

3 SITE PLAN  
1:100



4 VIEW FROM 13th ST.  
NOT TO SCALE

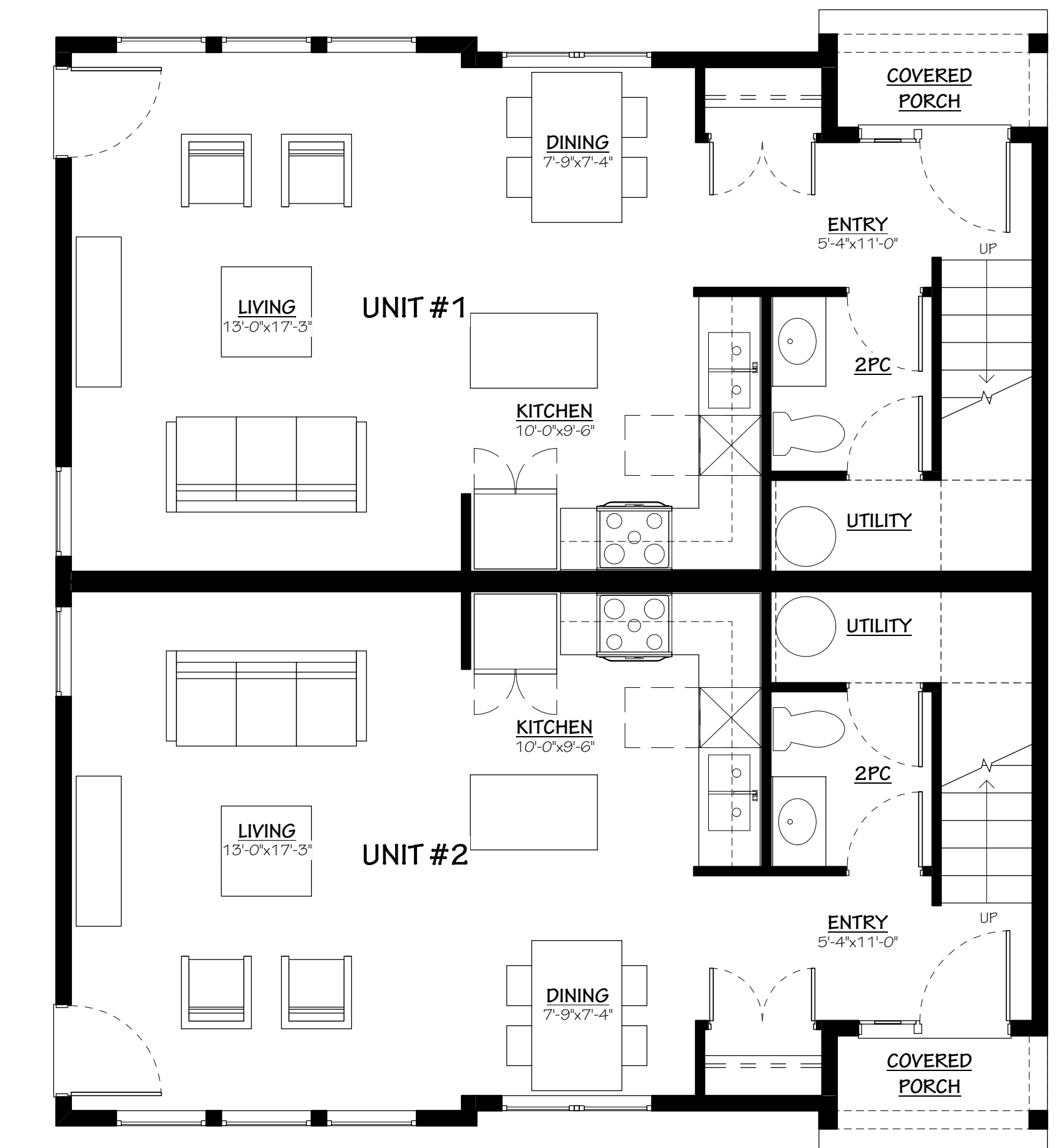


5 BIRDSEYE VIEW  
NOT TO SCALE

SITE & PLANNING SUMMARY				
CIVIC ADDRESS: 736 12th St.		ZONING: R-2		
PID: 006-658-334		LOT SIZE: 432 m <sup>2</sup>		
LEGAL DESCRIPTION: LOT 3, BLOCK 10, SECTION 69, COMOX DISTRICT, PLAN 480-B		PROPOSED PRIMARY USE: RESIDENTIAL DUPLEX		
DWELLING UNITS:	BYLAW	PROPOSED	REMARKS	
		2		
LOT COVERAGE:	40%	25%[106.5 m <sup>2</sup> ]		
SETBACKS:				
FRONT YARD:	9.0 m	9.0 m		
REAR YARD:	7.5 m	7.5 m		
SIDE YARD:	3.0 m	3.0 m		
HEIGHT:	8.0 m	7.2 m	TO MID-POINT OF ROOF.	
OFF STREET PARKING:				
PER DWELLING:	2	2 PER DWELLING.		
		4 TOTAL.		
		DWELLING GROSS AREAS:		
		UNIT #1		
		MAIN FLOOR	53.1 m <sup>2</sup> [572 ft <sup>2</sup> ]	
		UPPER FLOOR	54.6 m <sup>2</sup> [588 ft <sup>2</sup> ]	
		TOTAL	107.7 m <sup>2</sup> [1,160 ft <sup>2</sup> ]	
		UNIT #2		
		MAIN FLOOR	53.1 m <sup>2</sup> [572 ft <sup>2</sup> ]	
		UPPER FLOOR	54.6 m <sup>2</sup> [588 ft <sup>2</sup> ]	
		TOTAL	107.7 m <sup>2</sup> [1,160 ft <sup>2</sup> ]	
		OVERALL TOTAL:	215.4 m <sup>2</sup> [2,320 ft <sup>2</sup> ]	



