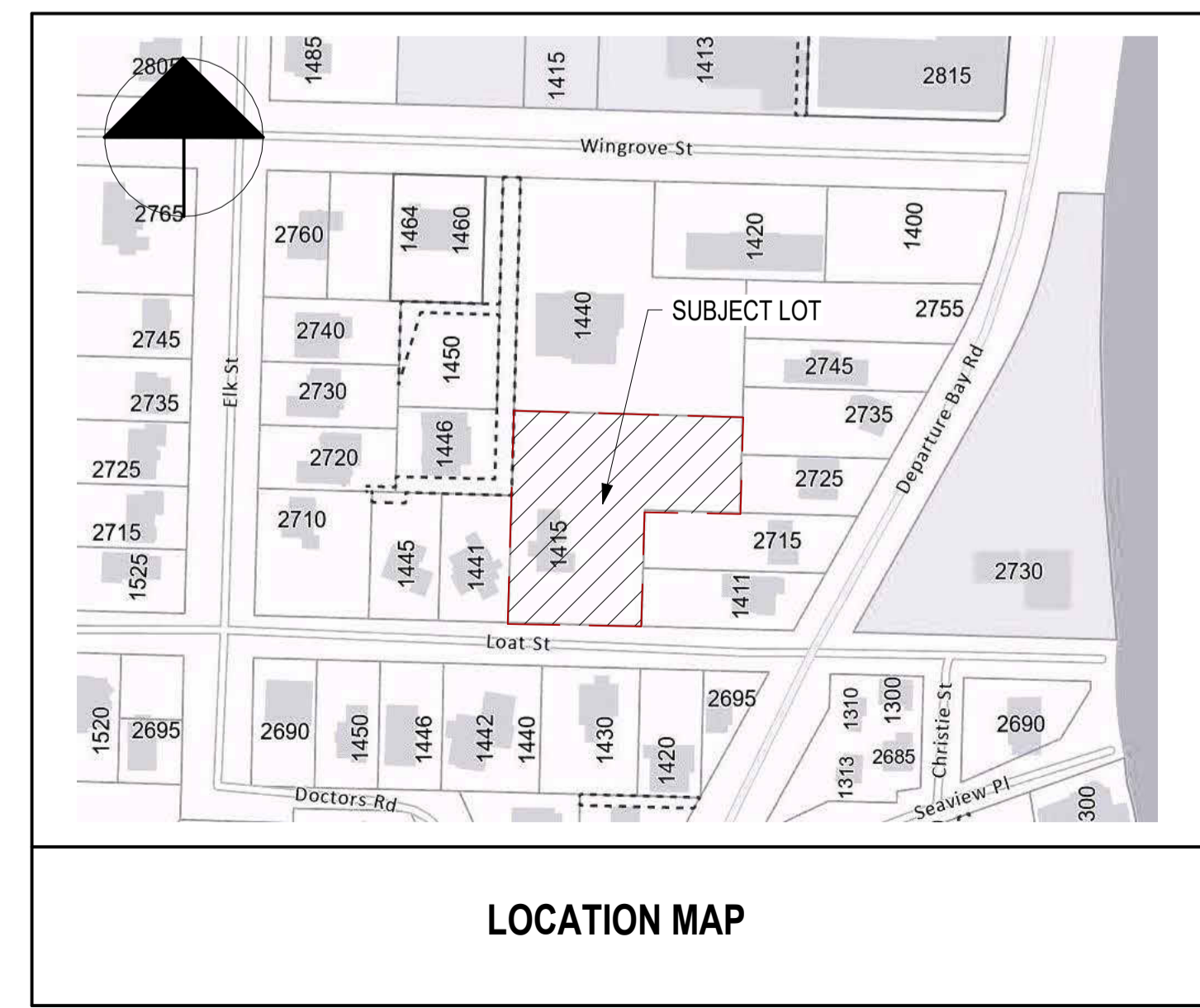




SITE PLAN
SCALE: 1/16" = 1'-0"

RESIDENTIAL UNIT SUMMARY				
UNIT TYPE	REMARKS	AREA		SUB TOTALS
		SF	m ²	
TYPE A	3 Bedroom Unit	1611 SF	149.67 m ²	7
TYPE B	2 Bedroom Unit	1433 SF	133.11 m ²	5
TYPE C	2 Bedroom Unit (Live/Work)	1433 SF	133.11 m ²	1
TOTAL				13



SITE PARTICULARS

CIVIC ADDRESS: 1415 Loat Street, Nanaimo, BC.

