

SITE STATISTICS
310, 320, 336 HUNT RD.
COURTENAY, B.C.

LEGAL DESCRIPTION:
- LOT 1 SECTION 14, COMOX DISTRICT, PLAN V1960575
- LOT 2 SECTION 14, COMOX DISTRICT, PLAN V1960575
EXCEPT PLAN V1960548
- PARCEL IDENTIFIER: 023-018-216 + 023-018-224

ZONING:
- EXISTING - LIC (LAND USE CONTRACT)
- PROPOSED - CD (COMPREHENSIVE DEVELOPMENT) BASED ON C2

SITE AREA OVERALL: 10,824 SF (1,023.0 SQM)

SITE COVERAGE:
- ALLOWED: TBD
- PROPOSED: 14,256 / 10,824 = 13.1%

LANDSCAPE:
- AREA = 12,523 SF
- LANDSCAPE COVERAGE = 12,523 / 10,824 = 11.5%

TOTAL BLDG. AREA (FOOTPRINT): 14,241 SF (1,323.0 SQM)

- HOTEL: 13,854 SF (1,281.9M)
- GARAGE: 387 SF (35.7 SQM)

GROSS BLDG. AREA: 55,818 SF (5,185.1 SQM)

FAR: 0.71

SETBACKS:	ALLOWED	PROPOSED
SIDE YARD (HUNT RD)	0.0' (0.0M)	BLDG - 52.61' (16.04M) CANOPY OVERHANG - 18.30' (5.60M) CANOPY SUPPORT - 21.26' (6.48M)
FRONT YARD (TUNER DRIVE)	0.0' (0.0M)	16.05' (4.89M)
REAR YARD (RYAN RD)	0.0' (0.0M)	53.83' (16.41M)
SIDE YARD (INT.)	0.0' (0.0M)	44.07' (13.43M)
BUILDING HEIGHT:	0.0' (0.0M)	46.62' (14.21M)

PARKINGS REQUIRED:
1 PER 2 SUITES
43 / 2 = 46.5 OR 41 STALLS
TOTAL REQUIRED = 41
PROPOSED = 41 CARS
(3 HC, 85 STANDARD, 1 SMALL CAR)

SITE LEGEND

- PROPERTY LINE
- BUILDING SET BACK
- SITE FENCE
- SITE RETAINING WALL
- AREAS OF LANDSCAPING
- HARDSCAPE
- STAMPED CONCRETE PATH
- CONCRETE SIDE WALK

