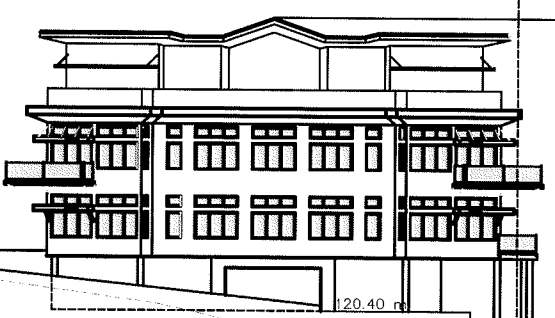


SITE PARTICULARS	
CIVIC ADDRESS:	4474 WELLINGTON ROAD, NANAIMO, BC
LEGAL ADDRESS:	Lot 8, Plan 18939, Section 5, Wellington District,
SITE AREA:	0.7724 acres (0.3126 Ha) 33,649 sq.ft. (3,126.09 m ²)
ZONING:	Community Corridor (COR3)

PROJECT DATA (BASED ON COR3 ZONING)		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Mixed use (Office, Residential,...)	Mixed use (Office, Residential,...)
LOT AREA	10,783.9 sq.ft. (1,000 m ²) Minimum	38,848 sq.ft. (3,578 m ²)
LOT COVERAGE	60% = 20,189.37 sq.ft. (1,875.65 m ²) Max.	
BUILDING GROSS FLOOR AREA	N/A	BASEMENT 6,422 SQ.FT. FIRST FLOOR 6,488 SQ.FT. SECOND FLOOR 6,188 SQ.FT. THIRD FLOOR 6,588 SQ.FT. TOTAL FLOOR AREA 25,686 SQ.FT.
DENSITY	0.75 = 26,236.96 sq.ft. (2,344.5 m ²) Additional 0.50 for Mixed Use 0.50 = 16,988.99 sq.ft. (1,568 m ²) Max. Where underground parking is provided, density may be increased by 0.25 x the percentage of spaces underground. 0.25 X 0.30 X 20,189 = 1,514 sq.ft. Total allowable = 43,572 sq.ft. (4,047.9 m ²)	TOTAL FLOOR AREA 31,984 SQ.FT. Including parking 2,971.4 M ²
SETBACKS	FRONT: 19.80' (6 m) Max. REAR: 24.80' (7.5 m) Min. SIDE: 9.84' (3 m) Min. SIDE (banking street): 9.84' (3 m) Min.	FRONT: 244' (74.3 m) Min. REAR: 18.4' (5.0 m) Min. SIDE: 13.40' (4.06 m) Min. required variance for Rear set back
HEIGHT OF BUILDINGS	48' (14 m) Additional 4m where at least 75% of required parking area is located below building = 1.6m Total = 51.18' (15.6 m) Max.	Total building height = 50.18' (15.29 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	Office: 1 per 22 m ² of Office space 1480.8 M ² office space Div by 22 = 67 stalls Residents: 1.66 space per dwelling unit. 3 units x 1.66 = 5 stalls TOTAL REQUIRED: 72 stalls (2 of the required stalls must be for handicapped use.)	41 Large stalls 23 Small stalls 1 Loading Bay 2 H/C stalls Total: 67 stalls 93% parking provided required variance for Residential parking

- 130.0 m
- 129.0 m
- 128.0 m
- 127.0 m
- 126.0 m
- 125.0 m
- 124.0 m
- 123.0 m
- 122.0 m
- 121.0 m
- 120.0 m
- 119.0 m
- 118.0 m
- 117.0 m
- 116.0 m
- 115.0 m



Allowable Height (15.6m)	137.22 m
Third Floor	131.37m
Second Floor	127.41 m
Main Floor	123.45 m
Average Finish Grade	121.62 m
Lower Commercial	119.79 m

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

ARCHITECT SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE 1/16" = 1'-0"

