



JOYCE REID TROOST, ARCHITECT AIBC  
 2515 GLENAYR DRIVE, BC V9S 3R9  
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PROJECT NAME:

**ESTEVAN VILLAGE**

ADDRESS:  
 1518 & 1528 ESTEVAN RD.  
 1531 BRIERLY HILL  
 NANAIMO, BC

CLIENT:  
 KAY HOLT & MARTIN WEBB

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ISSUE DATE:

2018-11-02 | REZONE DRAFT

2018-11-28 | REZONING

DATE:  
 NOVEMBER 28, 2018

DRAWN BY:  
 JOYCE TROOST

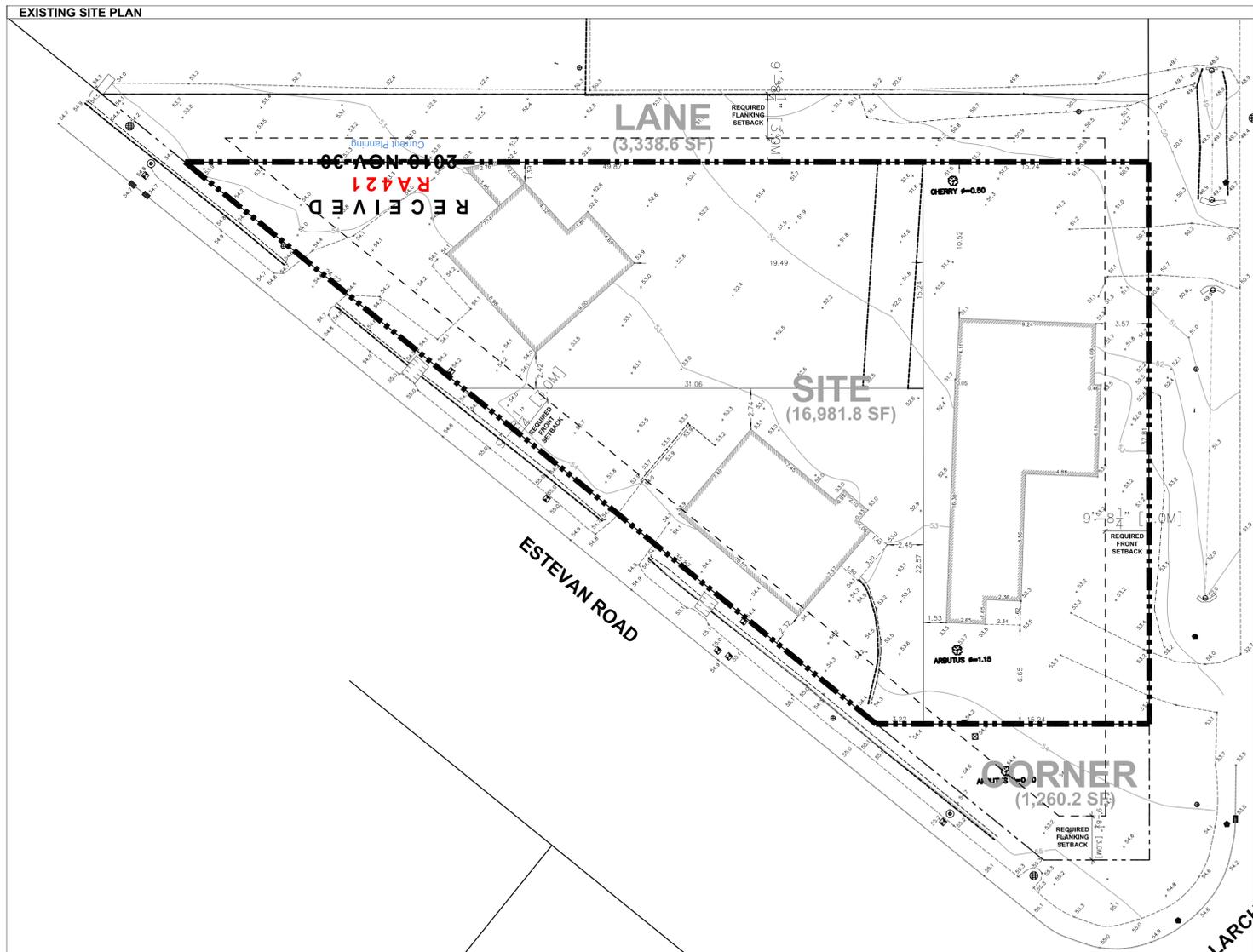
SCALE:

DRAWING TITLE:  
 SITE PLAN & DATA

SHEET:

**A1**

RECEIVED  
**RA421**  
 2018-NOV-30  
 Current Planning



PROJECT DATA						
PROJECT INFORMATION	<b>PROJECT DESCRIPTION</b>					
	THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 4 STOREY MIXED USE COMMERCIAL/RESIDENTIAL BUILDING, CONTAINING 51 RESIDENTIAL UNITS.					
	<b>BUILDING CODE</b>					
	THE APPLICABLE BUILDING CODE IS THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE INCLUDING ALL ADDENDA.					
	<b>PROJECT DATA</b>					
	OWNER	KAY HOLT & MARTIN WEBB				
	MUNICIPAL	1518 & 1528 ESTEVAN ROAD, 1531 BRIERLY HILL				
	LEGAL	LOT 1 9 & 10, BLOCK 9 NEWCASTLE TOWNSITE, SECTION 1 NANAIMO DISTRICT, PLAN 972				
	ZONING	REZONE COR. 2 (R8 EXISTING)				
	MUNICIPALITY	CITY OF NANAIMO				
LOT AREA	21,580.60					
LOT	%	PERMITTED		PROPOSED		
		60%	50%	50%	50%	
BUILDING SETBACKS	REQUIRED PROPOSED	FRONT	FLANKING	NOTES		
		3M	3M (9.9FT)			
BUILDING HEIGHT	PERMITTED PROPOSED	14M (45.9')		22M (72')		
		18M OK IF GAR. UNDER				
BUILDING	GROSS FLOOR AREA	LEVEL	RES + CORR.	PARKADE	RETAIL	CLUB RM
		1	2,176			
	2	9,336				
	3		1,130			
	4					
	5				771	
	6&7					
	SUB-TOTAL	31,728	21,452	1,130	771	
	TOTAL	55,081				
	FLOOR AREA RATIO	(SF)	PERMITTED		PROPOSED	
175			156	(INCREASE FAR- TIER 1 + UNDERGRND PARK.)		
UNIT	EXCLUDES	UNIT	TYPE	NUMBER	(SF)	(SF) TOTAL
		S1	STUDIO	4	601	
	S2	STUDIO	1	42		
	A1	1-BEDROOM	11	544		
	A2	1-BEDROOM + DEN	3	971		
	A3	1-BEDROOM + DEN	3	1056		
	A4	1-BEDROOM	2	679		
	B1	2-BEDROOM	7	1052		
	B2	2-BEDROOM	3	971		
	B3	2-BEDROOM	3	865		
TWN	2-BEDROOM	3	1228			
TOTAL		40		29,111		
VEHICLE PARKING	COMMERICAL RESIDENTIAL	REQUIRED		PROPOSED		
		6	(13 seats)			
	STUDIO	5	105			
	1 BDRM	24	126			
2 BDRM	26	162				
TOTAL		61		47		
PARKING BREAKDOWN	SMALL CAR STANDARD CAR ACCESSIBLE	PROVIDED		REQUIRED		
		16	34%	33%(MAX)		
		29	62%			
		2	4%	2		