



SITE PARTICULARS

CIVIC ADDRESS: 4063 Old Slope Place
 LEGAL ADDRESS: Lot 1, Section 5, Wellington District, Plan 3521 Except Parts In Plan VIP58455 And VIP61502
 SITE AREA: 0.6511 Acres (0.2635 Ha)
 28,361 sq.ft. (2,634.84 m²)
 ZONING: 12 Light Industrial

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Principle Uses: LIGHT INDUSTRY Accessory Uses: Retail, Office, Dwelling Unit	Principle Uses: LIGHT INDUSTRY Accessory Uses: Office, Dwelling Unit
LOT AREA	12,917 sq.ft. (1,200.00 m ²) Min.	28,361 sq.ft. (2,634.84 m ²)
LOT COVERAGE	40% = 11,344.4 sq.ft. (1,053.93 m ²) An additional 15% can be added when development provides sufficient amenity to meet minimum required points for one category in Schedule D of Bylaw 4500.	21.3% = 6,046 sq.ft. (561.69 m ²)
BUILDING GROSS FLOOR AREA		Level 3: 4,747 sq.ft. (441.01 m ²) Level 2: 5,388 sq.ft. (500.56 m ²) Level 1: 5,483 sq.ft. (509.39 m ²) TOTAL: 15,618 sq.ft. (1,450.96 m ²)
DENSITY	n/a	
SETBACKS	FRONT: 24.6' (7.5 m) Min. FRONT (no front parking): 14.8' (4.5 m) Min. SIDE 1: 19.7' (6.0 m) Min. SIDE 2: 0' (0 m) Min. SIDE (Flanking): 14.8' (4.5 m) Min. REAR: 14.8' (4.5 m) Min.	FRONT: 5' (1.51 m) SIDE: 0.7' (0.20 m) REAR: 103' (31.38 m) SIDE: 66.6' (20.30 m)
HEIGHT OF BUILDINGS	39.37' (12.00m) Max	36.66' (11.17m)
OFF-STREET PARKING	Industrial: 1 per 1,076.4 sq.ft. (100 m ²) gross area 10,871 sq.ft. div by 1,076.4 sq.ft. = 10.1 stalls Office: 1 per 237 sq.ft. (22 m ²) net area 2,843 sq.ft. div by 237 sq.ft. = 12 stalls Residential Dwelling: 2 per dwelling 1 dwelling x 2 = 2 stalls TOTAL REQUIRED: 24 spaces	19 Large spaces 2 Small spaces 2 H/C spaces TOTAL: 23 spaces * * Variance needed for having 1 less spaces than required.
LOADING	If total gross area of building is between 5,005 - 25,027 sq.ft. (465 - 2,325m ²), then 2 spaces are required.	2 spaces

NOTES
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE FROM THESE DRAWINGS. A detail no. C drawing no. B location drawing no.

NO.	REVISION	DATE
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ARCHITECT
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PROJECT
 LIGHT INDUSTRIAL DEVELOPMENT
 4063 OLD SLOPE PLACE
 NANAIMO, BC

SHEET TITLE
 SITE PLAN
 SITE PARTICULARS
RECEIVED
DP1103
2018-APR-26
 Current Planning & Subdivision

SCALE: AS SHOWN
 DATE: MAR 20, 2017
 DRAWN: EK
 CHECKED: EK

DRAWING NO.
A1.0

