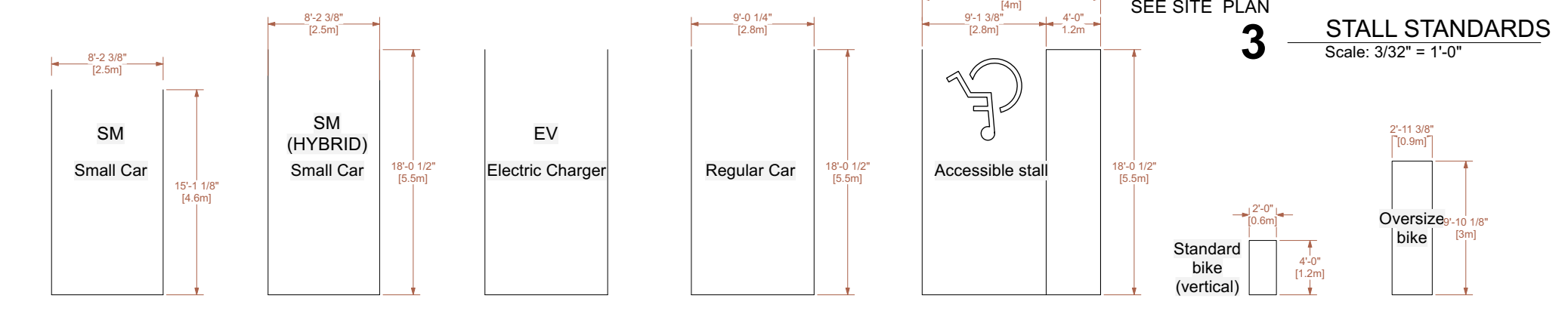


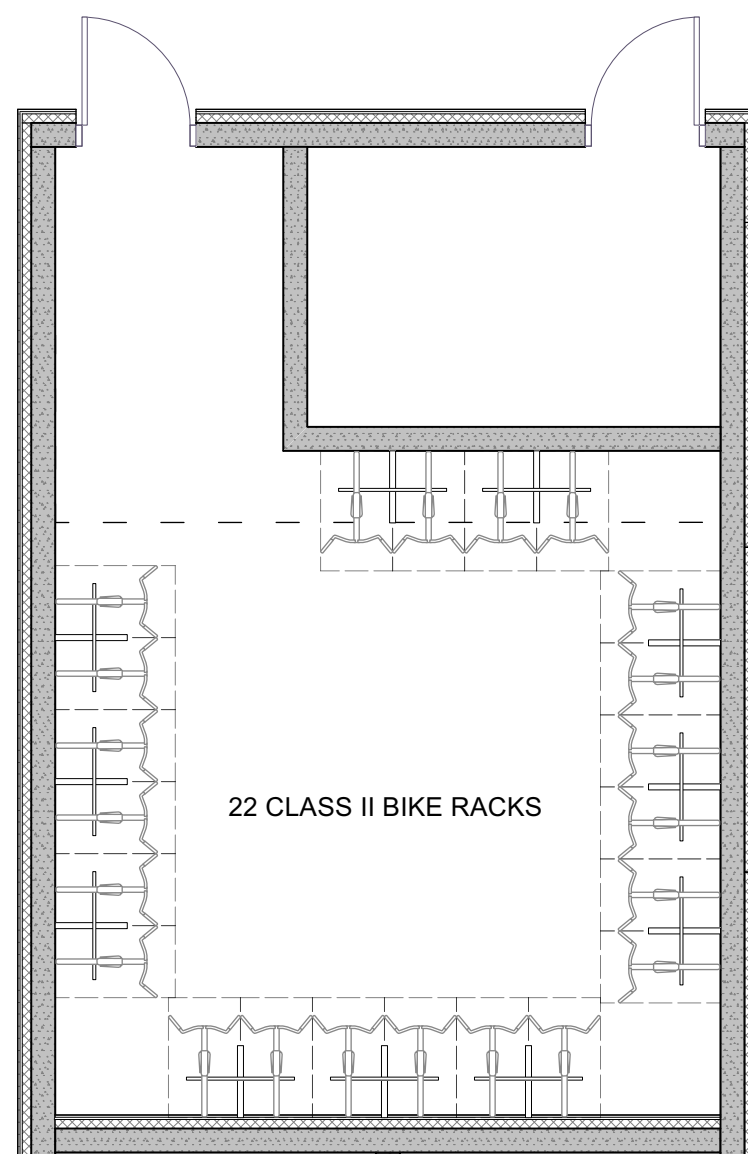
**2** USABLE OPEN SPACE PLAN  
Scale: 1:1000

