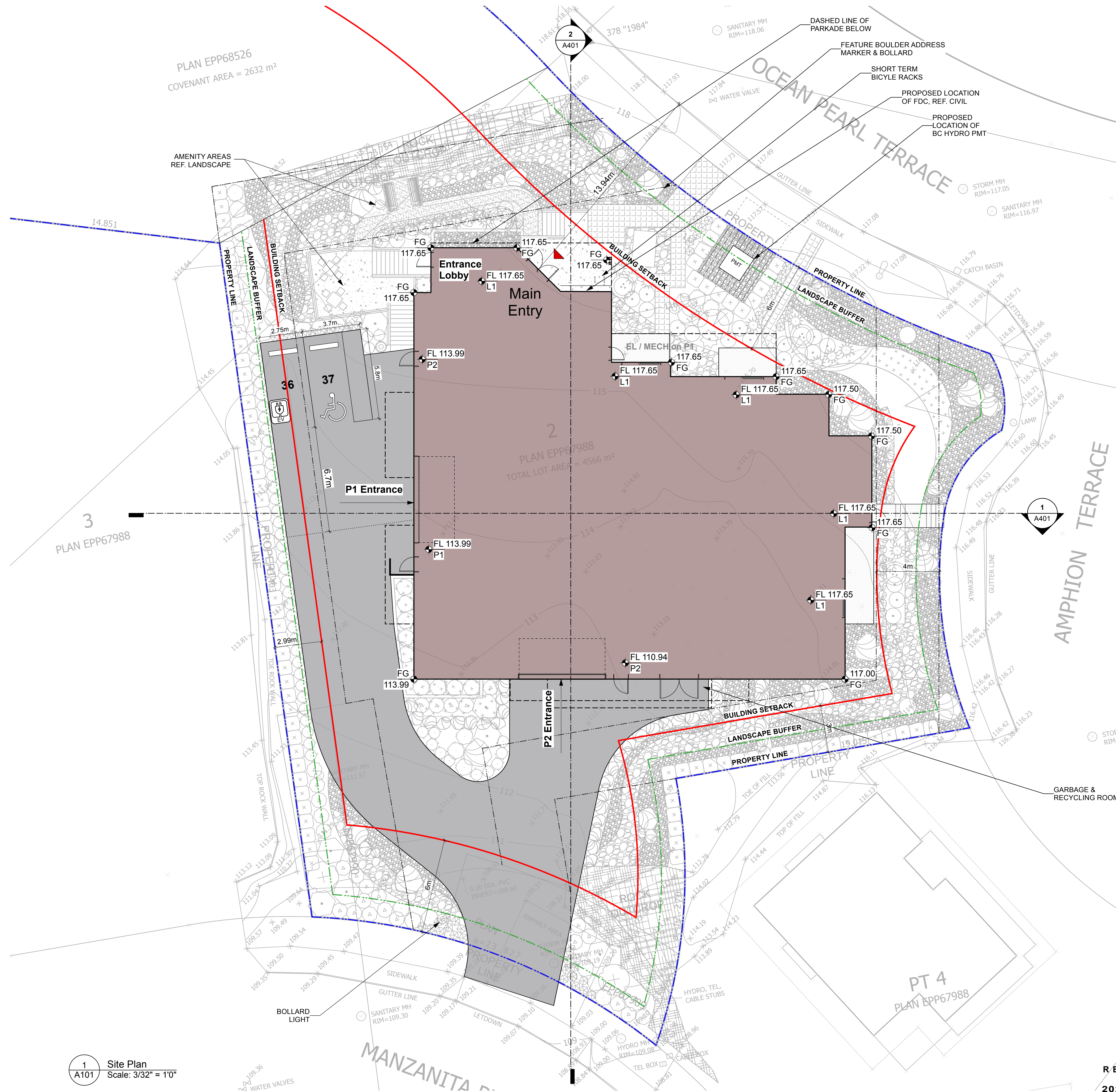




1
A101
Site Plan
Scale: 3/32" = 1'0"

RECEIVED
DP1416
2026-APR-16
Current Planning

0 4'-0" 20'-0" 30'-0"
3/32" = 1'-0"

