



Site Plan  
 Scale: 3/32" = 1'-0"  
 0 5 10 15 20 25 FT

Project Data Summary Princess Royal			
<b>Civic Address</b>	LOT 5, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 1972 (combined 1439+1449)		
<b>Legal Address</b>	1449 Princess Royal Ave		
<b>Site Area</b>	459.649 sm		
<b>Building Area</b>			
Level 1	75.4m <sup>2</sup> + GARAGE		
Level 2	69.6m <sup>2</sup> + upper garage		
Level 3	170.0m <sup>2</sup>		
Level 4	12.0m <sup>2</sup> + Roof Garden/terrace		
<b>Total</b>	327.0m <sup>2</sup>		
<b>Zoning Bylaw</b>			
<b>Zone</b>	R8 Multifamily		
<b>Permitted Use 7.2</b>	multifamily	single family*	
<b>Lot Coverage 7.6</b>	40%	40%	39%
foot print area			178.2m <sup>2</sup>
<b>FAR 7.3</b>	1.25	N/A	
<b>Building Setbacks 7.5</b>			
Front Yard	6m	4.5m	
Side Yard	3m	1.5m	
Rear Yard	10.5m	7.5m	
<b>Building Height 7.6</b>	14m	7m flat roof	7m
average grade	$45.3+47.3+46.7+46.3+45.5+44.5=275.6/6=45.9m$		
perimeter wall height	None	7.32m	
<b>Parking</b>	1.66	2	
* single family setbacks require variance			

architecture & design  
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Issue:	
Schematic Design	December 14, 2013

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**A1.0**