**1** SITE PLAN  
Scale: 1:250  
AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO  
FCL 5.7 M GEO

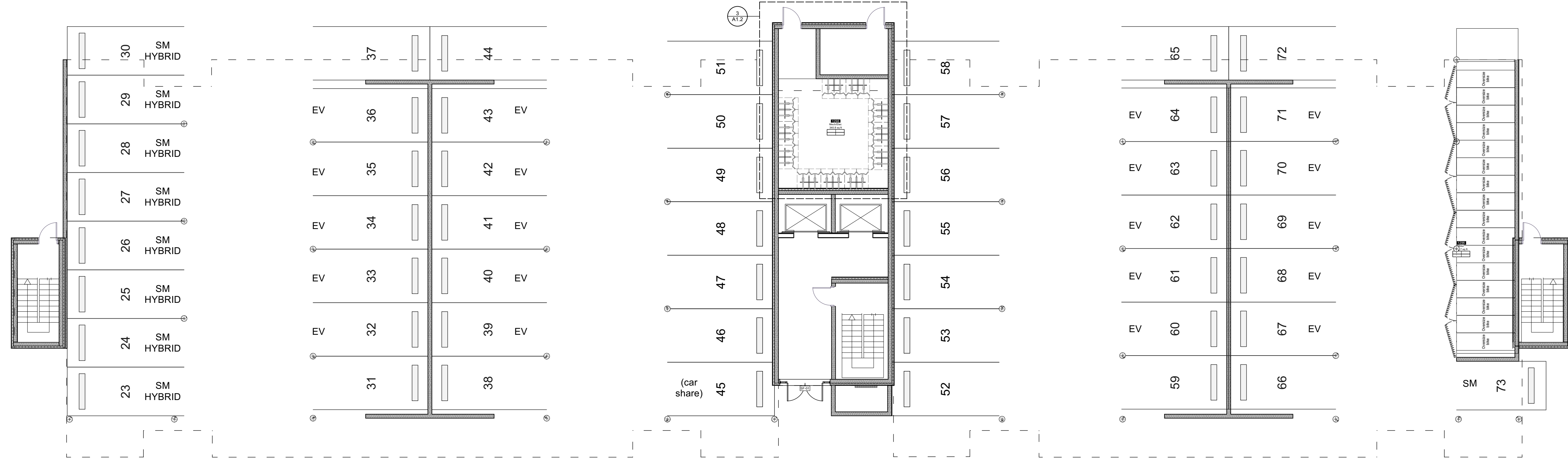
**PROJECT INFORMATION FOR 120 11TH ST**

<b>Authority</b>	City Of Courtenay		
<b>Street Address</b>	120 11th St		
<b>Legal Description</b>	LOT A, PLAN 32204 and LOT 1 & 2, Section 69, Comox District, Plan 6674		
<b>Property Identification Number</b>	PID:005-876-672 & 005-876-681		
<b>Project Description</b>	The developer is seeking to densify this existing single family lot into a five storey multi unit apartment building.		
<b>ZONING SUMMARY</b>	<b>MU-2</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>SETBACKS</b>	See Plans		
<b>LOT COVERAGE</b>	40%	TOTAL BUILDING AREA	14376.9 sq ft
		TOTAL LOT AREA	66851.6 sq ft
		TOTAL LOT COVERAGE	22%
<b>BUILDING HEIGHT</b>	Max 10M	See Elevations for Building Heights	
<b>BUILDING STATISTICS</b>	<b>FSR</b>	<b>0.87</b>	
<b>Total Gross Floor Area</b>	58,136 Sq/ft	<i>Gross floor area as defined by the city of Courtenay. Interior face of outside walls.</i>	
<b>Total Buildable Gross Floor Area</b>	57,508 Sq/ft		
<b>Residential Unit Mix</b>	<b>Description</b>	<b>Unit Count</b>	<b>Total Area Sq/ft</b>
	Studio	40	14,842 Sq/ft
	Executive suite	22	9,971 Sq/ft
	Executive suite ACC	10	4,532 Sq/ft
	One Bedroom	24	13,928 Sq/ft
	Two Bedroom	8	5,939 Sq/ft
	<b>Total Residential</b>	<b>104</b>	<b>49,212.53 Sq/ft</b>
<b>Circulation + Service</b>	<b>Description</b>	<b>Total Area Sq/ft</b>	<b>Total Area Sq/M</b>
	Circulation	7,449 Sq/ft	692.73 Sq/M
	Storage	283 Sq/ft	26.30 Sq/M
	Electrical + Mechanical	624 Sq/ft	58.00 Sq/M
	Bike Parking	569 Sq/ft	52.89 Sq/M
	Refuse	0 Sq/ft	0.00 Sq/M
	<b>Total Circulation and Service</b>	<b>8,923.86 Sq/ft</b>	<b>829.92 Sq/M</b>
<b>Outdoor areas</b>	<b>Description</b>	<b>Total Area Sq/ft</b>	<b>Total Area Sq/M</b>
	Decks	6,786 Sq/ft	631.13 Sq/M
	<b>Additional open area</b>	<b>9,550 Sq/ft</b>	<b>888.15 Sq/M</b>
	<b>Total Open areas</b>	<b>16,336 Sq/ft</b>	<b>1,519.28 Sq/M</b>
		Required	2,080.00 Sq/M
		deficit	-560.72 Sq/M
<b>OFF STREET PARKING + LOADING</b>	<b>Required</b>	<b>1.2 Per Unit</b>	<b>Provided</b>
		<b>124.8</b>	<b>100</b>
<b>Of Which</b>	Regular	90%	89 (89%)
	Small	10%	11 (11%)
<b>Of Which</b>	EV Charge	n/a	20
	Accessible		3
	Visitor	10%	10
	Car Share	n/a	1
	<b>TOTAL PARKING</b>		<b>100</b>
<b>BICYCLE PARKING</b>	<b>Required</b>	<b>208</b>	<b>Provided</b>
		<b>126</b>	<b>110v access</b>
<b>Of Which</b>	CLASS II (2 per dwelling unit)	188	110
	90% Standard, wall mount (1.01mX.6m)		100%
	In Storage Rooms	38	
	In Tenant Units	72	
<b>Of Which</b>	10% Oversized (3mX.9m)	20	16
			100%
<b>Of Which</b>	CLASS I (10% of class II)	21	42
	90% Standard (1.8mX.6m)	19	40
	Visitor	2	16
<b>Of Which</b>	10% Oversized (3mX.9m)	2	2
			50%
	<b>TOTAL BIKE PARKING</b>	<b>229</b>	<b>168</b>

