

ATTACHMENT D SITE PLANS



SITE AREA: 50,575 SF 4,698.6 SM

LOT COVERAGE: 40.0% 20,230.0 SF 1,879.43 SM

MAX ALLOWABLE PROPOSED COVERAGE 40.0%

BLOCK #1 3,238.0 SF 300.82 SM

BLOCK #2 3,308.8 SF 307.40 SM

BLOCK #3 4,208.2 SF 390.95 SM

TOTAL PROPOSED LOT COVERAGE 21.3% 10,755.0 SF 999.17 SM



FLOOR AREAS: (AS PER GROSS FLOOR AREA DEFINITION IN CITY OF NANAIMO BYLAW 4500)

MAX ALLOWABLE 0.45 22,758.8 SF 2,114.36 SM

PROPOSED GFA

BLOCK #1 6,807.5 SF 632.44 SM

BLOCK #2 6,958.9 SF 646.50 SM

BLOCK #3 8,986.4 SF 834.86 SM

TOTAL PROPOSED FLOOR AREA 22,752.8 SF 2,113.80 SM

PROPOSED FAR: 0.45

BUILDING SETBACKS:

BLOCK #1 SETBACKS

BUILDING SETBACK #1 (FRONT) 34.23 FT 10.43 M

BUILDING SETBACK #2 (REAR) 23.10 FT 7.04 M

BUILDING SETBACK #3 (EAST SIDE) 10.46 FT 3.19 M

BUILDING SETBACK (WEST SIDE) N/A

BLOCK #2 SETBACKS

BUILDING SETBACK #4 (FRONT) 39.33 FT 11.99 M

BUILDING SETBACK #5 (REAR) 24.86 FT 7.52 M

BUILDING SETBACK #6 (WEST SIDE) 9.90 FT 3.02 M

BUILDING SETBACK (EAST SIDE) N/A

BLOCK #3 SETBACKS

BUILDING SETBACK #7 (FRONT) 38.43 FT 11.71 M

BUILDING SETBACK #8 (REAR) 30.33 FT 9.25 M

BUILDING SETBACK #9 (EAST SIDE) 10.00 FT 3.05 M

BUILDING SETBACK (WEST SIDE) N/A

BUILDING HEIGHT:

PROPOSED BUILDING HEIGHTS

BLOCK #1 35.13 FT 10.71 M

BLOCK #2 37.13 FT 11.32 M

BLOCK #3 38.63 FT 11.77 M

190502	PRELIMINARY DESIGN
190619	DESIGN DEVELOPMENT
190306	DEVT PERMIT COORDINATION
190503	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
191019	REVISED PER DESIGN ADVISORY PANEL COMMENTS
200305	REISSUED PER DP COMPREHENSIVE LETTER
201009	ISSUED FOR BP COORDINATION
210100	REVISED AND REISSUED FOR DP APPLICATION-FINAL

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ARCHITECT: **G3 ARCHITECTURE INC.**
 #130 - 1959 - 152ND STREET
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 EMAIL: gus@g3projects.com

