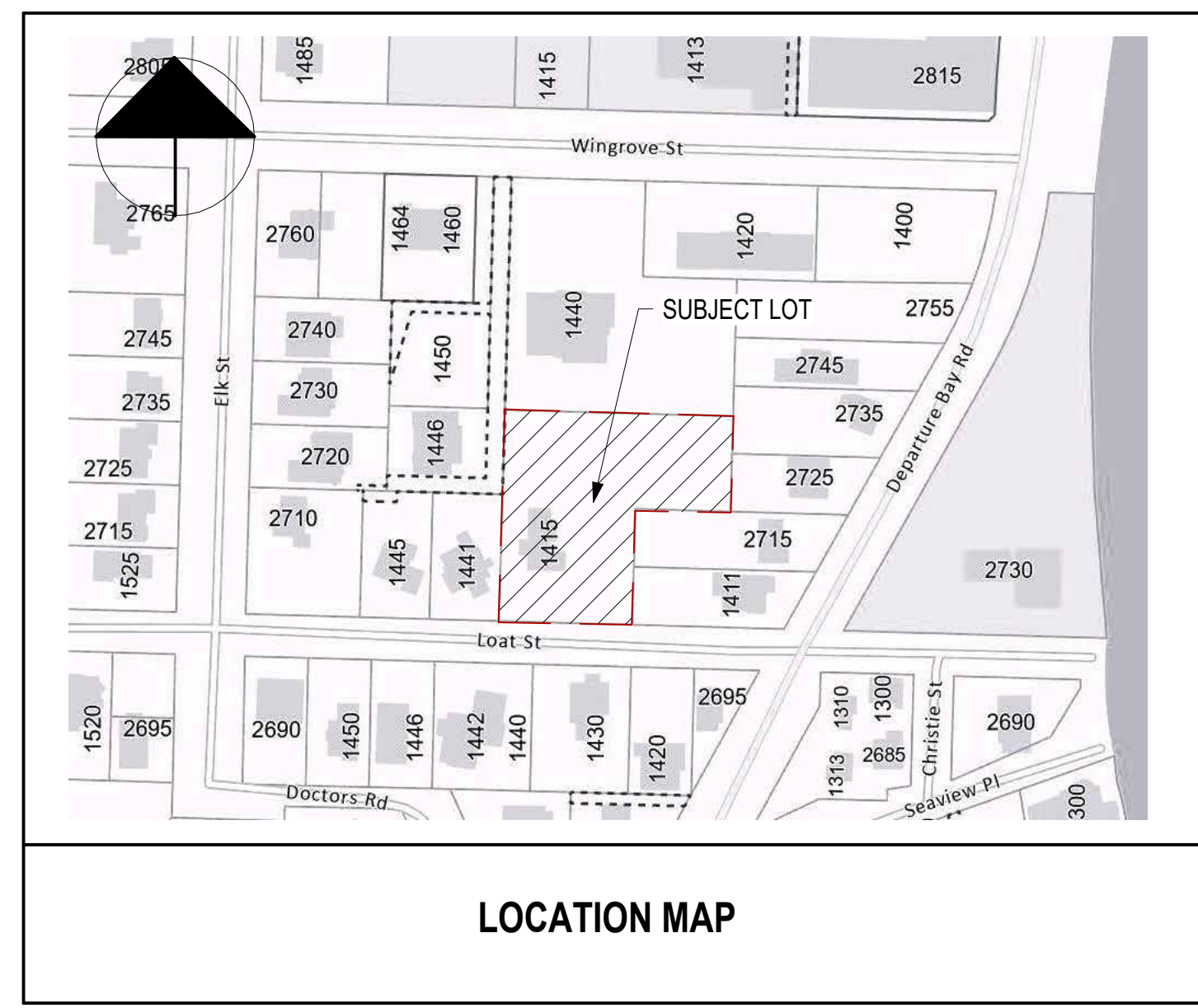




PROPOSED SITE
 31,682.87 SF
 [2,943.43 m²]

