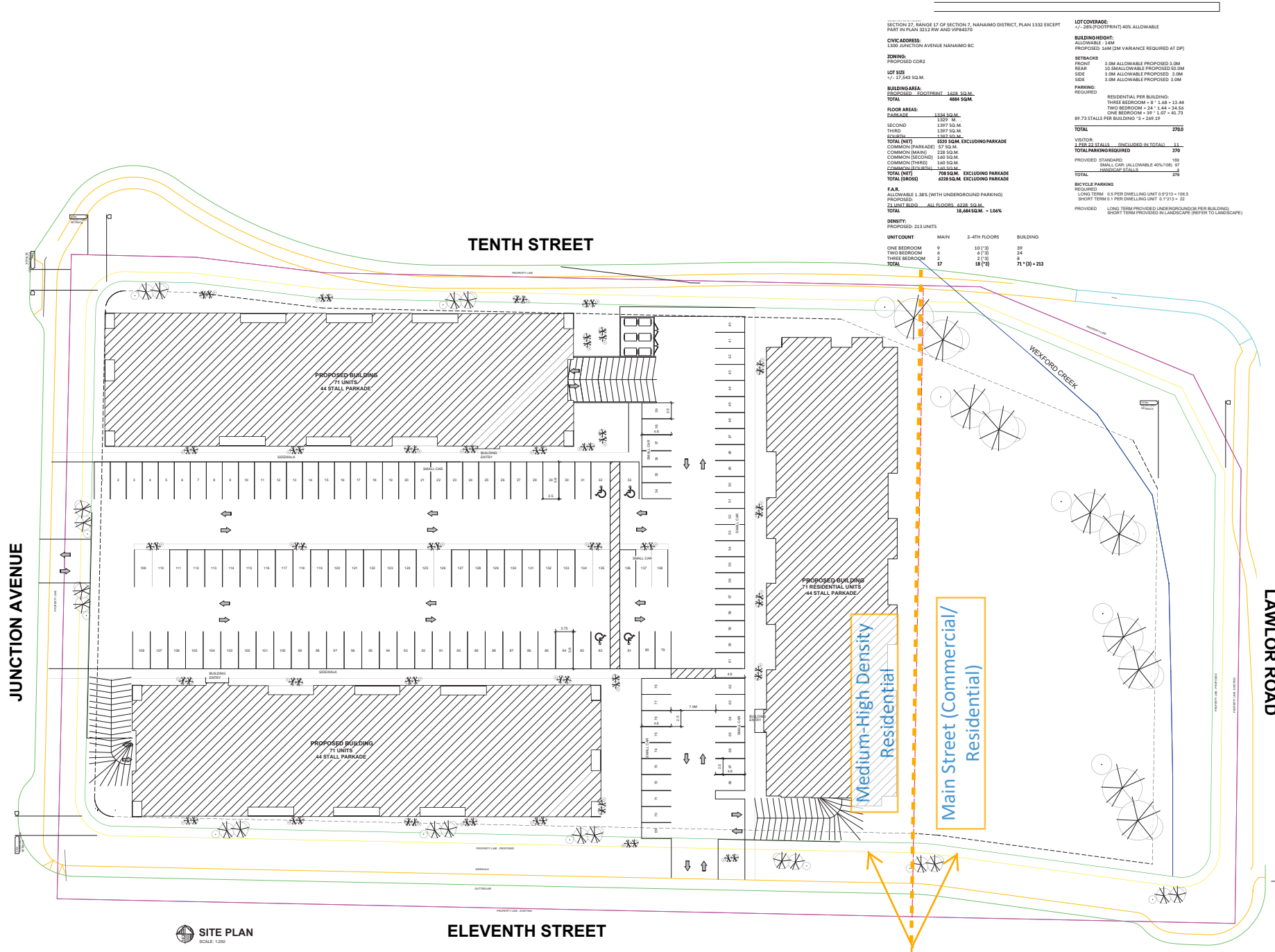


ATTACHMENT B
CONCEPTUAL SITE PLAN



SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332 EXCEPT PART IN PLAN 3211 RW AND WPA470.

