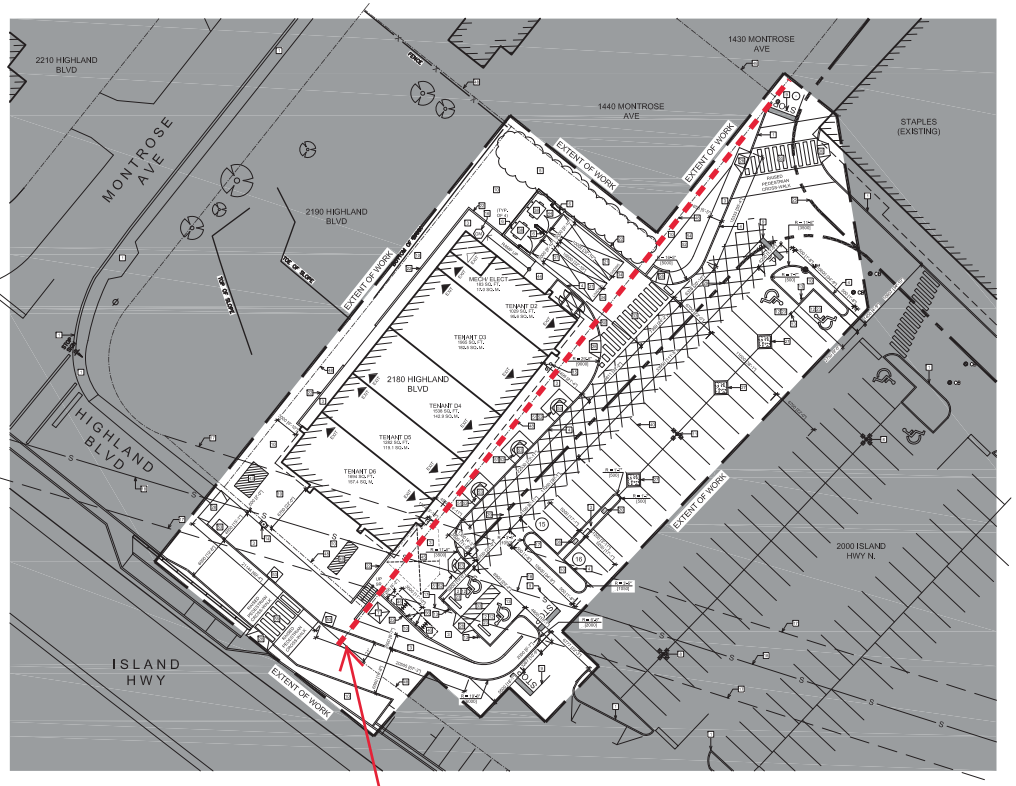
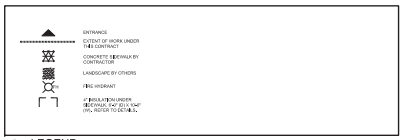
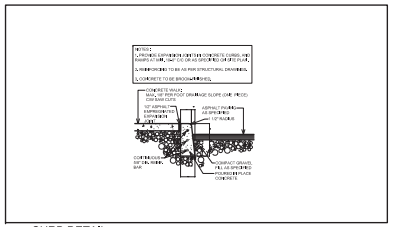
ATTACHMENT C
SITE AND PARKING PLAN



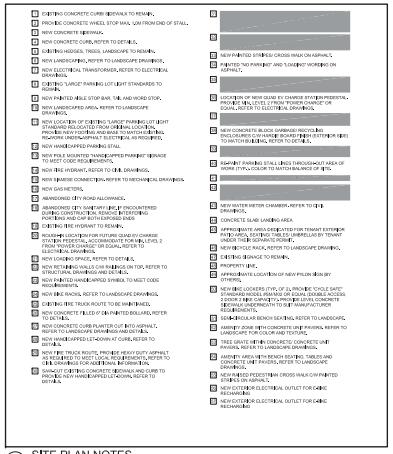
1 PARTIAL EXISTING SITE PLAN
SCALE: 1:1280



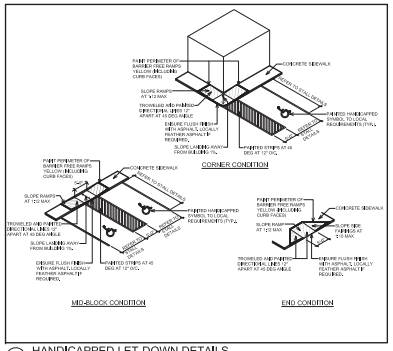
2 LEGEND
SCALE:



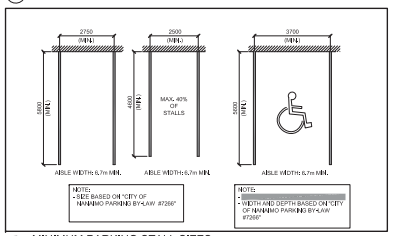
3 CURB DETAIL
SCALE:



4 SITE PLAN NOTES
SCALE: 1:200



5 HANDICAPPED LET-DOWN DETAILS
SCALE:1:7.5



6 MINIMUM PARKING STALL SIZES
SCALE:1:7.5

ISSUED

NO.	DATE	DESCRIPTION
01	OCT. 28/21	ISSUED FOR LICENSING USE
02	SEPT. 22/22	"FIRST ISSUE FOR DEVELOPMENT PERMIT"
03	SEPT. 30/22	ISSUED FOR REVIEW
04	OCT. 07/22	ISSUED FOR PERMIT
05	DEC. 19/22	SECOND ISSUE FOR DEVELOPMENT PERMIT
06	JAN. 11/23	"THIRD ISSUE FOR DEVELOPMENT PERMIT"

REVISION

NOTES

TRUE NORTH | PROJECT NORTH

SEAL

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This drawing will not be used for construction purposes until issued for construction by the design professional shown and is affixed to this drawing and shows signature is below.

ISSUED FOR CONSTRUCTION	DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

PAUL ARCHITECT
VANCOUVER • TERRACE • ORLANDO
4885 Kingsway • Suite 401 Burnaby, BC V5H 4T2
www.kpaularchitect.com
604.436.6010

CLIENT
TERRACAP MANAGEMENT INC.

PROJECT
TERRACAP BROOKS LANDING
2180 HIGHLAND BLVD
BUILDING "D" (RETAIL)
NANAIMO, BRITISH COLUMBIA

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN	CHECKED
RDM	
SCALE	DATE
AS NOTED	MAR. 2022
PROJECT NO.	DRAWING NO.
2108130	A0.3

RECEIVED
DP1286
2023-FEB-02
Current Planning

1 PARTIAL EXISTING SITE PLAN
SCALE: 1:1280

EX. FH	EXISTING FIRE HYDRANT TO REMAIN		CONSTRUCTION NOTE
	EXTENT OF WORK UNDER CONTRACT		GAS METER
	PRIMARY ENTRANCE/EXIT		SOFT LANDSCAPING
EXIT	SECONDARY EXIT DOOR		EXISTING MASONRY SIDEWALK
	GARAGE LOADING DOOR		SITE PROPERTY LINE
	EXISTING MAN HOLE		LANDSCAPE SETBACK
	PAINTED LINES ON ASPHALT		BUILDING SETBACK
	PAINTED HANDICAPPED SYMBOL		HANDICAPPED CURB DEPRESSION WITH PAINTED CHEVRONS TO MEET MUNICIPAL REQUIREMENTS.
12	PARKING COUNT	• BOL.	BOLLARDS

