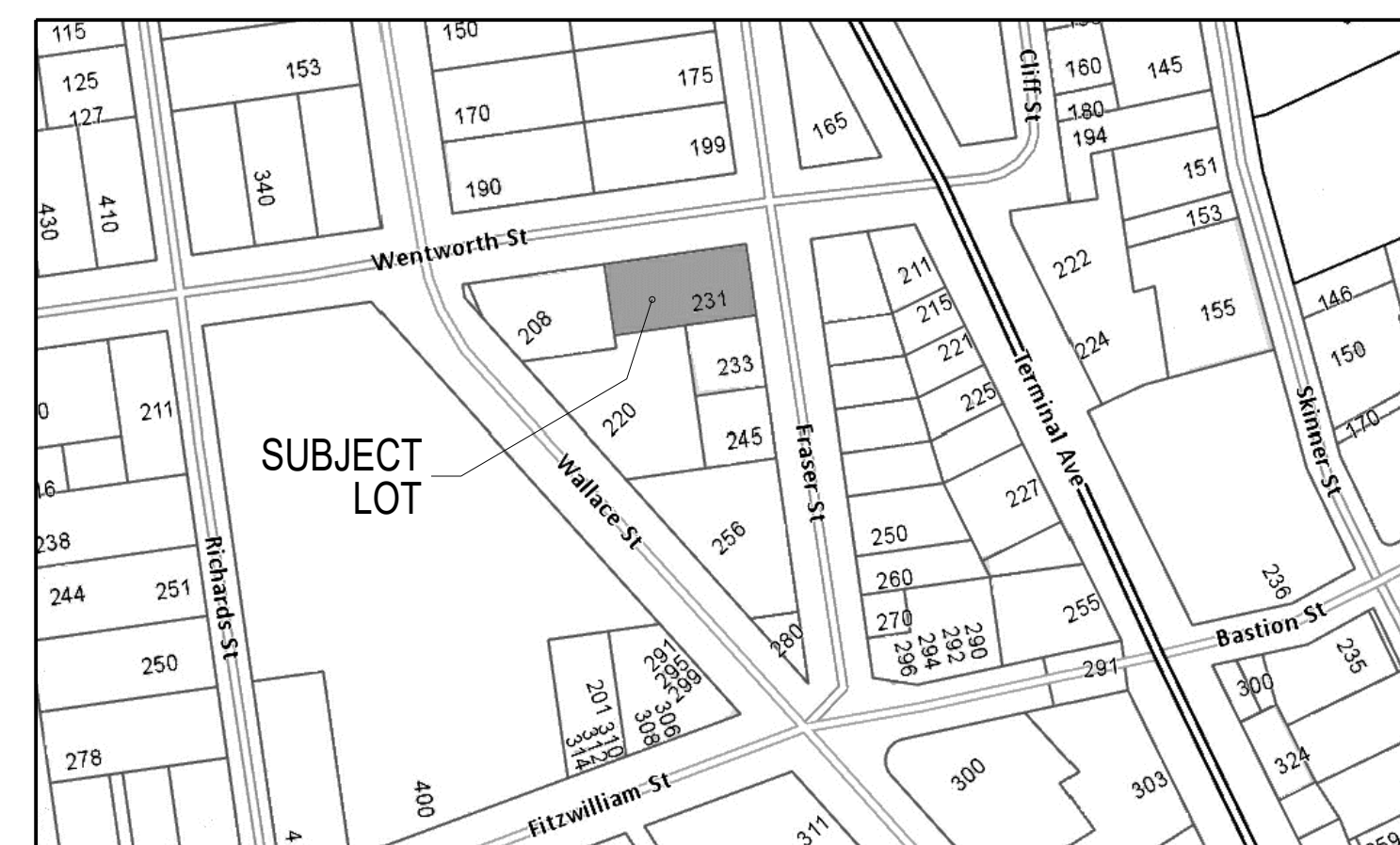
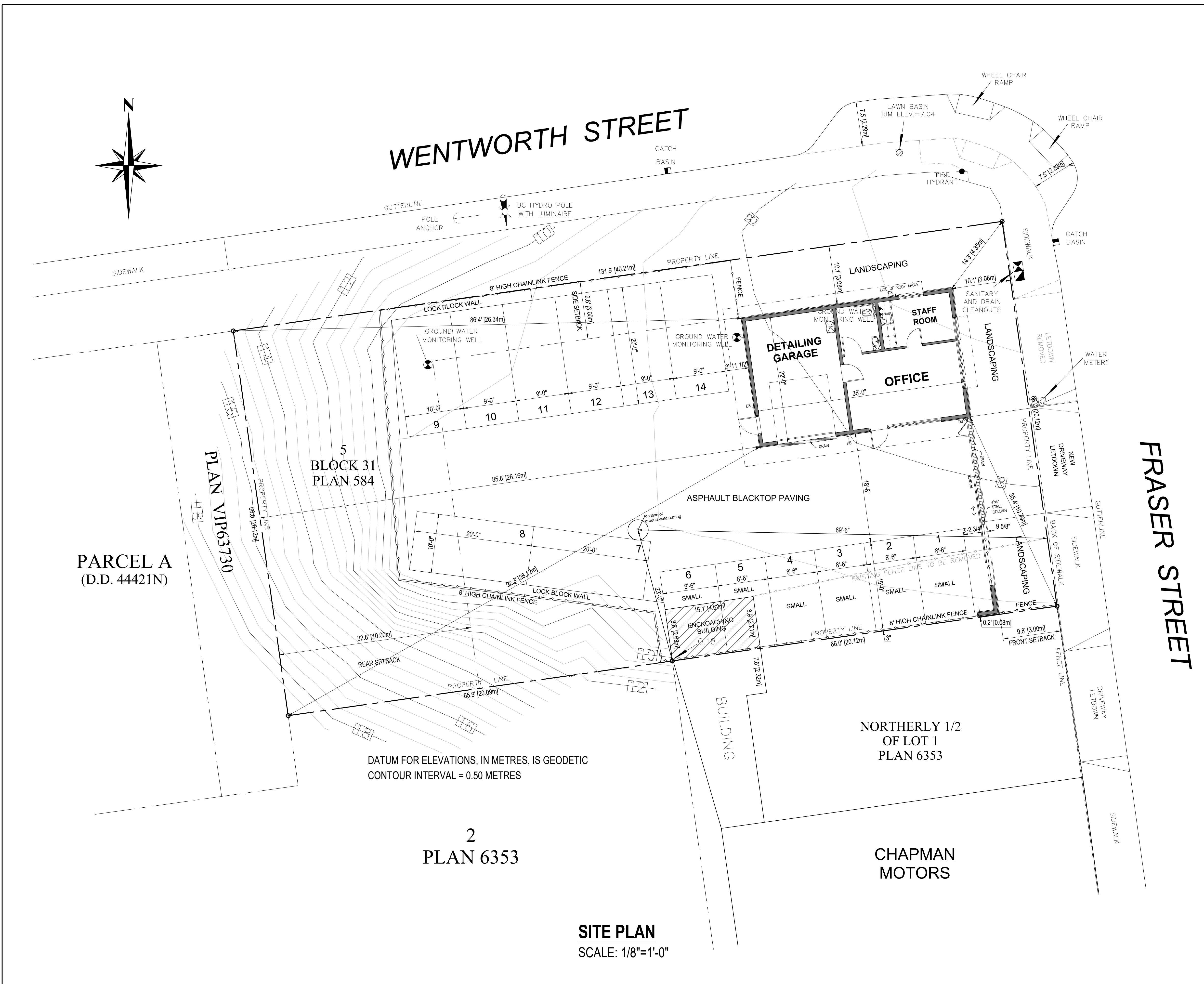


