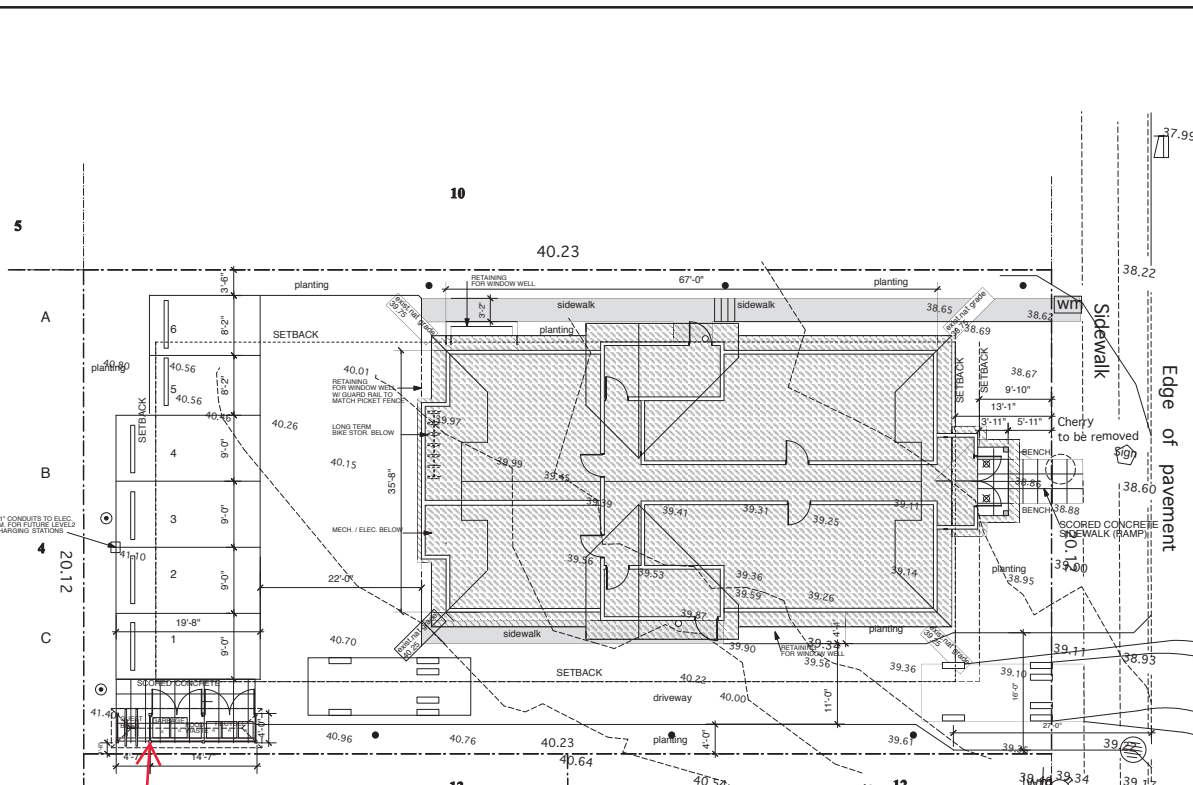


ATTACHMENT D SITE PLAN

Copyright reserved. These plans and designs are at all times the property of the architect to be used for the project shown. Without consent in writing, no part of these plans may be reproduced. Contractor to verify all levels, surveys, dimensions, specifications, location of building on site, and location of all services prior to construction. All work to be done in accordance with the S.C. Building Code, current edition, and all local building bylaws.

NO.	DATE	REVISION:
1	DEC 3, 2019	PRELIM FOR DP
2	JAN 22, 2020	ISSUE FOR D.P.
3	FEB 11, 2020	RE-ISSUE FOR D.P.
4	JUN 19, 2020	RESPONSE TO COMP. LETTER



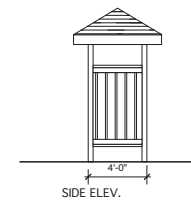
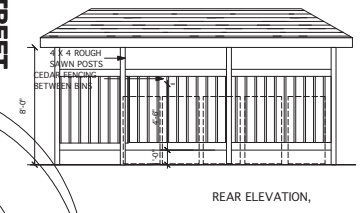
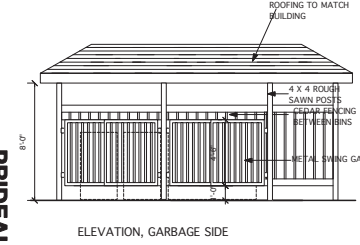
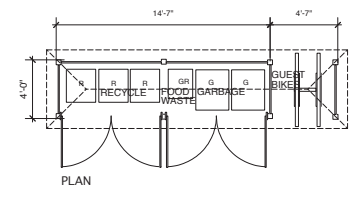
Proposed Rear and Side Lot Line Setback Variance



SITE INFORMATION

CIVIC ADDRESS: 227 PRIDEAUX STREET, NANAIMO
 LEGAL DESCRIPTION: LOT 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584
 EXISTING ZONE: DT8 OLD CITY MIXED USE
 PROPOSED USE: 12 UNIT APARTMENT BUILDING
 SITE AREA (800 m2 min): 8712 SQ. FT. (809.34 m2)
 LOT COVERAGE: 50% ALLOWED = 404.5 m2
 LOT COVERAGE PROPOSED: 29.9% = 242.5 SQ. M (2610 SQ. FT.)
 FAR (MAX) 0.85 = 687.94m2 (7405.16)
 GROUND - 228.5 m2 (2460 SQ. FT.)
 2ND FLOOR - 221.84 m2 (2388 FT.)
 3RD FLOOR - 217.38 m2 (2340 SQ. FT.) (less one stair)
 TOTAL GROSS FLOOR AREA: 667.7 m2 (7188 SQ.FT)
 FAR PROVIDED 0.825
 SETBACKS - FRONT: 3M/1ST FL, 4M UPPER
 REAR: 3M
 SIDE: 3M
 MAX. HEIGHT: 10.5 M (TO MIDSPAN OF TWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS)
 PARKING: AREA 5 - 5 / UNIT X 7 (3.5) .45 / UNIT X 5 (2.25) REQ. 6, PROVIDED: 6
 BICYCLE STORAGE LONG TERM - .5/UNIT = 6 REQD - 7 PROVIDED
 BICYCLE PARKING SHORT TERM - .1/UNIT = 1 REQD - 2 PROVIDED
 ONE VARIANCE REQUIRED: LOCATION OF GARBAGE / BIKE ENCLOSURE (from 3M to .46m)

SITE PLAN SCALE 1/8"=1'-0"



Multi-Family Development
 227 Prideaux Street
 for Satgur Holdings, Nanaimo

67A Skovran Street
 Nanaimo, BC V9R 5B9
 Business: (250) 754-8033
 Residential: (250) 754-8112
 ellins architect inc.
 architecture • planning • interior design

DRAWING:	
SITE PLAN	
DRAWN BY:	ROD/JDE
DATE:	AS NOTED
SCALE:	AS NOTED
PROJECT NO.	DRAWING NO.
2017-13	A1.0

RECEIVED
 DP 1179
 2020-JUN-24