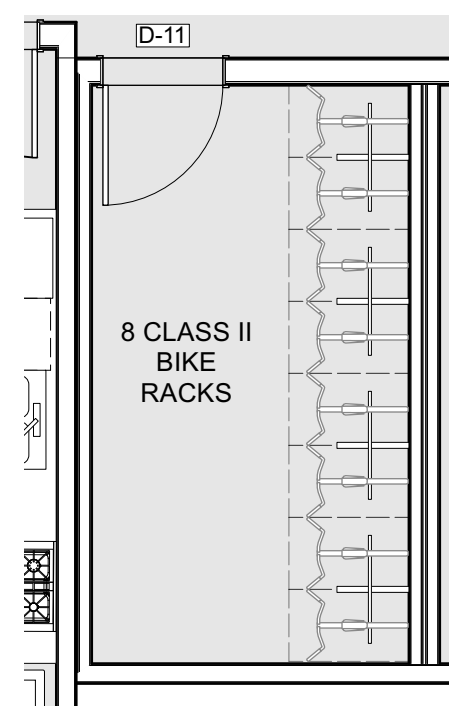




**3** PARKADE CLASS II BIKE STORAGE RM  
Scale: 3/16" = 1'-0"



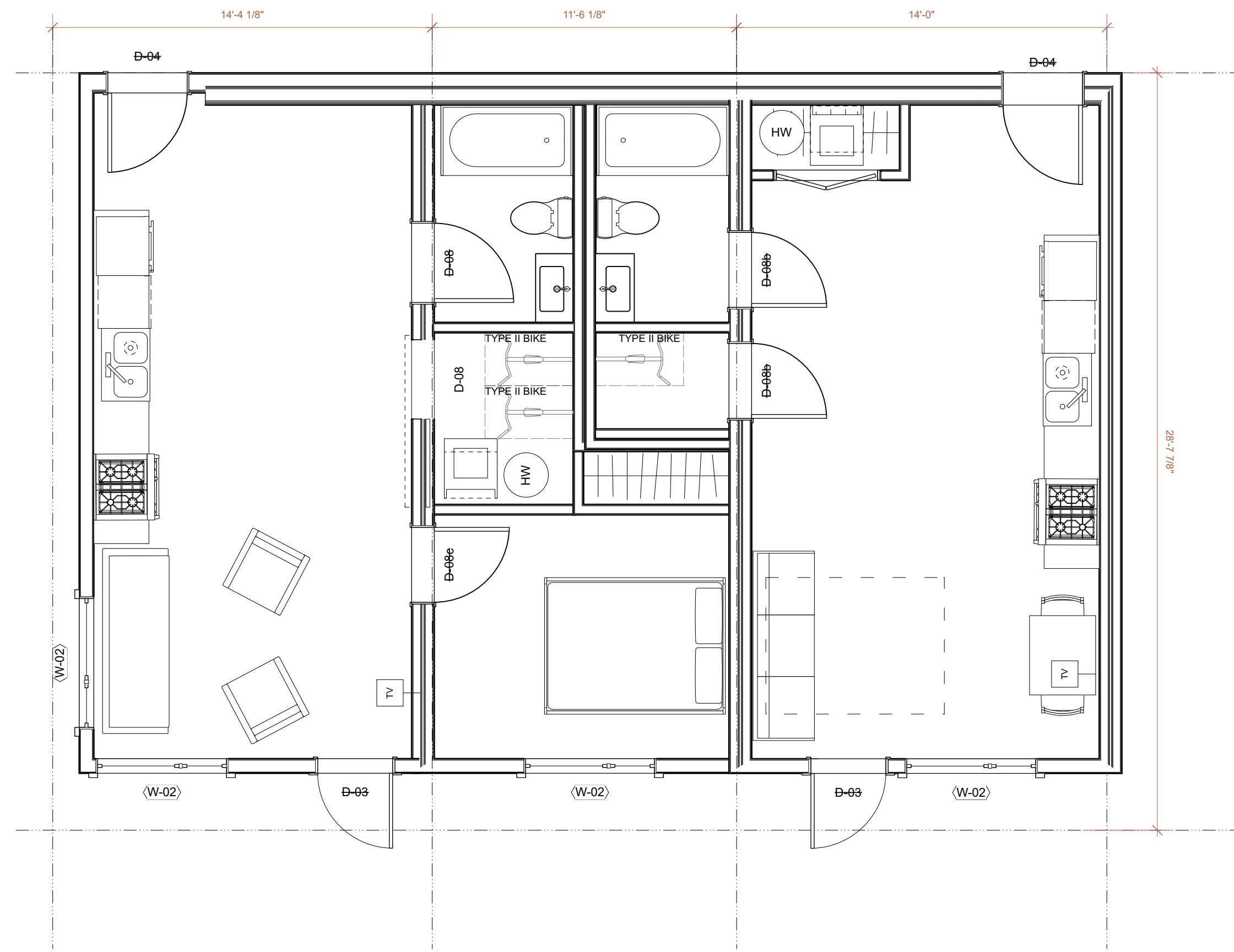
**1** PARKADE PLAN  
Scale: 3/32" = 1'-0"