SITE PARTICULARS	
CIVIC ADDRESS:	231 Fraser Street, Nanaimo, BC
LEGAL ADDRESS:	Lot 5, Block 31, Nanaimo District, Plan 584
SITE AREA:	0.1999 Acres (0.0809 Ha); 8706.54 sq.ft. (808.86 m ²)
ZONING:	DT3 - Downtown 3

PROJECT DATA	
USE	AUTO SALES
LOT AREA	8706.54 sq.ft. (808.86 m ²)
LOT COVERAGE	9% = 792 sq.ft. (73.58 m ²)
BUILDING GROSS FLOOR AREA	792 sq.ft. (73.58 m ²)
DENSITY	0.09 = 792 sq.ft. (73.58 m ²)
SETBACKS	FRONT: 10.1' (3.08 m) SIDE (South): 0.2' (0.08 m) REAR: 85.8' (26.16 m) SIDE (Wentworth St): 10.1' (3.08 m)
HEIGHT OF BUILDINGS	16.86' [5.14m] Measured from finished grade
OFF-STREET PARKING	8 Large stalls 6 Small stalls 14 Total Site is exempt from minimum on-site parking requirement as it falls within the Downtown specified area indicated in Schedule C (Bylaw 7266).



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LOCATION PLAN NOT TO SCALE

NOTES	NO.	REVISION	DATE	NO.	REVISION	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.</p> <p>ALL WORK IS TO BE DONE IN ACCORDANCE TO THE CURRENT BC BUILDING CODE, LOCAL CODES, BYLAWS AND ACTS.</p> <p>ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.</p> <p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.</p> <p>DO NOT SCALE FROM THESE DRAWINGS.</p>	1						<p>ian a. niamath</p> <p>a.i.b.c.</p> <p>151 SKINNER STREET, NANAIMO, B.C.</p> <p>CELL: 250 756 8786 EMAIL: iniamath@shaw.ca</p>	<p>COMMERCIAL BUILDING</p> <p>231 FRASER STREET</p> <p>NANAIMO, BC</p>	<p>SITE PLAN</p> <p>SITE PARTICULARS</p> <p>PROJECT DATA</p> <p>LOCATION PLAN</p>	<p>AS SHOWN</p> <p>DRAWN</p> <p>EK</p> <p>DRAWING NO.</p>	<p>AUG 18, 2022</p> <p>CHECKED</p>
										A1.0	