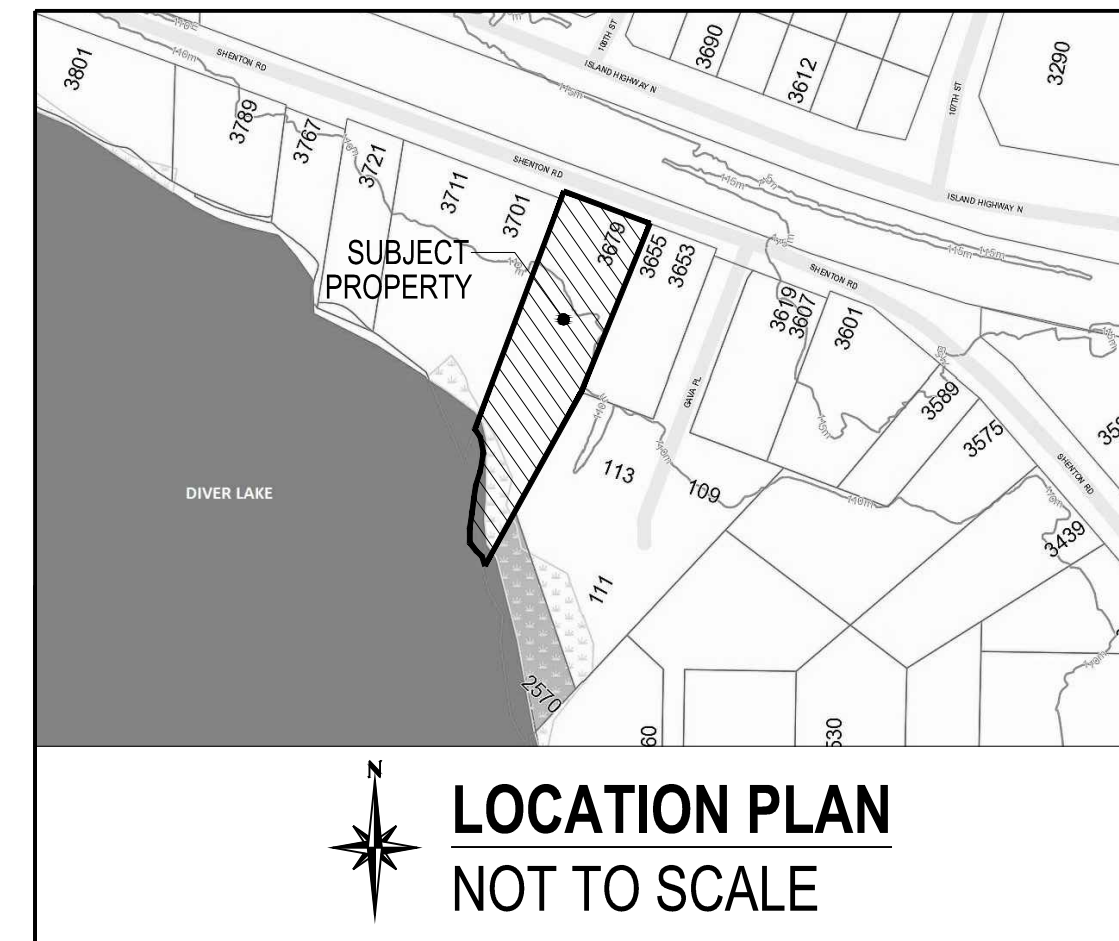
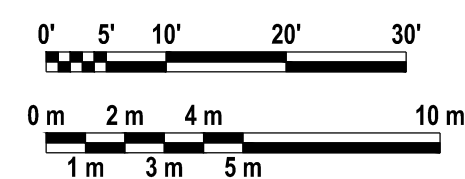


SITE PLAN
SCALE: 1/16"=1'-0"



SITE PARTICULARS	
CIVIC ADDRESS:	3679 Shenton Road, Nanaimo, BC
LEGAL ADDRESS:	Lot 2, Section 3, Wellington District, Plan 13166
PID:	003-157-512
SITE AREA:	1.22 Acres (0.4972 Ha) 53,521.39 sq.ft. (4,972.30 m ²)
ZONING:	R1 Single Dwelling Residential

PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	SINGLE DWELLING RESIDENTIAL	CORRIDOR 1 (HOTEL)
LOT AREA	53,521.39 sq.ft. (4,972.30 m ²)	53,521.39 - 1,390.46 = 52,130.93 sq.ft. (4,843.12 m ²)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
LOT COVERAGE	60% = 32,112.83 sq.ft. (2,983.38 m ²)	25% = 13,123.11 sq.ft. (1,219.18 m ²)
BUILDING GROSS FLOOR AREA		Level 3: 12,999.17 sq ft (1,207.66 m ²) Level 2: 12,999.17 sq ft (1,207.66 m ²) Level 1 (Main): 13,123.11 sq ft (1,219.18 m ²) Basement: 3,941.14 sq ft (366.14 m ²) TOTAL: 43,062.59 sq ft (4,000.64 m ²)
DENSITY	1.00 Max FAR = 53,521.39 sq ft (4,972.30 m ²) If Tier 1 req met, add 0.25 If Tier 2 req met, add 0.25	
SETBACKS	FRONT: 11.5' (3.5 m) Min. SIDE 1: 9.8' (3.0 m) Min. SIDE 2: 4.9' (1.5 m) Min. REAR: 24.6' (7.5 m) Min.	FRONT: 11.5' (3.5 m) SIDE 1: 9.8' (3.0 m) SIDE 2: 4.9' (1.5 m) REAR: 49.2' (15.0 m)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
HEIGHT OF BUILDINGS	45.9' (14m) Max	44.7' (13.62m)
OFF-STREET PARKING	1 Car space per sleeping unit 72 sleeping units = 72 car spaces Small cars allowed 40% Max = 29 small cars Accessible Parking required: Total between 21-100 = +2 Acc Stalls Bicycle Parking required: Short Term Parking = 1 per 20 rooms Long Term Parking = 1 per 30 rooms	TOTAL REQUIRED: 72 spaces 41 Standard 29 Small 2 Accessible TOTAL PROPOSED: 72 Spaces Bicycle Parking required: Short Term Parking = 4 spaces Long Term Parking = 4 spaces

GUESTROOM SUMMARY		
LVL	TYPE / AREA	SUB TOTALS
1	Standard Guestroom	14
	Accessible Guestroom	2
2	Suite Type Guestroom	2
	Standard Guestroom	25
3	Suite Type Guestroom	2
	Standard Guestroom	25
	Suite Type Guestroom	2
TOTAL		72

NO.	REVISION	DATE
1.		

NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE

**ISSUE FOR
REZONING APPLICATION**

ARCHITECT
ian a. niamath
a.i.b.c. m.r.a.i.c.
151 SKINNER STREET, NANAIMO, B.C.
CELL: 250 756 8786 EMAIL: iniamath@shaw.ca

PROJECT
DIVER LAKE INN
3679 SHENTON ROAD
NANAIMO, BC

SHEET TITLE
SITE PLAN
SITE PARTICULARS
PROJECT DATA

SCALE
AS SHOWN
DRAWN
NR
DRAWING NO.

DATE
APR 17, 2020
CHECKED

A1.0 **RECEIVED**
OC P95
2020-MAY-01