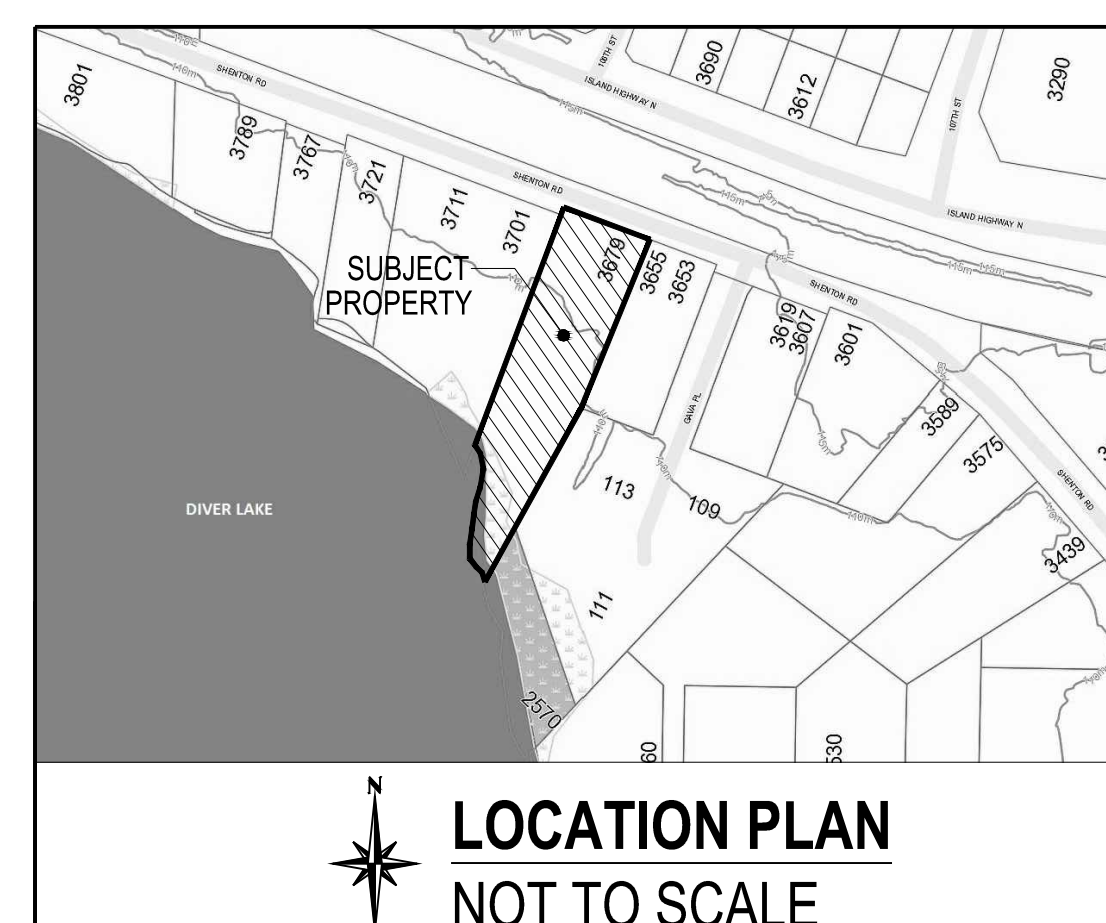
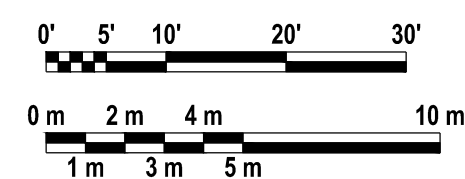


SITE PLAN
SCALE: 1/16"=1'-0"



SITE PARTICULARS	
CIVIC ADDRESS:	3679 Shenton Road, Nanaimo, BC
LEGAL ADDRESS:	Lot 2, Section 3, Wellington District, Plan 13166
PID:	003-157-512
SITE AREA:	1.22 Acres (0.4972 Ha) 53,521.39 sq.ft. (4,972.30 m ²)
ZONING:	R1 Single Dwelling Residential

PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	SINGLE DWELLING RESIDENTIAL	CORRIDOR 1 (HOTEL)
LOT AREA	53,521.39 sq.ft. (4,972.30 m ²)	53,521.39 - 1,390.46 = 52,130.93 sq.ft. (4,843.12 m ²)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
LOT COVERAGE	60% = 32,112.83 sq.ft. (2,983.38 m ²)	25% = 13,123.11 sq.ft. (1,219.18 m ²)
BUILDING GROSS FLOOR AREA		Level 3: 12,999.17 sq ft (1,207.66 m ²) Level 2: 12,999.17 sq ft (1,207.66 m ²) Level 1 (Main): 13,123.11 sq ft (1,219.18 m ²) Basement: 3,941.14 sq ft (366.14 m ²) TOTAL: 43,062.59 sq ft (4,000.64 m ²)
DENSITY	1.00 Max FAR = 53,521.39 sq ft (4,972.30 m ²) If Tier 1 req met, add 0.25 If Tier 2 req met, add 0.25	
SETBACKS	FRONT: 11.5' (3.5 m) Min. SIDE 1: 9.8' (3.0 m) Min. SIDE 2: 4.9' (1.5 m) Min. REAR: 24.6' (7.5 m) Min.	FRONT: 11.5' (3.5 m) SIDE 1: 9.8' (3.0 m) SIDE 2: 4.9' (1.5 m) REAR: 49.2' (15.0 m)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
HEIGHT OF BUILDINGS	45.9' (14m) Max	44.7' (13.62m)
OFF-STREET PARKING	1 Car space per sleeping unit 72 sleeping units = 72 car spaces Small cars allowed 40% Max = 29 small cars Accessible Parking required: Total between 21-100 = +2 Acc Stalls Bicycle Parking required: Short Term Parking = 1 per 20 rooms Long Term Parking = 1 per 30 rooms	TOTAL REQUIRED: 72 spaces 41 Standard 29 Small 2 Accessible TOTAL PROPOSED: 72 Spaces Bicycle Parking required: Short Term Parking = 4 spaces Long Term Parking = 4 spaces

GUESTROOM SUMMARY		
LVL	TYPE / AREA	SUB TOTALS
1	Standard Guestroom	14
	Accessible Guestroom	2
2	Suite Type Guestroom	2
	Standard Guestroom	25
3	Suite Type Guestroom	2
	Standard Guestroom	25
	Suite Type Guestroom	2
TOTAL		72

NO.	REVISION	DATE
1.		

NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE

**ISSUE FOR
REZONING APPLICATION**

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

PROJECT
DIVER LAKE INN
3679 SHENTON ROAD
NANAIMO, BC

SHEET TITLE
SITE PLAN
SITE PARTICULARS
PROJECT DATA

SCALE
AS SHOWN
DRAWN
NR
DRAWING NO.

DATE
APR 17, 2020
CHECKED

RECEIVED
RA457
2020-MAY-01