

LEGAL DESCRIPTION

LOT 379

CIVIC ADDRESS

LOT 379 - HUME LANE, GIBSONS, B.C.

SITE RECONCILIATION

SITE AREA: 0.452 ha OR 4,520.269 sqm. OR 48,655.768 sqft.

ZONING: RCL

DENSITY CALCULATIONS:

45 UNITS PER HECTARE
 45 X 0.452 = 20.34
 MAX DENSITY = 20 UNITS
 PROPOSED DENSITY = 18 UNITS

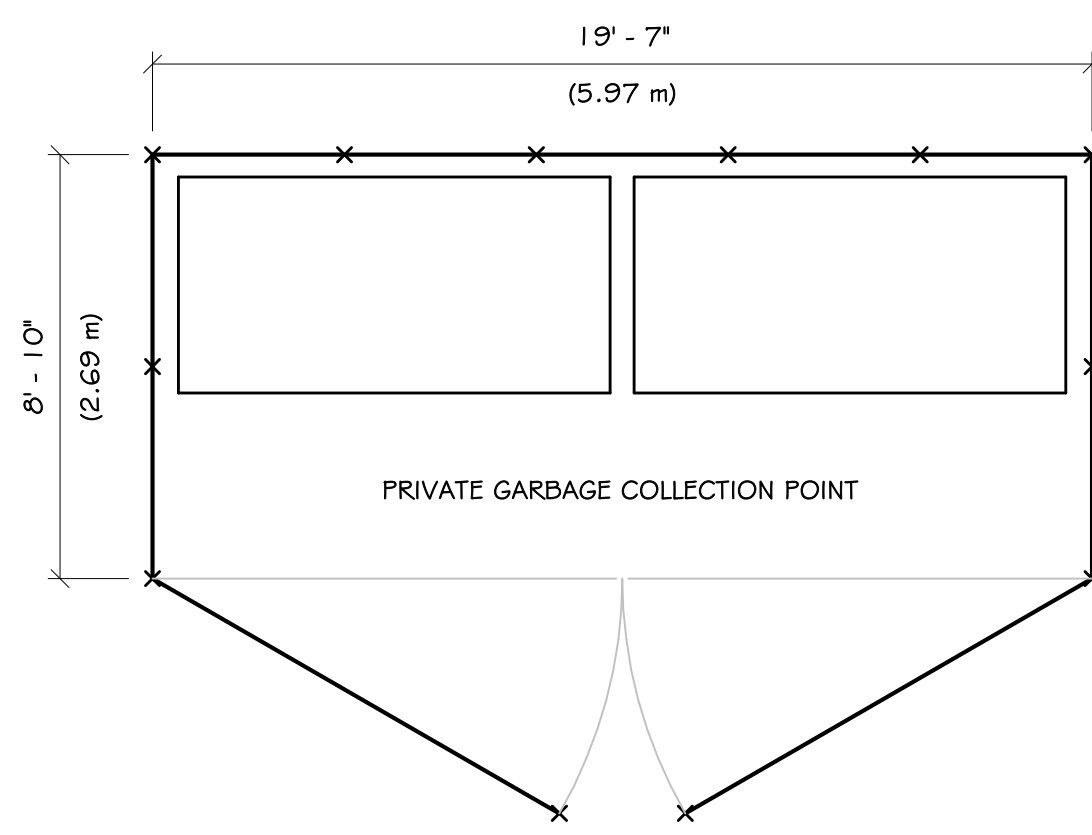
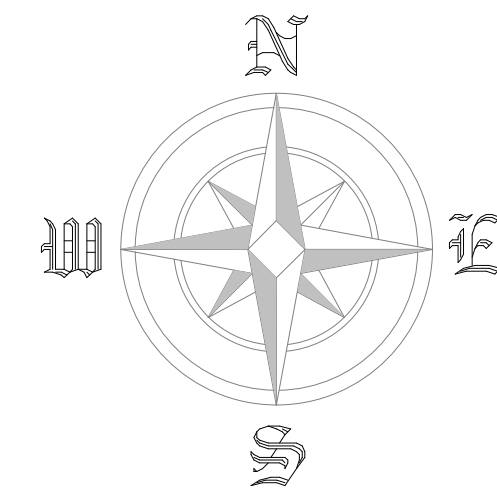
PARKING CALCULATIONS