CIVIC ADDRESS:
1300 JUNCTION AVENUE NANAIMO BC

ZONING:
PROPOSED COR2

LOT SIZE
V: 27,541 SQ.M.

BUILDING AREA:
PROPOSED FOOTPRINT: 1,028 SQ.M.
TOTAL: 4,854 SQ.M.

FLOOR AREA:
PARKADE: 1,334 SQ.M.
FIRST: 1,337 SQ.M.
SECOND: 1,397 SQ.M.
THIRD: 1,397 SQ.M.
FOURTH: 1,397 SQ.M.

TOTAL (NET): 8,920 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE): 57 SQ.M.
COMMON (MAIN): 278 SQ.M.
COMMON (SECOND): 140 SQ.M.
COMMON (THIRD): 140 SQ.M.
COMMON (FOURTH): 140 SQ.M.
TOTAL (NET): 708 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS): 6,228 SQ.M. EXCLUDING PARKADE

P.A.K.
ALLOWABLE 1.38% (WITH UNDERGROUND PARKING)
PROPOSED: 74 UNITS BLDG. ALL FLOORS: 2,228 SQ.M.
TOTAL: 18,484 SQ.M. + 1,00%

DENSITY:
PROPOSED: 213 UNITS

UNIT COUNT:

	MAIN	2-4TH FLOORS	BUILDING
ONE BEDROOM	9	10 (13)	39
TWO BEDROOM	6	4 (7)	24
THREE BEDROOM	2	2 (3)	8
TOTAL	17	14 (13)	71 * (71) + 213

LOT COVERAGE:
V: 28% (FOOTPRINT) 40% ALLOWABLE

BUILDING HEIGHT:
ALLOWABLE: 14M
PROPOSED: 16M (2M VARIANCE REQUIRED AT DP)

SETBACKS:
FRONT: 3.0M ALLOWABLE PROPOSED 3.0M
REAR: 10.0M ALLOWABLE PROPOSED 10.0M
SIDE: 3.0M ALLOWABLE PROPOSED 3.0M
SIDE: 3.0M ALLOWABLE PROPOSED 3.0M

PARKING:
REQUIRED:
RESIDENTIAL PER BUILDING:
THREE BEDROOM + 8' - 1.44 - 13.44
TWO BEDROOM + 24' - 1.44 - 34.56
ONE BEDROOM + 29' - 1.07 - 41.73
89.73 STALLS PER BUILDING 3 - 288 SF

TOTAL: 2700

VISITOR:
1.50 PER 25 UNITS - INCLUDED IN TOTAL: 11
TOTAL PARKING REQUIRED: 270

PROVIDED: STANDARD: 189
SMALL CARS (ALLOWABLE 45% TOL) 97
HANDICAP STALLS: 270

BICYCLE PARKING:
REQUIRED:
LONG TERM: 0.5 PER DWELLING UNIT 0.5 * 71 = 35.5
SHORT TERM: 1.5 PER DWELLING UNIT 1.5 * 71 = 106.5
PROVIDED: LONG TERM PROVIDED: UNDERGROUND (8 PER BUILDING)
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tonis Schulte Architect AIBC LEED AP
PO Box 1857 Squamish BC V8B 0B3
T: 250.650.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW FEB. 13 2018
ISSUED REZONING FEB. 14 2018
ISSUED FOR REVIEW APR. 17 2018
ISSUED FOR REVIEW JUN. 19 2018
ISSUED FOR REVIEW AUG. 10 2018
ISSUED FOR REZONE AUG. 16 2018
ISSUED FOR REVIEW SEPT. 27 2018
REISSUED FOR REVIEW OCT. 04 2018
ISSUED FOR REVIEW DEC. 04 2018
ISSUED FOR REVIEW APR. 12 2019
ISSUED FOR REVIEW MAY. 01 2019

RECEIVED
RA400
2019-MAY-14
Current Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED SITE PLAN

SCALE AS NOTED PROJECT NO.
DATE DRAWN BY: TS
SHEET

PR1