

LOT COVERAGE  
AREA = 2,837.79 sq ft  
[263.63 m<sup>2</sup>]

RESIDENTIAL UNIT SUMMARY				SUB TOTALS
MK.	TYPE / AREA			
A	2 Bedroom unit	1,422.17 sq.ft. (132.12 m <sup>2</sup> ) **	2	
B1	Studio unit	432.36 sq.ft. (40.17 m <sup>2</sup> ) **	1	
B2	Studio unit	561.31 sq.ft. (52.15 m <sup>2</sup> ) **	1	
C	3 Bedroom unit	1,600.67 sq.ft. (148.71 m <sup>2</sup> ) **	2	
			TOTAL	6

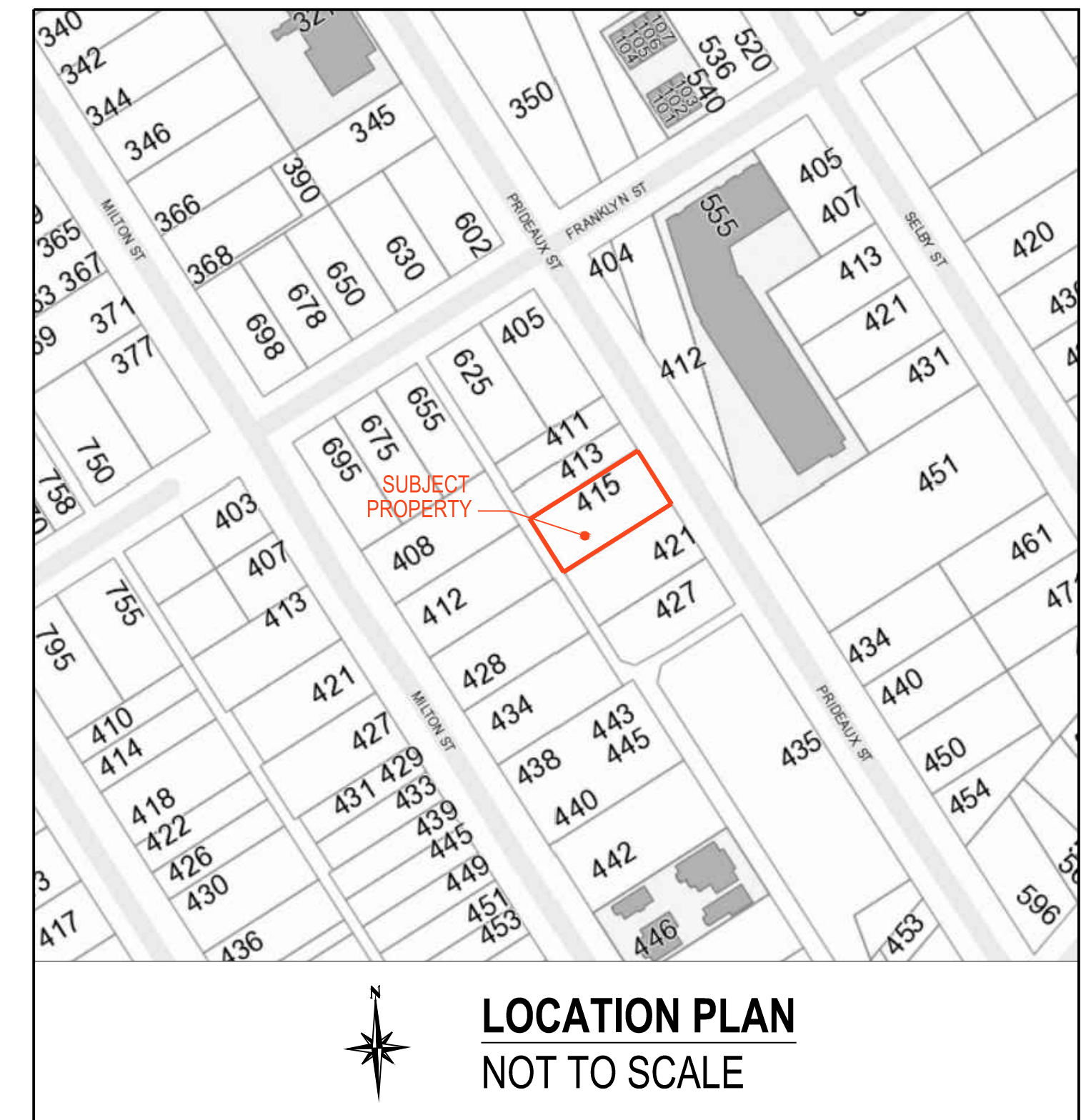
\*\* Measured to perimeter walls

SITE PARTICULARS	
CIVIC ADDRESS:	415 Prideaux Street
LEGAL ADDRESS:	Lot 19, Block 24, Section 1, Nanaimo District, Plan 584
SITE AREA:	0.2 Acres (0.0809 Ha) 8,712 sq.ft. (809.37 m <sup>2</sup> )
ZONING:	DT8 Old City Mixed Use

PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COMMERCIAL MULTIPLE FAMILY DWELLING	COMMERCIAL MULTIPLE FAMILY DWELLING
LOT AREA	8,712 sq.ft. (809.37 m <sup>2</sup> )	
LOT COVERAGE	50% = 4,356 sq.ft. (404.67 m <sup>2</sup> )	33% = 2,837.79 sq.ft. (263.63 m <sup>2</sup> )
BUILDING GROSS FLOOR AREA		Level 3 1,237.83 sq.ft. (115.00 m <sup>2</sup> ) Level 2 2,999.35 sq.ft. (278.65 m <sup>2</sup> ) Level 1 2,802.15 sq.ft. (260.33 m <sup>2</sup> ) Basement 334.75 sq.ft. (31.10 m <sup>2</sup> ) TOTAL 7,374.08 sq.ft. (685.07 m <sup>2</sup> )
