CIVIC ADDRESS:	319 Eighth St, Nanaimo, BC V9R 1A9
LEGAL DESCRIPTION:	LOT: 1 SECTION: 1 PLAN: 2937
PARCEL I.D.	006-293-948
LOT SIZE (ORIGINAL):	20,127.40 SQ M [216,651.00 SQ F/4.97 ACRE]
DEDICATION:	1,006.81 M2 = [10,837.25 SF]
ENVIRONMENTAL DEDICATION:	8,749.16 M2 = [94,176.00 SF = 2.16 ACRES]
NET DEVELOPABLE AREA:	10,371.40 M2 = [111,637.75 SF = 2.56 ACRES]
FSR(ALLOWED):	0.70
FSR(PROPOSED):	78,146.43.00 / 111,637.75 =0.70
PRPOSED ZONING:	R6
DENSITY PROPOSED:	68 UNITS [3 STOREY] / 29.43 UPA ON NET AREA.
PARKING CALCULATION:	
PROPOSED: RESIDENTS:	68 X2.0 = 136.0 [WITH IN THE BUILDING ENVELOPE].
VISITOR'S:	68 X0.2 = 13.6 [SHOWN ON THE SITE PLAN].
TOTAL PROPOSED:	149.6 SAY 149 STALLS.

1 SITE-LAYOUT
Scale: (1/20"=1'-0")

cre8 ARCHITECTURE ltd
ARCHITECTS

12994 59 Avenue
Surrey, BC V3X 0C4

Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Cre 8 Architecture Ltd.

RECEIVED
RA520
2024-DEC-12
Current Planning

Project:
24-004
Yashpal Bal

319 EIGHTH STREET, NANAIMO

Drawing:
Site Layout & PROJECT DATA

Project Status:
Preliminary Submission

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-10-28	Enquiry To City

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 1/20" = 1'-0"

DWG. NO: **A.1.0**

28/10/2024

File Path

Plot Date: Oct. 28, 2024