

LEGAL DESCRIPTION
 LOT 63, BLOCK B, D.L. 4297, PLAN BCP 14163



CIVIC ADDRESS
 5520 McCOURT ROAD

RECONCILIATION

ZONE: R4
 SITE AREA:

GROSS SITE AREA	=	3.00 _{ac} (1.125 _{HA})
DENSITY: MAXIMUM	=	48 _{Du}
DENSITY: ACTUAL	=	46 _{Du}

LOT COVERAGE:

ALLOWABLE TOTAL	=	75%
ACTUAL BUILDINGS	=	34.4%
PARKING & DRIVEWAYS	=	17.4% (EXCL. UNDERGROUND)
ACTUAL TOTAL	=	51.8% (EXCL. UNDERGROUND)

GREEN SPACE = 5,912.87_{sq.M} (63,645.6_{sq.FT})

SETBACK - TOWNHOUSES:

FRONT LOT LINE	=	7.5M
REAR LOT LINE	=	7.5M
INTERIOR SIDE LOT LINE	=	3.0M
EXTERIOR SIDE LOT LINE	=	3.0M

SETBACK - MULTI-FAMILY UNITS (MFU):

FRONT LOT LINE	=	7.5M
REAR LOT LINE	=	7.5M
INTERIOR SIDE LOT LINE	=	6.0M
EXTERIOR SIDE LOT LINE	=	6.0M

BUILDING HEIGHT:

MAXIMUM ALLOWABLE	=	10.5M
PROPOSED	=	9.2M

PARKING:

REQUIRED TOWNHOUSES (8x2)	=	16 SPACES (EXISTING)
REQUIRED MFUS (38x1.5)	=	57 SPACES
TOTAL	=	73 SPACES

PROVIDED

EXISTING	=	16 SPACES
ON SITE	=	20 SPACES
COVERED (UNDERGROUND)	=	40 SPACES
TOTAL	=	76 SPACES

DRAWING ISSUES

1st February 2010

CONSULTANT

PROJECT

Terraces at Seaview
 Sechelt, BC.

