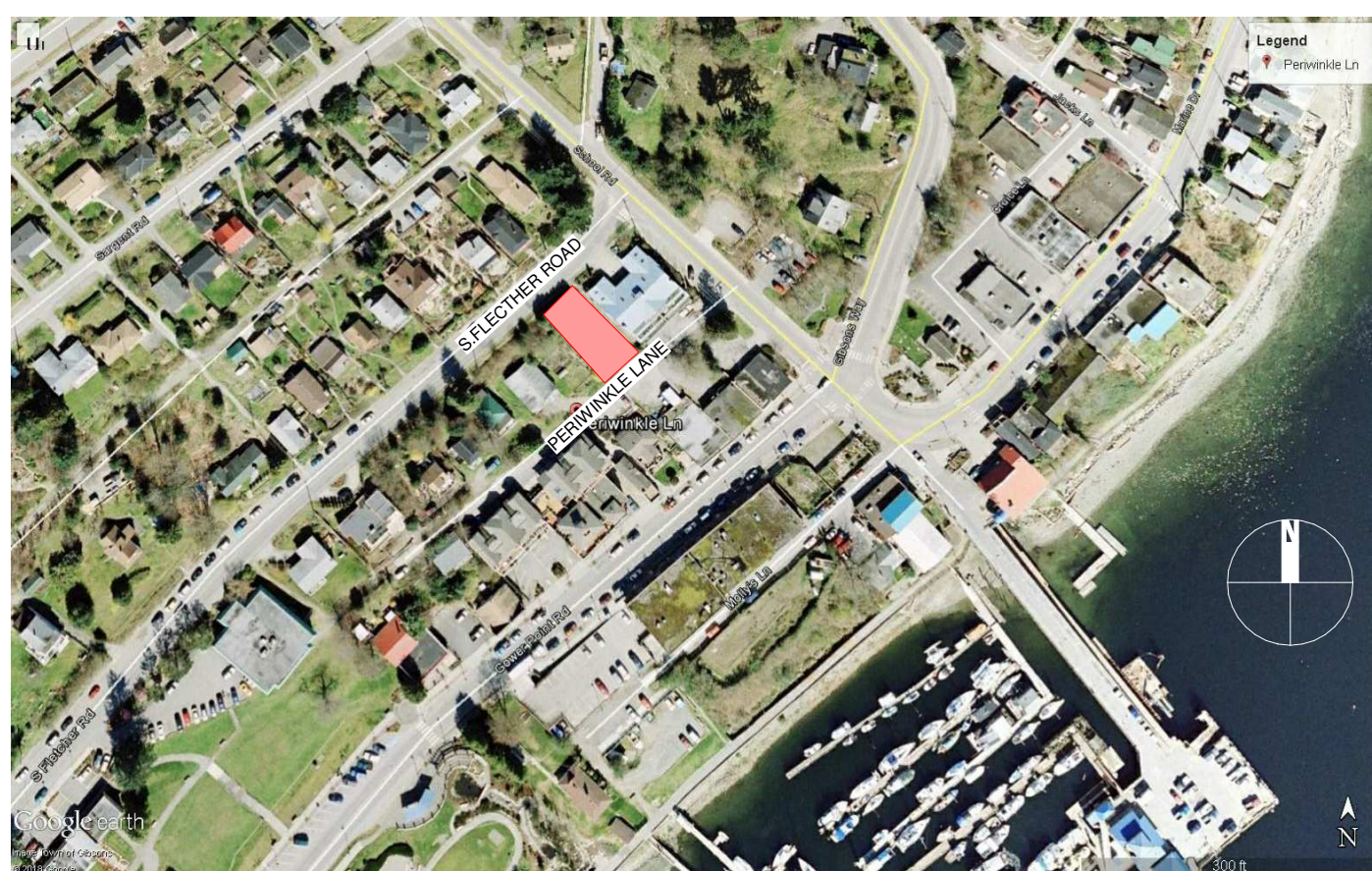


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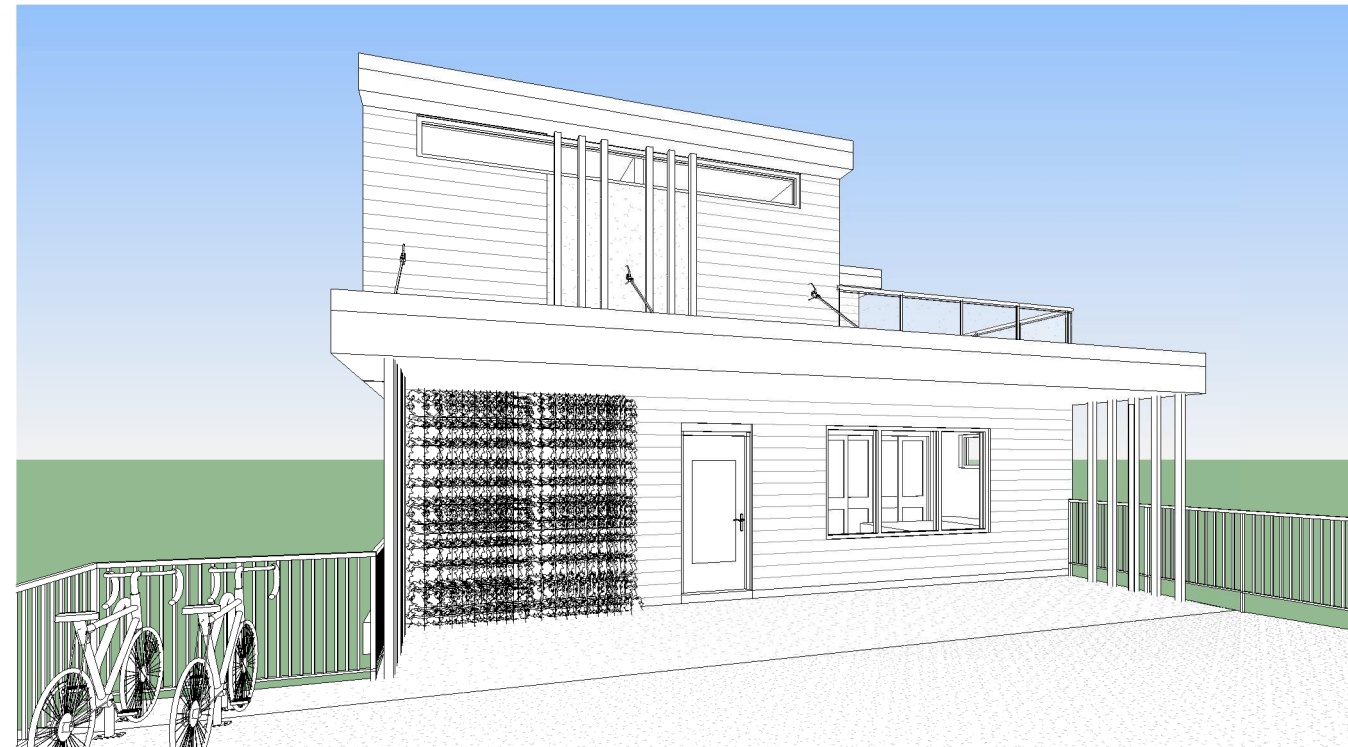
1 CONTEXT PLAN
N.T.S.



