ATTACHMENT D PROPOSED SITE PLAN AND LAND USE DESIGNATIONS







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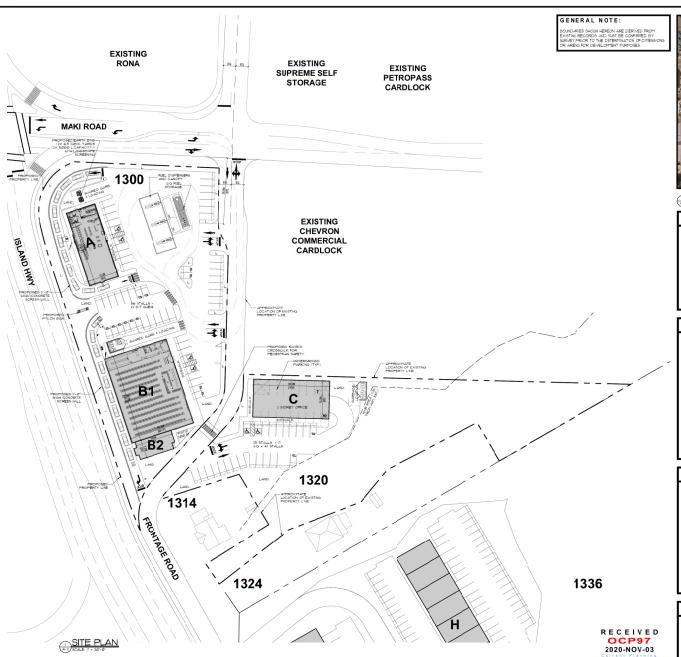
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COMMERCIAL DEVELOPMENT 1300 - 1348 ISLAND HIGHWAY, NANAIMO, BC For Joshua Development Corporation











EXEY PLAN

GENERAL INFORMATION:

LEGAL DESCRIPTIONS

PID: 000-432-628 LOT 4 BLOCK 1 SECTIONS 2 & 7, NANAIMO CISTRICT PLAN 630, EXCEPT THOSE PARTS IN PLANS 15950 AND 18616 AND 3212 RW

PID: 000-432-610 PARCEL A (DD 7308-N) OF LOT 5 BLOCK 1 SECTIONS 2 & 7, NANAIMO DISTRICT, AND OF SECTION 20, RANGE 4, CRANBERRY DISTRICT, PLAN 630, EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 608-R AND EXCEPT PARTS IN PLANS 3212 RW AND 956 RW

CIVIC ADDRESSES 1300 ISLAND HIGHWAY, NANAIMO, BC (COR2) 1320 ISLAND HIGHWAY, NANAIMO, BC

LOT 1 (BUILDING AREA & PARKING REQUIREMENTS)

EXISTING ZONING : PROPOSED ZONING COR2 - MIXED USE CORRIDOR CC3 - COMMUNITY COMMERCIAL LOT AREA: 78,497 SF (1.8 AC) 15,184 SF / 78,497 SF X 100% = 19.3% LOT COVERAGE

GROSS FLOOR AREAS : BUILDING A: BUILDING B1: 9,956 SF BUILDING B2 1 208 SF TOTAL GROSS FLOOR AREA:

PARKING REQUIREMENTS:

PARKING REQUIRED = 47 STALLS PARKING PROVIDED = 56 STALLS, PLUS 22 IN DRIVE THRU LANES = 3.7 / 1,000 SF (WITHOUT DRIVE THRU QUEUE) = 5.1 / 1,000 SF (WITH DRIVE THRU QUEUE)

PARKING CALCULATIONS (ROUND NEAREST) = SHOPPING CENTRE = 1 SPACE PER 30 SM (322.8 SF) GFA = 15,184 SF / 322.8 SF = 47.04 STALLS REQUIRED

LOT 2 (BUILDING AREA & PARKING REQUIREMENTS)

EXISTING ZONING : PROPOSED ZONING : OVERALL LOT AREA : COR2 - MIXED USE CORRIDOR CC3 - COMMUNITY COMMERCIAL 63.021 SF (1.45 AC) USABLE LOT AREA: 24.720 SF (0.57 AC) LOT COVERAGE 5,000 SF / 24,720 SF X 100% = 20.2%

GROSS FLOOR AREAS : 5.000 SF x 2 FLRS = 10.000 SF

PARKING REQUIREMENTS: PARKING REQUIRED = 42 STALLS

PARKING PROVIDED PARKING RATIO = 42 STALLS (25 SURFACE + 17 UNDERGROUND) = 4.2 / 1,000 SF

PARKING CALCULATIONS (ROUND NEAREST) =
OFFICE = 1 SPACE FER 22 SM (2368 SF) NFA FOR THE FIRST 1,000 SM (10,764 SF) AND 1
SPACE FERS 28 (0,868 1 SF) NFA FOR REMANDER
= 10,000 SF / 236 8 SF = 42 21 STALLS REQUIRED

PARKING SIZES

PARALLEL CAR STALL: SMALL CAR STALL (MAX 25%):

9'-0" (2.75m) x 19'-0" (5.8m) 12'-2" (3.7m) x 19'-0" (5.8m) 8'-3" (2.5m) r 22'-0" (6.7m) 8'-3" (2.5m) x 15'-2" (4.6m) 22'-0" (6.7m) 13'-0" (4.0m) x 32'-10" (10m)





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architects Ital

810-675 WEST HASTINGS VANCOUVER, BC V631N2 TEEPHONE 4004-6872334

SITE PLAN **OPTION 3**