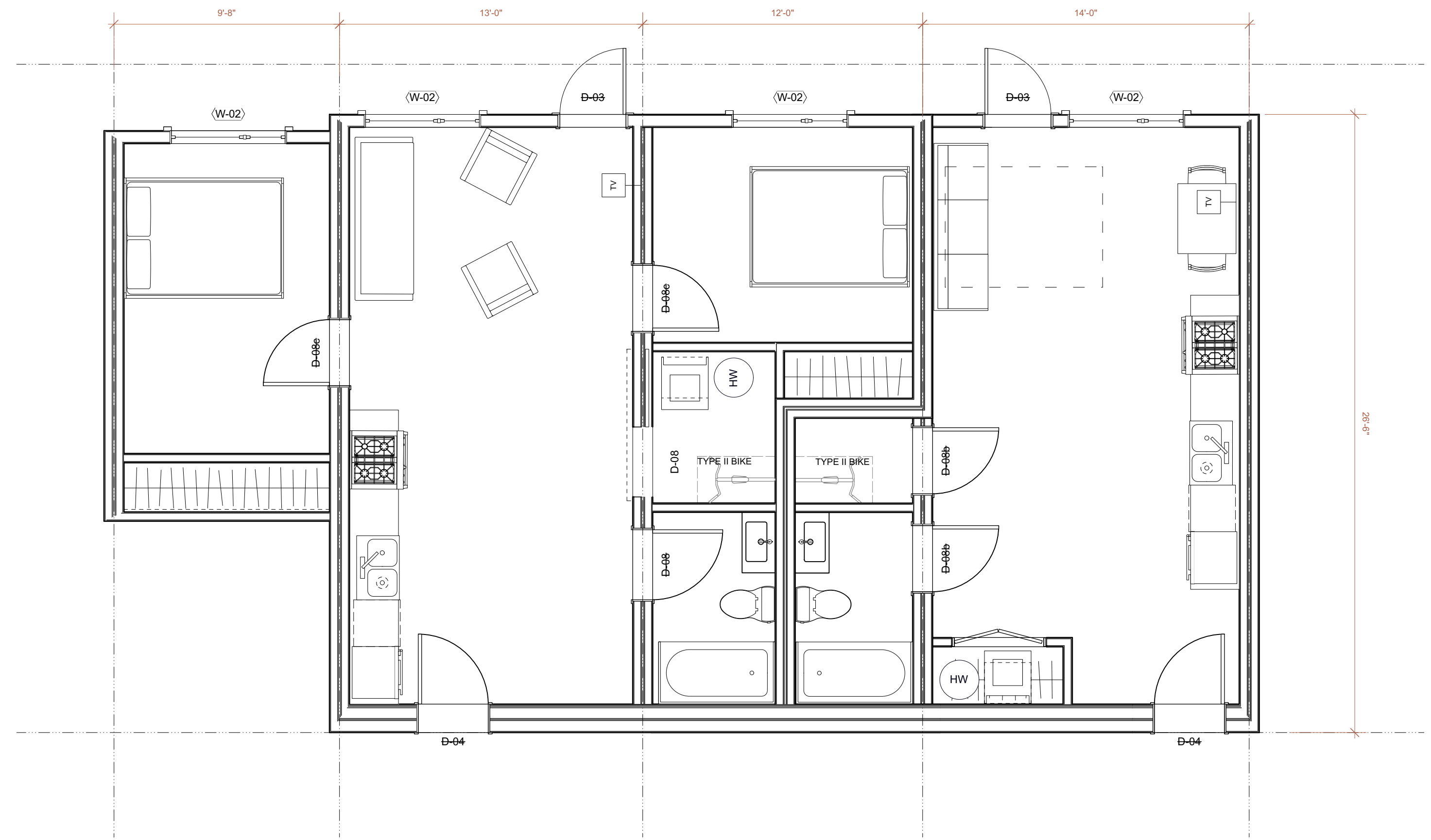
**4** LEVEL 2&4 CLASS II BIKE STORAGE RM  
Scale: 3/16" = 1'-0"



