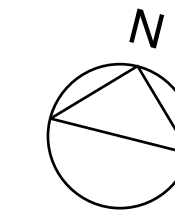


60 BRYDEN STREET



LIST OF ARCHITECTURAL DRAWINGS:

A0.0	COVER PAGE
A0.1	SITE PLAN & STATISTICS
A0.2	FSR PLANS
A1.1	BASEMENT & MAIN FLOOR PLAN
A1.2	SECOND FLOOR, LOFT & ROOF PLAN
A2.1	SECTIONS
A3.1	ELEVATIONS

LIST OF VARIANCES:

- 1) **MINIMUM LOT AREA**
PROPOSED: 183.9 sq m (1980.0 sq ft)
- 2) **SITE COVERAGE: 4% ABOVE MAXIMUM PERMITTED:**
PROPOSED: 43.6%
- 3) **FRONT YARD: RELAXATION IN FRONT (SOUTH) YARD:**
PROPOSED: 1.82m (5'11 7/8")
- 4) **REAR YARD: RELAXATION IN REAR (NORTH) YARD:**
PROPOSED: 6m (20' 1/4")
- 5) **SIDE YARD: RELAXATION IN SIDE (WEST) YARD:**
PROPOSED: 6m (20' 1/4")
- 6) **PARKING RELAXATION:**
PROPOSED: NO PARKING PROVIDED (2 SPACES REQUIRED)
- 7) **HEIGHT RELAXATION (NUMBER OF STORIES):**
PROPOSED: 2 1/2 STORIES (2 STORIES PERMITTED)

BUILDING SETBACKS & HEIGHT

	REQUIRED	PROPOSED
FRONT (SOUTH)	4.50 m	1.81 m
REAR (NORTH)	7.50 m	6.11 m
SIDE (WEST)	1.50 m	0.91 m
SIDE (EAST)	1.50 m	1.52 m

BUILDING HEIGHT

	MAXIMUM	PROPOSED
T.O. RIDGE	9.00 m	9.00 m
PERIMETER WALL HEIGHT	7.32 m	7.30 m

STATISTICS:

CIVIC ADDRESS:	60 Bryden Street, Nanaimo, BC
LEGAL DESCRIPTIONS:	Easterly 30 ft. of lot 38, block 6, newcastle townstle, section 1, Nanaimo District, Plan 584
ZONING:	R1 & R8
SITE AREA:	1,980.0 SQ. FT (183.9 sq m)
SITE DIMENSIONS:	30' X 66'

SITE COVERAGE :

MAX. ALLOWED SITE COVERAGE : (40%)	792.0 SQ. FT (73.6 sq m)
	PROPOSED
HOUSE	864.2 sq. ft. (80.3 sq m)
TOTAL:	864.2 SQ. FT (80.3 sq m) (43.6%)

F.A.R. :

