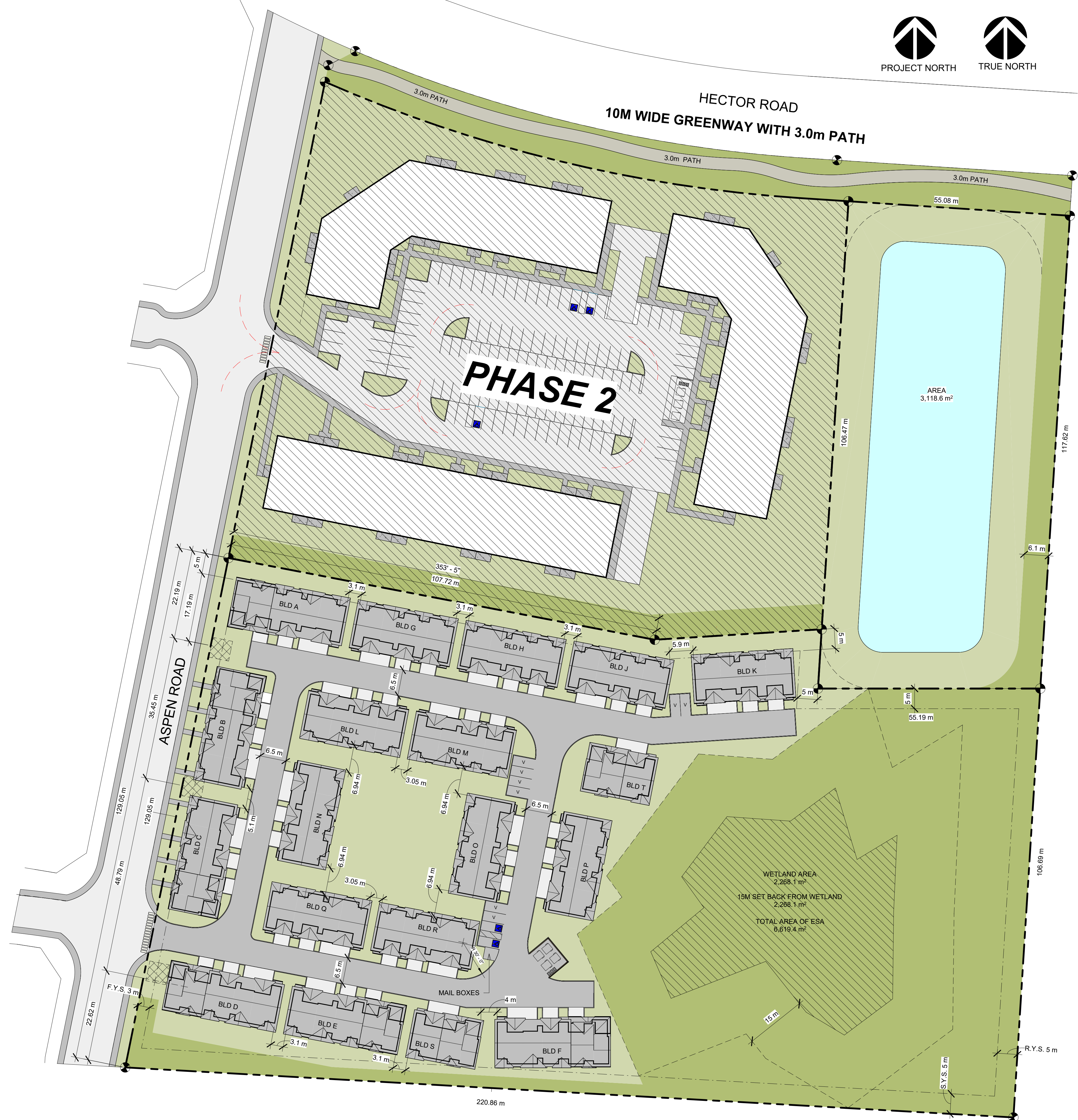


SITE INFORMATION			
PROJECT DESCRIPTION	19-MULTIFAMILY RESIDENTIAL TOWNHOUSE (3 STOREY)		
TOTAL UNITS	72 UNITS		
CIVIC ADDRESS	2123 HECTOR ROAD		
MUNICIPALITY	CITY OF COMOX		
ZONING	RM 7.1		
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685		
PROPOSED LOT AREA PHASE 1	24,581.22 m ²	6.07 ACRES	2.45 HECTARES
ESA AREA (WET LAND + 15M SETBACK)	6,619.29 m ²		
NET LOT AREA	17,961.93 m ²	4.43 ACRES	1.79 HECTARES
DENSITY	16.25 DU/ACRE / 40.22 DU / HECTARES		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	3 STOREY		3 STOREY	
MIN. FRONT YARD S.B.	3.0	m	3.0	m
MIN. REAR YARD S.B.	5.0	m	5.0	m
MIN. SIDE YARD S.B.	5.0	m	5.0	m
MIN. LOT AREA	No minimum	m ²	-	m ²
MIN. LOT WIDTH	No minimum	m	-	m
FLOOR AREA RATIO	MAX -		-	
SITE COVERAGE	MAX 75%		18.4%	

BUILDING INFORMATION					
BUILDING	STORIES	UNIT #	OTHER	FOOTPRINT	GROSS BLDG AREA
A	2/3	4	-	124.55 m ²	565.75 m ²
B	2/3	4	-	124.55 m ²	565.75 m ²
C	2/3	4	-	124.55 m ²	565.75 m ²
D	2/3	4	-	124.55 m ²	565.75 m ²
E	2/3	4	-	124.55 m ²	565.75 m ²
F	2/3	4	-	124.55 m ²	565.75 m ²
G	3	4	-	206.09 m ²	686.00 m ²
H	3	4	-	206.09 m ²	686.00 m ²
J	3	4	-	206.09 m ²	686.00 m ²
K	3	4	-	206.09 m ²	686.00 m ²
L	3	4	-	206.09 m ²	686.00 m ²
M	3	4	-	206.09 m ²	686.00 m ²
N	3	4	-	206.09 m ²	686.00 m ²
O	3	4	-	206.09 m ²	686.00 m ²
P	3	4	-	206.09 m ²	686.00 m ²
Q	3	4	-	206.09 m ²	686.00 m ²
R	3	4	-	206.09 m ²	686.00 m ²
S	2/3	2	-	150.13 m ²	366.83 m ²
T	2/3	2	-	150.13 m ²	366.83 m ²
TOTAL				3,314.55 m ²	11,674.10 m ²



PROJECT STATUS:
ISSUED FOR REVIEW

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR REVIEW	08/12/2024
B	ISSUED FOR REVIEW	08/15/2024
C	ISSUED FOR REVIEW	09/09/2024
D	ISSUED FOR REVIEW	09/10/2024
E	ISSUED FOR REVIEW	09/12/2024
F	ISSUED FOR REVIEW	09/13/2024

SEAL: ABELARCHITECTURE
THOMAS C. ABEL, ARCHITECT MAA, T. 604-662-6618

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
GLACIER REACH TOWNHOMES

PROJECT NUMBER:
-

ADDRESS:
2123 HECTOR ROAD

DRAWING TITLE:
SITE PLAN - DESIGN CONCEPT PHASE 1

DRAWN BY: PD
CHECKED BY: -
DATE: 09/13/2024
SCALE: As indicated

DRAWING #: DC1.01
REV #: E