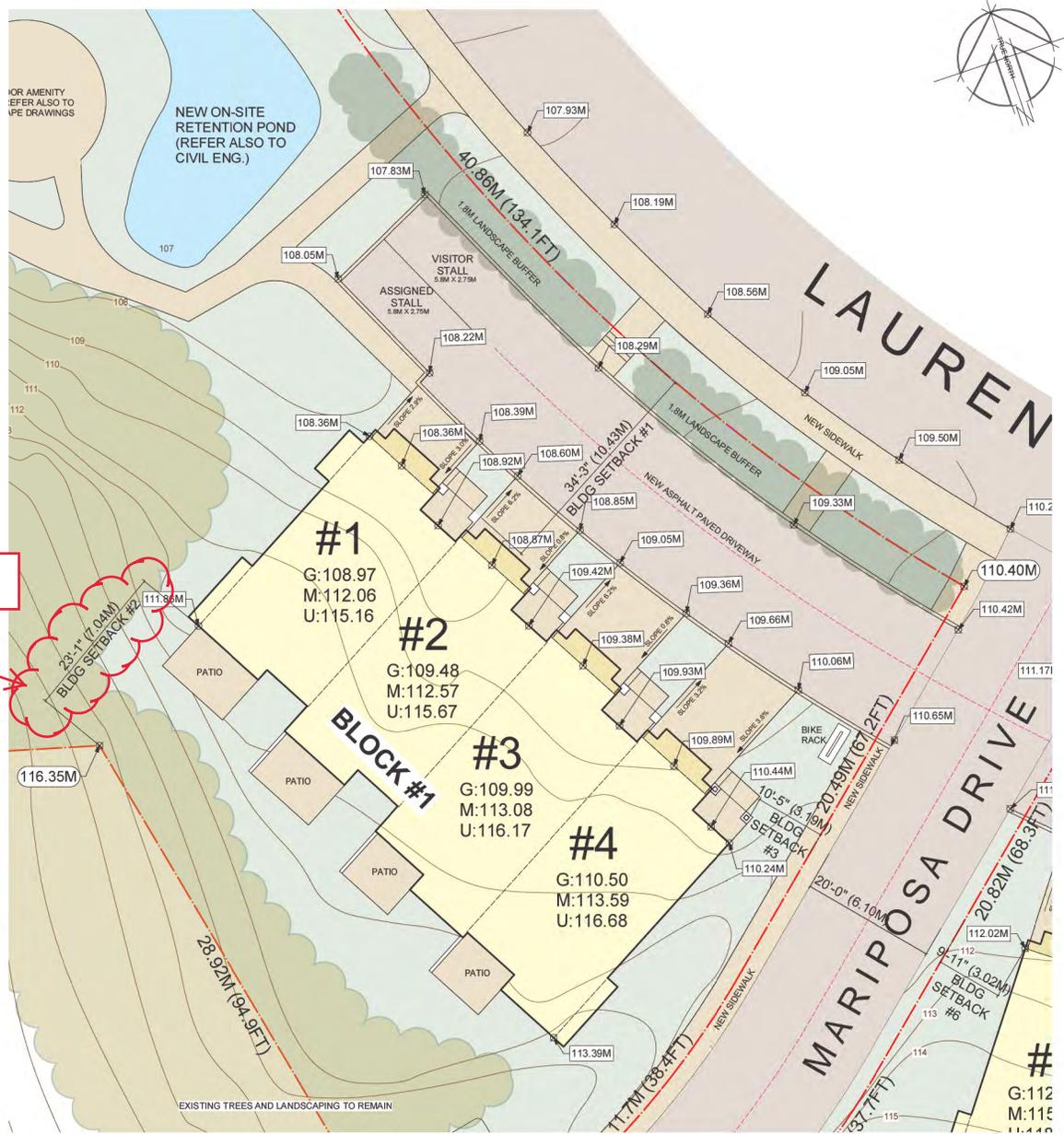
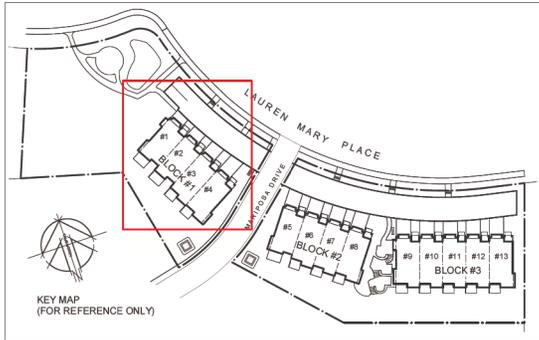
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 Current Planning

RESIDENTIAL TOWNHOUSE DEVELOPMENT
 3201 LAUREN MARY PLACE
 NANAIMO, BC
 DEVELOPMENT PERMIT #DP001146

TITLE:
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"	DRAWING NO.: A110
DATE: 21/01/06	