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

RESIDENTIAL UNIT SUMMARY				
UNIT TYPE	REMARKS	AREA		SUB TOTALS
		SF	m ²	
TYPE A1	3 Bedroom Unit	1,284 SF	119.26 m ²	4
TYPE A2	3 Bedroom Unit + Garage	1,611 SF	149.67 m ²	4
TYPE B	2 Bedroom Unit	1,433 SF	133.15 m ²	5
TYPE C1	Studio Unit	312 SF	28.99 m ²	4
TYPE C2	Studio Unit	327 SF	30.41 m ²	6
TOTAL				23



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); 33,298.80 sq. ft. (3,093.56 m²)
ZONING: R7 Multiple Family Dwelling Lot

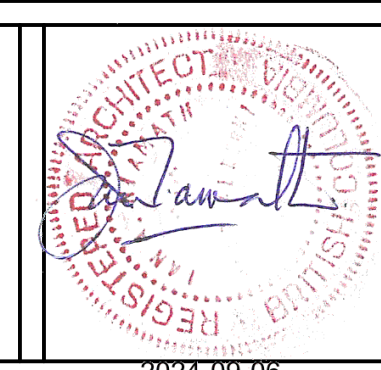
PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	RESIDENTIAL	MULTIFAMILY
LOT AREA	33,298.80 sq. ft. (3,093.56 m ²) (EXISTING LOT AREA)	31,682.82 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.)	22.31% = 656.55 m ² (7,067.05 sq. ft.)
BUILDING GROSS FLOOR AREA		Unit Type A1 (x4) 477.15 m ² (5,136.00 sq. ft.) Unit Type A2 (x4) 598.67 m ² (6,444.00 sq. ft.) Unit Type B (x5) 665.65 m ² (7,165.00 sq. ft.) Unit Type C1 (x4) 115.94 m ² (1,248.00 sq. ft.) Unit Type C2 (x6) 182.28 m ² (1,962.00 sq. ft.) Shared Laundry 6.69 m ² (72.00 sq. ft.) TOTAL: 2,046.38 m ² (22,027.00 sq. ft.)
DENSITY	0.70 = 2,943.43 m ² x 0.70 = 2,060.40 m ² (22,177.97 sq. ft.)	0.66 = 2,046.38 m ² (22,027.00 sq. ft.)
SETBACKS	FRONT (LOAT ST): 9.84' (3.0 m) SIDE YARD: 4.92' (1.5 m) SIDE (FLANKING): 4.92' (1.5 m) REAR YARD: 9.84' (3.0 m)	FRONT (LOAT ST): 9.84' (3.0 m) SIDE YARD: 4.92' (1.5 m) SIDE (FLANKING): N/A REAR YARD: 9.84' (3.0 m)
HEIGHT OF BUILDINGS	34.44' (10.50 m) Max.	33.00' (10.06 m)
OFF-STREET PARKING	Residential (Area 1): 3 Bdrm Units: 2.00 spaces per unit 2 Bdrm Units: 1.80 spaces per unit 1 Bdrm Units: 1.45 spaces per unit Studio Units: 1.20 spaces per unit 8 units x 2.00 = 16.00 5 units x 1.80 = 10.80 10 studio units x 1.20 = 12.00 = 37.00 TOTAL REQUIRED = 37 Spaces	RESIDENTIAL PARKING SPACES: Unit Types A2 & B = 9 Spaces Standard Car = 10 Spaces Small Car = 11 Spaces Accessible = 2 Spaces TOTAL = 32 Spaces Parking Variance Required for 5 Car Spaces (14%)
BICYCLE PARKING REQ:	Long Term = 12 Spaces Short Term = 2 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 REVIEW	NOV 22, 2023
2	CLIENT REVIEWING	FEB 08, 2024
3	ISSUED FOR REZONING	SEP 05, 2024

ISSUED FOR REZONING



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



PROJECT
LOAT STREET DEVELOPMENT
 1415 LOAT STREET, NANAIMO, BC

SHEET TITLE
SITE PLAN, SITE PARTICULARS, PROJECT DATA

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

A1.0 **R3**

RECEIVED
DP1354
2024-SEP-03
 Current Planning