



aerial photo
not to scale

PROJECT DATA:

LEGAL DESCRIPTION:
LOT 12, BLOCK 3, RANGE 7, MOUNTAIN DISTRICT, PLAN 526

CIVIC ADDRESS:
2021 NORTHFIELD ROAD

LOT AREA:
LOT 1: +/-256.9 SQ.M.
LOT 2: +/-193.3 SQ.M.
LOT 3: +/-256.9 SQ.M.

ZONING:
R7 - ROW HOUSE RESIDENTIAL

PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL

FLOOR AREAS:		
LOT 1:	MAIN FLOOR	703 SQ.FT. / 65.31 SQ.M.
	UPPER FLOOR	580 SQ.FT. / 53.88 SQ.M.
	TOTAL	1283 SQ.FT. / 119.19 SQ.M.
GARAGE		230 SQ.FT. / 21.36 SQ.M.
LOT 2:	MAIN FLOOR	707 SQ.FT. / 65.68 SQ.M.
	UPPER FLOOR	580 SQ.FT. / 53.88 SQ.M.
	TOTAL	1287 SQ.FT. / 119.56 SQ.M.
GARAGE		230 SQ.FT. / 21.36 SQ.M.
LOT 3:	MAIN FLOOR	703 SQ.FT. / 65.31 SQ.M.
	UPPER FLOOR	580 SQ.FT. / 53.88 SQ.M.
	TOTAL	1283 SQ.FT. / 119.19 SQ.M.
GARAGE		230 SQ.FT. / 21.36 SQ.M.

LOT COVERAGE (INCLUDING GARAGE) : MAX 70%
LOT 1: 86.87 SQ.M. / 256.9 SQ.M. = 33.74%
LOT 2: 87.94 SQ.M. / 193.3 SQ.M. = 45.02%
LOT 3: 86.87 SQ.M. / 256.9 SQ.M. = 33.74%

F.A.R.: MAX 1 DWELLING UNIT PER 150 SQ.M.

PARKING REQUIRED:
2 CARS PER RESIDENCE = 6 CARS

PARKING PROVIDED:
LOT 1: 2 CARS
LOT 2: 2 CARS
LOT 3: 2 CARS
TOTAL: 6 CARS

proposed row housing
2021 Northfield Road
Nanaimo, B.C.

client: Kenco Enterprises

DRAWING TITLE:
site plan

SCALE:
as noted

DRAWN BY:
S.W. / C.M.

NUMBER:
d1251.06.12

ISSUED:
Issued for Dev. Permit 15 Jan 2013

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYED DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LIMITED TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.