3 3D VIEW - SOUTHEAST



2 SOUTHWEST VIEW



4 NORTH EAST VIEW

PROJECT SUMMARY

PROPERTY DESCRIPTION :

CIVIC ADDRESS : 270 PERIWINKLE LANE, GIBSONS, BC
LEGAL DESCRIPTION : LOT 20, BLOCK C, DISTRICT LOT 686, PLAN 6125
CURRENT ZONING : RM-6 (DPA 4, DPA 9)
EXISTING LOT IS VACANT
PROPOSAL : 4 -UNIT MULTIFAMILY RESIDENTIAL

LOT DIMENSION :

LOT WIDTH 1 : SOUTH FLETCHER ROAD	46.85'	14.28 m
LOT WIDTH 2 : PERIWINKLE LANE	46.75'	14.25 m
LOT DEPTH 1 :	112.09'	34.17 m
LOT DEPTH 2 :	113.95'	34.73 m
LOT SIZE :	5277.00 SF	490.25 m ²

FLOOR AREA CALCULATION (BASED ON DCC BYLAW) :

L1 (100)	1437.31 SF	133.57 m ²
L2 (200)	1391.52 SF	129.27 m ²
L3 (300)	1525.51 SF	141.72 m ²
L4-L5 (400)	1725.99 SF	160.35 m ²
PROPOSED GROSS FLOOR AREA	6080.73 SF	564.91 m²

PLEASE REFER TO SHEET A5.03 FOR DETAILED SCHEDULE AND AREA PLANS.

SITE COVERAGE :

BUILDING (EXTERIOR WALLS)	2262.08 SF	210.15 m ²
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PROPOSED IMPERMEABLE BUILDING AREA	2594.1 SF	241 m ²	49.18 %
PROPOSED IMPERMEABLE LANDSCAPE AREA	1980.56 SF	184 m ²	37.55 %
PROPOSED PERMEABLE LANDSCAPE AREA	699.65 SF	65 m ²	13.26 %

HEIGHT CALCULATION :