2 UPPER FLOOR PLAN  
1/4" = 1'-0"



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

NOTES

SKOOKUM DESIGN SERVICES

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ISSUES & REVISIONS

NO. DESCRIPTION DATE

NEW DUPLEX

SIMBA INVESTMENTS  
736 12th STREET, COURTENAY BC

TITLE  
PROJECT  
SUMMARY & PLANS

PROJECT  
2105

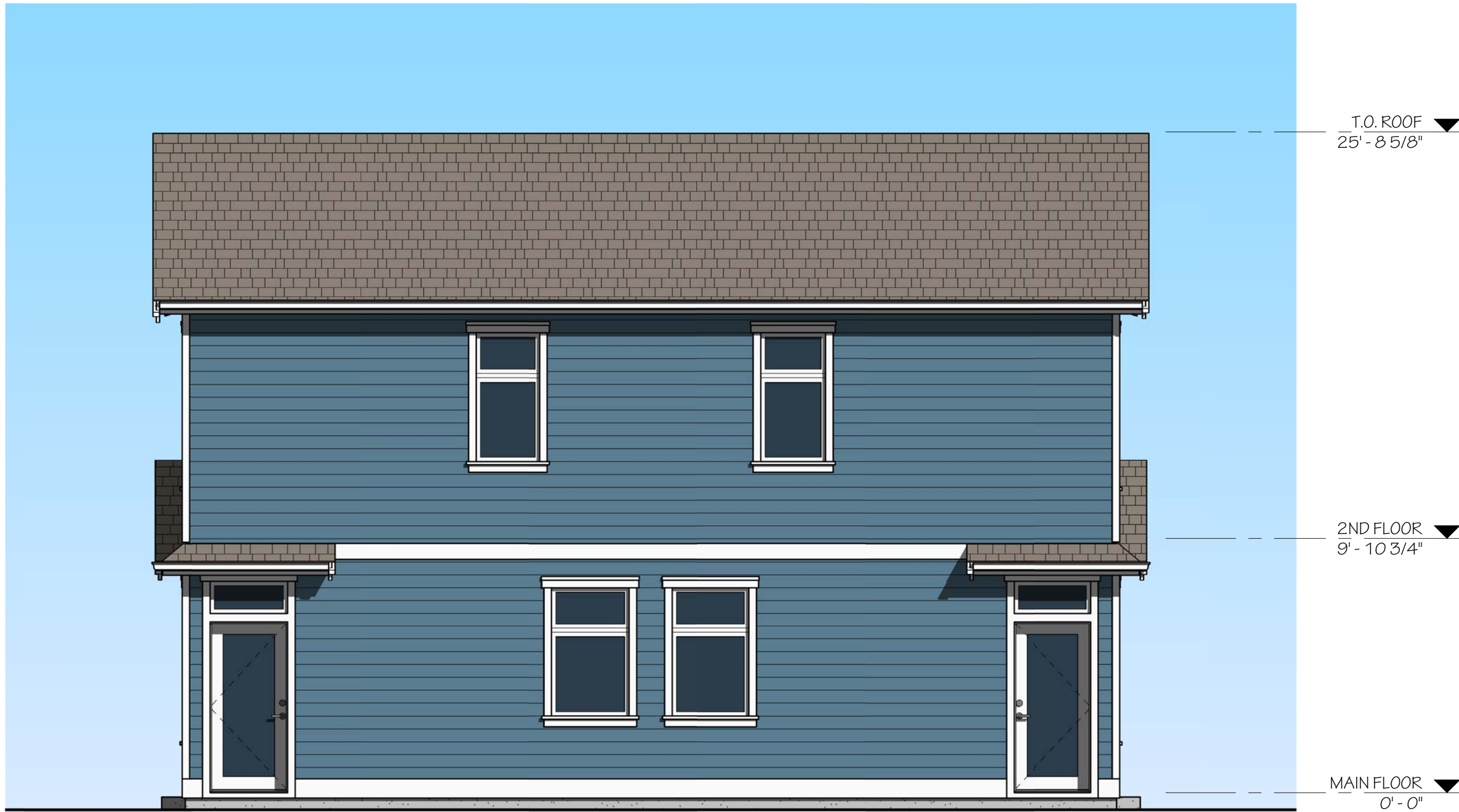
DATE  
JUN. 18, 2021

SCALE  
As indicated

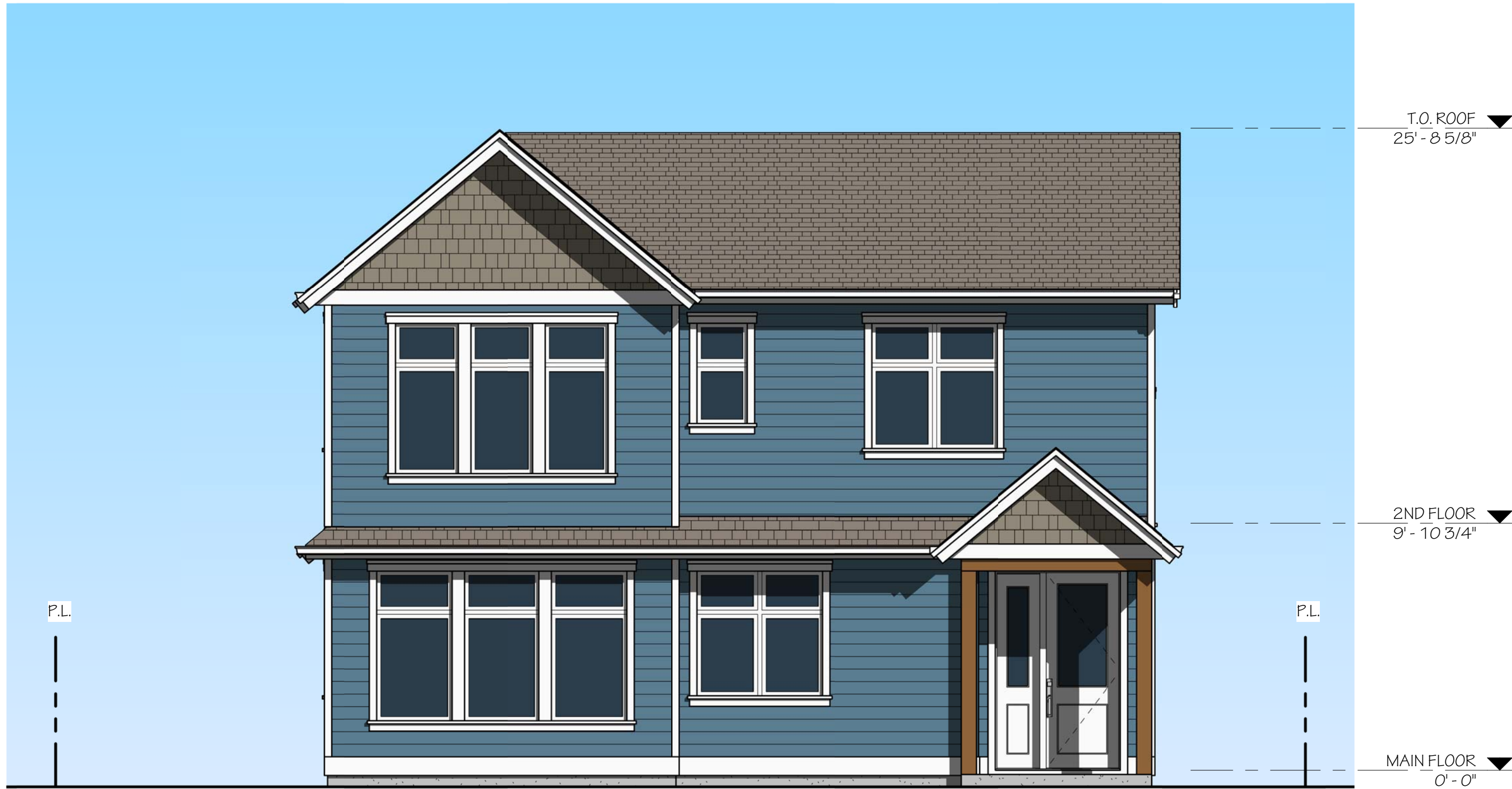
SHEET NUMBER

DP1

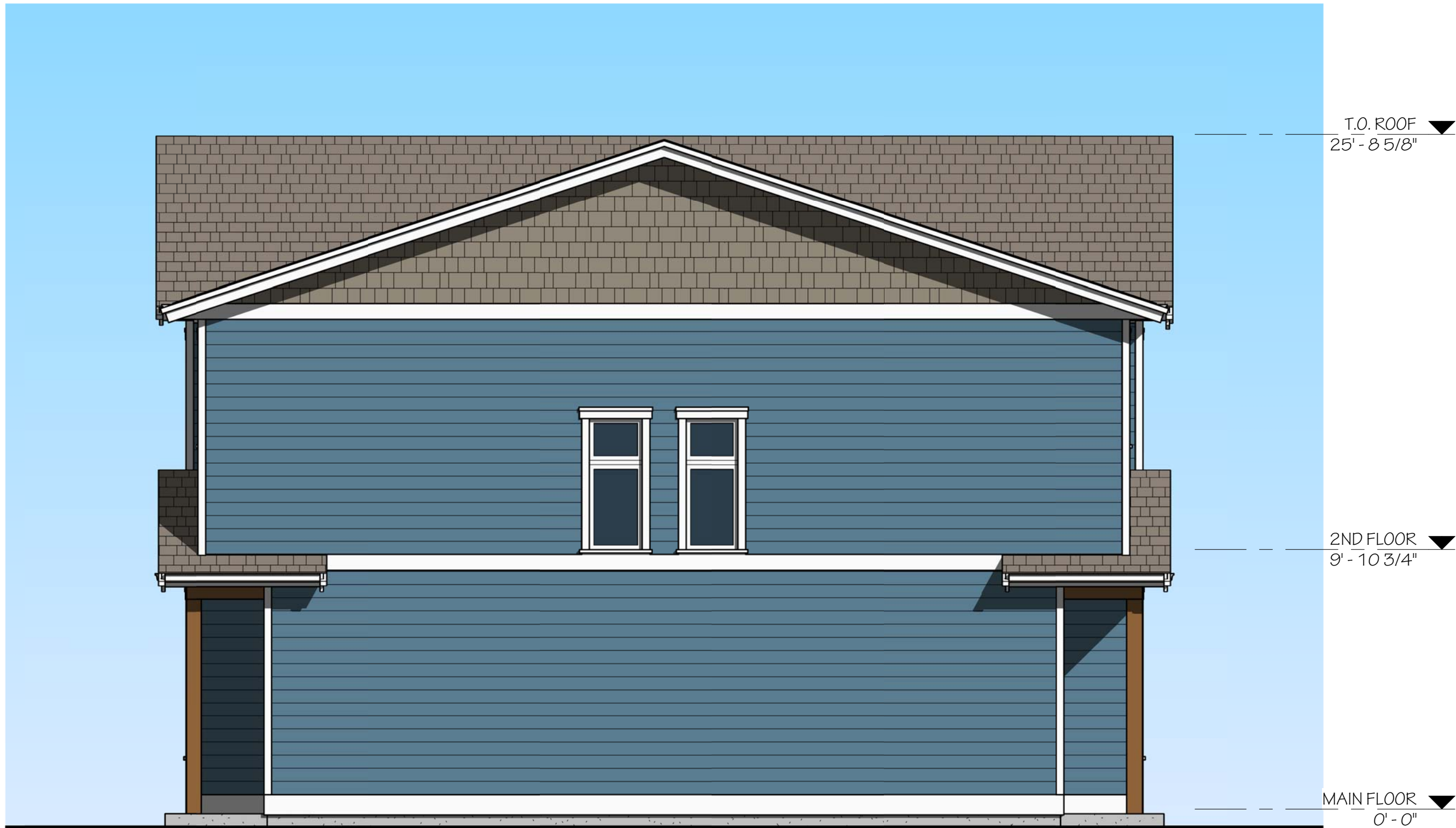




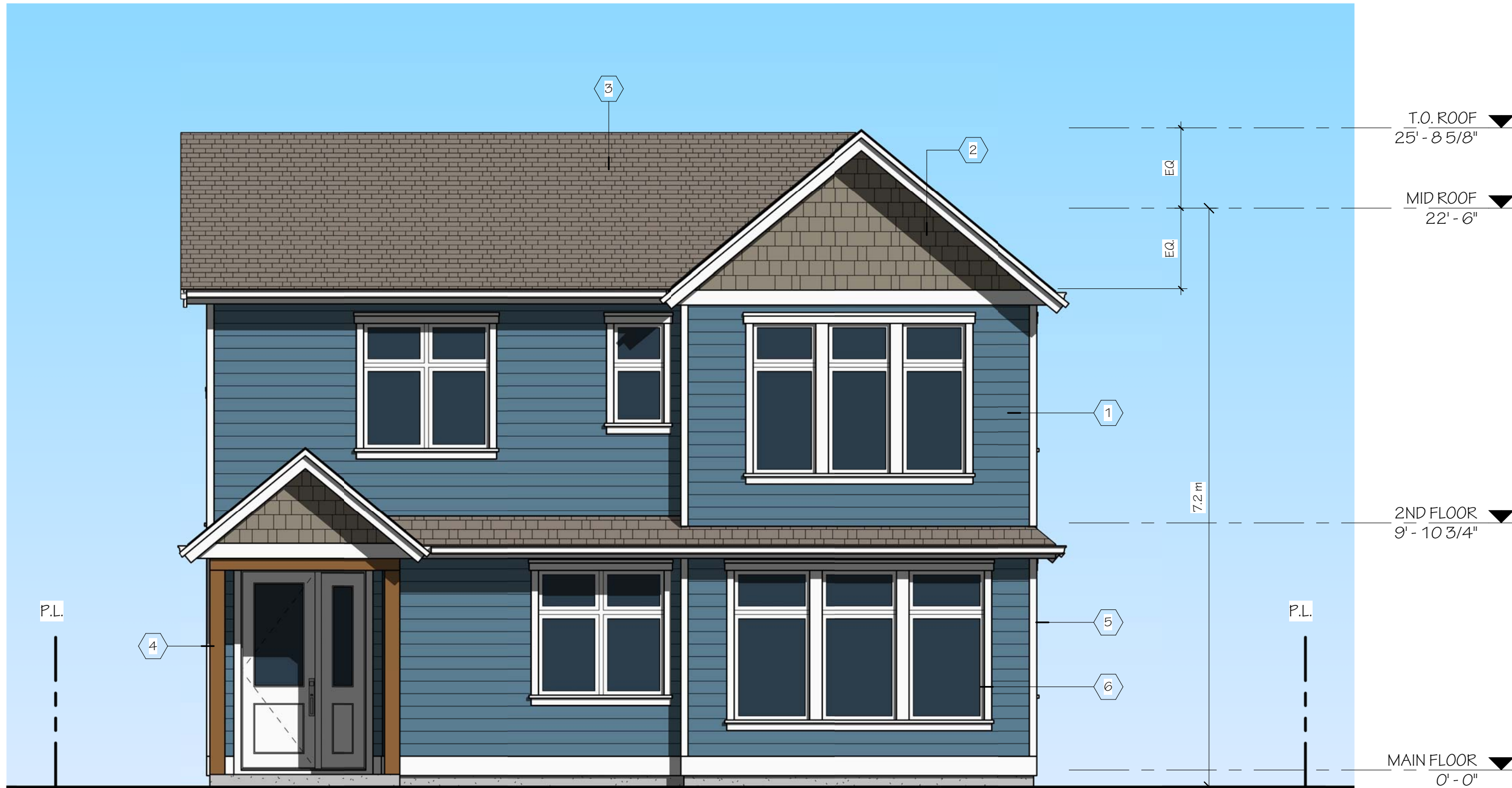
4 WEST ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"



3 EAST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

EXTERIOR FINISHES	
NO.	DESCRIPTION
1	FIBER-CEMENT LAP SIDING, 6" EXPOSURE, "JAMES HARDIE BOOTHBAY BLUE".
2	FIBER-CEMENT SHINGLE, "MONTEREY TAUPE".
3	ASPHALT SHINGLES, "GAF WEATHERED WOOD".
4	SOLID TIMBER, NATURAL STAIN.
5	WOOD TRIM, COMBFACE, PAINTED.
6	PREFINISHED VINYL WINDOW, WHITE.

NOTES

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ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
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NEW DUPLEX

SIMBA INVESTMENTS  
736 12th STREET, COURTENAY BC

TITLE  
BUILDING  
ELEVATIONS

PROJECT	SHEET NUMBER
2105	
DATE	
JUN. 18, 2021	
SCALE	
1/4" = 1'-0"	

DP2