



PROJECT DATA:

LEGAL DESCRIPTION : LOT A SECTION 5  
WELLINGTON DISTRICT  
PLAN 30306  
P.I.D. 001258818

CIVIC ADDRESS : 4900 WELLINGTON ROAD, NANAIMO, B.C.

ZONING : C-13

TOTAL LOT AREA : 4.22 ACRES OR 1.71 HECTARES [183,823.2 SF]

LOT COVERAGE :  $\frac{55,051 \text{ SF}}{183,823.2 \text{ SF}} = 29.9\% \text{ SITE COVERAGE}$

BUILDING HEIGHT : 19'-10"

CRU B-1 = 6,868 SF  
CRU B-2 = 2,133 SF  
CRU B-3 = 3,121 SF

BUILDING B = 12,122 SF

BUILDING - A [EXISTING] = 42,929 SF

BUILDING B [NEW] = 12,122 SF

TOTAL GROSS FLOOR AREA: = 55,051 SF

TOTAL NET FLOOR AREA:  
90 % OF GROSS FLOOR AREA = 55,051 SF. x 90 % = 49,545.9 SF.

TOTAL PARKING PROVIDED = 167 STALLS

TOTAL H/C STALLS PROVIDED = 4 STALLS

PARKING RATIO :

$\frac{167 \text{ STALLS}}{49,545.9 \text{ SF.}} = 3.37 \text{ per } 1000 \text{ sf.}$



2 KEY PLAN  
A-10 SCALE: NTS

1 SITE PLAN  
A-10 SCALE: 1"=30'-0"

COMMERCIAL DEVELOPMENT  
WELLINGTON ROAD, NANAIMO, B.C.  
for PACIFIC CAPITAL REAL ESTATE CORPORATION

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project number 2889  
sheet title A1.0

SITE PLAN

date AUG 1/08 sheet number  
scale 1"=30'-0"  
drawn ED/MS  
checked RJ  
A1.0