

NORTH ARROW:

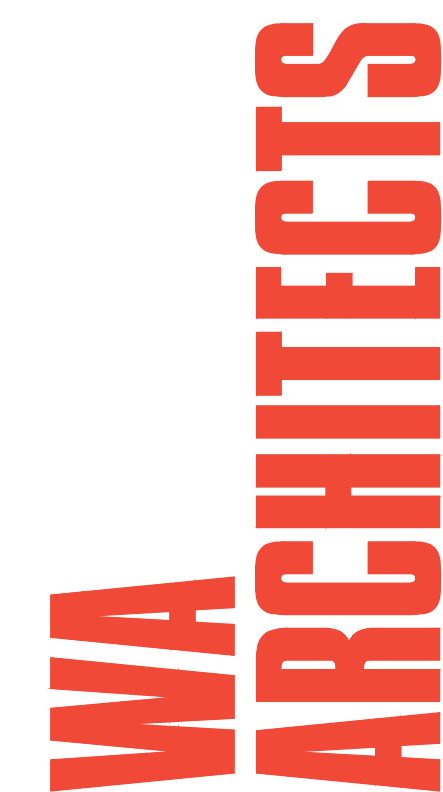


OWNER/CLIENT:

NO.	ISSUE	DATE
1	ISSUED FOR RZ & OCP	2025/11/07
		YY/MM/DD

SEAL:

CONSULTANT:



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PROJECT NAME:

**CEDAR AVE
MULTIFAMILY
RESIDENTIAL**

PROJECT ADDRESS:
1533 CEDAR AVE, COMOX, B.C.

DRAWING TITLE:

PROJECT STATISTICS

PROJECT NO: 24074 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: NB

DWG NO: **A001**

REVISION NO.1	DATE:	NOVEMBER 4, 2025
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SITE INFORMATION		
LEGAL DESCRIPTION	LOT 4, PLAN VIP6138, SECTION 76, COMOX LAND DISTRICT, EXCEPT PLAN 16270	
CIVIC ADDRESS	1533 CEDAR AVE, COMOX, B.C.	
ZONE	EXISTING R1	PROPOSED ---TBD---
PARCEL AREA (M ²)	13,537	
PARCEL FRONTAGE	355.31' (108.30M)	
PARCEL DEPTH	288.85' (88.04M)	
PARCEL COVERAGE	16.12%	
GROSS FLOOR AREA (M ²)	6,942.55	
FLOOR AREA RATIO	0.51	
DENSITY (UNITS/HA)	73.1	
AVERAGE GRADE - BUILDING A	91.06' (27.76M)	
AVERAGE GRADE - BUILDING B	86.5' (26.36M)	
BUILDING HEIGHT - BUILDING A	52.44' (15.98M)	
BUILDING HEIGHT - BUILDING B	46' (14.02M)	
BUILDING LENGTH	169.65' (51.71M)	
SETBACKS	FRONT: NORTH	16.83' (5.13M)
	REAR: SOUTH	11.79' (3.59M)
	SIDE: WEST	78.10' (23.80M)
	SIDE: EAST	106.33' (32.41M)

BUILDING DATA			
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	UNIT AREA (M ²)
UNIT A	1 BED	27	55.28
UNIT B	1 BED + DEN	20	60.48
UNIT C	2 BED	43	80.36
UNIT D	3 BED	9	86.86
TOTAL RES		99	

