

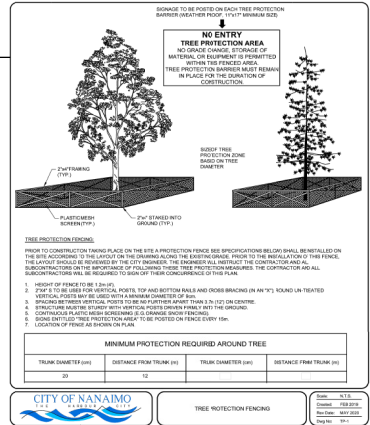
ATTACHMENT D PROPOSED SITE PLAN

PROJECT INFORMATION

LEGAL ADDRESS:	LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT	
CIVIC ADDRESS:	2355 KENWORTH ROAD NANAIMO, B.C. PID: 031-406-921	
ZONING DATA		
ZONING:	CORS, COMMUNITY CORRIDOR	
SITE AREA:	7,757.4 m ² (83,496.5 sq.ft.)	
GROUND FLOOR AREA:	1,430.9 m ² (15,402.0 sq.ft.)	
2nd FLOOR AREA:	514.7 m ² (5,540.0 sq.ft.)	
ALLOWABLE / REQUIRED / PROPOSED		
DENSITY:	0.75 FAR	0.25 FAR
BUILDING HEIGHT:	14 m (max.)	8.3 m
STOREYS:	2 min.	2
SITE COVERAGE (%):	60%	183%
SETBACKS:		
FRONT:	6 m (max.)	23.59 m (VARIANCE)
SIDE YARD 1:	0 m	12.76 m
SIDE YARD 2:	3 m	18.58 m
REAR:	7.5 m	33.33 m
OFF-STREET PARKING:		
1 STALL/22m² (Tenant Space):	2.57	
CALCULATION:	56.56 m ² / 22 m ² = 2.57	
1 STALL/10 m² (Sales, Showroom):	37.94	
CALCULATION:	379.41 m ² / 10 m ² = 37.94	
1 STALL PER SERVICE BAY:	10	
TOTAL PARKING:	50.51	112 TOTAL
ACCESSIBLE PARKING / LOADING SPACES:		
	2	2
	2	2

ALLOWABLE / REQUIRED / PROPOSED	1	4
SHORT-TERM BICYCLE PARKING:		
0.1 SPACE/100m² (Tenant Space GFA):	CALCULATION: 56.56 m ² X 0.1 / 100 = 0.056	
1SPACE/130m² (Car Dealership GFA):	CALCULATION: 56.56 m ² X 0.35 / 100 = 0.197	
LONG TERM BICYCLE PARKING:	CALCULATION: 1889.04 m ² X 0.2 / 130 m ² = 3.77	

ALLOWABLE / REQUIRED / PROPOSED	4	4
PARKING LEGEND		
	CUSTOMER PARKING	
	UCD USED CAR DISPLAY	
	NCD NEW CAR DISPLAY	



BUILDING CODE DATA	2018, PART 3
BC BUILDING CODE EDITION:	1,430.9 m ²
BUILDING AREA:	1,945.6 m ²
GROSS FLOOR AREA:	1
NO. OF STREETS FACING:	2
NO. OF STOREYS:	E (MAJOR OCCUPANCY)
OCCUPANCY CLASSIFICATIONS:	F2 (MAJOR OCCUPANCY)
BUILDING CLASSIFICATIONS:	B.C.B.C. 3.2.2.67 - GROUP E - up to 3 storeys, Sprinklered, Combustible or Noncombustible B.C.B.C. 3.2.2.79 - GROUP F2 - up to 2 storeys, Sprinklered, Combustible or Noncombustible. Floor assemblies shall be fire-separations with a fire resistance rating not less than 45 minutes FLOORS, ROOFS, SUPP. STRUCTURES 45 min. 45 min.
F.R.R. OF BUILDING COMPONENTS:	2 HR (B.C.B.C. 3.3.5.5)
F.R.F. BETWEEN OCCUPANCIES:	YES (ANAIMO BYLAW 7295 SECTION 28.2) (B.C.B.C. 3.2.5.12-1 - NFPA13)
SPRINKLERED:	NO (B.C.B.C. 3.2.5.8.1)
STANDPIPE:	YES (B.C.B.C. 3.2.4.1.1)
FIRE ALARM SYSTEM:	YES (B.C.B.C. 3.2.4.1.1)
EMERGENCY POWER:	Not required to: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.2.2.2)
ACCESSIBILITY:	GROUP E - 32.2m (B.C.B.C. 3.2.5.6 + 40m)
TRAVEL DISTANCE:	TABLE 3.1.1.7
OCCUPANT LOAD:	506.94 m ² / 3.7 = 137
2nd FLR. OFFICES (business/personal service):	322.45 m ² / 3.3 = 95
SERVICE SHOP (design based) PARTS & TOOLS (storage):	248.18 m ² / 28 = 9
TOTAL:	201 PERSONS

