SITE PLAN A

SITE AREA = 397,596 SQFT (APPROX.) (9.1 Acres)

BUILDABLE AREA = 10,600 SQM (2.6 Acres)

PROPOSED DENSITY = 40 UNITS

PROPOSED DENSITY = 15.4 UNITS PER ACRE (BUILDABLE)

FLOOR SPACE RATIO (MAX.) = 0.5 (5300 SQM) (57,049 SQFT)

BUILDING 1 = 10,862 SQFT (APPROX.)
BUILDING 2 = 12,876 SQFT (APPROX.)
BUILDING 3 = 12,876 SQFT (APPROX.)
BUILDING 4 = 12,876 SQFT (APPROX.)
BUILDING 5 = 10,862 SQFT (APPROX.)

TOTAL = 60,352 SQFT (APPROX.) = 5607 SQM

FLOOR SPACE RATIO PROPOSED = 0.53

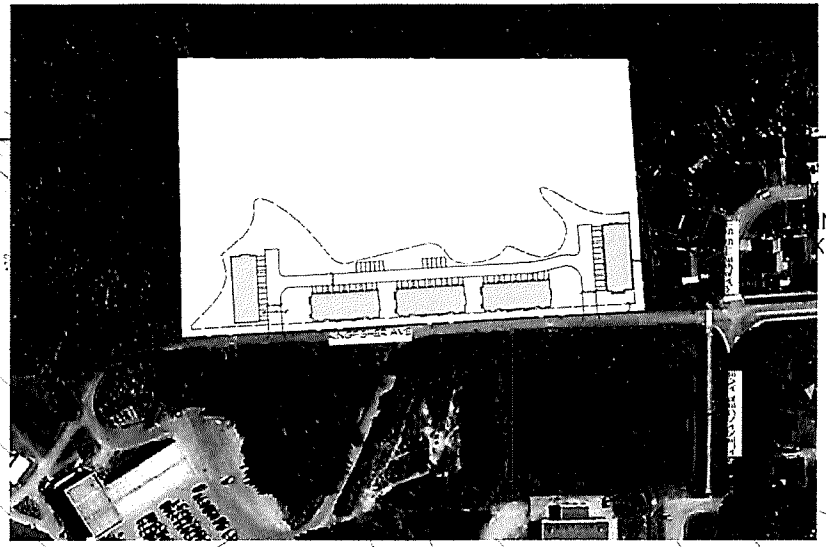
BUILDING HEIGHT = 3 STOREYS (9M) & 2 STOREYS (NORTH & SOUTH P/L)

SITE COVERAGE MAX. = 25% (2650 SQM)

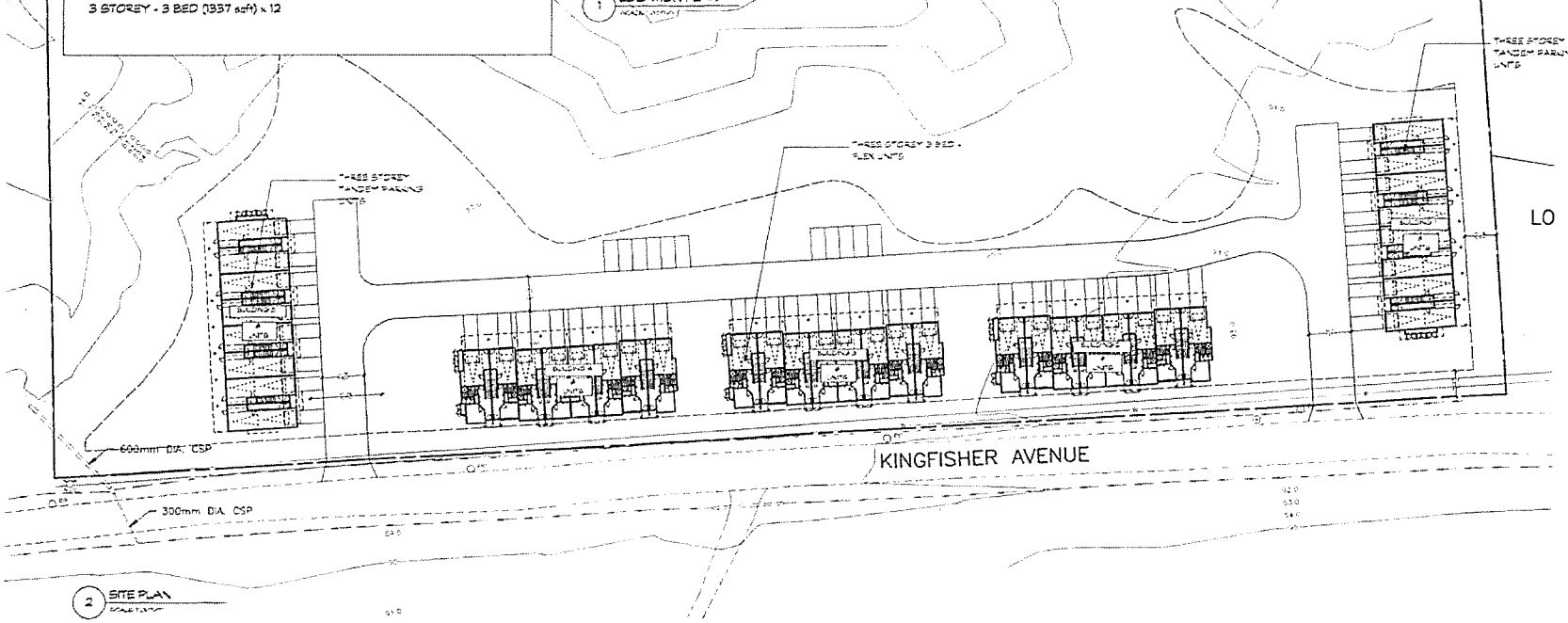
SITE COVERAGE PROPOSED = 2711 SQM (25.5%)

UNIT MIX:

3 STOREY - 3 BED - FLEX END UNIT (1743 sqft) x 6
3 STOREY - 3 BED - FLEX UNIT (1585 sqft) x 18
3 STOREY - 3 BED END UNIT (1420 sqft) x 4
3 STOREY - 3 BED (1337 sqft) x 12



1 LOCATION PLAN



2 SITE PLAN

REVISION:

ISSUE:

RCA
Robert Ciccozzi Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@ciccozziarchitecture.com

KINGFISHER AVENUE
KITIMAT, BC

Site Plan

2 | A1.0