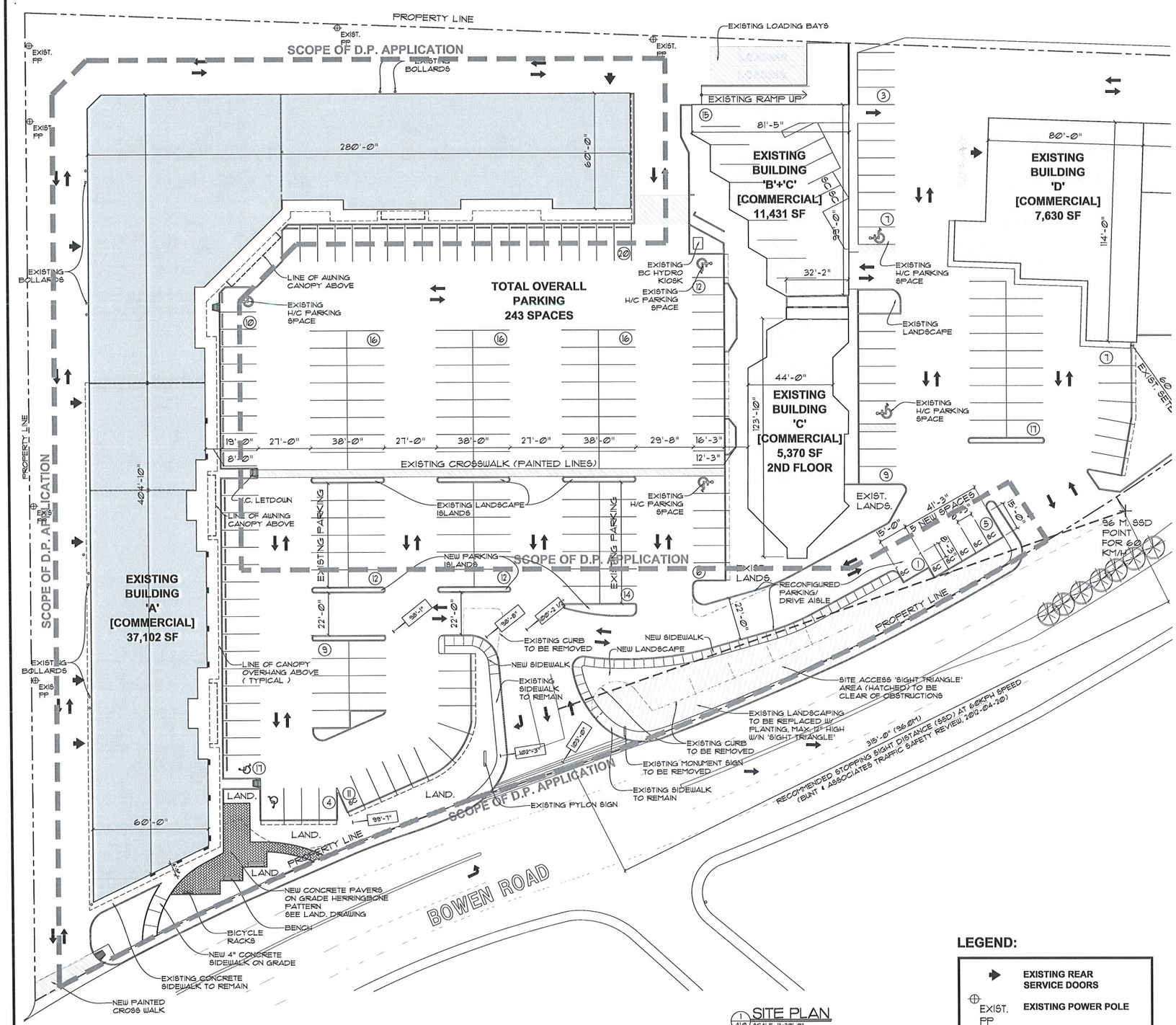
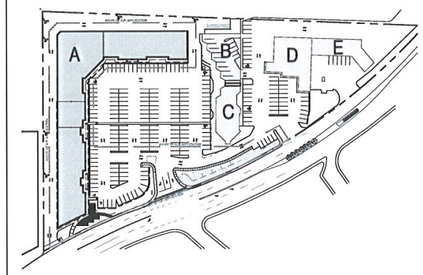


1 A1.0 SITE PLAN
SCALE: 1"=20'-0"



2 A1.0 KEY PLAN
SCALE: N.T.S

SITE INFORMATION

LEGAL DESCRIPTION :	PID 002 - 634 - 350 LOT 1, PLAN 7045, SECTION 16, RANGE 8, MOUNTAIN LAND DISTRICT
CIVIC ADDRESS :	1925 BOWEN ROAD NANAIMO BC.
EXISTING ZONING :	COR 3 (COMMUNITY CORRIDOR)

SITE STATISTICS

TOTAL SITE AREA :	243,933 SF (5.6 ACRES)
TOTAL BUILDING AREA :	63,380 SF
LOT COVERAGE :	EXISTING = [61,010 / 243,933] x 100 = 25.0% PERMITTED = 50%

BUILDING AREAS

EXISTING BUILDING 'A' [COMMERCIAL]:	37,102 SF
EXISTING BUILDING 'B' + 'C' [COMMERCIAL]:	11,431 SF
EXISTING BUILDING 'C 2ND FLOOR [COMMERCIAL]:	5,370 SF
EXISTING BUILDING 'D' [COMMERCIAL]:	7,630 SF
EXISTING BUILDING 'D1' [CAR WASH / GAS BAR]:	4,847 SF
TOTAL FLOOR AREA :	66,380 SF.
TOTAL NET FLOOR AREA :	66,380 SF x 90% = 59,742 SF

PARKING

REQUIRED PARKING

SHOPPING CENTRE
4.3 SPACES PER 1076 SF OF NET FLOOR AREA = 239 SPACES

TOTAL PARKING PROVIDED	=	243 SPACES
TOTAL REGULAR CAR PARKING	=	235 SPACES
TOTAL SMALL CAR PARKING (MAX. ALLOWABLE 33% = 84)	=	7 SPACES

PARKING RATIO
243 SPACES / 66,380 SF x 1,000 = 3.66 SPACES / 1,000 SF

LEGEND:

- EXISTING REAR SERVICE DOORS
- EXIST. FP — EXISTING POWER POLE

GENERAL 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.

revisions		
1	12/03/31	ISSUED FOR DP
no.	yy/mm/dd	description

NORTH

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consultant

BOWEN CENTER RENOVATION
1925 BOWEN ROAD, NANAIMO
for ELDORADO CORPORATION LTD.

REGISTERED ARCHITECT PAUL Y. CHU BRITISH COLUMBIA

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project number 3302
A300
sheet title

SITE PLAN

date	MARCH 2011	sheet number
scale	1"=20'-0"	A-1.0
drawn	ENG	
checked		