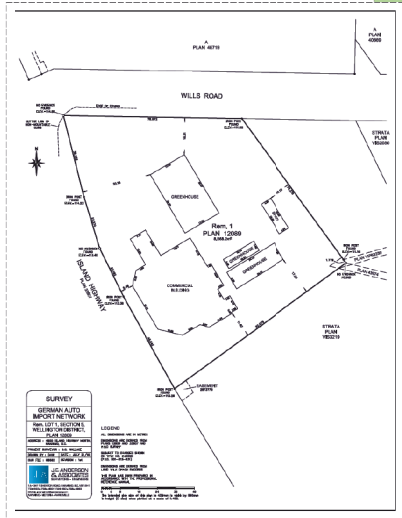


ATTACHMENT C CONCEPTUAL SITE PLAN and PROJECT DATA

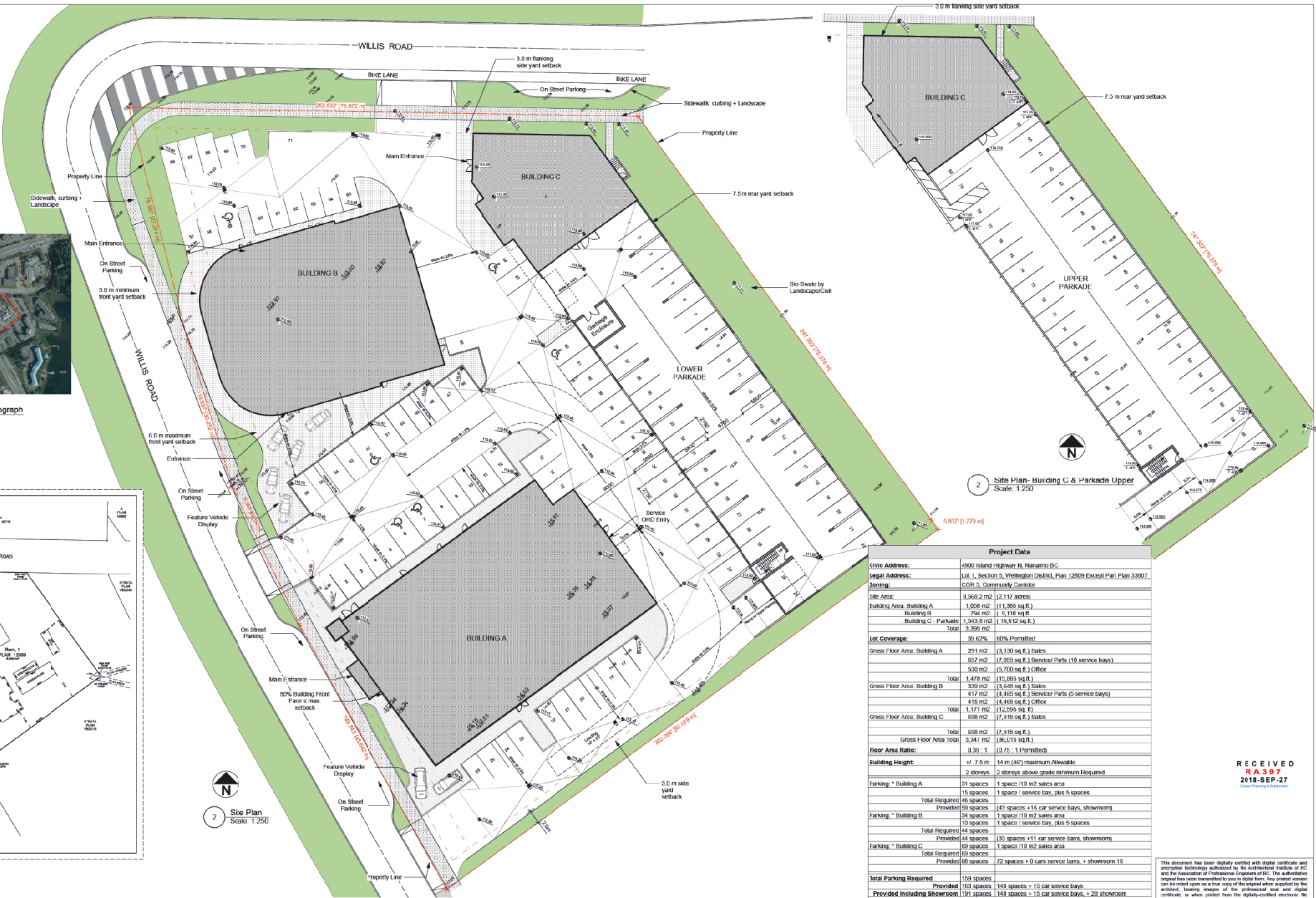


1 Context Aerial Photograph
Scale: N.T.S.



2 Site Plan
Scale: 1:250

3 Survey Plan
Scale: N.T.S.



2 Site Plan - Building C & Parkade Upper
Scale: 1:200

Project Data	
Civic Address:	4900 Island Highway N, Nanaimo BC
Legal Address:	Lot 1, Section 5, Westing District, Plan 12969 Except Part, Plan 33007
Zoning:	ODR 5, Community Corridor
Site Area:	8,968.2 m ² (2,117 acres)
Building Area - Building A:	1,058 m ² (11,365 sq ft)
Building B:	294 m ² (3,119 sq ft)
Building C - Parkade:	1,543.8 m ² (16,612 sq ft)
Total:	3,365 m ²
Lot Coverage:	39.62% 60% Permitted
Gross Floor Area - Building A:	291 m ² (3,130 sq ft) Sales
	897 m ² (9,665 sq ft) Service Parts (10 service bays)
	530 m ² (5,700 sq ft) Office
Total:	1,478 m ² (15,885 sq ft)
Gross Floor Area - Building B:	319 m ² (3,445 sq ft) Sales
	417 m ² (4,465 sq ft) Service Parts (0 service bays)
	415 m ² (4,465 sq ft) Office
Total:	1,171 m ² (12,595 sq ft)
Gross Floor Area - Building C:	698 m ² (7,515 sq ft) Sales
Total:	698 m ² (7,515 sq ft)
Gross Floor Area Total:	3,347 m ² (36,115 sq ft)
Floor Area Ratio:	0.38 - 1 (0.75 - 1 Permitted)
Building Height:	+/- 7.5 m 14 m (46') maximum Allowable
	2 stories 2 stories above grade minimum Required
Parking - Building A:	31 spaces 1 space / 10 m ² sales area
	15 spaces 1 space / service bay, plus 5 spaces
Total Required:	46 spaces
Provided:	59 spaces (43 spaces + 16 car service bays, showroom)
Parking - Building B:	10 spaces 1 space / 10 m ² sales area
Total Required:	10 spaces
Provided:	44 spaces (33 spaces + 11 car service bays, showroom)
Parking - Building C:	69 spaces 1 space / 10 m ² sales area
Total Required:	69 spaces
Provided:	85 spaces (72 spaces + 0 cars service bays, + showroom 16)
Total Parking Required:	159 spaces
Provided:	193 spaces (148 spaces + 15 car service bays)
Provided Including Showroom:	191 spaces (148 spaces + 15 car service bays, + 28 showroom)
*Note: parking not allowed in front yard	

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4900 Island Highway

Site Plan A1

Project No. 1604
21 Sept. 2018
JAMES E. IRWIN ARCHITECT INC.
www.jei.ca