

LORNE PLACE



SITE PLAN

PROJECT DATA

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|---------------------------|---|
| CIVIC: | 30 / 32 LORNE PLACE |
| LEGAL: | LOT 32, PLAN 18612, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT |
| LOT SIZE: | +/- 1,353 SQ.M. |
| CURRENT ZONING: | R4 DUPLEX RESIDENTIAL |
| PROPOSED ZONING: | R6 TOWNHOUSE RESIDENTIAL |
| PROPOSED UNIT FLOOR AREA: | |
| UNITS 3/5 & 6 | MAIN FLOOR +/- 592 SQ.FT. |
| | UPPER FLOOR +/- 592 SQ.FT. |
| UNIT 4 | MAIN FLOOR +/- 505 SQ.FT. |
| LOT COVERAGE: | EXISTING +/- 8% |
| | PROPOSED +/- 24% (MAX. 40%) |
| F.A.R.: | PROPOSED +/- 0.43 (MAX. 0.45) |
| PARKING REQUIRED: | 5 UNITS @ 1.62/UNIT (AREA 2) = 8 CARS |
| | 1 UNIT @ 1.26/UNIT (AREA 2) = 1 CAR |
| PARKING PROVIDED: | 9 CARS |

** ALL AREAS AND DIMENSIONS ARE APPROXIMATE.
** INFORMATION DERIVED FROM SURVEY PREPARED BY OTHERS AND CITY OF NANAIMO MAPPING.

PROPOSED REZONING
30/32 Lorne Place
nanaimo b.c.

DRAWING TITLE:
schematic site plan

| | |
|---------------|---------------|
| SCALE: | as noted |
| DRAWN BY: | A.H. |
| NUMBER: | dl1412.03.16 |
| ISSUED: | |
| client review | 24 MARCH 2011 |
| client review | 18 APRIL 2011 |
| rezoning | 19 APRIL 2011 |
| revised | 17 JULY 2011 |
| revised | 10 OCT 2011 |

CONTRACTOR TO VERIFY ALL LEVELS, ELEVATIONS, SURVEY DIMENSIONS, LOCATION OF BUILDINGS ON THE PLOT AND LOCATE ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING DEPARTMENT REGULATIONS. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LTD. NO REUSE OR REPRODUCTION OR USE IN ANY MANNER IS PERMISSIBLE.



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