	ALLOWABLE MAX.BLDG. HEIGHT	PROPOSED BLDG HEIGHT
PERIWINKLE LANE	6.50 m	6.50 m
S.FLETCHER ROAD	6.00 m	6.00 m

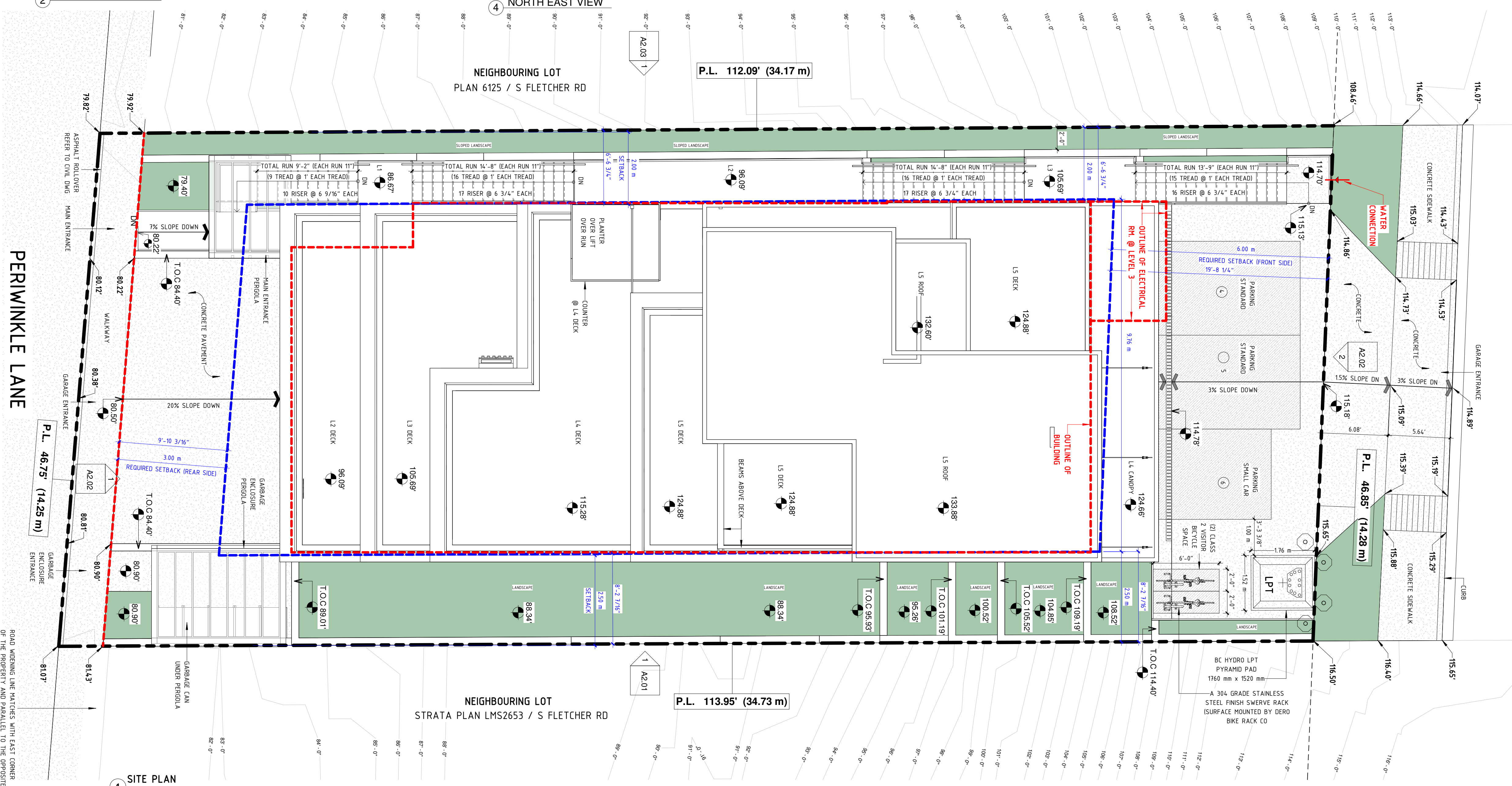
NOTE: REFER TO SECTION 4 ON SHEET A3.01 FOR HEIGHT CALCULATION

BUILDING SETBACKS:

	PROPOSED	PROPOSED
FRONT LOT LINE SETBACK (SOUTH FLETCHER ROAD)	19'-8 1/4"	6.00 m
REAR LOT LINE SETBACK (PERIWINKLE LANE)	9'-10 3/16"	3.00 m
SIDE SETBACK (NORTH EAST SIDE)	8'-2 7/16"	2.50 m
SIDE SETBACK (SOUTH WEST SIDE)	6'-6 3/4"	2.00 m

PARKING :

	REQUIRED	PROPOSED
CAR PARKING	6	6
BICYCLE PARKING	7	9
CLASS 2 VISITOR BICYCLE SPACE	1	2



SOUTH FLETCHER ROAD

PERIWINKLE LANE

No.	SHEET NAME
A0.00	COVER SHEET
A1.01	FLOOR PLANS L0-L1
A1.02	FLOOR PLAN L2-L3
A1.03	FLOOR PLAN L4-L5
A1.04	ROOF PLAN
A2.01	EAST ELEVATION
A2.02	SOUTH NORTH ELEVATION
A2.03	WEST ELEVATION
A2.04	EAST ELEVATION -LDC
A2.05	WEST ELEVATION-LDC
A3.01	SECTION
A3.02	SECTION
A3.03	SECTION
A3.04	STAIRS SECTION
A3.05	SECTION
A4.02	WALL & FLOOR ASSEMBLIES
A4.08	WEST ELEVATION RETAINING WALL AND WALKWAY DETAILS
A4.09	EAST ELEVATION RETAINING WALL DETAILS + EXTERIOR WALKWAY DETAILS
A4.10	WEST ELEVATION WALKWAY DETAILS + INTERIOR FOUNDATION WALL DETAIL
A4.11	DECK DETAILS
A4.12	DECK DETAIL - EAST SIDE FOUNDATION WALL
A4.13	RETAINING WALL - L4 CANOPY + COLUMNS + PLANTER OVER LIFT + L5 TRELIS DETAILS
A4.14	ELEVATOR SHAFT + GARAGE ENTRANCE DETAILS
A4.15	STAIRS CALL OUT
A4.16	STAIRS CALL OUT
A4.17	GARAGE ENCLOSURE & STAIR ENTRANCE TRELIS DETAILS + L4 ENTRANCE CANOPY DETAIL + LIFT MACHINE RM. CALLOUT
A5.01	WINDOW SCHEDULE
A5.02	DOOR SCHEDULE
A5.03	AREA PLANS BASED ON DCC BYLAW
ASK9_02	LEVEL 5 LAYOUT
ASK9_03	ROOF PLAN
ASK9_04	ROOF PLAN
ASK9_05	Unnamed

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GIBSONS' MULTI-FAMILY	
524, S FLETCHER ROAD, GIBSONS, BC	
COVER SHEET	
PROJECT NUMBER	1804
DATE	2022-06-03
DRAWN BY	NK
CHECKED BY	RB
A0.00	
SCALE	As indicated

