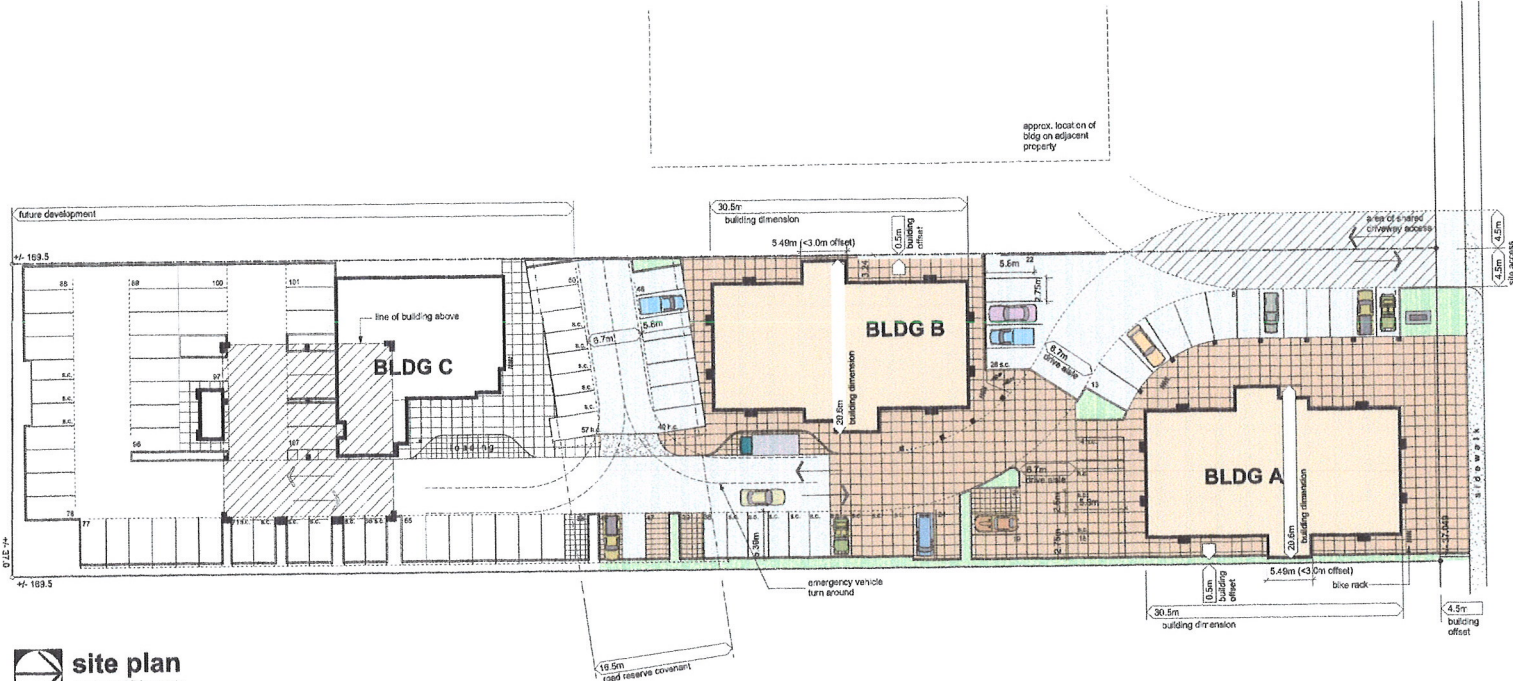
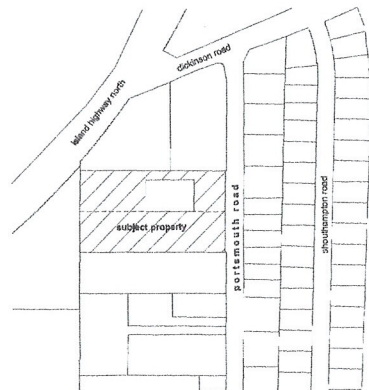


proposed commercial development
6553 portsmouth road
nanaimo b.c.

client:



site plan
scale: 1:250 metric



site location plan
not to scale

PROPOSED ZONING

CD-6-COMPREHENSIVE DEVELOPMENT DISTRICT ZONE

PROPOSED LAND USES

DENSITY:
MAX FLOOR AREA RATIO 0.65

SETBACKS:
FRONT YARD 4.5M (MIN) 7.25M (MAX)
SIDE YARD* 3.0M
FLANKING SIDE YARD 3.0M
REAR YARD 6.0M

*side yard setback can be reduced to 0.0m along a maximum of 40% of the property boundaries
PERMITTER = 513.0M
40% = 205M (max allowed to 0.0m lot line)

LOT COVERAGE
30%

HEIGHT
BUILDING A 12.2M
BUILDING B 12.2M
BUILDING C 22.0M

PARKING
NON RESIDENTIAL 1 space per 22m² of G.F.A.
LOADING BAYS 1 space for buildings A&B, and one space for building C

RESIDENTIAL no parking requirement for Multiple Family Dwellings, subject to non residential uses existing on the lot (i.e. the development must be a mixed use development). Street along residential use requires 1.65 spaces per dwelling unit.

PROJECT DATA:

LEGAL DESCRIPTION:
PROPOSED LOT B, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN V172820

CIVIC ADDRESS:
6553 PORTSMOUTH ROAD

ZONING:
CD-6 - COMPREHENSIVE DEVELOPMENT DISTRICT ZONE

LOT USES:
OFFICE / RESIDENTIAL

LOT AREA:
+/- 6290 SQ.M. / 67597 SQ.FT.

BUILDING AREAS:

BUILDING A:
MAIN FLOOR OFFICE +/-469.6 SQ.M
UPPER FLOOR RESIDENCE +/-361.0 SQ.M

BUILDING B:
MAIN FLOOR OFFICE +/-469.6 SQ.M
UPPER FLOOR RESIDENCE +/-361.0 SQ.M

G.F.A.:
+/-1661.2 SQ.M

DENSITY:

F.A.R. 0.28

LOT COVERAGE:
+/- 16.1%

PARKING REQUIRED:

BUILDING A
FLOOR 1 OFFICE - 423 SQ.M NET @ 1/22 NET 19 0
FLOOR 2 RESIDENCES - no parking required

BUILDING B
FLOOR 1 OFFICE - 423 SQ.M NET @ 1/22 NET 19 0
FLOOR 2 RESIDENCES - no parking required

TOTAL 36

PARKING PROVIDED:

STANDARD STALLS - 34
ACCESSIBLE STALLS - 3
SMALL CAR STALLS - 12
TOTAL - 49

DRAWING TITLE

site plan

SCALE
as noted

DRAWN BY:
S.W./B.M.

NUMBER:
d1161.07.10

ISSUES:

issued for review	27 JUNE/11
issued for review	25 AUG/11
issued for review	13 SEPT/11
issued for pricing	27 SEPT/11
issued for pricing	21 NOV/11
issued for review	24 NOV/11
issued for d.p.	06 FEB/12

CONTRACTOR TO VERIFY ALL LEGAL, ZONING, SURVEY & BOUNDARY LOCATIONS OF BLDGS ON SITE INCLUDING ALL UTILITIES PRIOR TO CONSTRUCTION. ALL NOTICES AT ZONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BYLAWS, BY-LAWS, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

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