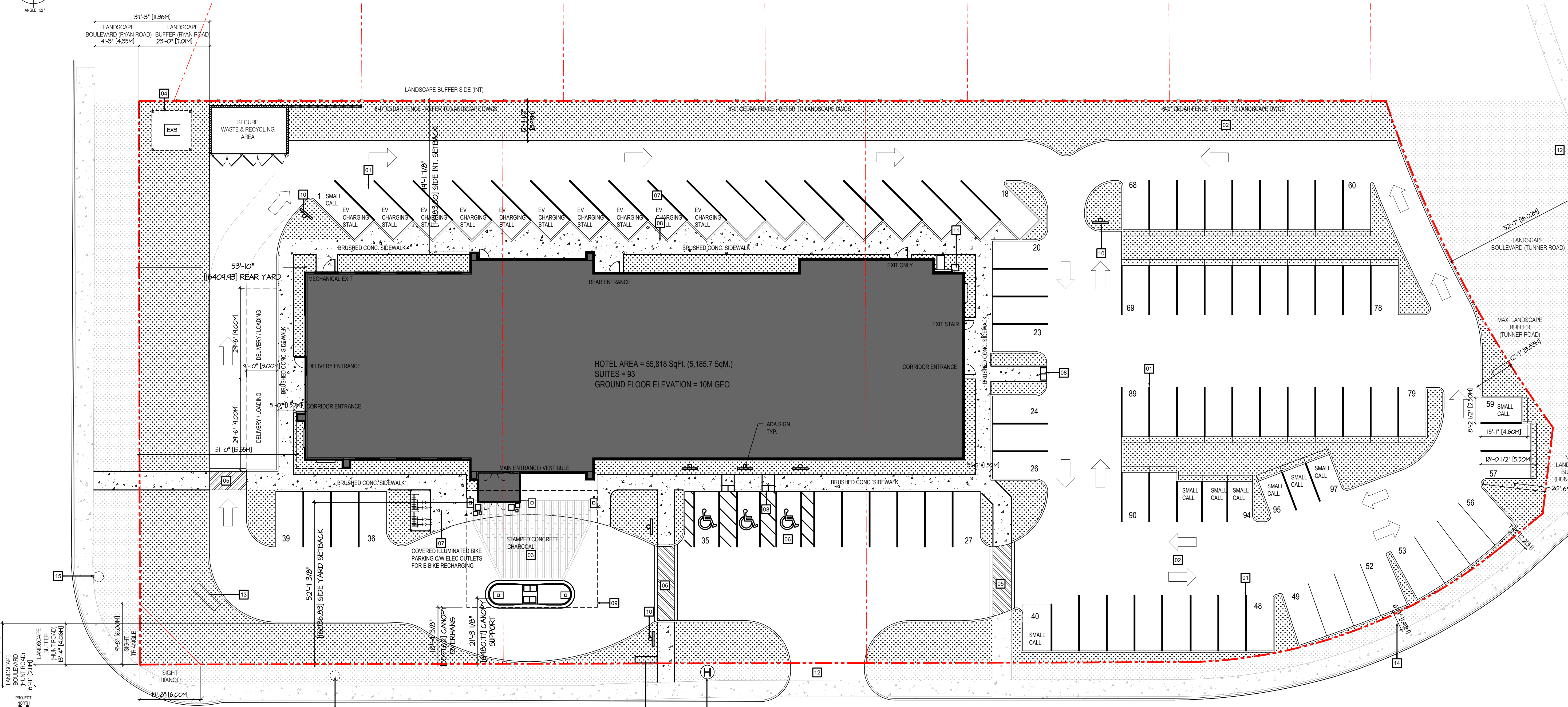
SITE KEY NOTES

- PARKING STALL PAINTED LINE PAINTED AS PER BYLAW 2500 DIV 7
- DIRECTIONAL ARROWS AS PER PARKING BYLAW 2500 DIV 7
- DROP OFF AREA WITH FEATURE PATTERN AND CURB CUT.
- ELECTRICAL TRANSFORMER TO BE COORDINATED WITH B.C. HYDRO.
- PEDESTRIAN PATHWAY CONNECTING TO PUBLIC SIDEWALK FINAL CONFIGURATION TO BE COORDINATED BY CIVIL WITH CITY ENGINEERING DEPARTMENT.
- ACCESSIBLE STALL WITH PAINT SYMBOL AS PER BYLAW 2500 DIV 7
- BIKE PARKING RACKS.
- CURB CUT WITH TACTILE WARNING STRIP AS PER BCBC 3.8.3.9
- DOTTED LINE DENOTES EXTENT OF CANOPY ABOVE SEE ELEVATIONS
- WAY FINDING SIGNAGE
- EXISTING FIRE HYDRANT.
- SITE ACCESS FINAL CONFIGURATION TO BE COORDINATED BY CIVIL WITH CITY ENGINEERING DEPARTMENT.
- PROPOSED LOCATION FOR MONUMENT AND INFORMATIONAL SIGNS, FINAL LOCATION, DESIGN AND PERMIT BY OTHER IN ACCORDANCE WITH BYLAW 2780
- 1.5M CLEARANCE TO BE MAINTAINED BETWEEN PARKING & SIDE WALK
- LOCATION OF EXISTING ELECTRICAL POLE TO BE REMOVED SERVICE TO BE ROUTED UNDERGROUND. FINAL SCOPE TO BE COORDINATED BETWEEN CIVIL ENG., B.C. HYDRO, & CITY ENGINEERING DEPARTMENT.

REV	DATE	DESCRIPTION
06	11/14/20	RE-ISSUED FOR REZONING
05	10/22/20	RE-ISSUED FOR REZONING / DP
04	07/22/20	RE-ISSUED FOR REZONING / DP
03	06/25/20	ISSUED FOR I1G REVIEW / APPROVAL
02	04/30/20	ISSUED FOR BP
01	01/03/20	ISSUED FOR REZONING / DP
REV	DATE	DESCRIPTION

CONSULTANT

01 SITE: PLAN FULL
SCALE: 1:500



02 SITE: ARCHITECTURAL/PARKING
SCALE: 1:200

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



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ARCHITECTURAL SEAL



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DRAWN BY: RS APPROVED: LSA

PROJECT: HOLIDAY INN EXPRESS
310, 320, & 360 HUNT RD.
COURTENAY, BRITISH COLUMBIA

DRAWING: PLAN: SITE & PARKING
PROJECT NUMBER: 19-068 DRAWING NUMBER: A100
SCALE: AS NOTED
DATE: AUG 23RD 2019 REVISION: NOV 14TH 2020

HOLIDAY INN EXPRESS 19-068