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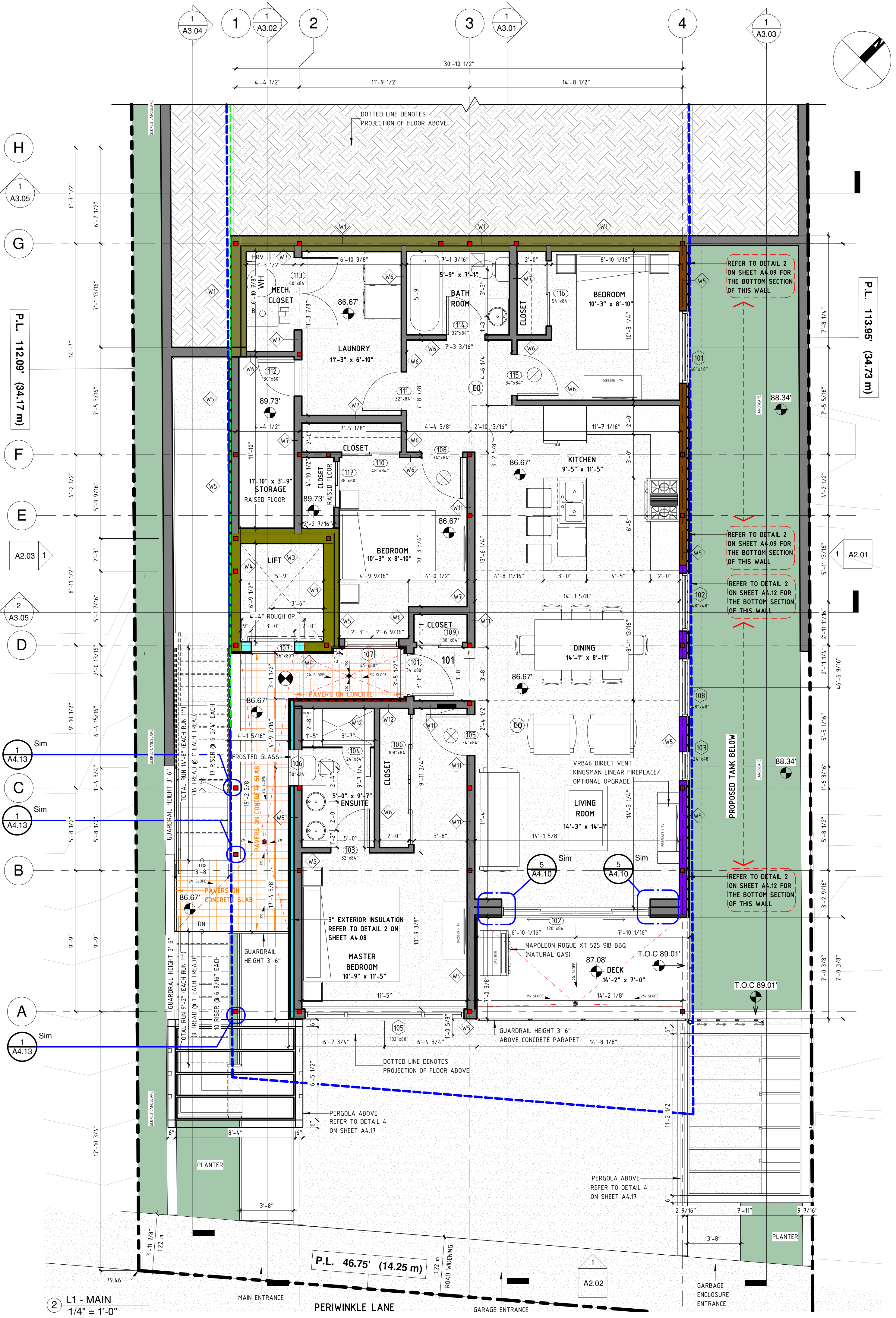
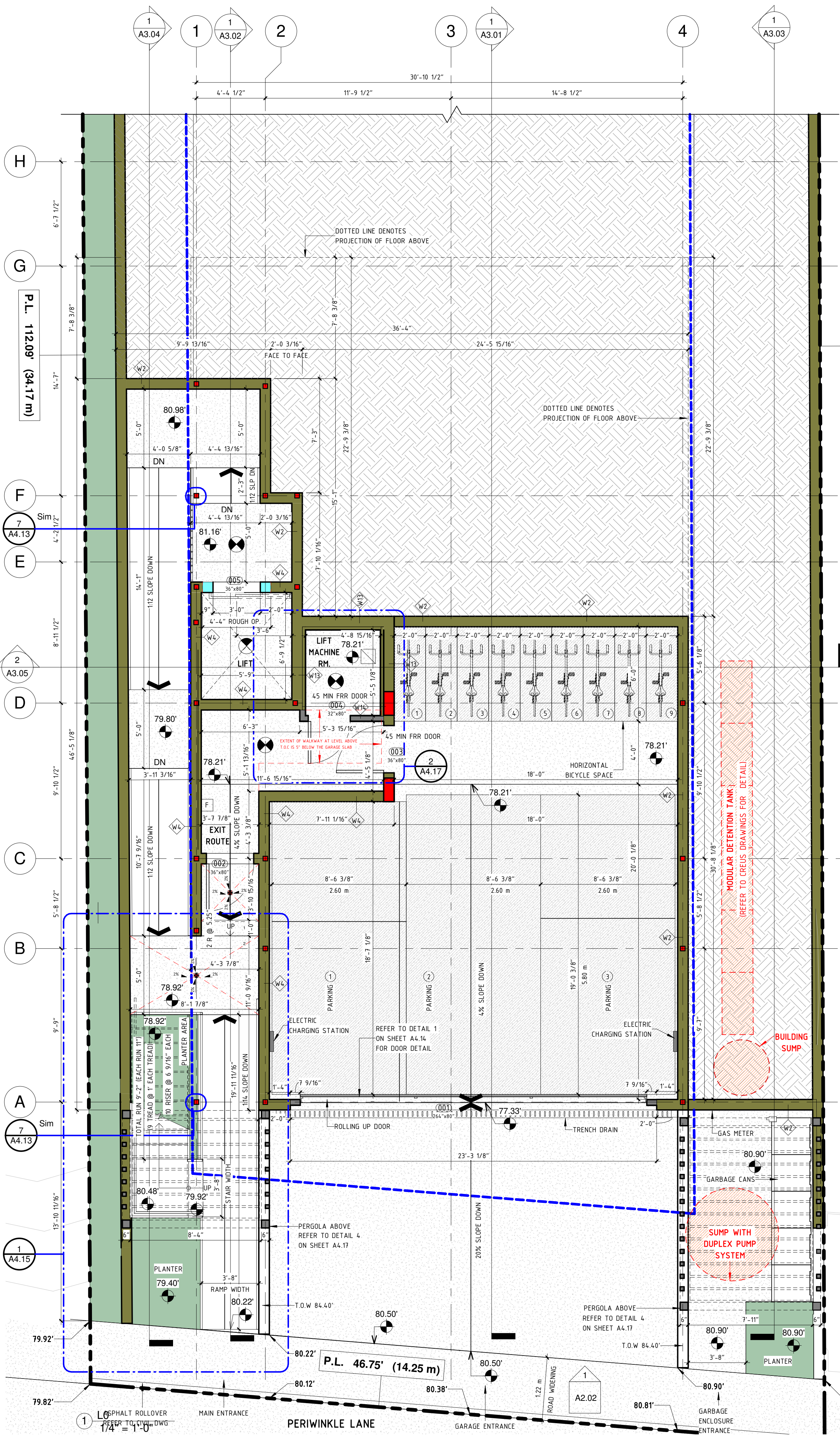
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(H)	HEAT DETECTOR
(P)	FIRE ALARM MANUAL PULL STATION
(A)	SMOKE ALARM
(C)	COMBO CO DETECTOR/SMOKE ALARM
(E)	ELECTRICAL PANEL
(F)	CEILING EXHAUST FAN

