LEGEND:

- +21.000 BUILDING HEIGHT
- ACCESS TO BUILDING
- ACCESS TO PARKING
- BUILDING OUTLINE
- ROOFTOP OUTLINE
- ROAD DEDICATION - CENTRE LINE OF ROW *
- SETBACK BASED ON ROAD DEDICATION

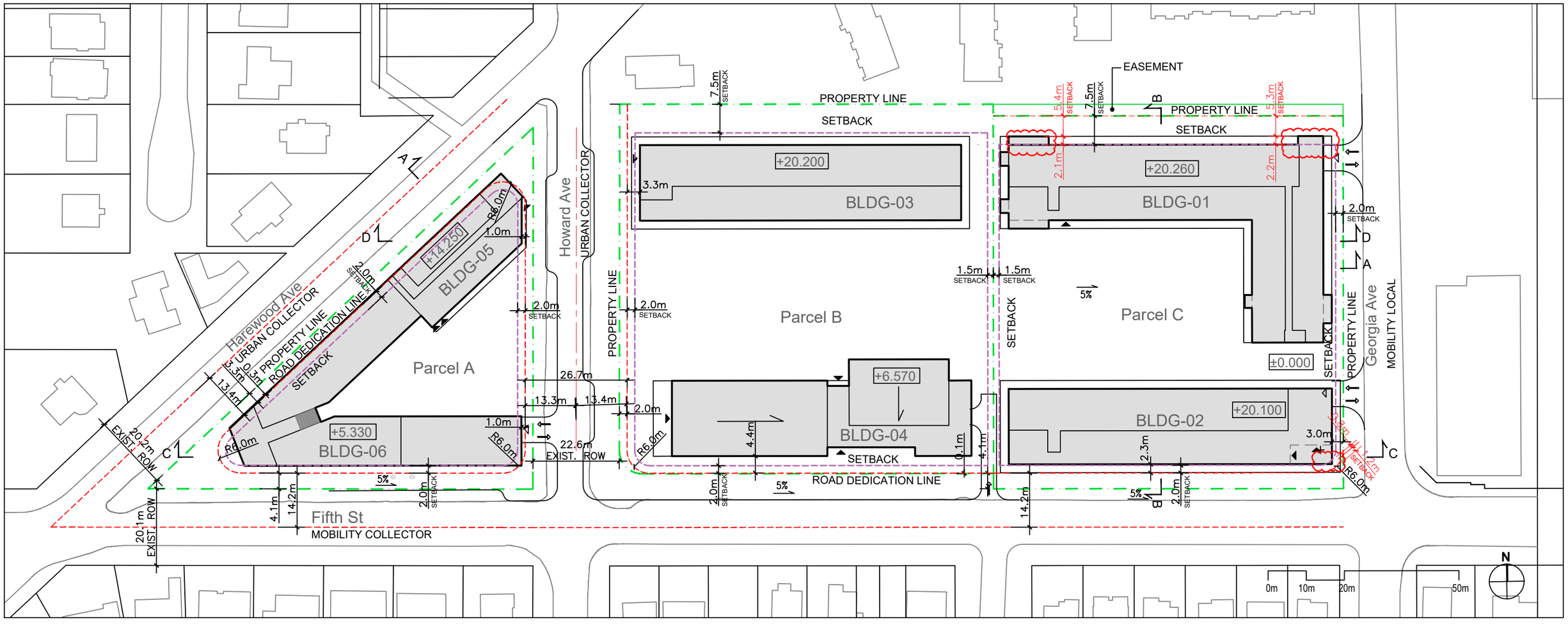
NOTE
*MEASUREMENTS WERE DONE ACCORDING TO THE SURVEY

AREAS SUMMARY - ORIGINALLY PROVIDED

| | PARCEL A | | PARCEL B | | PARCEL C | | TOTAL |
|---|---|---|---|---|---|---|---|
| | BLDG-06 | BLDG-05 | BLDG-04 | BLDG-03 | BLDG-02 | BLDG-01 | |
| BUILDING GROSS AREA (excluding parking) | 2,517.90 sm | 2,409.20 sm | 1,624.10 sm | 9,734.90 sm | 9,075.60 sm | 12,805.80 sm | 38,167.50 sm |
| BUILDING GROSS AREA PER PARCEL | 4,927.10 sm | | 11,359.00 sm | | 21,881.40 sm | | |
| BUILDING FOOTPRINT | 1,559.90 sm | 612.80 sm | 1,624.10 sm | 1,664.20 sm | 1,674.30 sm | 2,261.60 sm | |
| BUILDING FOOTPRINT PER PARCEL | 2,172.70 sm | | 3,288.30 sm | | 3,935.90 sm | | |
| SITE AREA | 4,757.98 sm | | 9,475.06 sm | | 9,233.60 sm | | 23,466.64 sm |
| LOT COVERAGE | 45.66 % | | 34.70 % | | 42.63 % | | |
| FSR | 1.04 | | 1.20 | | 2.37 | | 1.63 |

AREAS SUMMARY - AFTER ROAD DEDICATIONS APPLICATION

| | PARCEL A | | PARCEL B | | PARCEL C | | TOTAL |
|---|---|---|---|---|---|---|---|
| | BLDG-06 | BLDG-05 | BLDG-04 | BLDG-03 | BLDG-02 | BLDG-01 | |
| BUILDING HEIGHT | 5.33 m | 14.25 m | 6.57 m | 20.20 m | 20.10 m | 20.26 m | |
| BUILDING GROSS AREA (excluding parking) | 2,517.90 sm | 2,409.20 sm | 1,624.10 sm | 9,734.90 sm | 9,075.60 sm | 12,805.80 sm | 38,167.50 sm |
| BUILDING GROSS AREA PER PARCEL | 4,927.10 sm | | 11,359.00 sm | | 21,881.40 sm | | |
| BUILDING FOOTPRINT | 1,559.90 sm | 612.80 sm | 1,624.10 sm | 1,664.20 sm | 1,674.30 sm | 2,261.60 sm | |
| BUILDING FOOTPRINT PER PARCEL | 2,172.70 sm | | 3,288.30 sm | | 3,935.90 sm | | |
| SITE AREA | 3,680.00 sm | | 9,278.00 sm | | 8,573.00 sm | | 21,531.00 sm |
| LOT COVERAGE | 59.04 % | | 35.44 % | | 45.91 % | | |
| FSR | 1.34 | | 1.22 | | 2.55 | | 1.77 |




SITE PLAN 1:1000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Te'Tuxwtun Master Plan

Nanaimo, BC


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Current Planning



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project code 20004
status
drawn
checked

SITEPLAN
ROAD DEDICATIONS STUDY

scale 1:1000
date 2023.07.20

drawing number PD 01
revision