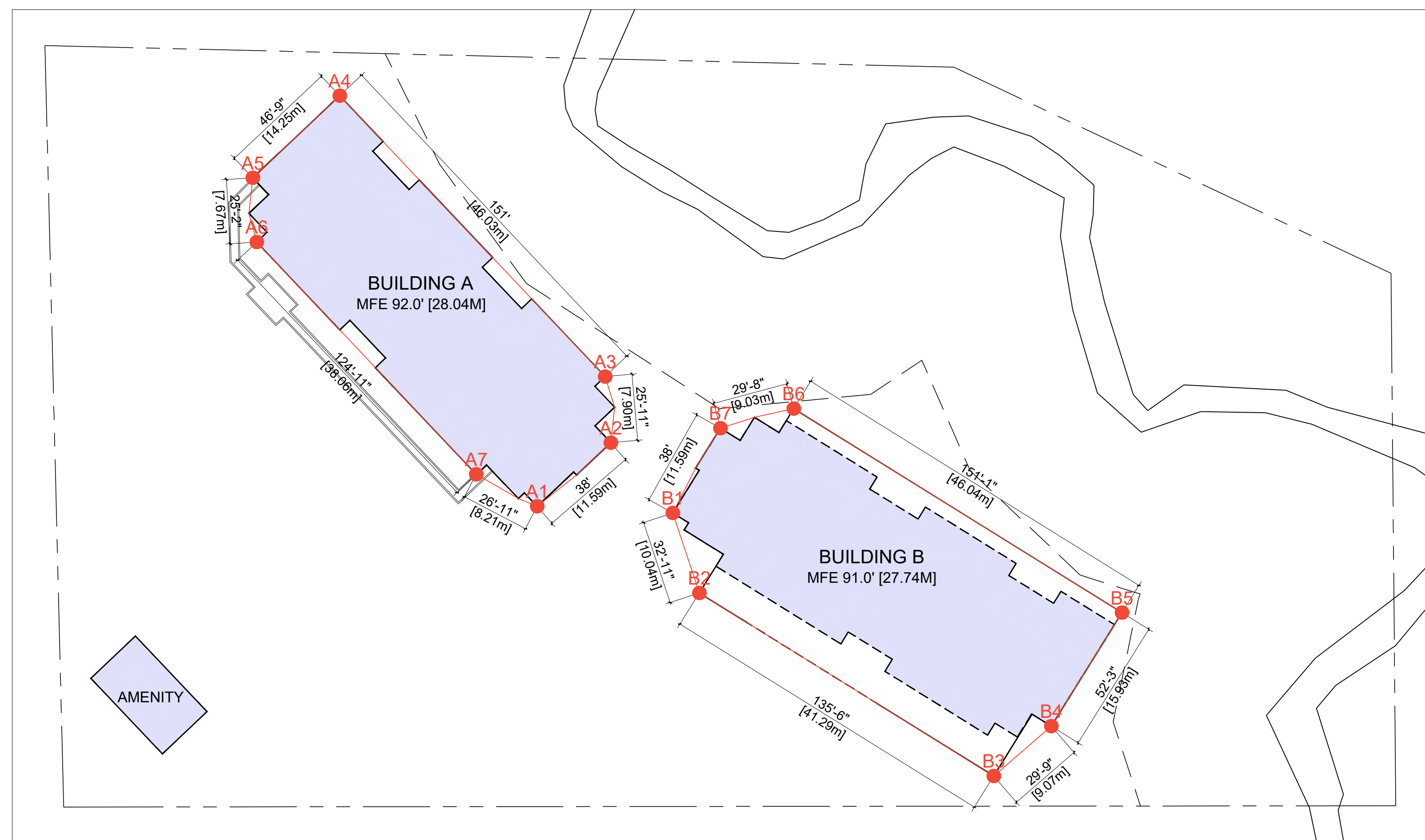
UNIT MIX (TOTAL 99)			
	BUILDING A	BUILDING B	TOTAL SITE
STUDIO	0	0	0 UNITS / 0%
1 BED	15	12	27 UNITS / 27%
1 BED + DEN	11	9	20 UNITS / 20%
2 BED	24	19	43 UNITS / 43%
3 BED	5	4	9 UNITS / 9%
NOTE: MIN 10% UNITS TO BE ADAPTABLE			

BUILDING AREA (M ²)			
BUILDING A	UNITS	NET FLOOR AREA (M ²)	GROSS FLOOR AREA (M ²)
LEVEL 1	11	755.86	910.73
LEVEL 2-5	11	775.83	907.29
BUILDING A TOTAL	55	3,859.19	4,539.89
BUILDING B	UNITS	NET FLOOR AREA (M ²)	GROSS FLOOR AREA (M ²)
LEVEL 1	11	755.86	910.73
LEVEL 2-4	11	775.83	907.29
BUILDING B TOTAL	44	3,083.36	3,632.60
TOTAL FLOOR AREA	99 UNITS	6,942.55	8,172.49

