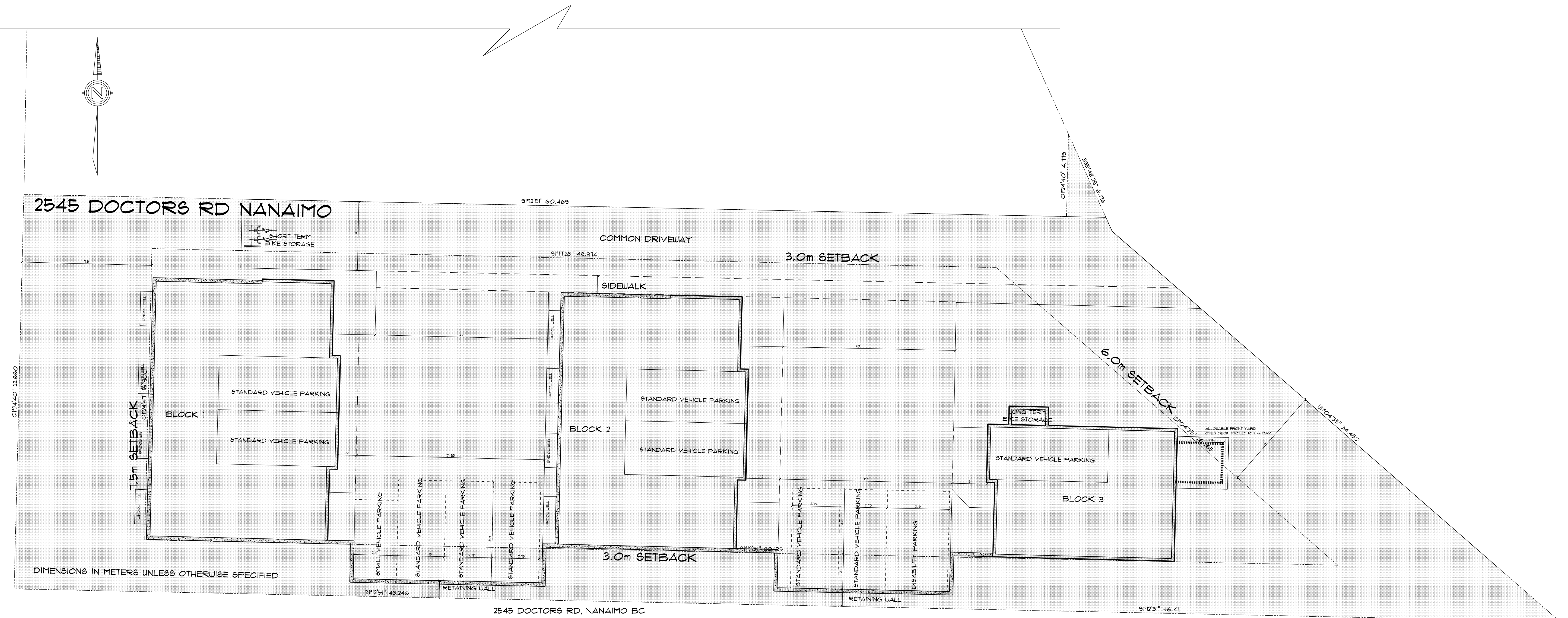


SITE
SCALE: 1:125



2545 DOCTORS RD, NANAIMO BC

LOT AREA = 1,744.29 m²
 LOT COVERAGE = 24.95% (435.25m²)
 GROSS FLOOR AREA = 692.31m²
 FLOOR AREA RATIO = 0.40
 BLOCK 1 = 280.60m²
 BLOCK 2 = 271.26m²
 BLOCK 3 = 140.45m²

PARKING:
 12 SPACES
 36m² (1.8m x 20m) OF ENCROACHMENT INTO LANDSCAPE BUFFER
 1 MIN. SHORT TERM BIKE STORAGE
 3 LONG TERM BIKE STORAGE

ALL LUMBER TO BE S.P.F. #2 OR BETTER
 ALL LINTELS TO BE 2 x 2 x 10 U.N.O. CONTRACTOR
 TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS
 AND LOCATION OF SERVICES PRIOR TO
 STARTING CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.
 ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE
 SOIL OR ENGINEERED FILL AND BELOW FROST DEPTH.
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 times the property of the designer to be used for the
 project shown. Written consent is required from the
 designer before any reproduction. Contractor to verify
 all lines, levels, surveys, dimensions, specifications, 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. All work to be done in a prudent manner and to the
 approval of warranty provider, designer is not responsible
 for any field review or compliance to codes and/or poor
 building practices. Designer recommends that owner/builders
 retain independent inspections to ensure proper design and
 construction of building envelope.

<p>OCEAN MIST DEVELOPMENT CORP</p>	SECTION LETTER A	PAGE NUMBERS 1/4
	APPROVED:	CHECKED BY:
SCALE: 1/4" = 1'-0"	DRAWN BY: DANIEL	DATE: August 12, 2021
PO BOX 128 NANAIMO BC V9R 8K4	PHONE: 250-713-8700 DANIEL@OCEANMISTDEVELOPMENT.COM	OCEAN MIST DEVELOPMENT CORP 11111 11111
2545 Doctors Rd CLIENT: RUSS MCMANN BUILDER: RUSS MCMANN PHONE: 250.668.4086	RECEIVED DP1238 2021-AUG-16 Current Planning	