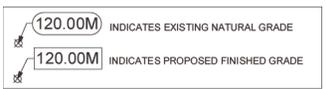
REFER ALSO TO LANDSCAPE DRAWINGS



Proposed Rear Yard Setback Variance

BLOCK #1 SETBACKS

BUILDING SETBACK #1 (FRONT)	34.23 FT	10.43 M
BUILDING SETBACK #2 (REAR)	23.10 FT	7.04 M
BUILDING SETBACK #3 (EAST SIDE)	10.46 FT	3.19 M
BUILDING SETBACK (WEST SIDE)	N/A	



150502	PRELIMINARY DESIGN
150619	DESIGN DEVELOPMENT
190306	DEVT PERMIT COORDINATION
190503	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
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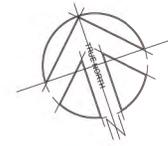
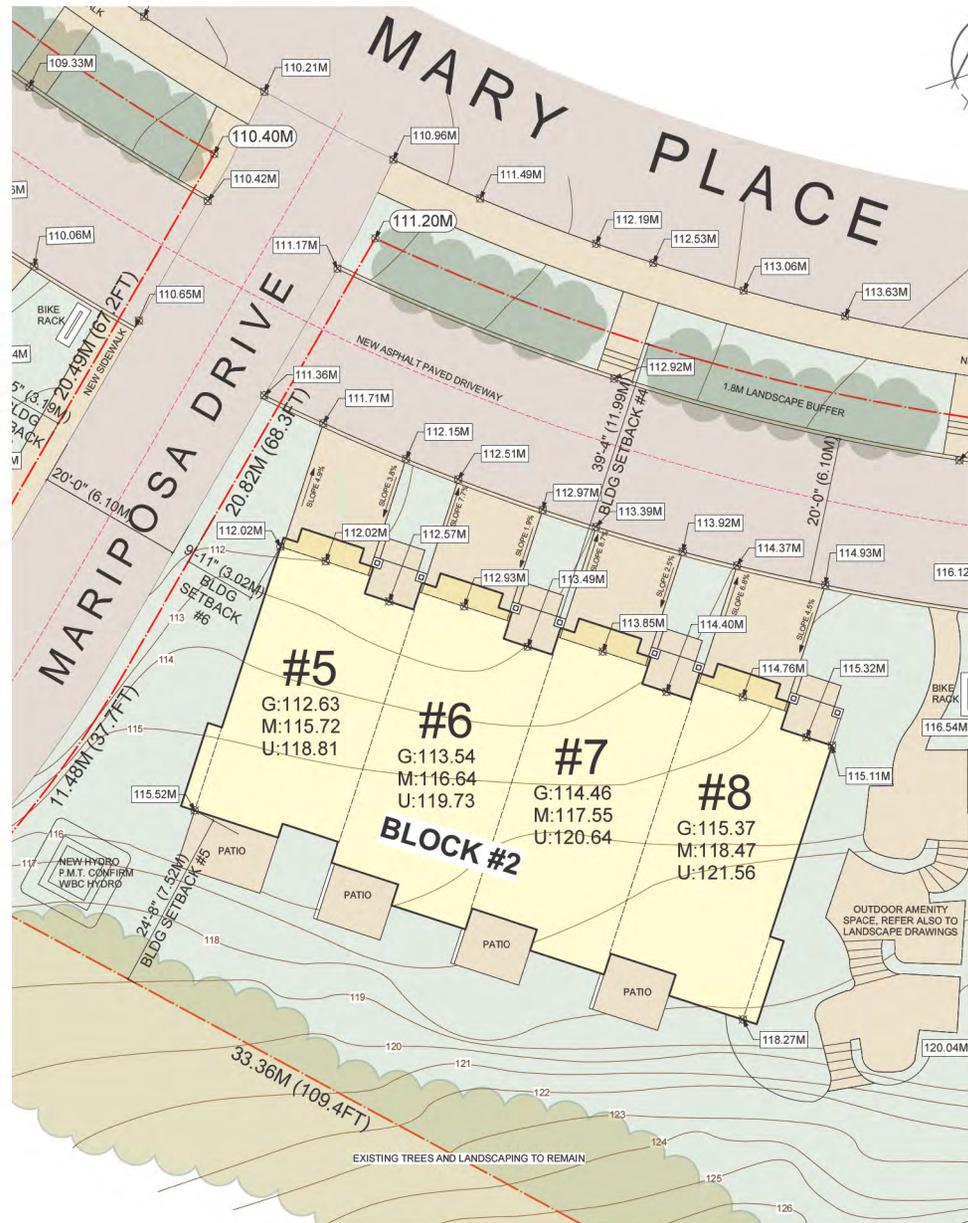
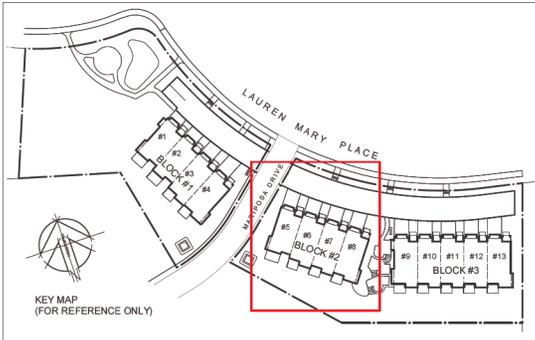
RESIDENTIAL TOWNHOUSE DEVELOPMENT