PROPOSED PARKING		
STRUCTURE PARKING		31 STALLS
SURFACE PARKING		92 STALLS
TOTAL PARKING		123 STALLS
SMALL CARS (INCLUDED)	MAX 25% = 30 STALLS	24 STALLS
VISITOR STALLS (INCLUDED)	MIN REQUIRED = 25 STALLS	25 STALLS
ACCESSIBLE STALL (INCLUDED)	MIN REQUIRED = 2 STALLS	2 STALLS

REQUIRED PARKING			
TYPE	UNITS	RATE	REQUIRED STALLS
APARTMENT	99	1.00 STALLS / UNIT	99.0 STALLS
VISITOR	99	0.25 STALLS / UNIT	24.8 STALLS
TOTAL REQUIRED			124 STALLS

PROPOSED BICYCLE PARKING		
CLASS I	REQUIRED 0.25 STALLS / UNIT = 25 STALLS	25 STALLS
CLASS II	REQUIRED 0.5 STALLS / UNIT = 50 STALLS	60 STALLS



BUILDING A - AVERAGE GRADE CALCULATION

GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION	
A1	91.8' (28M)	38' (11.6M)	A1-A2	$((91.8' + 89') \div 2) \times 38'$ = 3435 SF
A2	89' (27.1M)	25.92' (7.9M)	A2-A3	$((89' + 88.5') \div 2) \times 25.92'$ = 2300 SF
A3	88.5' (27M)	151' (46M)	A3-A4	$((88.5' + 92') \div 2) \times 151'$ = 13628 SF
A4	92' (28M)	46.75' (14.2M)	A4-A5	$((92' + 92') \div 2) \times 46.75'$ = 4301 SF
A5	92' (28M)	25.17' (7.7M)	A5-A6	$((92' + 92') \div 2) \times 25.17'$ = 2316 SF
A6	92' (28M)	124.92' (38.1M)	A6-A7	$((92' + 92') \div 2) \times 124.92'$ = 11493 SF
A7	92' (28M)	26.92' (8.2M)	A7-A1	$((92' + 91.8') \div 2) \times 26.92'$ = 2474 SF
TOTAL DISTANCE = 438.68' (133.7M)		CALCULATION SUBTOTAL = 39947 SF		
AVERAGE GRADE		$= 39947 \text{ SF} \div 438.68' =$		91.06' (27.76M)

BUILDING B - AVERAGE GRADE CALCULATION

GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION	
B1	91' (27.7M)	32.92' (10M)	B1-B2	$((91' + 91') \div 2) \times 32.92'$ = 2996 SF
B2	91' (27.7M)	135.5' (41.3M)	B2-B3	$((91' + 84.5') \div 2) \times 135.5'$ = 11890 SF
B3	84.5' (25.8M)	29.75' (9.1M)	B3-B4	$((84.5' + 81.5') \div 2) \times 29.75'$ = 2469 SF
B4	81.5' (24.8M)	52.25' (15.9M)	B4-B5	$((81.5' + 84.5') \div 2) \times 52.25'$ = 4337 SF
B5	84.5' (25.8M)	151.08' (46M)	B5-B6	$((84.5' + 86.5') \div 2) \times 151.08'$ = 12917 SF
B6	86.5' (26.4M)	29.67' (9M)	B6-B7	$((86.5' + 87.5') \div 2) \times 29.67'$ = 2581 SF
B7	87.5' (26.7M)	38' (11.6M)	B7-B1	$((87.5' + 91') \div 2) \times 38'$ = 3392 SF
TOTAL DISTANCE = 469.17' (143M)		CALCULATION SUBTOTAL = 40582 SF		
AVERAGE GRADE		$= 40582 \text{ SF} \div 469.17' =$		86.5' (26.36M)