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GIBSONS' MULTI-FAMILY
524, S FLETCHER ROAD, GIBSONS, BC
FLOOR PLANS L0 L1

PROJECT NUMBER: 1804
DATE: 2022-06-03
DRAWN BY: NK
CHECKED BY: RB
A1.01
SCALE: As indicated



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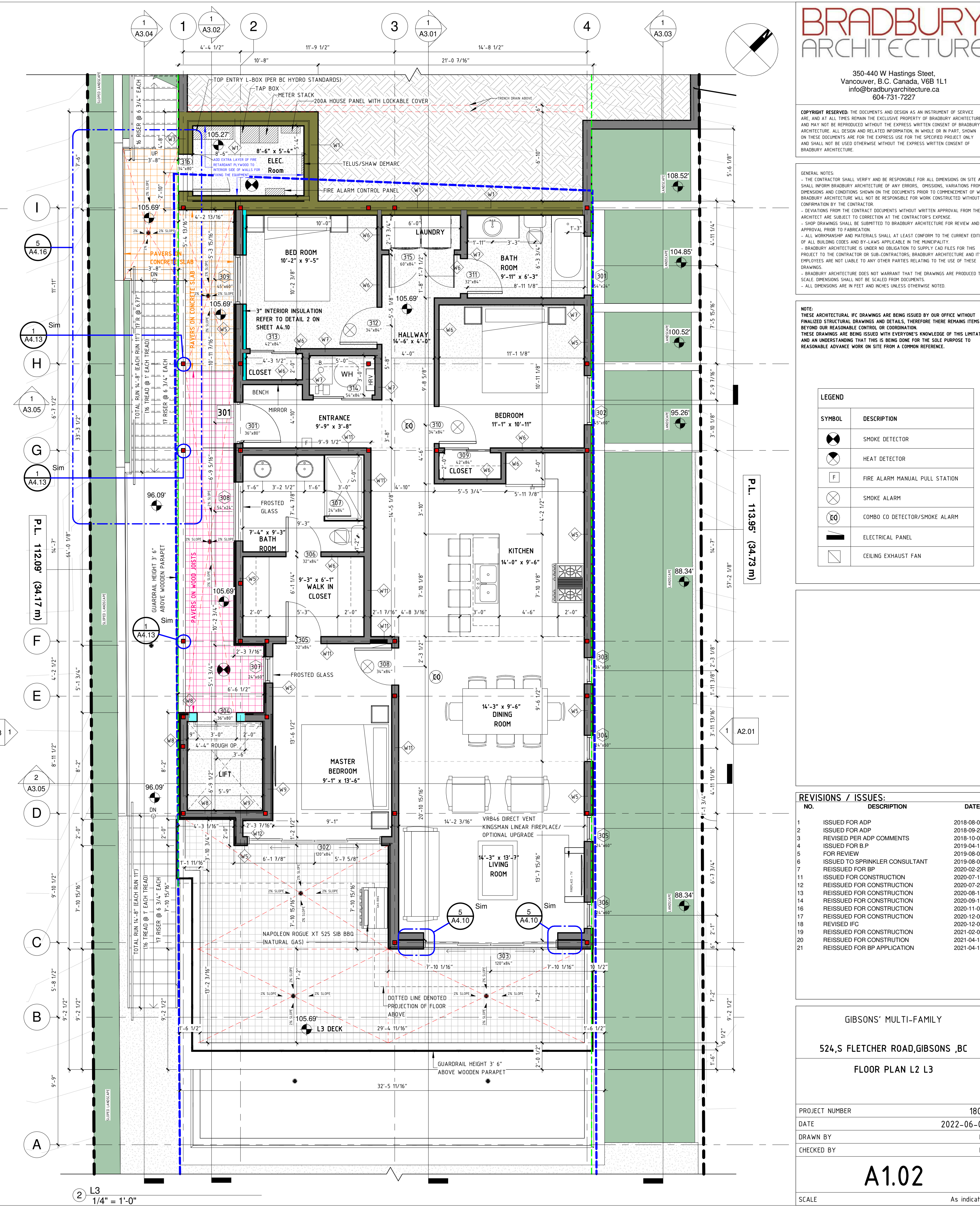
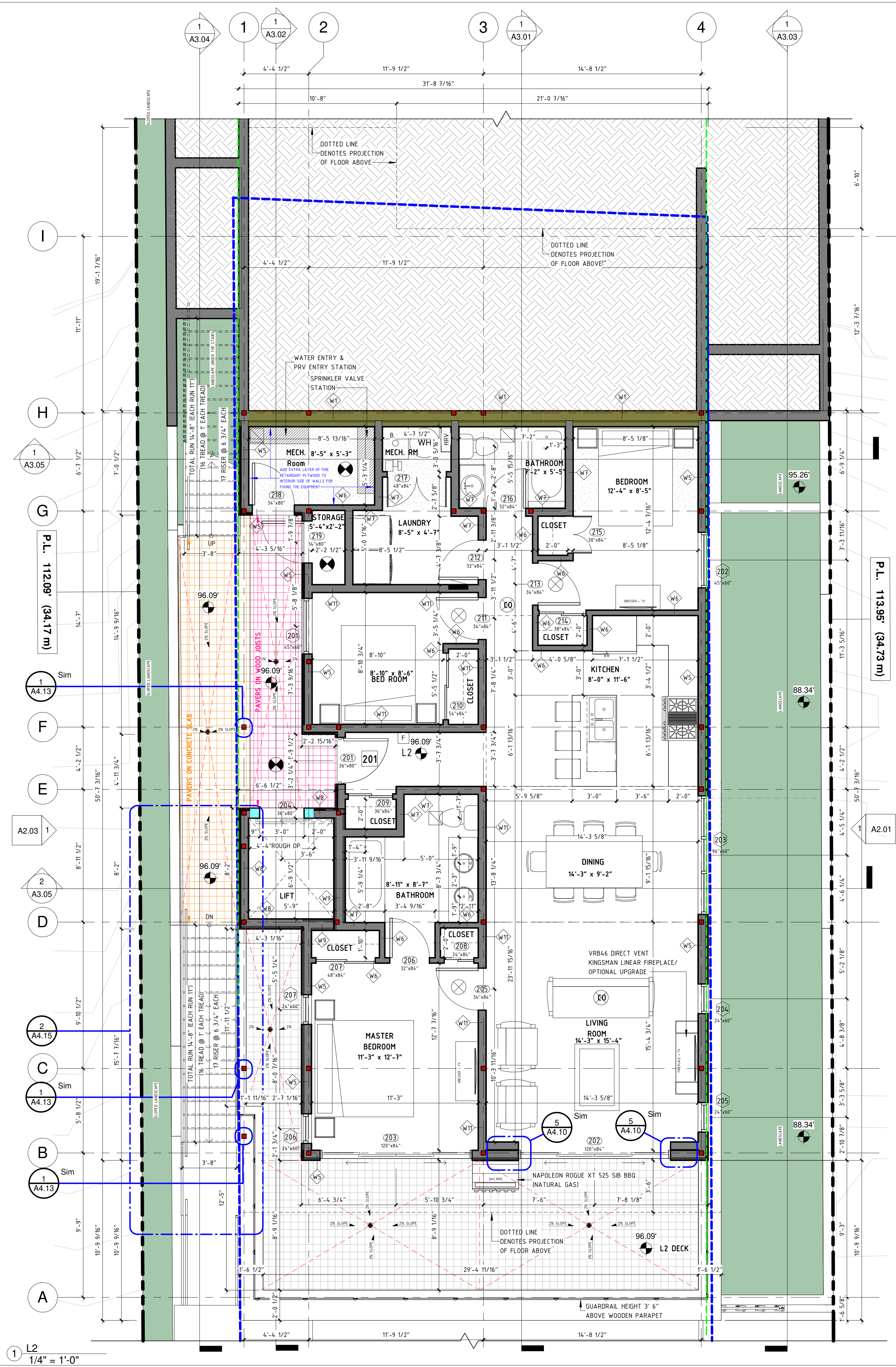
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GIBSONS' MULTI-FAMILY	
524, S FLETCHER ROAD, GIBSONS, BC	
FLOOR PLAN L2 L3	
PROJECT NUMBER	1804