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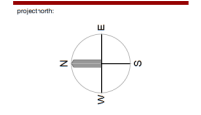
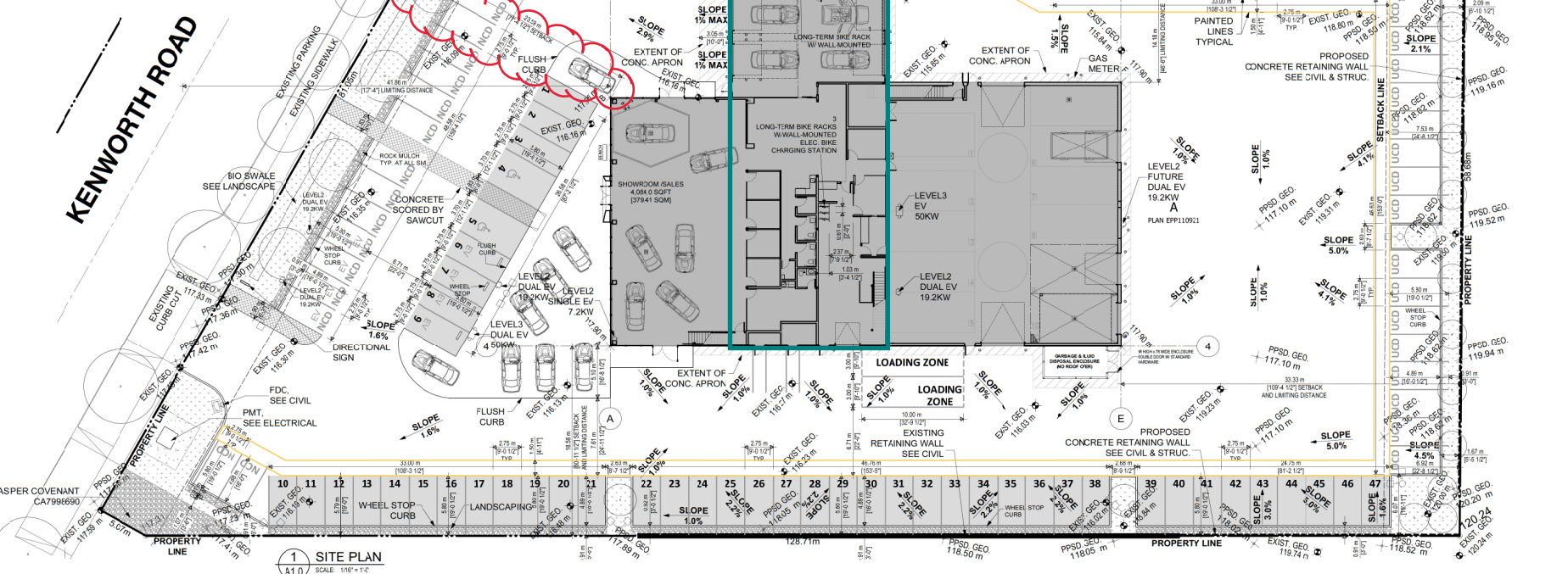


W/C REQ.:	GROUP	No. Male	No. Female	W/Cs Required	W/Cs Proposed
BCBC 3.7.2.2.13	SHOWRM	69	18	1 Male, 1 Female	2 Universal/Accessible
BCBC 3.7.2.2.12	OFFICES	18	18	1 Male, 1 Female	1 Unrnl, 1 Female
BCBC 3.7.2.2.14	SHOP	10	10	1 Male, 1 Female	1 Male, 1 Unrnl, 2 Female
TOTALS:				3 Male, 3 Female	2 Male, 2 Unrnl, 2 Female, 2 Universal/Accessible

SPATIAL SEPARATION (B.C.B.C. TABLE 2.2.3.1-E)				CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. TABLE 2.2.3.1-E)			
DIRECTION	EXPOSED BLDG. FACE AREA	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	F.R.R.	CONSTRUCTION TYPE REQ'D	CLADDING TYPE REQ'D
NORTH	186 m ²	41.9 m	100%	77.2%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
EAST	107.8 m ²	14.2 m	100%	17.6%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
SOUTH	179 m ²	33.3 m	100%	26.3%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE
WEST	204.4 m ²	18.6 m	100%	27.1%	N/A	NON-COMBUSTIBLE	NON-COMBUSTIBLE

AVERAGE FINISHED GRADE:	117.90 m (117.90+117.90+117.90+117.90+117.90) / 5 = 117.90
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EXIST. GEO. EXISTING GEODETIC ELEVATION	± 0.0 m
PPSD GEO. PROPOSED ELEVATION	± 0.0 m



REVISIONS TO DP:	28 JUL 22
14 REVISIONS TO DP	28 JUL 22
13 REVISIONS TO DP	22 JUNE 22
12 PRE-TENDER CO ORD	04 APR 22
11 TENDER CO ORD	07 MAR 22
10 TENDER CO ORD	09 FEB 22
9 BUILDING PERMIT	20 DEC 21
8 IP CO ORD	13 DEC 21
7 IP CO ORD	04 NOV 21
1 DEVELOPMENT PERMIT	02 NOV 21
No. Issued / Revisions	Date

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project file:
HYUNDAI DEALERSHIP NANAIMO

2355 KENWORTH ROAD
NANAIMO BC
SITE PLAN & PROJECT DATA
RECEIVED
DP125.1
2022-JUL-29
CIVIL ENGINEER

project no.:	21 699
date:	JULY 28, 2022
scale:	AS NOTED
checked by:	LOWE
drawn by:	CF, TCF
sheet no.:	

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