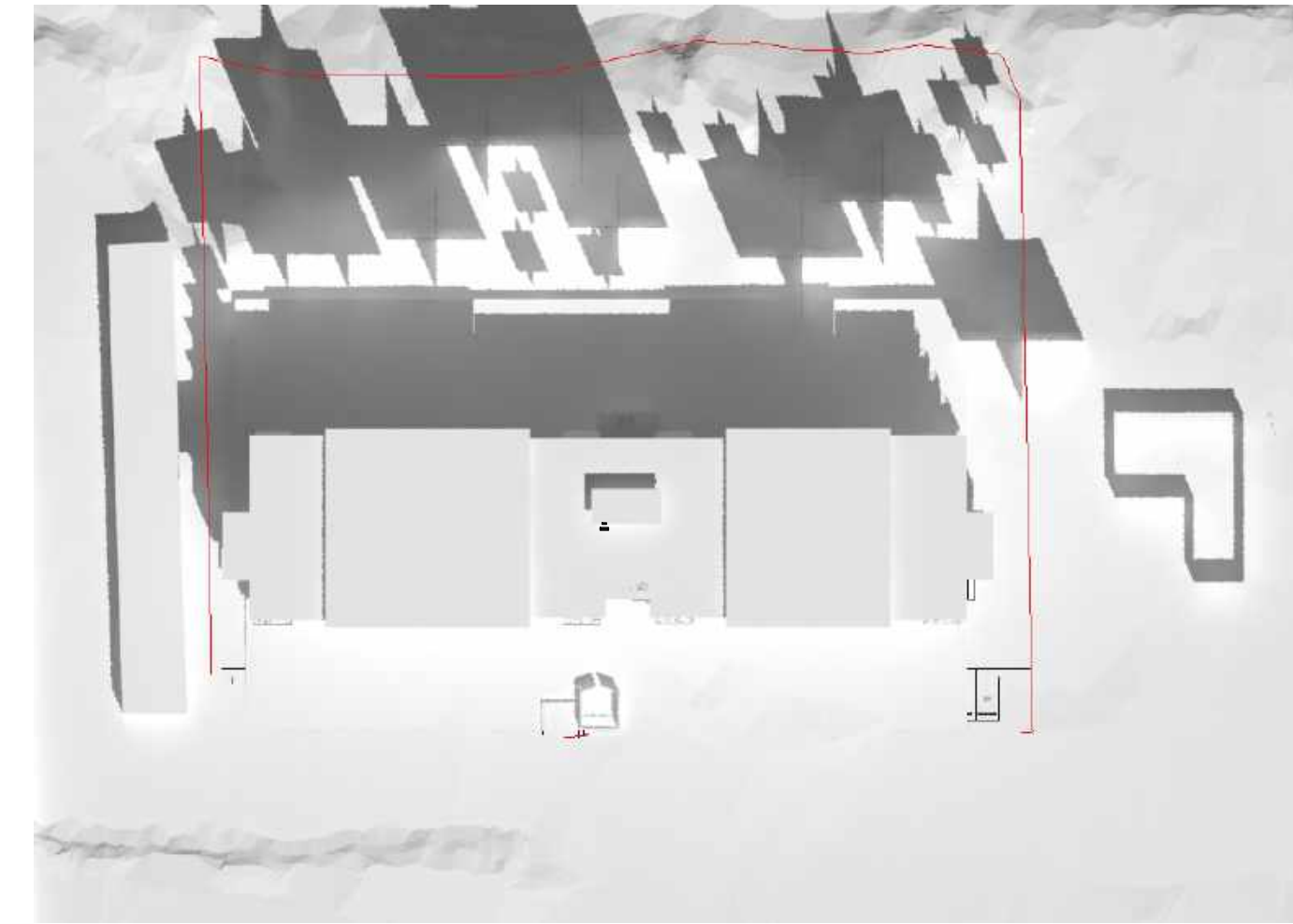
10 AM



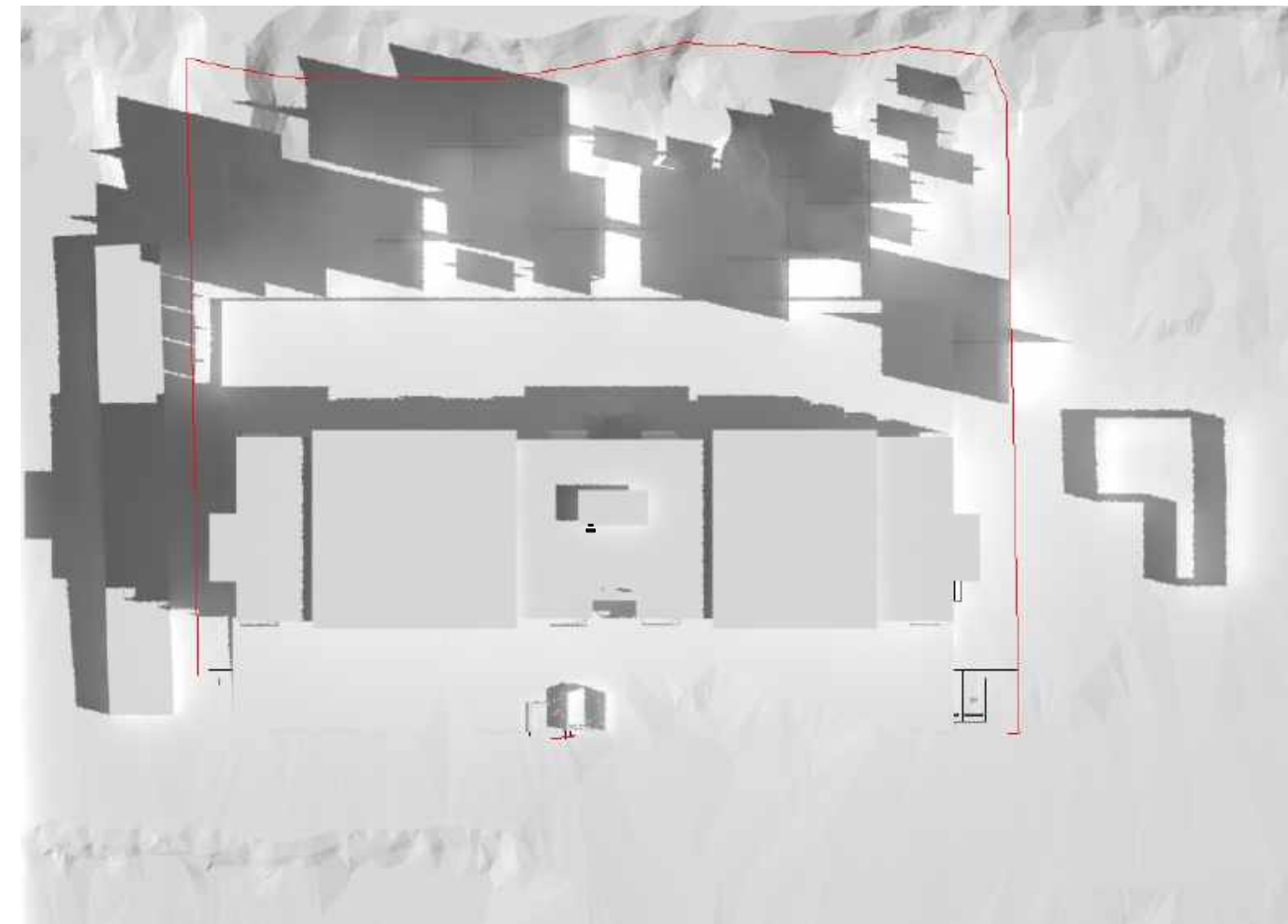