LEGAL ADDRESS: Parcel A (DD 18495W) of Lot 5, Section 1, Wellington District, Plan 5439

SITE AREA: 0.76 Acres (0.31 Ha); 33,305.91 sq. ft. (3,094.22 m²)

ZONING: CC2 City Commercial Centre

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	RESIDENTIAL	MULTIFAMILY
LOT AREA	33,305.91 sq. ft. (3,094.22 m ²) (EXISTING LOT AREA)	31,682.87 sq. ft. (2,943.43 m ²) (NEW LOT AREA WITH DEDICATION)
LOT COVERAGE	50% = 2,943.43 m ² x 50% = 1,471.72 m ² (15,841.41 sq. ft.)	19.94% = 587.05 m ² (6,319.00 sq. ft.)
BUILDING GROSS FLOOR AREA		SECOND FLOOR: 6,319 sq. ft. MAIN FLOOR: 6,319 sq. ft. BASEMENT FLOOR: 7,236 sq. ft. 19,873 sq. ft.
DENSITY	0.55 = 2,943.43 m ² x 0.55 = 1,618.89 m ² (17,425.53 sq. ft.)	0.63 = 19,873 sq. ft. (1,846.31 m ²)
	Additional Density: Mixed Use = N/A +0.25 FOR TIER 1 = 735.86 m ² +0.25 FOR TIER 2 = 735.86 m ² TOTAL = 3,090.60 m² (33,266.93 sq. ft.)	
SETBACKS	FRONT [LOAT ST]: 14.76' (4.50 m) Min. 24.60' (7.50 m) Max. SIDE 1: 9.84' (3.0 m) SIDE (FLANKING): 13.12' (4.00 m) REAR: 14.76' (4.50 m)	FRONT [LOAT ST]: 14.76' (4.50 m) SIDE 1: 9.84' (3.0 m) SIDE (FLANKING): N/A REAR: 14.76' (4.50 m)
HEIGHT OF BUILDINGS	32.8' (10.00 m) Max.	36.4' (11.10 m) [1.10 m VARIANCE]
OFF-STREET PARKING	Residential (Area 1): 3 Bdrm Units: 2.00 spaces per unit 2 Bdrm Units: 1.80 spaces per unit 7 units x 2.00 = 14.00 6 units x 1.80 = 10.80 = 24.80 Home-based business: 1 space per principal dwelling TOTAL REQUIRED = 26 Spaces	RESIDENTIAL PARKING SPACES: 1 Car Space provided for each Unit Types A & B = 12 Spaces OFF-STREET PARKING SPACES: 15 Standard Spaces 2 Accessible Spaces TOTAL = 29 Spaces
	BICYCLE & SCOOTER PARKING REQ: Long Term = 7 Spaces Short Term = 1 Spaces Scooters = 1 Spaces	

NOTES:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE FROM THESE DRAWINGS.

NO.	REVISION	DATE
1	PRELIMINARY REVISION ISSUED FOR REZONING	NOV 22, 2023
2		FEB 08, 2024

ARCHITECT

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



PROJECT

MULTIFAMILY DEVELOPMENT
1415 LOAT STREET, NANAIMO, BC

SHEET TITLE

SITE PLAN, SITE PARTICULARS, PROJECT DATA

RECEIVED
RA507
2024-FEB-28
Current Planning

SCALE	DATE
AS SHOWN	OCT 27, 2023
DRAWN	CHECKED
NR	IAN
DRAWING NO.	

A1.0 **R2**