



DPA8

STRATA PLAN VIS6014

GARDCO
by @Lignify

Bollard
Dome/Flat Top Bollard
SUNGLASS / SHIMMER
SMOKE / GLOSS

Ordering guide:
example: BOLLARD-42 156L-08 RW 02 100 02

Part	Part Name	Part No.	Part Description	Part Qty.	Part Unit
BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	100	EA
BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	BOLLARD-42 156L-08 RW 02 100 02	100	EA

36" HIGH BOLLARDS ALONG WALKWAY



SEC B
LOT 1
BLK V
PLAN 584

SITE INFORMATION

CIVIC ADDRESS: 558 MEDEA, NANAIMO
LEGAL DESCRIPTION: SECTION C, LOT 2, BLOCK V, SECTION 1, NANAIMO DIST. PLAN 584
LOT AREA: 873.4 SQ. M, (9401.5 SQ. FT.)
EXISTING ZONE: R15 OLD CITY MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: 2 - 3 UNIT TOWNHOUSES
LOT COVERAGE: 40% ALLOWED = 349.36 SQ. M (3,760.6 SQ. FT.)
LOT COVERAGE PROPOSED: 34.4% W/O CARPORTS = 300.86 SQ. M (3238.68 SQ. FT.)
43.4.4% INCL GREEN ROOF CARPORTS = 379 SQ. M (4079.67 SQ. FT.)
VARIANCE REQ. FOR COVERAGE - 30 SQ. M. OVER INCL CARPORTS
FAR (MAX ALLOWED) 0.85 = 742.39 SQ. M.
MAIN - 1523 SQ. FT. / BUILDING X 2 = 3,046 SQ. FT.
UPPER - 1517 SQ. FT. / BUILDING X 2 = 3,034 SQ. FT.
TOTAL GROSS FLOOR AREA = 6,080 SQ. FT. (564.8 SQ.M)
FAR PROVIDED 0.64 COMPLIES

SETBACKS -
FRONT: 6M 1.14 PROVIDED (VARIANCE OF 4.86 M REQUIRED)
REAR: 7.5M..... POSTS FOR GREEN ROOF CARPORTS ENCROACH (5.66 M VARIANCE REQ'D)
SIDE: 1.5M..... COMPLIES
MAX. HEIGHT: 9.5 M TO MEDIAN BETWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS.
ALLOWED PROVIDED (COMPLIES, REFER TO ELEVATIONS)

PARKING: AREA 2 - 2 BEDROOM UNITS = 4 X 1.62 = 6.48
1 BEDROOM/DEN = 2 X 1.26 = 2.52
TOTAL: 9 REQ. PROVIDED: 8 (1 CAR VARIANCE REQUIRED)
PARKING MIX, 40% SMALL CAR. 50% PROVIDED (VARIANCE REQUIRED)
BICYCLE STORAGE LONG TERM - .5/UNIT = 3 REQUIRED - 6 PROVIDED (EA. BLDG HAS BIKE RM)
BICYCLE PARKING SHORT TERM -.1/UNIT = 1 REQUIRED - 2 PROVIDED (SPACE ADJACENT MECH RMS)

RESIDENTIAL DEVELOPMENT
MEDEA WAY
NANAIMO, B. C.

RECEIVED
DP1184
2020-APR-22
Current Planning

DRAWING:
SITE PLAN

DRAWN BY:
DATE: NOVEMBER 2018
SCALE: NOTED

PROJECT NO. 2018-06	DRAWING NO. A1.0
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SITE PLAN
SCALE 1/8"=1'-0"