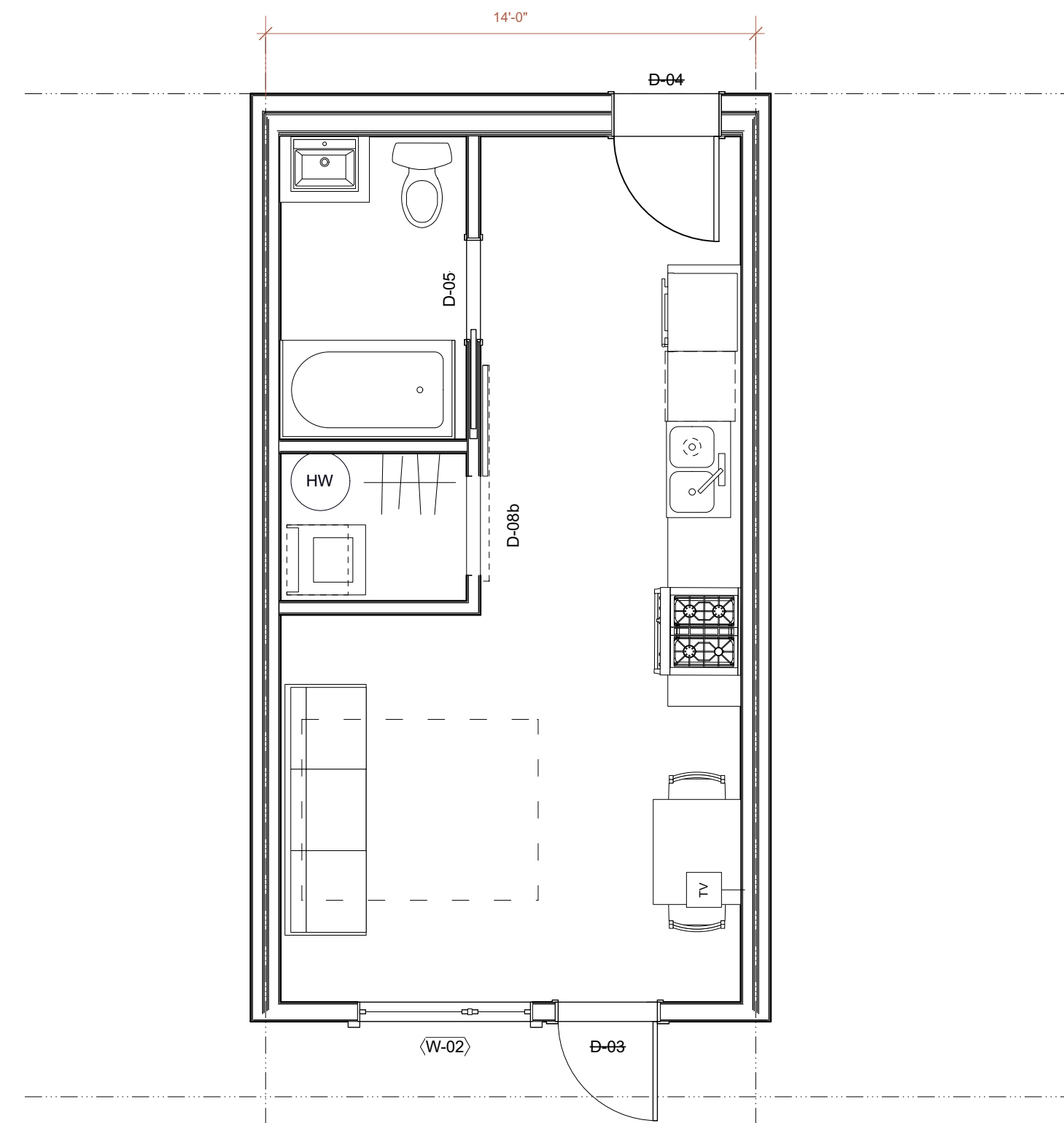
**2** TYPICAL FLOOR PLAN  
Scale: 3/32" = 1'-0"



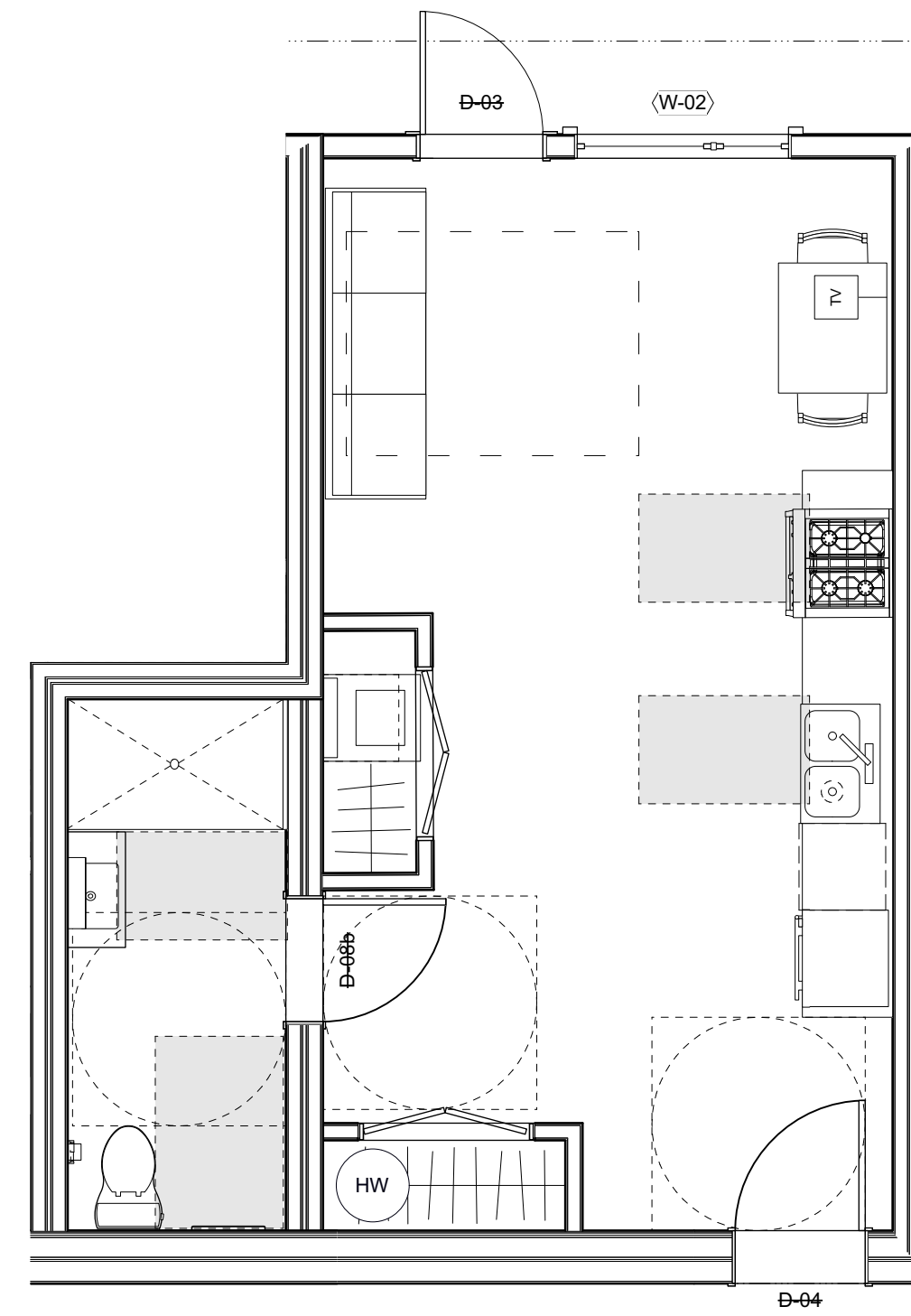
**1** — typical coner 1 bedroom and Executive  
Scale: 1/4" = 1'-0"



