

Schiebel Residence

NOT FOR PERMIT
OR CONSTRUCTION

CIVIC:
120 GIBRALTER ROCK
NANAIMO, BC

LEGAL: STRATA LOT 4, DISTRICT LOT 39, WELLINGTON DISTRICT,
STRATA PLAN VIS6076 TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-660-184

ZONING: R5

SYNOPSIS

LOT AREA:	7,380 SQ.FT. (0.069 Ha)	BEDROOMS	4
LOT COVERAGE:		BATHROOMS	4
FLOOR AREA RATIO:		OFF STREET PARKING	4

GRADES

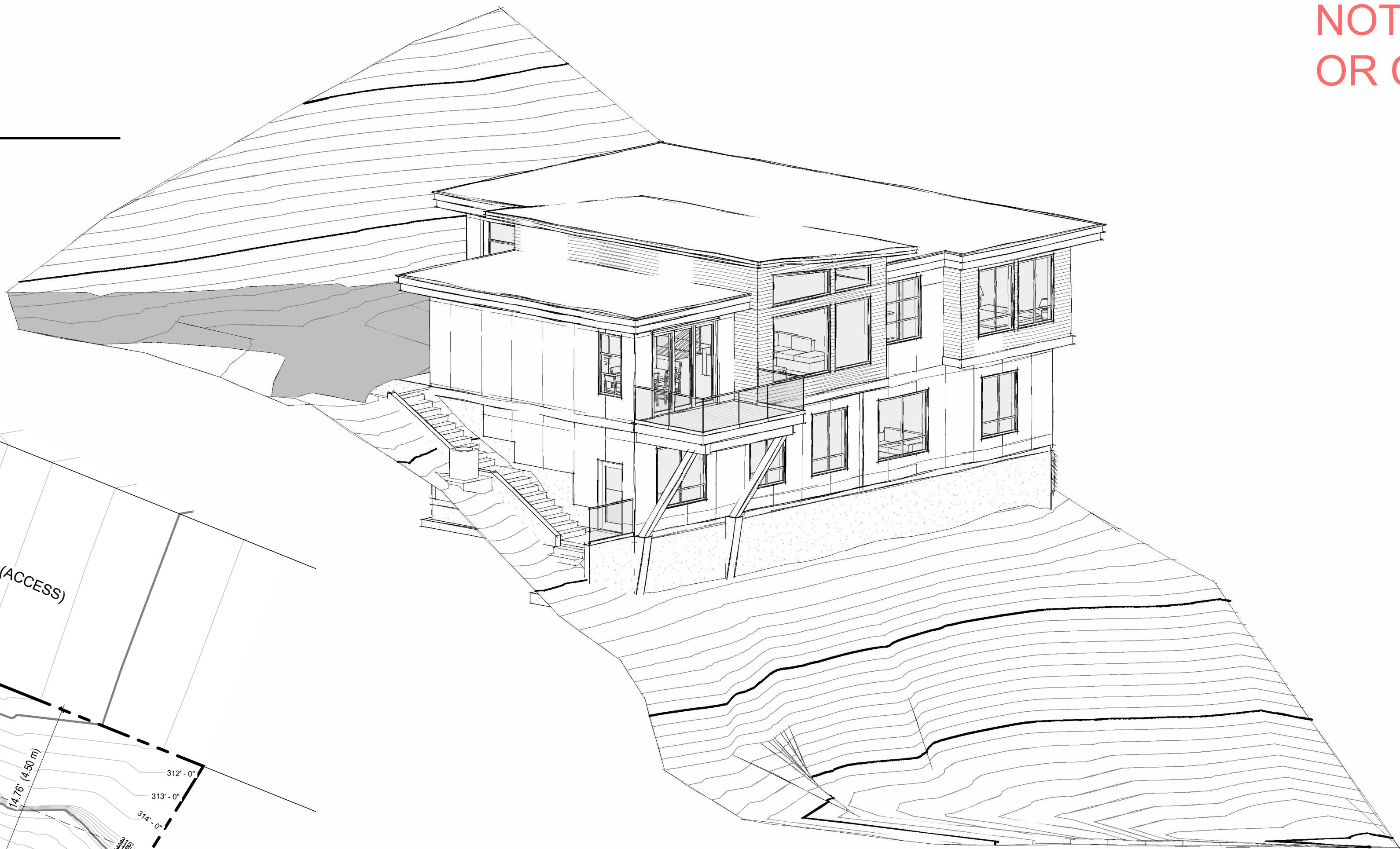
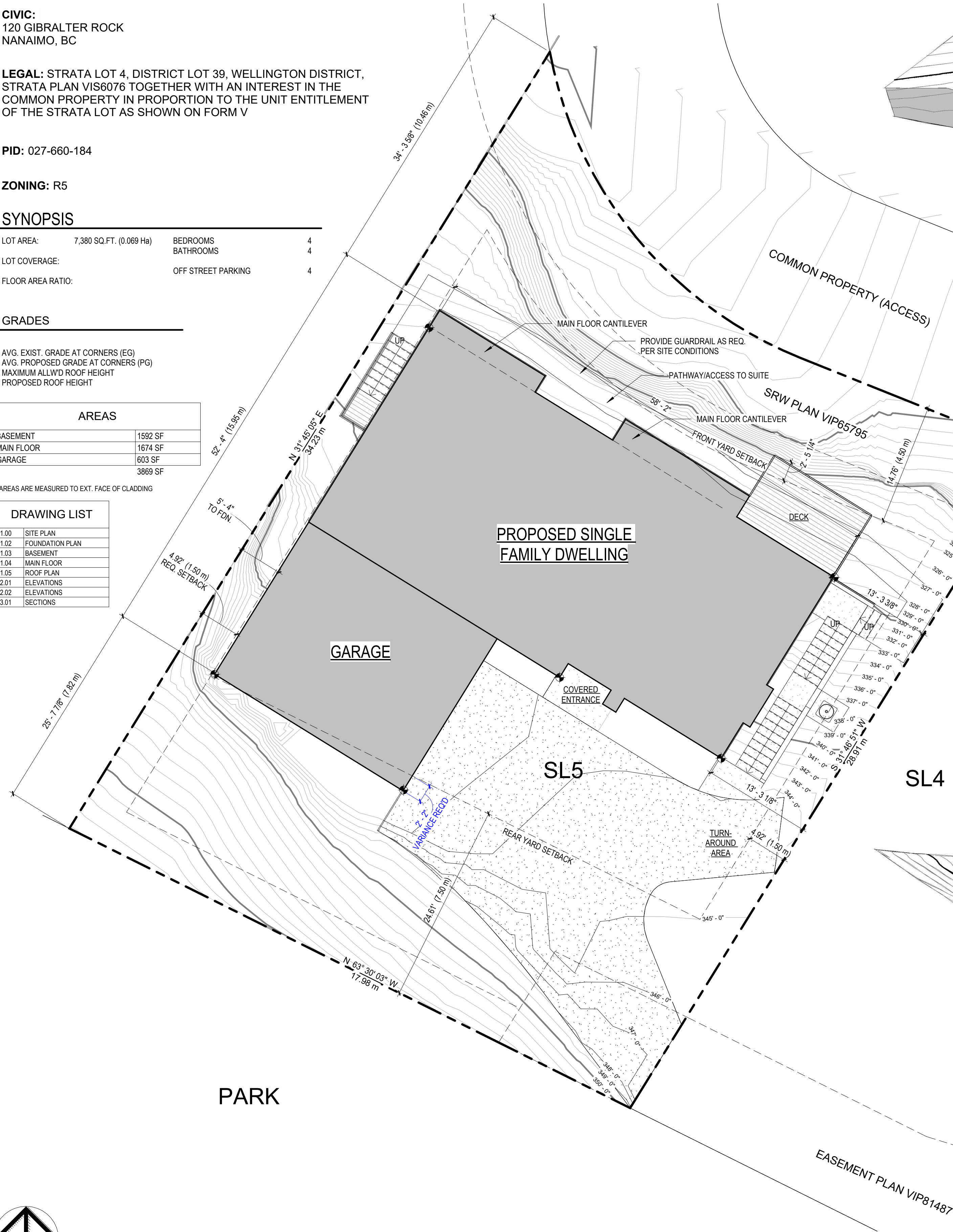
AVG. EXIST. GRADE AT CORNERS (EG)
AVG. PROPOSED GRADE AT CORNERS (PG)
MAXIMUM ALLWD ROOF HEIGHT
PROPOSED ROOF HEIGHT