DATE 29 MAY 12

PROJECT 4474 WELLINGTON Road NANAIMO, BC

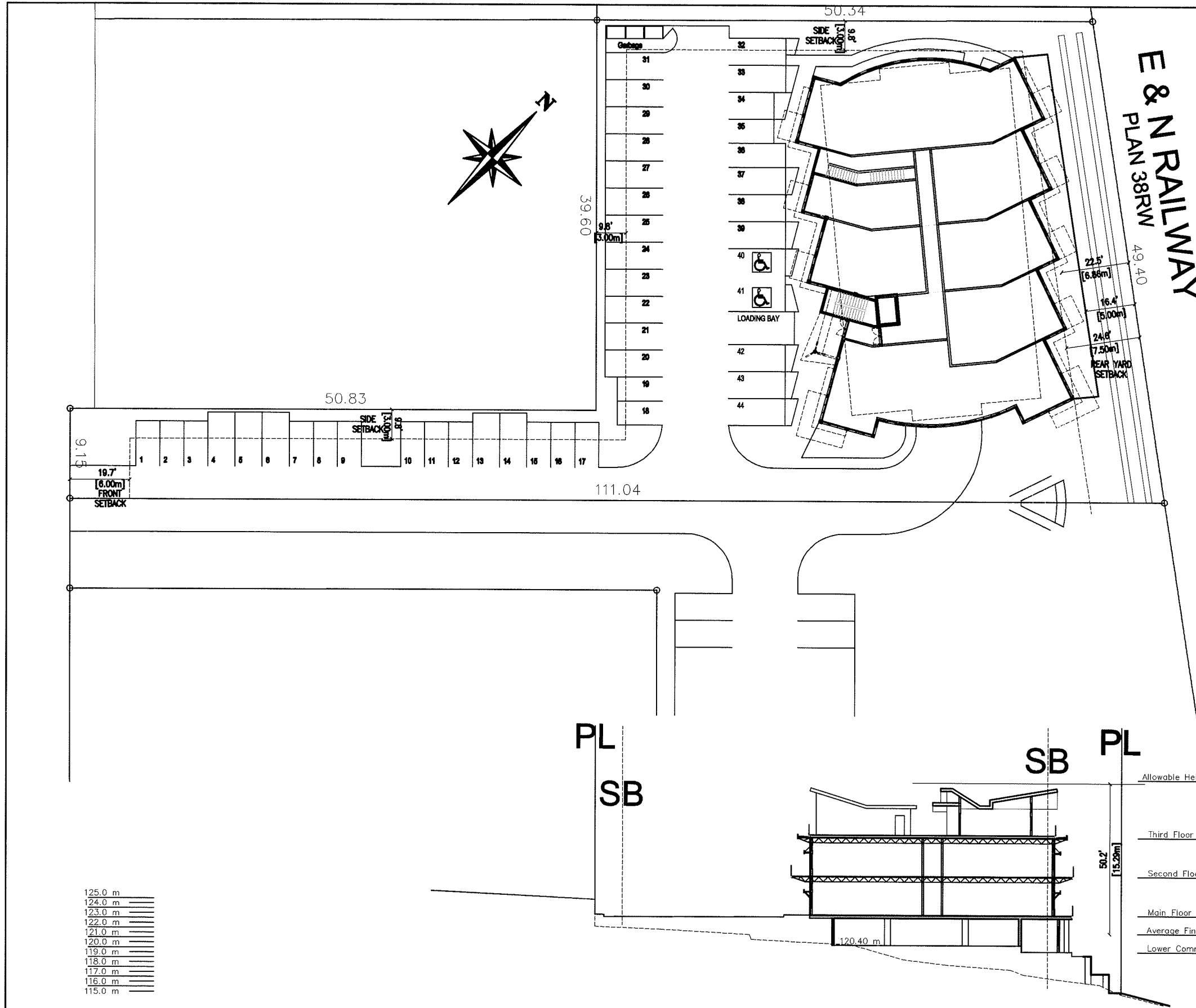
CLIENT WAYNE PECK

PROJECT NO.

SHEET TITLE SITE PLAN, PARKING LAYOUT

SHEET NO. **A1.1**

REVISION



SITE PARTICULARS	
CIVIC ADDRESS:	4474 WELLINGTON ROAD, NANAIMO, BC
LEGAL ADDRESS:	Lot 8, Plan 18939, Section 5, Wellington District,
SITE AREA:	0.7724 acres (0.3126 Ha) 33,649 sq.ft. (3,126.09 m2)
ZONING:	Community Corridor (COR3)

PROJECT DATA (BASED ON COR3 ZONING)		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	Mixed use (Office, Residential,...)	Mixed use (Office, Residential,...)
LOT AREA	10,763.9 sq.ft. (1,000 m2) Minimum	33,649 sq.ft. (3,126 m2)
LOT COVERAGE	60% = 20,189.37 sq.ft. (1,875.65 m2) Max.	
BUILDING GROSS FLOOR AREA	N/A	BASEMENT 8,472 SQ.FT. MAIN FLOOR 9,066 SQ.FT. SECOND FLOOR 9,166 SQ.FT. THIRD FLOOR 6,280 SQ.FT. TOTAL FLOOR AREA 31,984 SQ.FT.
DENSITY	0.75 = 25,235.98 sq.ft. (2,344.5 m2) Additional 0.50 for Mixed Use 0.50 = 16,823.99 sq.ft. (1,563 m2) Max. Where underground parking is provided, density may be increased by 0.25 x the percentage of spaces underground. 0.25 X 0.30 X 20,189 = 1,514 sq.ft. Total allowable = 43,572 sq.ft. (4,047.9 m2)	TOTAL FLOOR AREA 31,984 SQ.FT. Including parking 2,971.4 M2
SETBACKS	FRONT: 19.69' (6 m) Max. REAR: 24.60' (7.5 m) Min. SIDE: 9.84' (3 m) Min. SIDE (flanking street): 9.84' (3 m) Min.	FRONT: 244' (74.3 m) Min. REAR: 16.4' (5.0 m) Min. SIDE: 13.40' (4.08 m) Min. required variance for Rear set back
HEIGHT OF BUILDINGS	48' (14 m) Additional 4m where at least 75% of required parking area is located below building = 1.6m Total = 51.18' (15.6 m) Max.	Total building height = 50.18' (15.29 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	Office: 1 per 22 m2 of Office space 1480.8 M2 office space Div by 22 = 67 stalls Residents: 1.66 space per dwelling unit. 3 units x 1.66 = 5 stalls TOTAL REQUIRED: 72 stalls (2 of the required stalls must be for handicapped use.)	41 Large stalls 23 Small stalls 1 Loading Bay 2 H/C stalls Total: 67 stalls 93% parking provided required variance for Residential parking

- 125.0 m
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- 116.0 m
- 115.0 m

NOTES
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NO.	DATE	REVISIONS

DARYOUSH FIROUZLI ARCHITECTURE INC.

ARCHITECT SEAL

CONSULTANT SEAL

CONSULTANT SEAL

SCALE
 1/16" = 1'-0"
 DRAWN
 CHECKED
 DATE
 29 MAY 12

PROJECT
 4474 WELLINGTON
 Road
 NANAIMO, BC

CLIENT
 WAYNE PECK
 PROJECT NO.

SHEET TITLE
 SITE PLAN,
 PARKING LAYOUT

SHEET NO.
A1.2
 REVISION