**2** — typical 2 bedroom and Executive  
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"

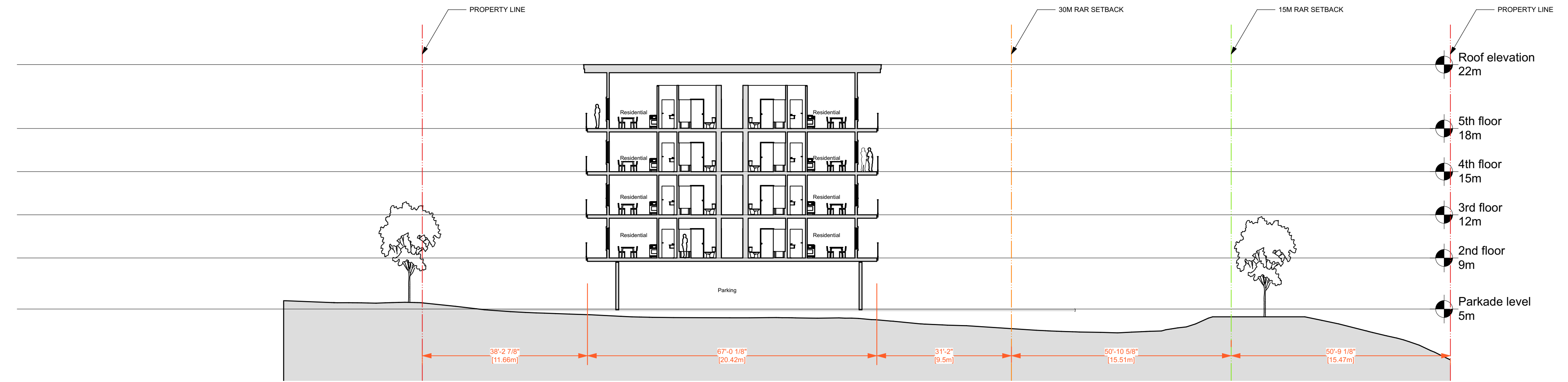
**MATERIALS**



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