3201 LAUREN MARY PLACE
 NANAIMO, BC
 DEVELOPMENT PERMIT #DP001146

TITLE: PARTIAL SITE PLAN BLOCK #1

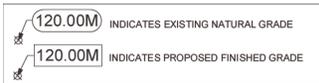
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DATE: 20/12/19	

REFER ALSO TO LANDSCAPE DRAWINGS



BLOCK #2 SETBACKS

BUILDING SETBACK #4 (FRONT)	39.33 FT	11.99 M
BUILDING SETBACK #5 (REAR)	24.66 FT	7.52 M
BUILDING SETBACK #6 (WEST SIDE)	9.90 FT	3.02 M
BUILDING SETBACK (EAST SIDE)	N/A	



15052	PRELIMINARY DESIGN
150619	DESIGN DEVELOPMENT
190306	DEVT PERMIT COORDINATION
190503	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
191019	REVISED PER DESIGN ADVISORY PANEL COMMENTS
200305	REISSUED PER DP COMPREHENSIVE LETTER
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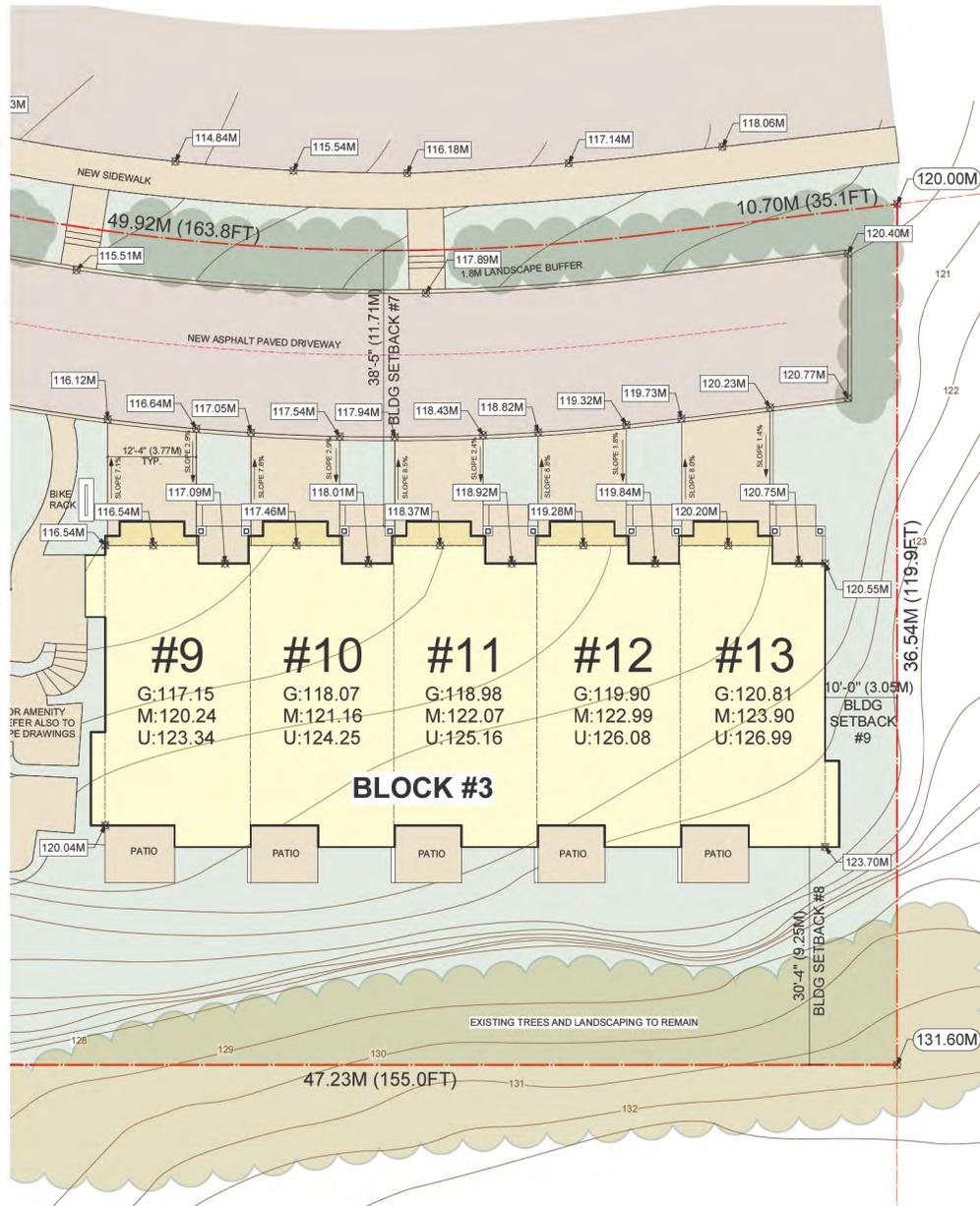