REQUIRES:
 TOWNHOUSE DEVELOPMENT REQUIRES 1 STALLS PER UNIT
 18 UNITS X 1 = 18 STALLS
 PROVIDED:
 2 STALLS PER DWELLING UNIT = 36 STALLS
 18 STALLS X 2 STALLS PER = 36 STALLS
 1 STALL IN GARAGE
 1 STALL IN DRIVEWAY

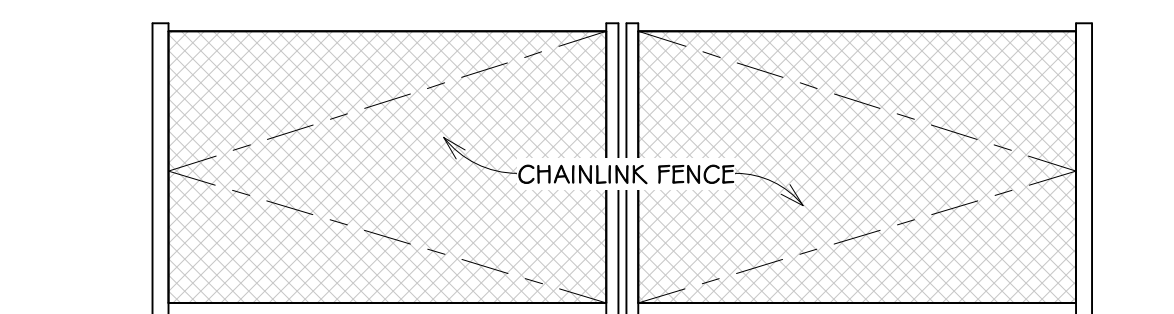
VISITOR PARKING STALLS REQUIRED = 15% OF REQUIRED STALLS
 VISITOR PARKING STALLS PROVIDED = 6 STALLS

COMMON AMENITY SPACE:
 PROVIDED: 255 sqm. OR 2,745 sqft.