AREAS	
BASEMENT	1592 SF
MAIN FLOOR	1674 SF
GARAGE	603 SF
	3869 SF

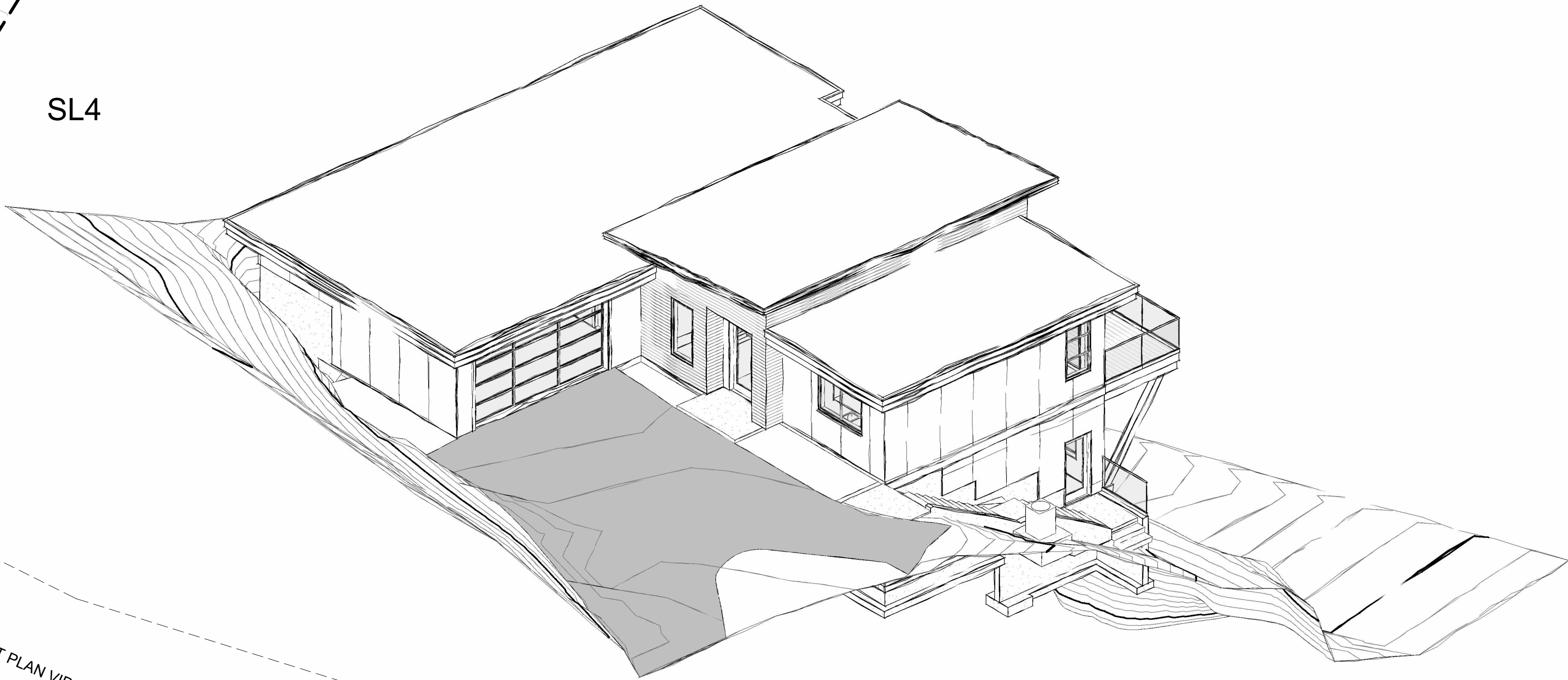
*AREAS ARE MEASURED TO EXT. FACE OF CLADDING

DRAWING LIST

A1.00	SITE PLAN
A1.02	FOUNDATION PLAN
A1.03	BASEMENT
A1.04	MAIN FLOOR
A1.05	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	SECTIONS



2 ISOMETRIC - NE



3 ISOMETRIC - SE

DISCLAIMER

- ALL DIMENSIONS, SIZES, SPECS, ASSEMBLIES ETC. ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK MEETS THE LATEST REQUIREMENTS OF ANY GOVERNING CODES OR BYLAWS.
- CONTRACTOR MAY HAVE TO MAKE CONSIDERATIONS FOR REGION SPECIFIC CONSTRUCTION CONDITIONS NOT REFLECTED IN THIS DRAWING PACKAGE.
- ANY STRUCTURAL ELEMENTS THAT DO NOT FALL WITHIN CONFORM TO PART 9 OF THE BCBC, OR UNSPECIFIED ON THESE PLANS MUST BE SIZED AND SPEC'D BY A STRUCTURAL ENGINEER.
- ANY CODE VIOLATIONS OR INCONSISTENCIES FOUND IN THE DRAWINGS ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING THE CONSTRUCTION PHASE.
- NEITHER SATURNA STUDIOS NOR THE DESIGNER/DRAFTSMAN ASSUME ANY LEGAL OBLIGATION REGARDING ANY INFORMATION INCLUDED OR INFERRED ON THESE PLANS.

SATURNA
studios

PLANNING + DESIGN

dan@saturnastudios.ca
(604) 349-1654

Revisions

1	FOR COORDINATION	2025.09.11
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Schiebel Residence
120 GIBRALTER ROCK
NANAIMO, BC

Proj. No: 2102
Date: 2025.09.11
Drawn: DC
Scale: 1/8" = 1'-0"

Seal:

Sheet Name:

SITE PLAN

Sheet No:

A1.00

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
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RECEIVED
BOV792
2025-NOV-05
Current Planning