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SEAL



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SHEET TITLE

SITE PLAN

Job No.	1957
CAD Name	
Drawn By	SH
Checked By	PMR

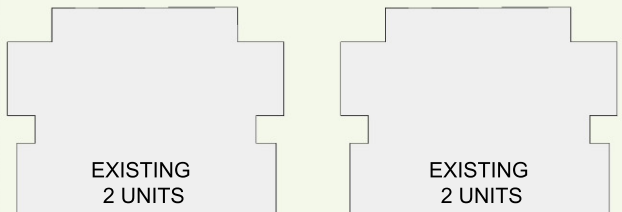
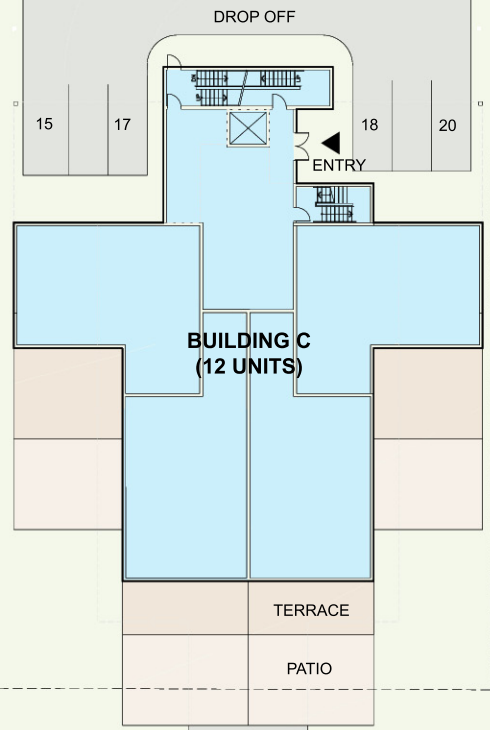
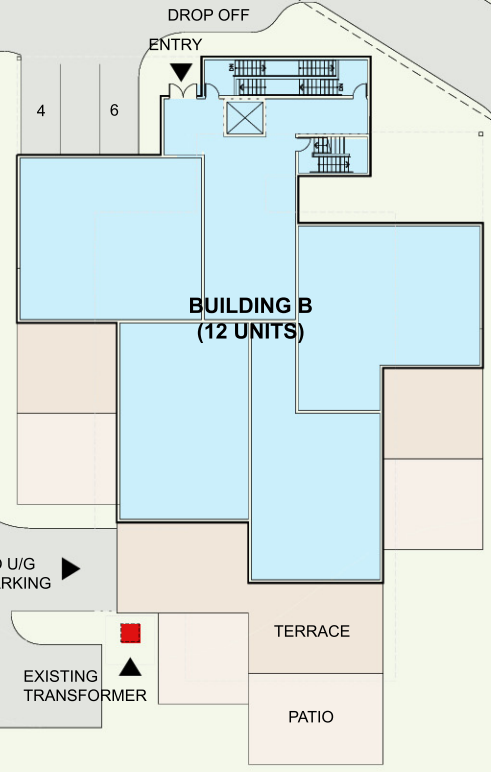
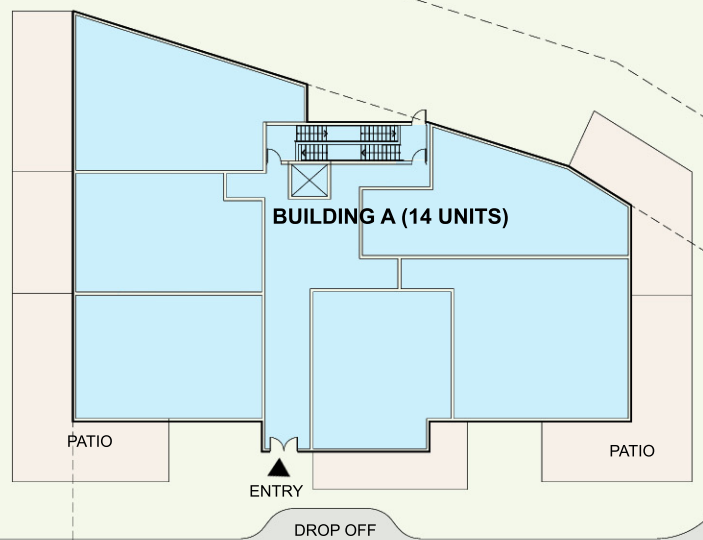
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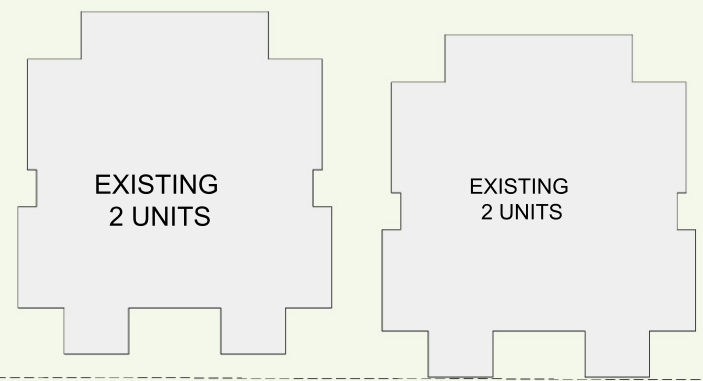
McCOURT RD.

JASPER RD.

SCALE 1:500



PHASE 1
 EXISTING 8 UNITS -
 TOWNHOUSES WITH 16 PARKING
 STALLS INCLUDED



PROPERTY LINE
 SETBACK LINE

PROPERTY LINE
 SETBACK LINE

PROPERTY LINE
 SETBACK LINE

PROPERTY LINE

SETBACK LINE

PROPERTY LINE

TO U/G
 PARKING

TO U/G
 PARKING

EXISTING
 TRANSFORMER

PATIO

ENTRY

DROP OFF

PATIO

ENTRY

DROP OFF

EXISTING
 TRANSFORMER

TERRACE

PATIO

DROP OFF

ENTRY

TERRACE

PATIO

TO U/G
 PARKING