1 PM



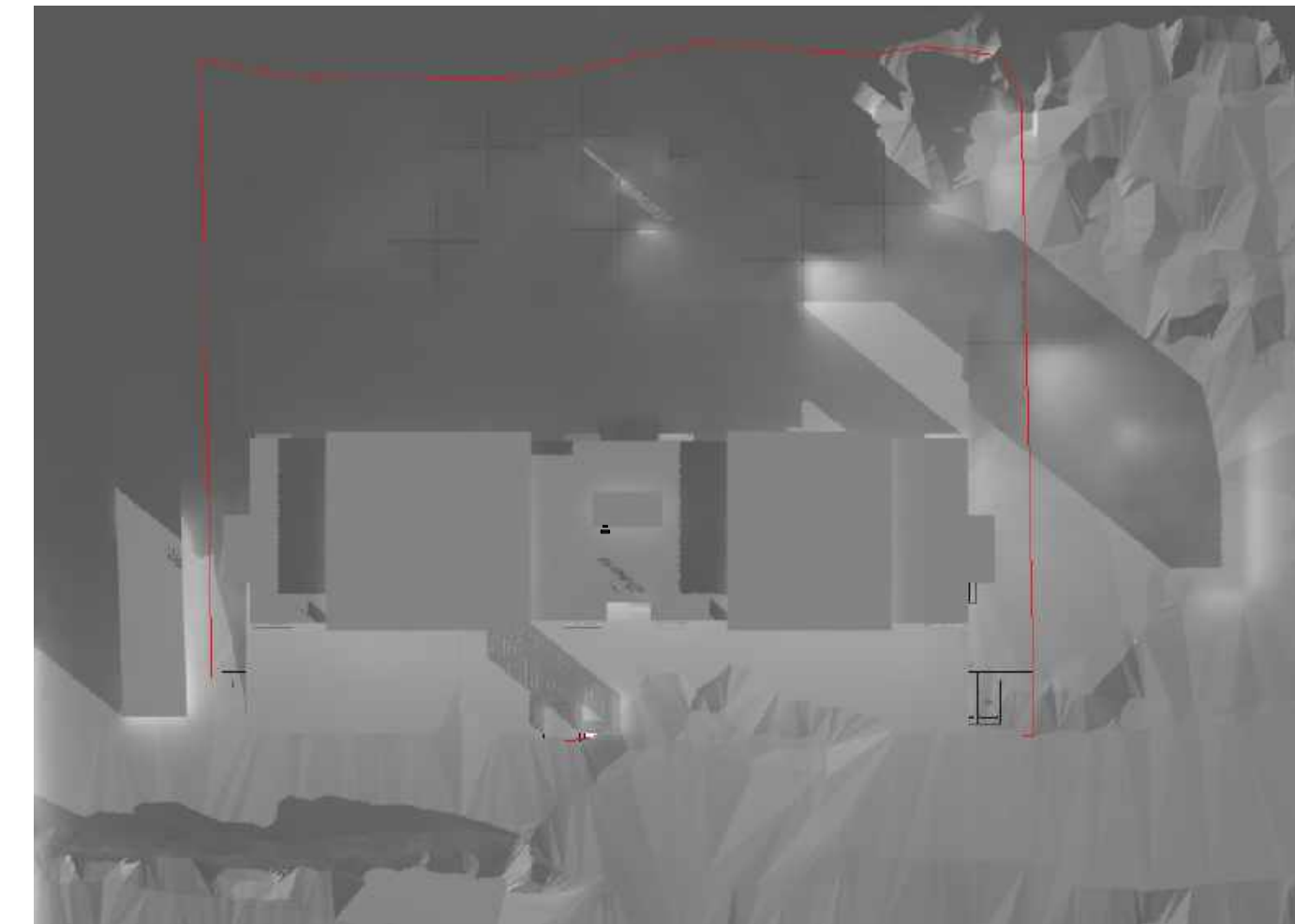
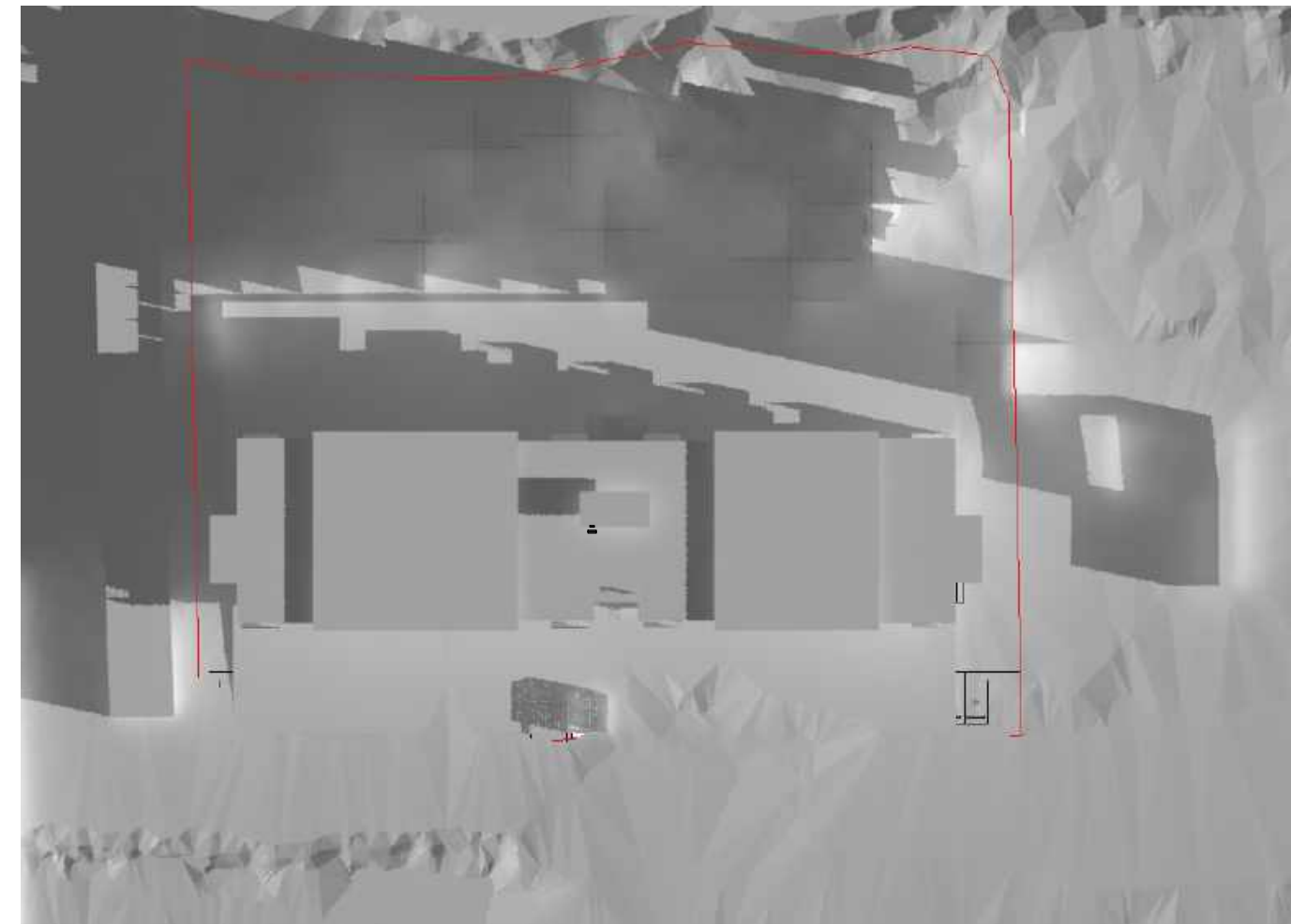
