



PROPOSED NEW FACILITY FOR:
IWCD & IWCD EXCAVATION
200 - TENTH STREET
NANAIMO B.C.

DRAWING TITLE:
SITE PLAN

DRAWN BY:
B.B. / C.M.

NUMBER:
1515.26.18

ISSUED: 30 AUG. 2018
REVISED: 15 OCT. 2018
REVISED: 17 APR. 2019
REVISED: 11 JUNE 2019
ISSUED: 24 JUNE 2019
PNE DPA MEETING: 13 AUG. 2019
REVISED: 16 DEC. 2019
REVISED: 26 FEB. 2020
REVISED: 01 APR. 2020
ISSUED FOR DEVELOPMENT APPLICATION/PERMIT: 06 APR. 2020

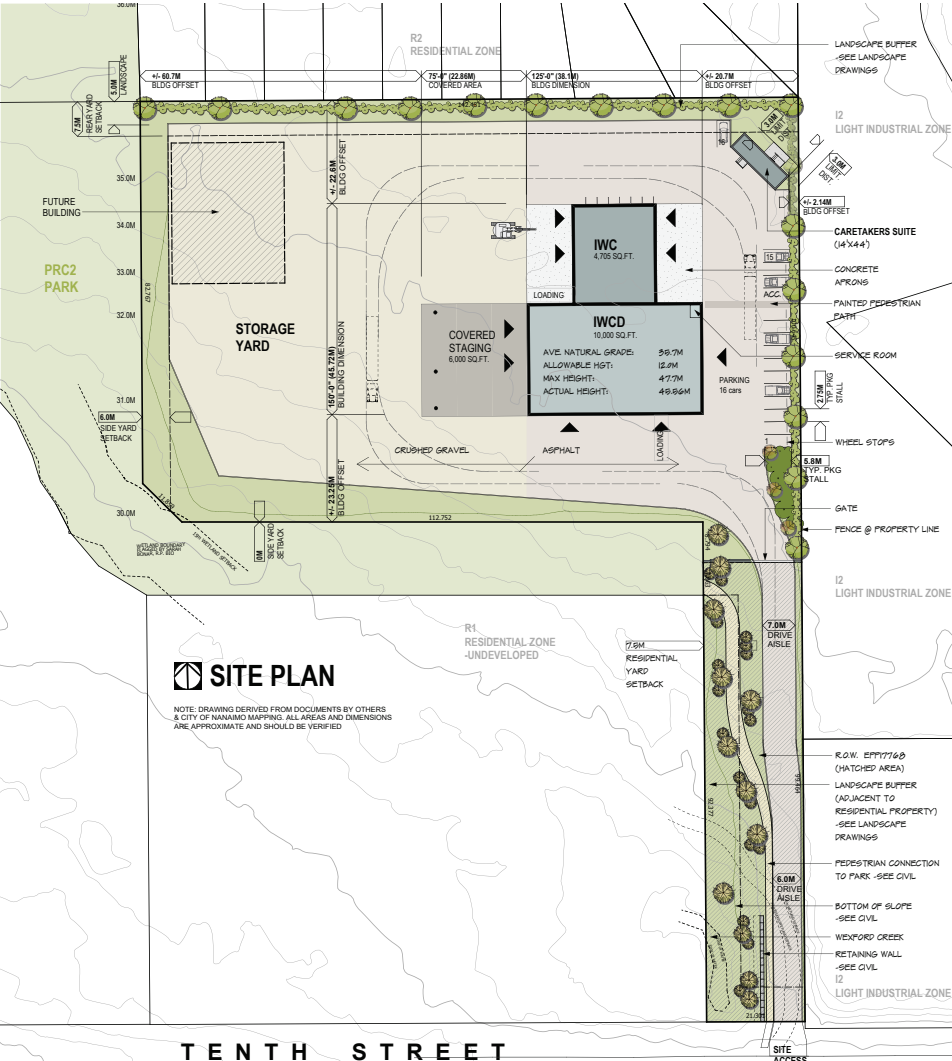
SEAL:



CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING, ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS. COPYRIGHT RESERVED. THESE PLANS ARE TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

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CITY OF NANAIMO



PROJECT DATA:			
LEGAL DESCRIPTION: LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP17767			
CIVIC ADDRESS: 200 TENTH STREET, NANAIMO B.C.			
LOT AREA: 4.378 ACRES (415,312 SQ. M.)			
LAND USE: INDUSTRIAL			
ZONING: I2 - LIGHT INDUSTRIAL			
BUILDING SETBACKS: IWCD/IWC BLDG	NORTH	REQD. 7.5M	PROVD. 41.22.8M
	SOUTH	0.0M	41.23.25M
	EAST	0.0M	41.20.7M
	WEST	6.0M	41.40.7M
CARETAKERS SUITE	NORTH	7.5M	7.5M
	EAST	0.0M	41.2.14M
BUILDING AREAS:			
MAIN FLOOR (IWCD/IWC):		14,200 SQ. FT. / 1,319.22 SQ. M.	
UPPER FLOOR (IWCD/IWC):		505 SQ. FT. / 46.92 SQ. M.	
CARETAKERS SUITE:		618 SQ. FT. / 57.23 SQ. M.	
TOTAL BUILDING AREA:		15,321 SQ. FT. / 1,423.37 SQ. M.	
LOT COVERAGE (MAX 40%):			
IWCD/IWC BUILDING FOOTPRINT:		14,200 SQ. FT. / 1,319.22 SQ. M.	
CARETAKERS SUITE FOOTPRINT:		618 SQ. FT. / 57.23 SQ. M.	
TOTAL FOOTPRINT:		14,818 SQ. FT. / 1,376.45 SQ. M.	
1,375,645 SQ. M. / 15,312 SQ. M. =		9% LOT COVERAGE	
FLOOR AREA RATIO:		0.93 F.A.R.	
1,423.37 SQ. M. / 15,312 SQ. M. =			
HEIGHT:			
IWCD/IWC BUILDING		41.27'-0" / 8.23M (MAX. 12.0M)	
CARETAKERS SUITE		41.13'-6" / 4.11M	
PARKING:			
REQUIRED: 1/100 SQ. M.		14	
SUITE:		2	
PROVIDED:		16 STALLS	
LOADING:			
REQD / PROVD		2	
BICYCLE PARKING:			
REQUIRED: SHORT TERM:		NONE REQD	
LONG TERM - 0.1' / 100 SQ. M.:		1 BIKE	
PROVIDED:		1	



LOCATION PLAN