

MILTON STREET

170'-3" [51.89m]

140'-9" [42.9m]

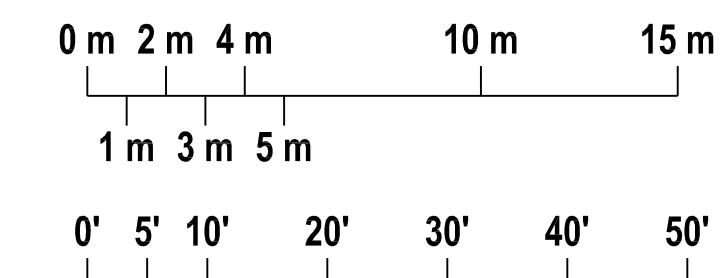


SITE PARTICULARS	
PROJECT NAME:	Milton Station
CIVIC ADDRESS:	575 Milton Street
LEGAL ADDRESS:	That Part of Lot 5 And Section C of Lot 6, Block C, Section 1, Nanaimo District, Plan 584, Lying Easterly of The Right of Way of The Esquimalt And Nanaimo Railway Company As Shown On Plan 1064
SITE AREA:	0.6412 Acres (0.2595 Ha) 27,930 sq.ft. (2,594.79 m ²)
ZONING:	DT11 Old City Infill Service

PROJECT DATA (BASED ON DT11 ZONING)		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	MULTIPLE FAMILY DWELLING, LIVE / WORK	MULTIPLE FAMILY DWELLING, LIVE / WORK
LOT AREA	4,036 sq.ft. (375 m ²) Min.	27,930 sq.ft. (2,594.79 m ²)
LOT COVERAGE	50% = 13,965 sq.ft. (1,297.39 m ²) Max.	36.2% = 10,111 sq.ft. (939.34 m ²)
BUILDING GROSS FLOOR AREA		3RD FLR 7,962 sq.ft. (739.69 m ²) 2ND FLR 8,555 sq.ft. (794.79 m ²) MAIN FLR 7,493 sq.ft. (696.12 m ²) BASEMENT 2,696 sq.ft. (250.47 m ²) TOTAL 26,706 sq.ft. (2,481.07 m ²)
DENSITY	0.85 = 23,751 sq.ft. (2,205.56 m ²) Max. If Tier 1** req met, add 0.2 = 5,586 sq.ft. (518.96 m ²) If Tier 2** req met, add 0.25 = 6,983 sq.ft. (648.70 m ²) ** See "Schedule D" of zoning bylaw 4500 If all above req met, the max total allowed is 1.30 = 36,309 sq.ft. (3,373.22 m ²) Max.	14 Residential Units & 4 Live/Work Units 0.94 = 26,299 sq.ft. (2,443.26 m ²) *** *** Excludes 407 sq.ft. (37.81 m ²) main floor lobby area.
SETBACKS	FRONT: 9.8' (3.00 m) Min. SIDE: 4.9' (1.50 m) Min. FLANKING SIDE: 9.8' (3.00 m) Min. REAR: 9.8' (3.00 m) Min.	FRONT: 14.8' (4.50 m) SIDE (east side): 15.7' (4.80 m) REAR: 17.1' (5.20 m)
HEIGHT OF BUILDINGS	34.5' (10.50m) Max. Measured from average natural grade.	Average Finished Grade 147' (44.81m) GEOD. Max Allowed Elev 181.4' (55.30m) GEOD. Main Roof Parapet 179.6' (54.75m)+/- GEOD. Upper Roof Parapets 181.6' (55.36m)+/- GEOD. Entry Parapets 183.6' (55.97m)+/- GEOD. Roof Peaks 189.6' (57.80m)+/- GEOD. Elevator Tower 183.6' (55.97m)+/- GEOD.
OFF-STREET PARKING	2 Bdrm Dwelling Units: 1 space per unit 11 units x 1 = 11 spaces 1 Bdrm/Bachelor Dwelling Units: 0.5 space per unit 7 units x 0.5 = 3.5 spaces Visitor parking: 1 space per 22 required spaces 14.5 divided by 22 = 0.66 spaces Total Required: 15 spaces 1 of the required spaces must be for Handicapped use	13 Large spaces 5 Small spaces 1 H/C spaces TOTAL 19 spaces
AMENITY SPACE		Common Deck (3rd Flr) 540 sq.ft. (50.17 m ²) Amenities Room (2nd Flr) 535 sq.ft. (49.70 m ²) Outside Area (not including yard setbacks) 4,104 sq.ft. (381.28 m ²) TOTAL 5,179 sq.ft. (481.14 m ²)

RESIDENTIAL SUITE SUMMARY				QTY. BY FLOOR		SUB TOTALS
MK.	TYPE / AREA	MAIN	2ND	3RD		
A	2 Bedrm suite - 769 sq.ft. (71.44 m ²) ****	1	1	1	3	
B	2 Bedrm suite - 907 sq.ft. (84.26 m ²) ****			1	1	
C	2 Bedrm suite - 914 sq.ft. (84.91 m ²) ****			1	1	
D	2 Bedrm suite - 893 sq.ft. (82.96 m ²) ****			1	1	
E	2 Bedrm suite - 833 sq.ft. (77.39 m ²) ****		1	1	2	
Ea	2 Bedrm suite - 822 sq.ft. (76.37 m ²) ****	1			1	
F	1 Bedrm suite - 740 sq.ft. (68.75 m ²) ****			1	1	
G	1 Bedrm suite - 563 sq.ft. (52.30 m ²) ****		2	2	4	
SUBTOTALS		2	4	8	14	
**** Measured to centerline of perimeter walls.						
					TOTAL	

LIVE / WORK UNIT SUMMARY		
MK.	TYPE / AREA	QTY.
H	2 Bedrm suite - 907 sq.ft. (84.26 m ²) **** & Commercial Space - 1,071 sq.ft. (99.50 m ²) ****	1
I	2 Bedrm suite - 911 sq.ft. (84.63 m ²) **** & Commercial Space - 841 sq.ft. (78.13 m ²) ****	1
J	1 Bedrm suite - 885 sq.ft. (82.22 m ²) **** & Commercial Space - 892 sq.ft. (82.87 m ²) ****	1
K	1 Bedrm suite - 740 sq.ft. (68.75 m ²) **** & Commercial Space - 902 sq.ft. (83.80 m ²) ****	1
**** Measured to centerline of perimeter walls.		
		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 FROM THESE DRAWINGS.

NO.	REVISION	DATE	NO.	ISSUED FOR	DATE
1.					

ARCHITECT
ian a. niamath
dip. arch. poly. m.a.i.b.c.
5 - 1400 WINGROVE STREET, NANAIMO, B.C. V9S 3L7
TEL. 250 729 7311, FAX 250 729 7321

PROJECT
MILTON STATION MULTI-RES. DEVELOPMENT - PHASE 1
575 MILTON STREET
NANAIMO, BC

SHEET TITLE
SITE PLAN SITE PARTICULARS PROJECT DATA

RECEIVED
DP1095
2018-SEP-18
Current Planning

SCALE 1/16"=1'-0"
DATE JUL 29, 2015
DRAWN EK
CHECKED
DRAWING NO. A1.0