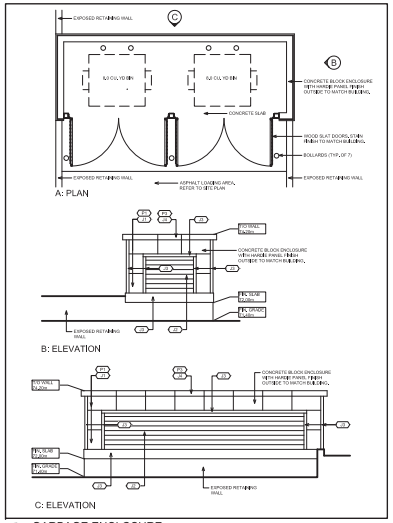
2 LEGEND
SCALE: -

PROJECT PROFILE DATA FOR 2180 HIGHLAND BLVD ONLY		
	EXISTING	PROPOSED
ZONING:	BCA4 (HIGHWAY COMMERCIAL)	BCA4 (HIGHWAY COMMERCIAL)
LEGAL DESCRIPTION:	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP53143	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP53143
LOT AREA:	1.6762 HA. / 16,887 SQ.FT. / 0.4173 AC.	1.6762 HA. / 16,887 SQ.FT. / 0.4173 AC.
BUILDING COVERAGE (%A.R.):	N/A %	18.6 %
SETBACKS:		
FRONT YARD SETBACK:	4.5 + 5.5 M. / 15.42' + 18.42' FT.	5.7 M. / 37.47' FT.
SIDE YARD SETBACK:	3.0 M. / 9.84' FT.	3.0 M. / 9.84' FT.
FLANKING SIDE YARD:	4.0 M. / 13.12' FT.	4.13 M. / 13.6' FT.
REAR YARD SETBACK:	4.0 M. / 13.12' FT.	11.2 M. / 36.74' FT.
BUILDING CODE ANALYSIS:		
MAJOR OCCUPANCY:	N/A	GROUP A2
EXISTING BUILDING HEIGHT (UPT DECK):	N/A M. / N/A FT.	6.25 M. / 20.49' FT.
NUMBER OF STREETS:	N/A STREET	2 STREET
BUILDING CLASSIFICATION:	N/A / N/A	N/A / C, 3.2.2.27.
GROSS FLOOR AREA (TOTAL):		
GROUND FLOOR:	N/A SQ.M. / N/A SQ.FT.	774.2 SQ.M. / 7993 SQ.FT.
SECOND FLOOR:	N/A SQ.M. / N/A SQ.FT.	N/A SQ.M. / N/A SQ.FT.
PARKING:		
RETAIL:	N/A SQ.M. / N/A SQ.FT.	**PARKING PROVIDED ON ADJACENT PROPERTY AS PER AGREEMENT**
PARKING REQUIRED:	N/A 47.1 STALL PER 25 SQ.M.	774.2 SQ.M. / 7993 SQ.FT. 31 47.1 STALL PER 25 SQ.M.
PARKING PROVIDED:	43 47.1 STALL PER 35.4 - 150 STANDARD STALLS	31
HANDICAP STALLS REQUIRED:	2	1 47.1 STALL PER 11 - 32 STANDARD STALLS
HANDICAP STALLS PROVIDED:	0	4
LANDSCAPE:		
LANDSCAPE AREA:	2134.4 SQ.M. / 22975 SQ.FT. / 12.8 %	2134.4 SQ.M. / 22975 SQ.FT. / 12.8 %
ASPHALT PAVED AREA:	11164.4 SQ.M. / 120142 SQ.FT.	10.4 SQ.M. / 112 SQ.FT.

3 SITE STATISTICS
SCALE: -

- 1 REMOVE EXISTING PAINTED LINES ON ASPHALT (TYP.) ALL DAMAGED.
- 2 REMOVE EXISTING CONCRETE ASPHALT CURB.
- 3 EXISTING LANDSCAPE AND HEDGES TO REMAIN, REFER TO LANDSCAPE DRAWINGS.
- 4 EXISTING TREE TO REMAIN, LANDSCAPE MAKE READY TO RECEIVE NEW, REFER TO LANDSCAPE DRAWINGS.
- 5 EXISTING HEDGES, TREES, LANDSCAPE TO REMAIN.
- 6 EXISTING ABANDONED PYLON SIGN CONCRETE BASES TO BE REMOVED.
- 7 REMOVE EXISTING ASPHALT SPEED BUMP.
- 8 REMOVALS ON CITY PROPERTY TO EXTEND UP TO AGREEMENT WITH SBC PROPERTY LINE ONLY.
- 9 EXISTING FIRE TRUCK ROUTE TO REMAIN.
- 10 EXISTING "LARGE" PARKING LOT LIGHT STANDARD TO BE REMOVED, MAKE READY TO RECEIVE NEW, REFER TO TERRATEK SITE WORK LOCATION NOTED ON KEY PLAN. REMOVE CONDUITS CONCRETE BASE COMPLETELY.
- 11 APPROXIMATE EXTENT OF EXISTING ASPHALT TO BE REMOVED, MAKE READY TO RECEIVE NEW HEAVY DUTY ASPHALT AND REGULAR ASPHALT AS NOTED ON SITE PLAN.
- 12 EXISTING CATCH BASIN TO BE REMOVED, REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- 13 EXISTING CATCH BASIN TO BE ABANDONED, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 REMOVE EXISTING CURB AND SIDEWALK FOR NEW HANDICAPPED LIFT ADDITION, REFER TO DETAILS.
- 15 EXISTING STORAGE TO BE REMOVED.

4 SITE PLAN DEMOLITION NOTES
SCHEMATIC



5 GARBAGE ENCLOSURE
SCALE: 1:50

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