SITE STATS:

CIVIC ADDRESS: 560 JUBILEE STREET

LEGAL DESCRIPTION: P.I.D. 026-986-167 STRATA LOT 1, SECTION 18, RANGE 7, QUAMICHAN DIST. STRATA PLAN V15 6219, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

ZONING:MEDIUM DENSITY (3 STOREY) RESIDENTIAL (RM-3)

LOT SIZE: 7800 SQ. FT.

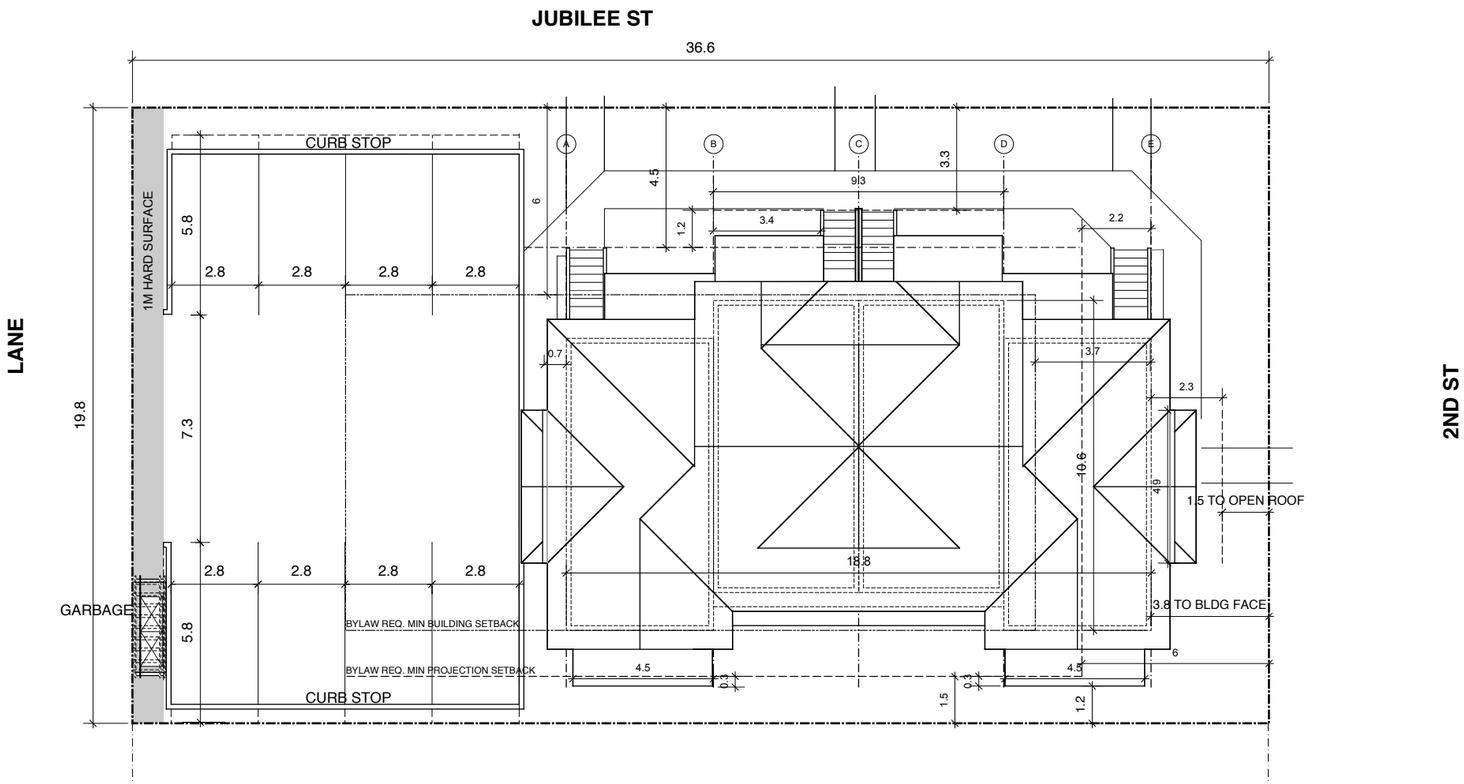
MAX DENSITY: (100)
ALLOWED: 7 UNITS
PROPOSED: 6 UNITS

BUILDING HEIGHT:
MAX ALLOWED FOR PRINCIPAL BUILDING: 12M (39.37 FT)
PROPOSED: 11.8M (38.75 FT)

LOT COVERAGE:
ALLOWED LOT COVERAGE @ 40% = 3120 SQ. FT.
PROPOSED LOT COVERAGE @ 30%= 2386 SQ. FT.

AMENITY AREA:
REQUIRED 5% OF LOT AREA: 390 SQ.FT
PROPOSED 15% OF LOT AREA: +1200 SQ.FT

SETBACKS:
1)FRONT (SECOND STREET) BUILDINF 7.5M
- VARIANCE TO 3.8M TO BUILDING FACE
2)FRONT (SECOND STREET) PROJECTIONS 6.0M
-VARIANCE TO 1.5M TO OPEN ROOF
3)EXTERIOR SIDE (JUBILEE STREET) PROJECTIONS 4.5M
-VARIANCE TO 3.3M TO EPEN STAIRS AND EAVES/BALCONIES
4)INTERIOR SIDE PROJECTIONS 1.5M
-VARIANCE TO 1.2M TO OPEN ROOF



SITE PLAN
SCALE: 1/8"=1'-0"

project shown. Written consent is required from the architect before any reproduction. Contractor to verify all lines, levels, surveys, dimensions, specifications, location of building on site, and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building bylaws.

NO:	DATE:	REVISION:
		SEPT 26, 2007, ELEVATION REV.
		NOV 6, 2007, DVP
		JAN 29, 2008, DP
		FEB 8, 2008, REVISIONS

560 JUBILEE STREET
SUNCRAFT CONSTRUCTION

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DRAWING: SITE PLAN

DRAWN BY:	J.E, A.K.
DATE:	FEB 8, 2008
SCALE:	AS NOTED
PROJECT NO.:	2007-06
DRAWING NO.	A1