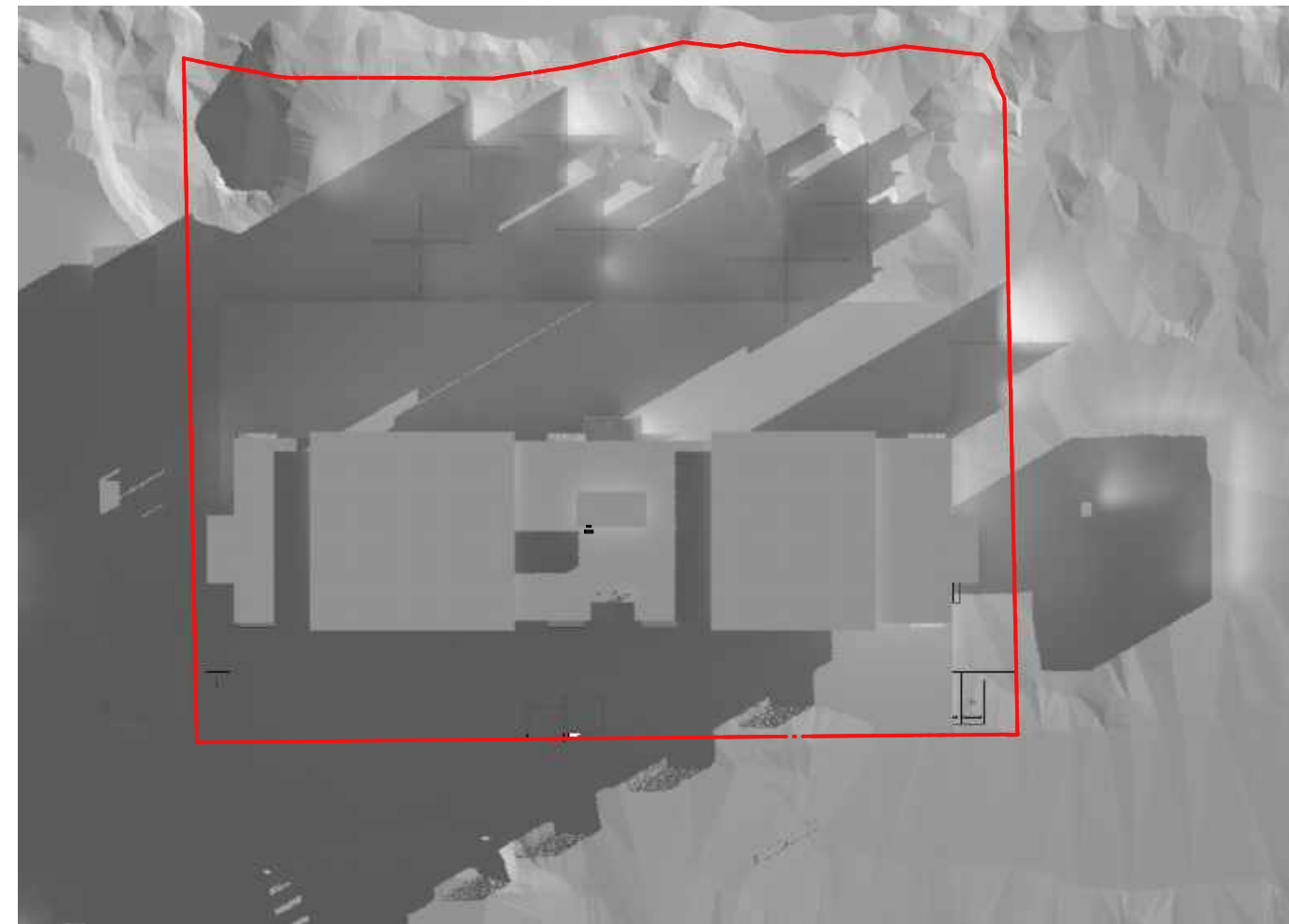
3 PM



JUNE



MARCH/SEPTEMBER



DECEMBER



G	2024-06-06	Issued for DP R6
C	2023-12-06	Issued for DP R1
A	2023-08-10	Issued for Review
N0	Y M D	ISSUE

NO.	Y	M	D	ISSUE

SHEET TITLE
Shadow study

DRAWING NO.
A2.3