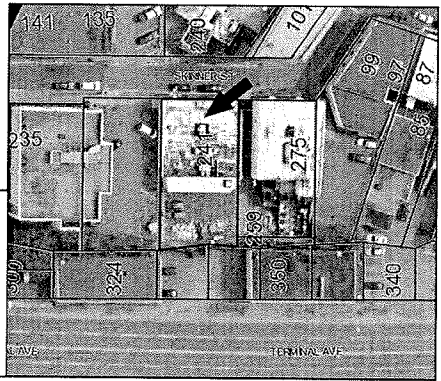


**SITE PLAN**  
SCALE: 1/8"=1'-0"



**KEY PLAN**  
SCALE: N.T.S.

**SITE PARTICULARS**

CIVIC ADDRESS: 241, 275 Skinner Street, Nanaimo, BC  
 LEGAL ADDRESS: Lot 7, Block 60, Section 1, Nanaimo District, Plan 584  
 SITE AREA: 0.1551 acres (0.0628 Ha), 6,756.1 sq.ft. (627.66 m2)  
 ZONING: DT1 Core

**PROJECT DATA (BASED ON DT1 ZONING)**

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	HOTEL	HOSTEL
LOT AREA	3,982.6 sq.ft. (370 m2) Minimum	6,756.1 sq.ft. (627.66 m2)
LOT COVERAGE	100% = 6,756.1 sq.ft. (627.66 m2) Max.	EXISTING 59.5% = 4,022.7 sq.ft. (373.72 m2) NEW 42.4% = 2,864.7 sq.ft. (266.14 m2) TOTAL 101.9% = 6,887.4 sq.ft. (639.86 m2)* * Variance required
BUILDING GROSS FLOOR AREA	N/A	EXISTING 4,022.7 sq.ft. (373.72 m2) NEW 6TH FLR 2,637.3 sq.ft. (245.02 m2) 5TH FLR 2,637.3 sq.ft. (245.02 m2) 4TH FLR 2,637.3 sq.ft. (245.02 m2) 3RD FLR 2,637.3 sq.ft. (245.02 m2) 2ND FLR 2,637.3 sq.ft. (245.02 m2) MAIN (1ST) FLR 2,637.3 sq.ft. (245.02 m2) PARKING 660.1 sq.ft. (61.33 m2) SUBTOTAL 16,483.9 sq.ft. (1,531.40 m2) TOTAL 20,506.6 sq.ft. (1,905.13 m2)
DENSITY	2.8 = 18,917.1 sq.ft. (1,757.46 m2) Max. If Tier 1** req met, add 0.2 = 1,351.2 sq.ft. (125.53 m2) If Tier 2** req met, add 0.25 = 1,689 sq.ft. (156.92 m2) ** See "Schedule D" of zoning bylaw 4500 If all above req met, the max total allowed is 3.25 = 21,957.4 sq.ft. (2,039.91 m2) Max.	EXISTING 0.6 = 4,022.7 sq.ft. (373.72 m2) NEW 2.3 = 15,838.6 sq.ft. (1,471.45 m2)*** TOTAL 2.9 = 1,986.3 sq.ft. (1,845.18 m2)* *** Excludes 645.3 sq.ft. (59.95 m2) main floor entrance lobby in proposed building. * Variance required
SETBACKS	FRONT: 0' (0 m) Min. REAR: 13.12' (4 m) Max. SIDE: 0' (0 m) Min. SIDE (flanking street): 0' (0 m) Min.	FRONT: 0' (0 m) SIDE (south side): 0' (0 m) REAR: 1.2' (0.38 m) SIDE (north side): 0' (0 m)
HEIGHT OF BUILDINGS	45.9' (14 m) Max. 2 storeys Min.	86' (26.21 m) * approx. 7 storeys * Variance required
OFF-STREET PARKING	No spaces required as the proposed project is non-residential and is located within the downtown specified area shown in schedule "B" of parking bylaw 7013.	4 large stalls provided

**GUEST ROOM SUMMARY**

MK.	AMENITIES / TYP NET AREA	QTY. BY FLOOR						SUB TOTALS
		1ST	2ND	3RD	4TH	5TH	6TH	
A	1 Bedrm suite w/ Kitchenette & Bathroom 413 sq.ft. (38.37 m2)	2						2
B	Bachelor suite w/ Kitchenette 214 sq.ft. (19.88 m2)		2	2	2			6
C	Bachelor suite w/ Kitchenette 189 sq.ft. (17.56 m2)		2	2	2			6
D	Bachelor suite w/ Kitchenette 213 sq.ft. (19.79 m2)		1	1	1			3
E	1 Bedrm suite w/ Kitchen & Bathroom 670 sq.ft. (62.26 m2)					2		2
F	2 Bedrm suite w/ Den 1,404 sq.ft. (130.44 m2)						1	1
SUBTOTALS		2	5	5	5	2	1	20
								TOTAL

NOTES  
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.  
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.  
 DO NOT SCALE THE DRAWINGS.

NO.	REVISION	DATE	NO.	REVISION	DATE	NO.	REVISION	DATE
1			1			1		
NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE

ARCHITECT  
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PROJECT  
**241 SKINNER STREET**  
 NANAIMO BC

SHEET TITLE  
**SITE PLAN & PROJECT DATA**

SCALE DATE  
 1/8" = 1 FT FEB. 17, 2012  
 DRAWN CHECKED  
 EK  
 DRAWING NO.  
**A1.0**