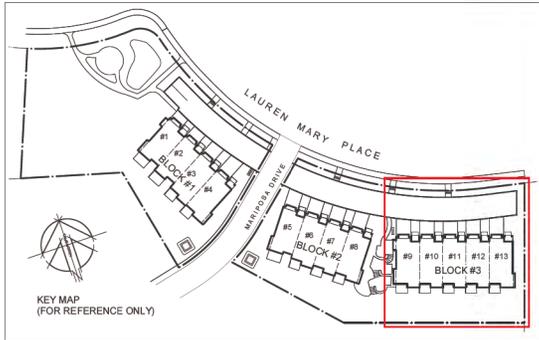
RESIDENTIAL TOWNHOUSE DEVELOPMENT

**3201 LAUREN MARY PLACE
 NANAIMO, BC**
 DEVELOPMENT PERMIT #DP001146

TITLE:
**PARTIAL SITE PLAN
 BLOCK #2**

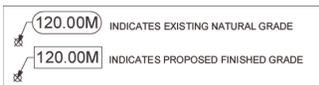
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DATE: 20/12/19	

REFER ALSO TO LANDSCAPE DRAWINGS



BLOCK #3 SETBACKS

BUILDING SETBACK #7 (FRONT)	38.43 FT	11.71 M
BUILDING SETBACK #8 (REAR)	30.33 FT	9.25 M
BUILDING SETBACK #9 (EAST SIDE)	10.00 FT	3.05 M
BUILDING SETBACK (WEST SIDE)	N/A	



150522	PRELIMINARY DESIGN
150619	DESIGN DEVELOPMENT
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TITLE:
PARTIAL SITE PLAN
BLOCK #3

SCALE:	1/8" = 1'-0"	DRAWING NO.:	A122
DATE:	20/12/19		

REFER ALSO TO LANDSCAPE DRAWINGS

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