PROJECT DATA

CIVIC ADDRESS: 1224 MANZANITA PLACE

LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988

-PID: 030-101-468

ZONING: R8

DPA5: Wildfire Hazard
DPA 6: Steep Slope Development

USE: Suburban Neighbourhood

SITE AREA: 4 552.38m²

SETBACKS:

FRONT:	6.0 m
REAR:	10.5 m
SIDE YARD:	3.0 m
FLANKING SIDE:	4.0 m

BUILDING HEIGHT:

PROPOSED:	4 storey
ALLOWABLE:	14m

GROSS FLOOR AREA: 2133.8xm²

FLOOR AREA RATIO:

PROPOSED:	0.47
ALLOWABLE:	0.45+

Proposed stalls beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade (see A201-3.4)):

8 stalls = 21% of required parking = 0.05FAR

TOTAL ALLOWABLE FAR: 0.50

PROPOSED SITE COVERAGE: 624m²

PROPOSED:	14%
ALLOWABLE:	40%

RESIDENTIAL DENSITY

PROPOSED: 20
RECOMMENDED ~25 units per hectare = 11.4

UNIT COUNT: 20Units

1BDM	2
2BDM	12
3BDM	6

PARKING:

RESIDENTIAL (Area 2):

1BDM	2x1.45 = 2.9
2BDM	12x1.8 = 21.6
3BDM	6x2.0 = 12

Total: 37

Accessible - 1

Visitor - 2

Small Stalls - 13 provided (allowed 15 (40%))

Electric Vehicle Stalls

As per Section 7.7 of the Parking Bylaw:

- Access to a Level 2 Electric Vehicle Charge Receptacle – 25% of stalls
- Electrical outlet box to support the installation of a Level 2 Electric Vehicle Charge Receptacle – all stalls
- Electrical outlet box to support the installation of a Level 1 Electric Vehicle Charge Receptacle – all stalls (if stalls are dedicated to individual units)

Bicycle Parking

Short Term - 20 dwelling units × 0.1 spaces = 2 spaces

Long Term - 20 dwelling units × 0.5 spaces = 10 spaces required

GENERAL NOTES

- ALL WORK TO CONFORM WITH THE BRITISH COLUMBIA BUILDING 2024.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER.
- ALL RIGHT OF WAYS, BOUNDARIES, SETBACKS AND PROPERTY LINES TO BE CONFIRMED BY B.C.L.S. PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONFIRM SAME ON SITE. ARCHITECT TO BE CONTACTED REGARDING DISCREPANCIES.
- ALL DIMENSIONS ARE BOTH IMPERIAL AND SHOWN IN INCHES AND FEET, AS WELL AS IN METRIC AND SHOWN IN METERS.
- ALL ELEVATIONS ARE IN METRIC AND SHOWN IN METRIC GEODETIC DATUM. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
- ALL EXISTING AND NEW DATUMS ARE GEODETIC AND SHOWN IN METERS. REFER TO SITE SURVEY AND CIVIL PACKAGES.
- REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ALL PLANTING, FENCING AND PRIVACY SCREEN LOCATIONS, DESIGNS AND DETAILS.
- REFER TO ELECTRICAL DRAWINGS AND LANDSCAPE DRAWINGS FOR SITE LIGHTING.
- REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR LOCATION OF BC HYDRO PMT. NOTE 3m "NO METALS ZONE" AROUND PMT.
- THE GARBAGE AND RECYCLING IS PROVIDED IN THE PARKADE, REF. A201.
- ALL PARKING TO COMPLY WITH THE NANAIMO "OFF-STREET PARKING REGULATIONS BYLAW".

Hazelwood Holdings Ltd
Nanaimo, BC
26 Feb 26

1224 Manzanita Place

Issued for Development Permit

Site Plan. Project Data.

A101



dHKArchitects

dHka