DATE	2022-06-03
DRAWN BY	NK
CHECKED BY	RB
A1.02	
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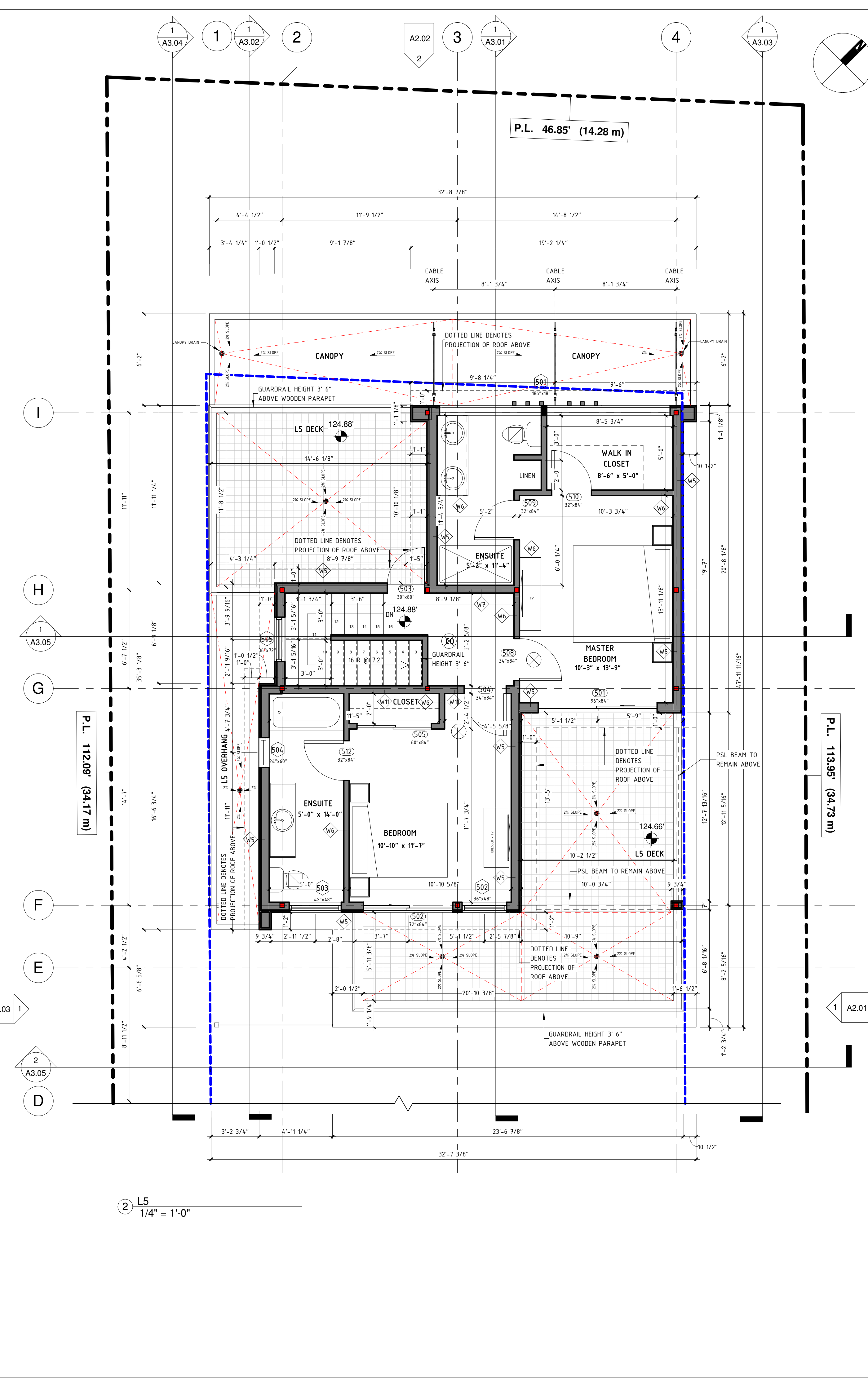
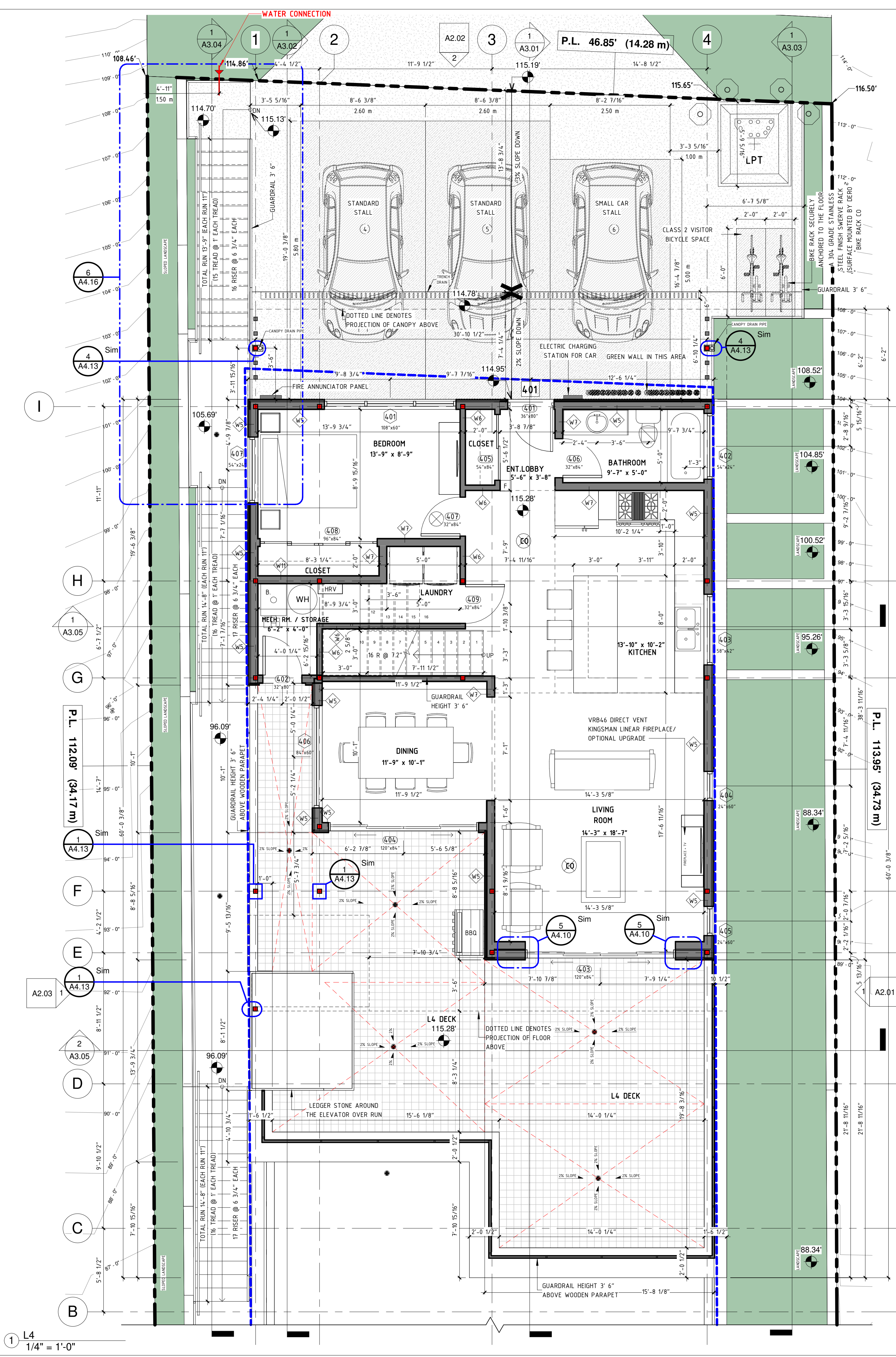
GIBSONS' MULTI-FAMILY
524, S FLETCHER ROAD, GIBSONS, BC