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



**3** Typical Site section  
Scale: 1:200

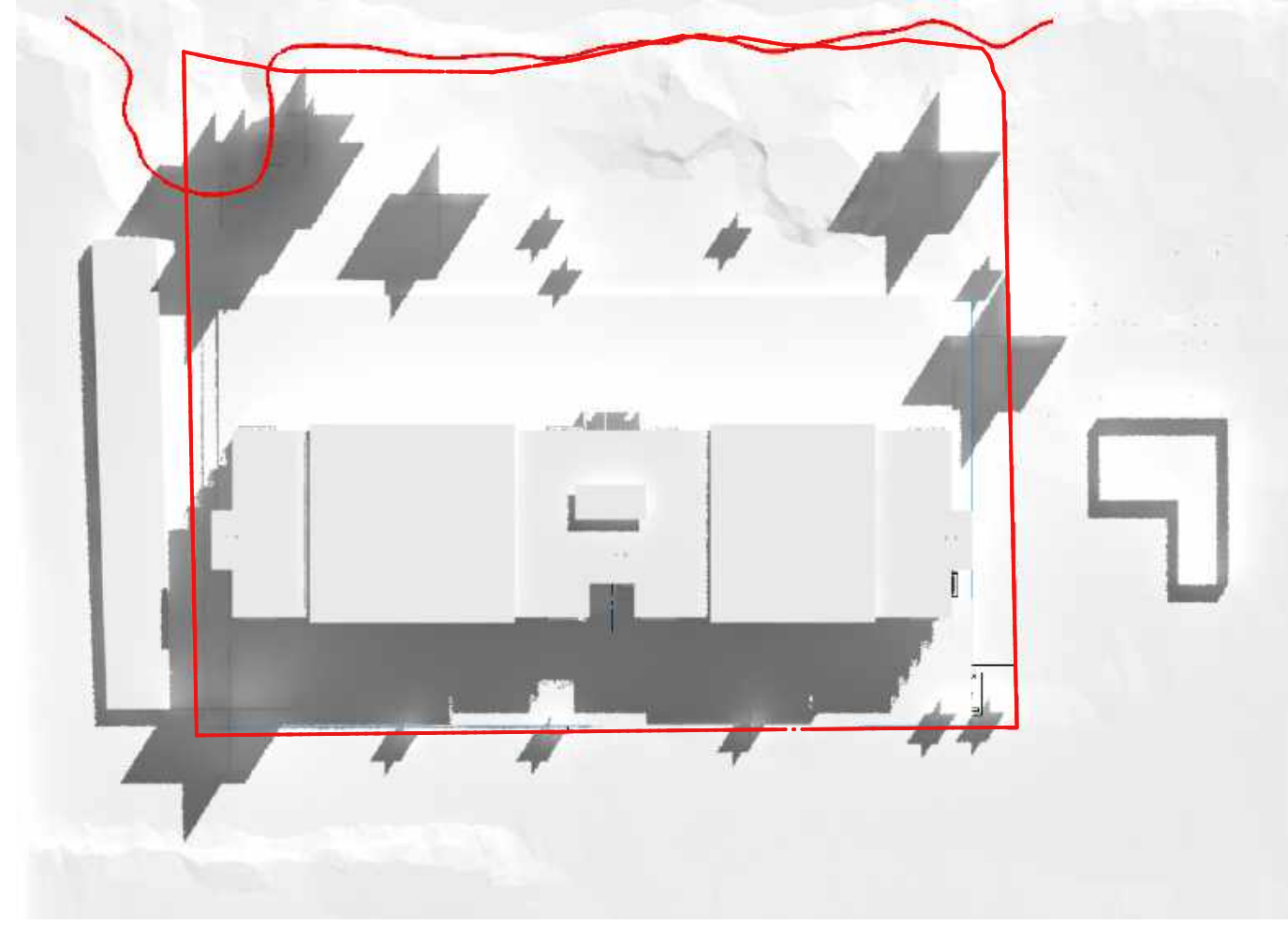


**2** Perspective  
Scale: 1/4" = 1'-0"

