

**PROPOSED REZONING:
2560 & 2590 BOWEN ROAD
2020 LABIEUX ROAD
NANAIMO B.C.**



DRAWING TITLE:

CONCEPTUAL SITE PLAN

SCALE:

as noted

DRAWN BY:

C.M./S.E.

NUMBER:

d1328.09.14

ISSUED:

for preliminary review to consultants	15 DEC. 2015
to city of nanaimo	11 JAN. 2016
revised	26 JAN. 2016
revised	28 JAN. 2016
revised	06 MAY. 2016
revised	11 MAY. 2016



location plan
not to scale

site plan
scale: 1:750 metric

PROPOSED LOT 1		PROPOSED LOT 2		PROPOSED LOT 3		PROPOSED LOT 4		PROPOSED LOT 5		PROPOSED LOT 6	
CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR	CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR	CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR	CURRENT ZONING:	13- HIGH TECH INDUSTRIAL	CURRENT ZONING:	13- HIGH TECH INDUSTRIAL	CURRENT ZONING:	13- HIGH TECH INDUSTRIAL
PROPOSED USE:	COMMERCIAL (AUTO SALES)	PROPOSED USE:	COMMERCIAL (AUTO SALES)	PROPOSED USE:	COMMERCIAL/RETAIL	PROPOSED USE:	COR 3- COMMUNITY CORRIDOR	PROPOSED USE:	COMMERCIAL	PROPOSED USE:	SENIORS CARE FACILITY/ COMMERCIAL
PROPOSED LOT AREA:	+/- 1.98 ACRES	PROPOSED LOT AREA:	+/- 1.50 ACRES	PROPOSED LOT AREA:	+/- 1.09 ACRES	PROPOSED LOT AREA:	+/- 1.09 ACRES	PROPOSED LOT AREA:	+/- 0.6 ACRES	PROPOSED LOT AREA:	+/- 2.0 ACRES (8093 SQ.M)
BUILDING AREA:	+/- 12,388 SQ.FT.	BUILDING AREA:	+/- 11,800 SQ.FT.	BUILDING AREA:	+/- 13,500 SQ.FT.	BUILDING AREA:	+/- 4050 SQ.FT. (2 STOREY)	BUILDING AREA A:	+/- 4050 SQ.FT. (2 STOREY)	BUILDING AREA:	+/- 9,200 SQ.FT. (COMMERCIAL)
PARKING PROVIDED:	129 STALLS	PARKING PROVIDED:	89 STALLS	PARKING PROVIDED:	22 STALLS	BUILDING AREA B:	+/- 6,458 SQ.FT. PER FLOOR	BUILDING AREA B:	+/- 6,458 SQ.FT. (2 STOREY)	BUILDING AREA:	+/- 25,000 SQ.FT. PER FLOOR (SENIOR HOUSING)
						PARKING PROVIDED:	65 STALLS (SURFACE)	PARKING PROVIDED:	38 STALLS	PARKING PROVIDED:	+/-109, 200 SQ.FT. (10,145 SQ.M)
											49 SURFACE
											24 UNDERGROUND
											73 TOTAL
											1.25

ALL AREAS ARE APPROXIMATE

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS DIMENSIONS, 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. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LIMITED TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

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