

2 KEY PLAN
 ALL SCALE: 1/8" = 1'-0"

SITE INFORMATION

LEGAL DESCRIPTION: LOT A, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 15032, EXCEPT PARTS IN PLANS 25203 AND 25214

CIVIC ADDRESS: 1451 ESTEVAN ROAD, NANAIMO, BC.

EXISTING ZONING: CC3 - CITY COMMERCIAL CENTRE

TOTAL SITE AREA: 255,000 SF (APPROX.)

BUILDING FLOOR AREAS:

BUILDING 'A' (EXISTING-RETAIL):	16,315 SF.
BUILDING 'B' (EXISTING-RETAIL):	12,579 SF.
BUILDING 'C' (EXISTING-RETAIL):	5,790 SF.
BUILDING 'D' (EXISTING-RETAIL):	5,000 SF.
BUILDING 'E' (EXISTING STARBUCKS):	1,800 SF.
BUILDING 'F' (EXISTING BURGER KING):	3,698 SF.
TOTAL EXISTING FLOOR AREAS:	45,182 SF.
BUILDING 'G' (NEW-RETAIL):	4,417 SF.
BUILDING 'H' (NEW-OFFICE):	12,159 SF.
GRAND TOTAL	61,758 SF.

PARKING:

TOTAL PARKING REQUIRED: (90% of 55,582) / 250.2 = 222 STALLS

TOTAL PARKING PROVIDED: 355 STALLS

PARKING RATIO: (355 / 61,758) x 1000 = 5.8 STALLS per 1000 SF.

NOTE:
 Boundaries shown hereon are derived from existing records and must be confirmed by survey prior to the determination of dimensions or areas for development purposes.

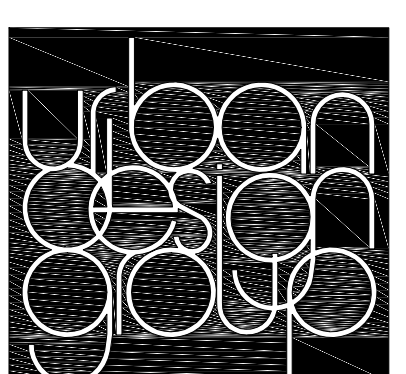
1 SITE PLAN
 ALL SCALE: 1/8" = 1'-0"

12/03/22 ISSUED FOR DAP
 10/10/22 Description
 Revisions



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PROPOSED COMMERCIAL DEVELOPMENT
1451 ESTEVAN ROAD, NANAIMO, BC
for NOORT DEVELOPMENTS



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project number 3420
 sheet title OVERALL SITE PLAN

date FEB.18/11 sheet number
 scale 1"=20'
 drawn MC/RS/SM
 checked RJ/EC
 A=1.1