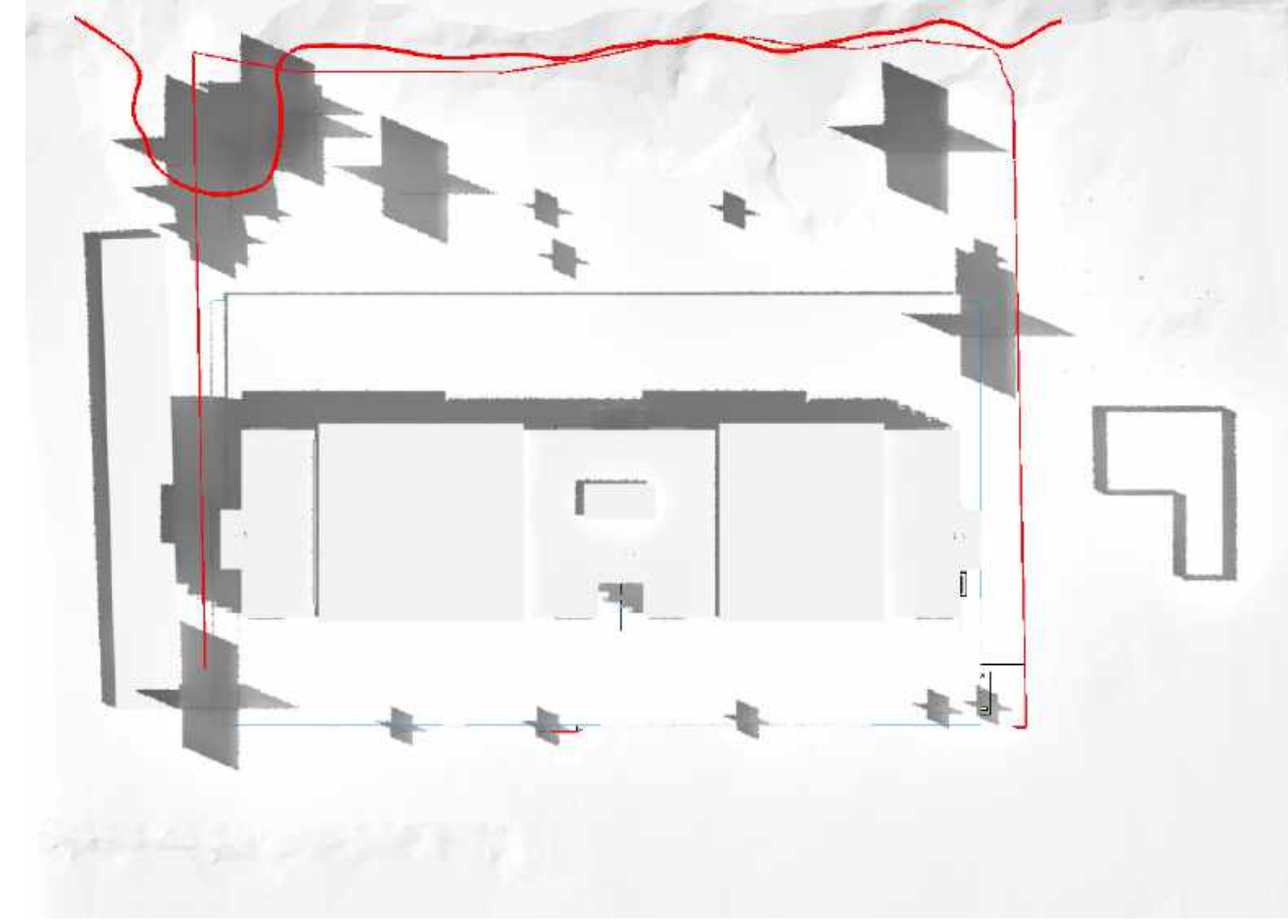


**1** Perspective  
Scale: 1/4" = 1'-0"

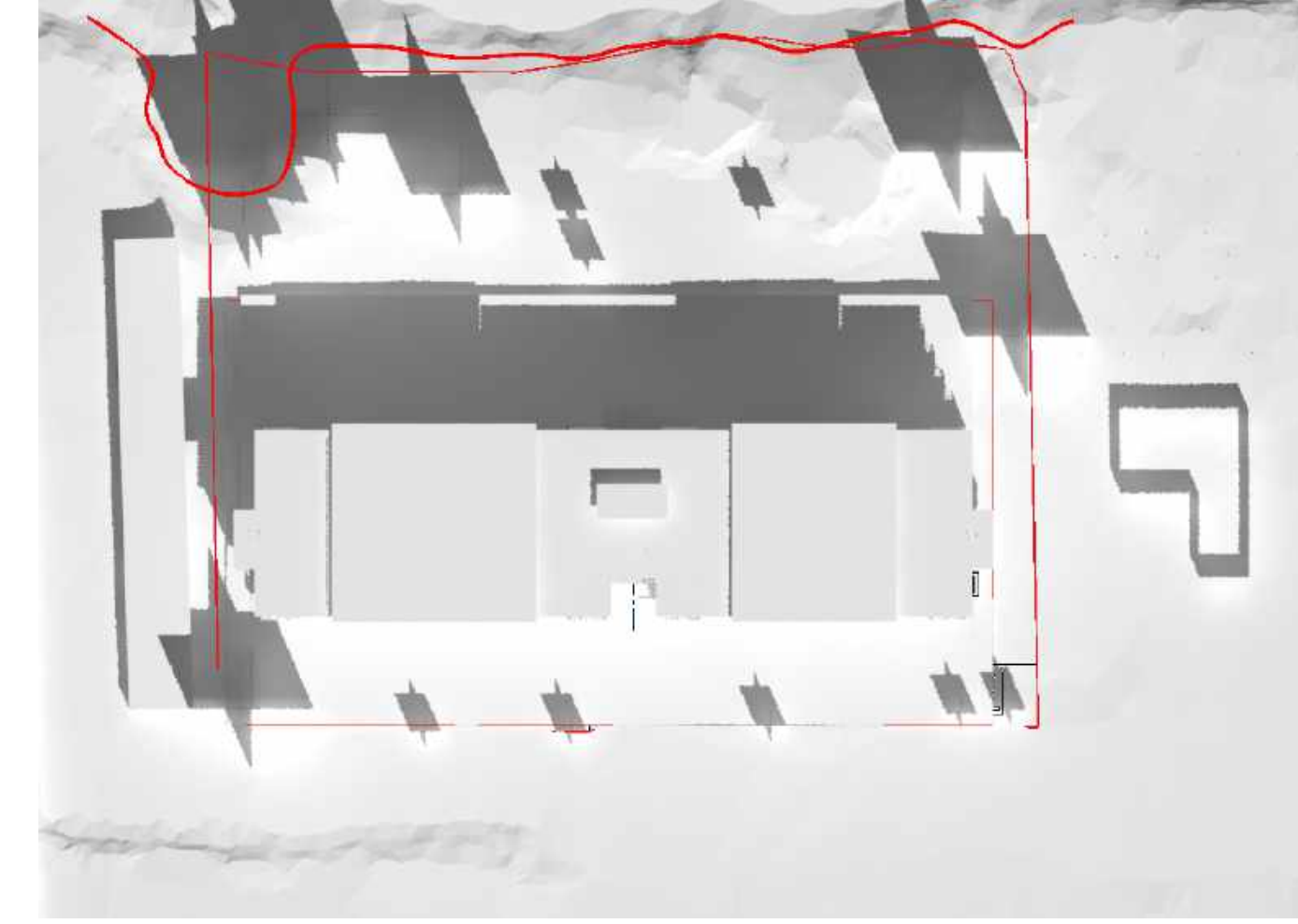
10 AM



1 PM



3 PM



JUNE



MARCH/SEPTEMBER



DECEMBER