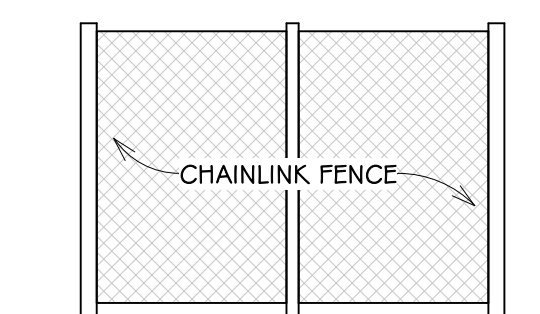
BUILDING IS SPRINKLERED



PLAN VIEW



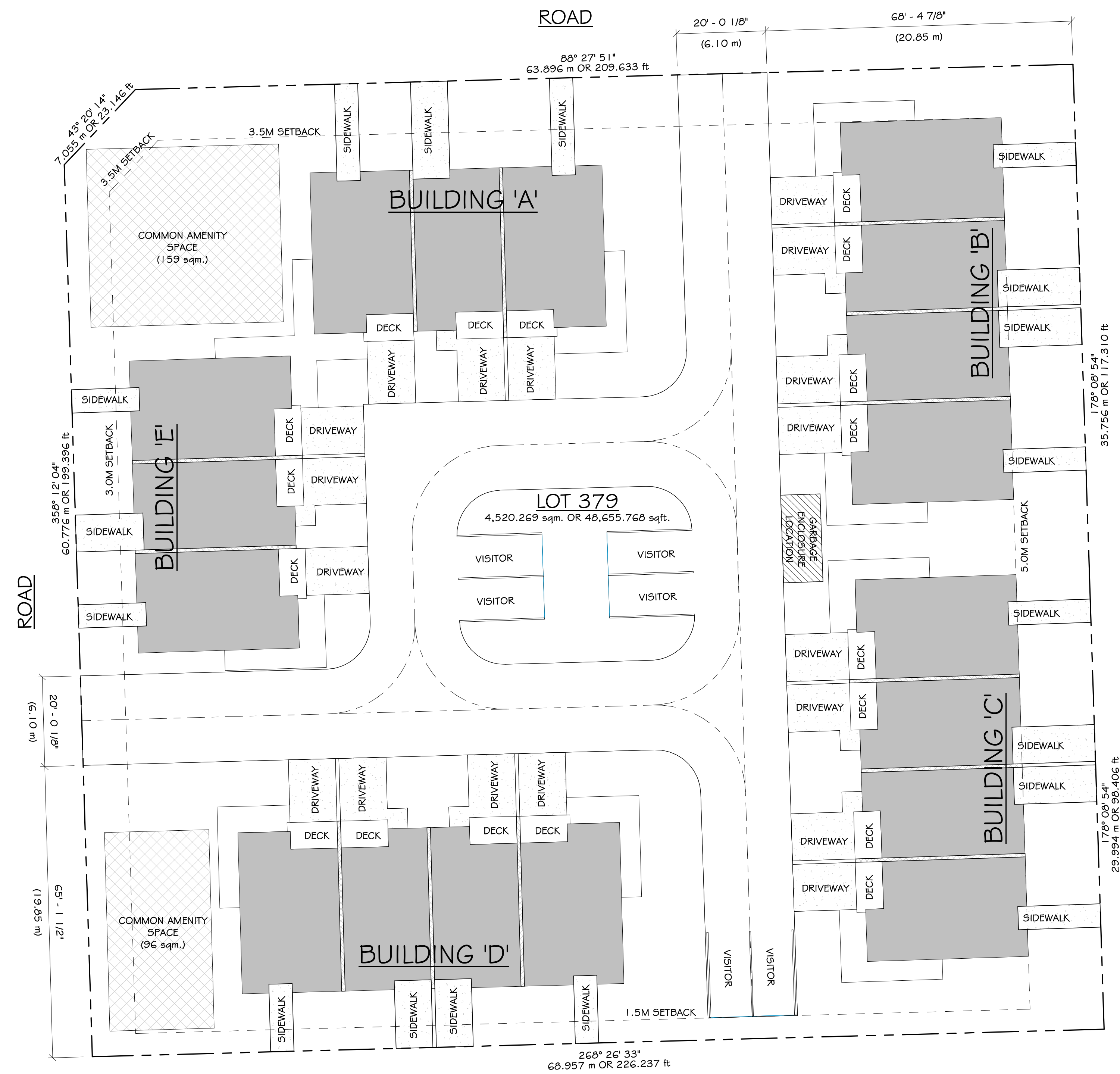
FRONT VIEW



SIDE VIEW

GARBAGE ENCLOSURE

SCALE: 1/4" = 1'-0"



NOTE:
 ALL STRUCTURE TO BE SPECIFIED
 BY STRUCTURAL ENGINEER

NOTE:
 ALL RETAINING TO BE SPECIFIED
 BY GEOTECHNICAL ENGINEER

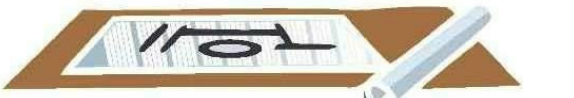
NOTE:
 TRUSS DESIGN TO BE REVIEWED
 BY JCR DESIGN

NOTE:
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 FOR ANY OMISSIONS OR ERRORS

NOTE:
 ALL CONSULTANT DRAWINGS
 TO BE REVIEWED BY JCR DESIGN
 PRIOR TO START OF CONSTRUCTION

NOTE:
 ALL CHANGES & REVISIONS
 TO ARCHITECTURAL & STRUCTURAL COMPONENTS
 MUST BE REVIEWED BY JCR DESIGN.

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NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	02-03-2020
2	ISSUED FOR REVIEW	14-01-2021
3	ISSUED FOR REVIEW	28-04-2021
4	ISSUED FOR REVIEW	17-07-2021

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PROJECT NAME AND ADDRESS:

TOWNHOUSE COMPLEX

LOT 379 HUME LANE
 GIBSONS, B.C.

DRAWING TITLE:

SITE PLAN & NOTES

DRAWN:	A.H.	SHEET:
PROJECT #:	19437	
CHECKED:	J.C.R.	
DATE:	17 JULY, 2021	
SCALE:	1/8" = 1'-0"	

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