MAX FLOOR AREA RATIO 1.25 per table 7.3.1	2,475.0 sq. ft. (229.9 sq m)
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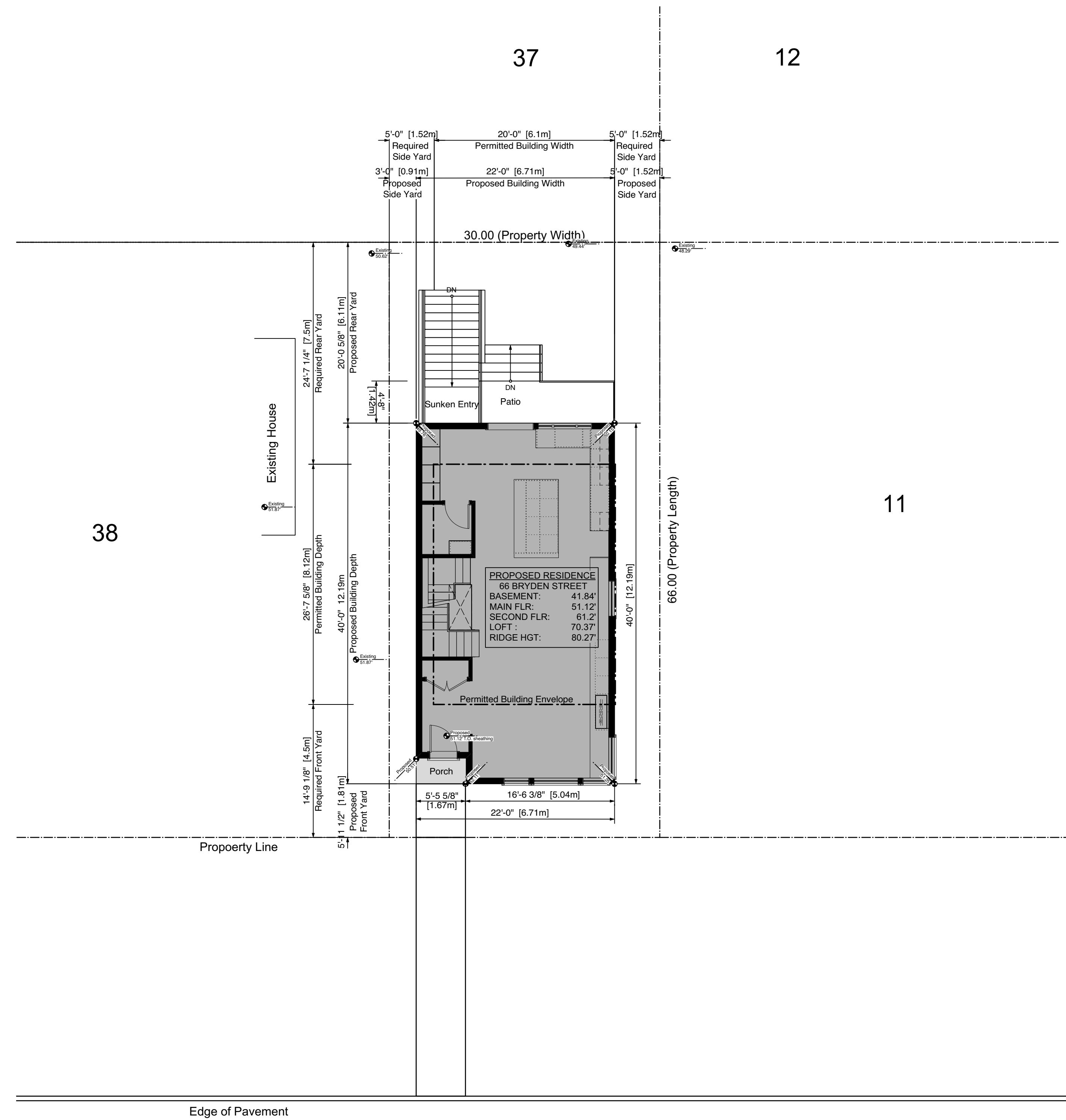
EXCLUDED AREAS:

	PROPOSED
COVERED PORCH	15.8 sq. ft. (1.5 sq m)
MAIN FLOOR PATIO	62.7 sq. ft. (2.5 %)
DECK	279.8 sq. ft. (11.3 %)
BASEMENT PORTION (WITH NO WINDOWS)	553.8 sq. ft. (22.4 %)
LOFT LOW HEIGHT CEILING AREA	78.8 sq. ft. (3.2 %)

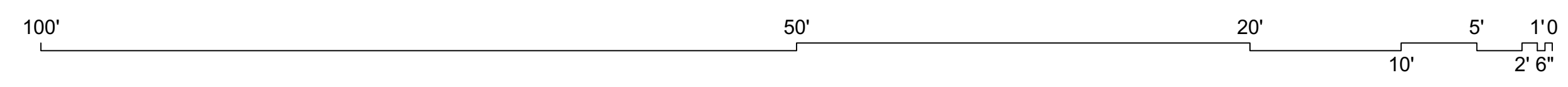
TOTAL EXCLUDED AREA: 990.8 sq. ft.

HOUSE AREAS:

	PROPOSED
BASEMENT:	234.7 sq. ft. (21.8 sq m)
MAIN FLOOR:	864.2 sq. ft. (80.3 sq m)
SECOND FLOOR:	864.2 sq. ft. (80.3 sq m)
LOFT:	505.6 sq. ft. (47.0 sq m)
TOTAL OVERALL:	2,468.6 sq. ft. (1.25 FSR)



BRYDEN STREET



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 2. The party responsible for construction shall verify all dimensions and other data from the drawings with condition of the site. Any discrepancies shall be reported to the Architects immediately.
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1	FOR DVP	18-11-22
No.	Revision / Issue/ Printing	Date

Consultant / Consultant Seal

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New Home
King Residence
 AT
 60 Bryden St., Nanaimo, BC

Project

Site Plan
RECEIVED
DVP 374
2018-NOV-28
 Current Planning

Sheet Title

Checked By EM

Drawn By JS

Scale 1/8" = 1'-0"

Date October 15/18