DENSITY	0.85 8,712 x 0.85 = 7,405.2 sq ft If Tier 1** req met, add 0.15 If all above req met, the max total allowed is 1.0 = 8,712	
SETBACKS	FRONT: 9.84' / 13.12' (3.0 / 4.0 m) Min. SIDE 1: 9.84' (3.0 m) Min. SIDE 2: 9.84' (3.0 m) Min. REAR: 9.84' (3.0 m) Min.	FRONT: 9.84' / 13.12' (3.0 / 4.0 m) Min. SIDE 1: 9.84' (3.0 m) Min. SIDE 2: 9.84' (3.0 m) Min. REAR: 9.84' (3.0 m) Min.
HEIGHT OF BUILDINGS	34.45' (10.50m) Max	35.7' (10.88m)
OFF-STREET PARKING	Area 5 = 3 bedroom units = 1.2 2 bedroom units = 0.9 1 bedroom units = 0.5 Studio unit = 0.45	Multi-Family Dwelling Units: 2 units (3 bedrooms) 1.2 x 2 = 2.4 2 units (2 bedrooms) 0.9 x 2 = 1.8 2 units (studio) 0.45 x 2 = 0.9 TOTAL 5.1  TOTAL REQUIRED: 5 spaces 3 Large spaces 2 Small spaces 1 H/C spaces TOTAL 6 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 section drawing no.

NO.	REVISION	DATE
1		



LOCATION PLAN  
NOT TO SCALE

SITE PLAN  
SCALE: 1/8"=1'-0"

RECEIVED  
DP 1149  
2019-JUN-28  
CURRENT PLANNING

ARCHITECT  
**ian a. niamath**  
a.i.b.c. m.r.a.i.c.  
151 SKINNER STREET, NANAIMO, B.C.  
CELL: 250 756 8786 EMAIL: ianiamath@shaw.ca

PROJECT  
MULTI-RESIDENTIAL DEVELOPMENT  
415 PRIDEAUX ST  
NANAIMO, BC

SHEET TITLE  
SITE PLAN  
SITE PARTICULARS  
PROJECT DATA

SCALE	DATE
AS SHOWN	JUN 21, 2019
DRAWN	CHECKED
NR	

DRAWING NO.  
**A1.0**