FLOOR PLAN L4, L5

PROJECT NUMBER	1804
DATE	2022-06-03
DRAWN BY	NK
CHECKED BY	RB

A1.03

SCALE: As indicated



1/4" = 1'-0"

1/4" = 1'-0"

PLOT DATE: 6/7/2022 2:05:41 PM

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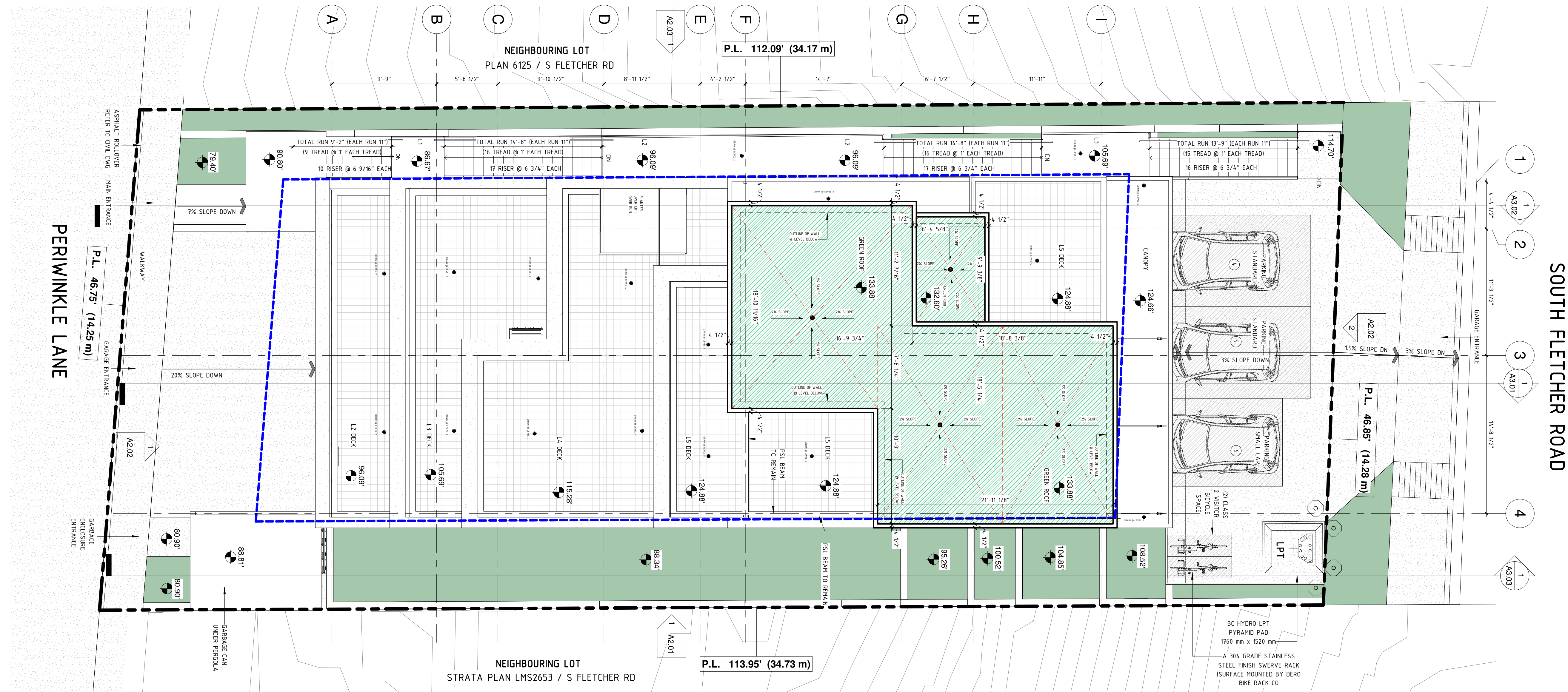
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GIBSONS' MULTI-FAMILY
524, S FLETCHER ROAD, GIBSONS, BC
ROOF PLAN

PROJECT NUMBER 1804
DATE 2022-06-03
DRAWN BY NK
CHECKED BY RB

A1.04

SCALE As indicated



1 ROOF PLAN
3/16"=1'-0"