



MacDonald + Hagarty
Architects Ltd.

1822 Comox Rd. Unit E
Comox BC V9M 3M7

Tuesday, April 30, 2024
City of Nanaimo
Nanaimo BC

4125 Jingle Pot Road & 4300 Forge Road Development Permit Design Rational

Introduction

Pacific Swell is planning to build an industrial park for 30 commercial retail units on a 2.70 acre (1.09 hectare) lot in the Wellington neighbourhood of Nanaimo east of HWY 19. The 30 units will be located in three separate buildings, which will front Jingle Pot Road and Boban Drive, along with access from both sides of Forge Road. The main access will be from Jingle Pot Road and Forge Road via Boban Drive. The proposed development retains large existing coniferous trees along Jingle Pot Road, and provides a natural landscape buffer.

Desired Outcomes for Industrial Lands

GENERAL

D4.6.1

- Creates Industrial Lands that support a maximum of 30 new business spaces.
- Uses the entire lot within setbacks to provide Industrial Lands, limiting encroachment of other uses.

D4.6.2

- This development will support growth of the industries that occupy the CRU's, providing adjacencies to other businesses.

D4.6.3

- Located close to Highway 19 and Island Hwy N, and conveniently 10km from downtown Nanaimo, and adjacent to existing light industrial areas, this development provides connectivity with regional and local contexts.



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Current Planning

D4.6.4

- This development does not re-designate or rezone any Industrial Lands to other uses.

D4.6.5

- This project could potentially take advantage of circular economy principles.

D4.6.6

- This development is not directly adjacent to, or visible from Provincial Highways.

D4.6.7

- This development has adjacencies to other CRU's that could allow sharing of energy and resources, and does have a collective waste management area.

D4.6.8

- Appropriate drought resistant vegetation and natural features for storm water management are provided in this development. It will meet the current Step Code requirements of the City of Nanaimo for energy use.

LIGHT INDUSTRIAL

D4.6.17

- This development is planned to support less land-intensive industries that are accessed by staff and customers on a regular basis.

D4.6.18

- This development is set up to support the typical uses listed.

D4.6.19

- The building forms of this development suit industrial buildings and structures.

D4.6.20

- This development allows for up to two storeys in building height.

D4.6.21

- Supportive, transitional, and emergency housing are not considered for this development.



D4.6.22

- This development is suited to supporting uses adjacent to Urban Centres, Corridors and Neighbourhoods.
- Limited accessory retail sales would be a potential use of the development, and uses which do not require direct access from major roads, and do not require large customer parking lots.
- It is not designed as a shopping destination, recreational use, and does not require substantial outdoor storage as primary use.

D4.6.23

- This development will meet the requirements for Light Industrial uses in terms of noise and emissions, operational hours, visual impact from public sight lines, and use, generation or storage of hazardous materials.

D4.6.24

- Any office space provided would be ancillary to the Light Industrial primary use.

D4.6.25

- A natural buffer is provided along Boban Road and Jingle Pot Road containing natural vegetation and human made paths and retaining rock walls, including buffers along adjoining lots with residential designations.

D4.6.26

- This development encourages the adjacencies for “incubator” style facilities.

D4.6.27

- This development utilizes the buildable area efficiently, allowing for mezzanines to be added through Tenant Improvements.

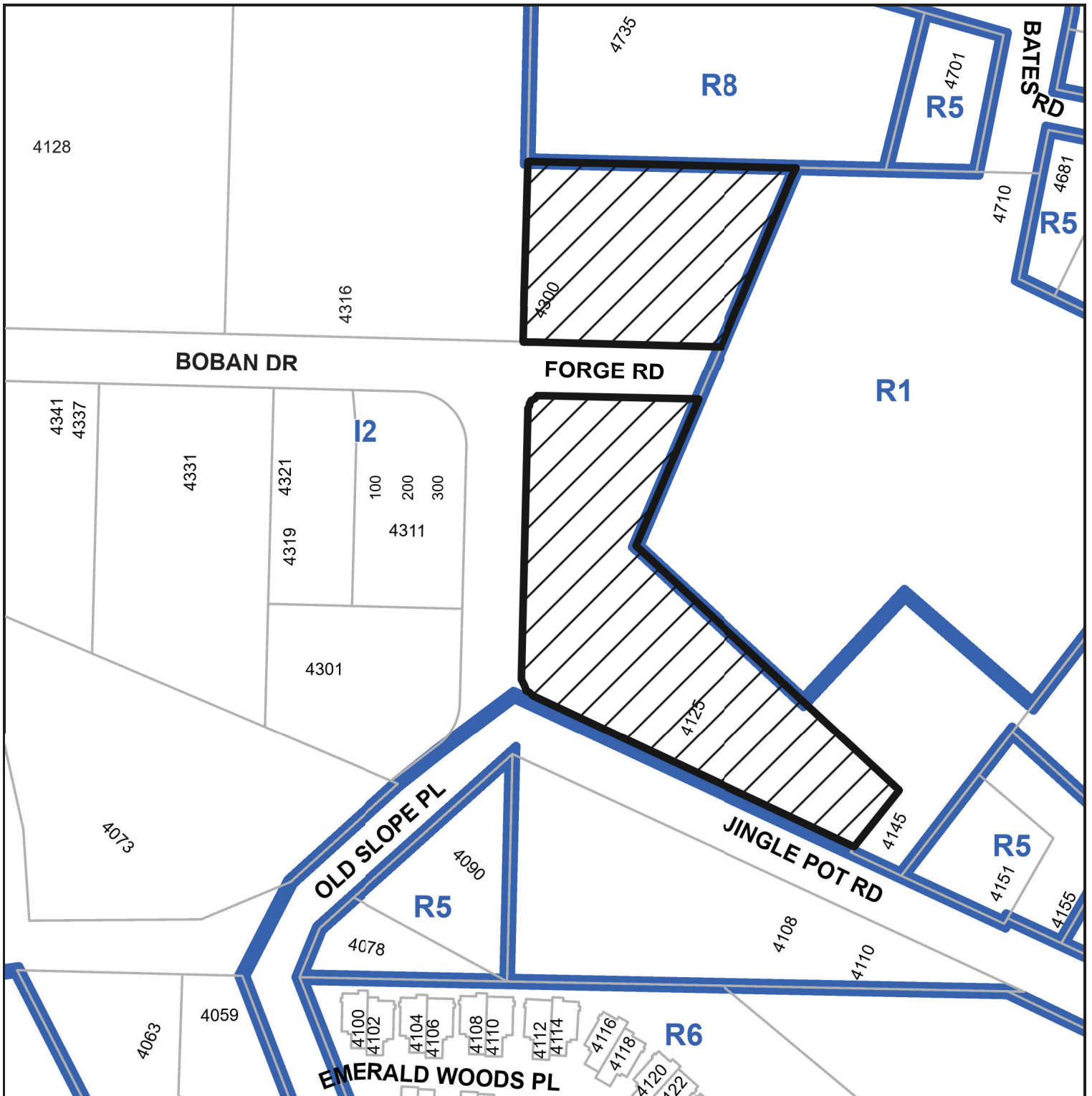
Sincerely,

Maris MacDonald, Architect AIBC
for MacDonald Hagarty Architects



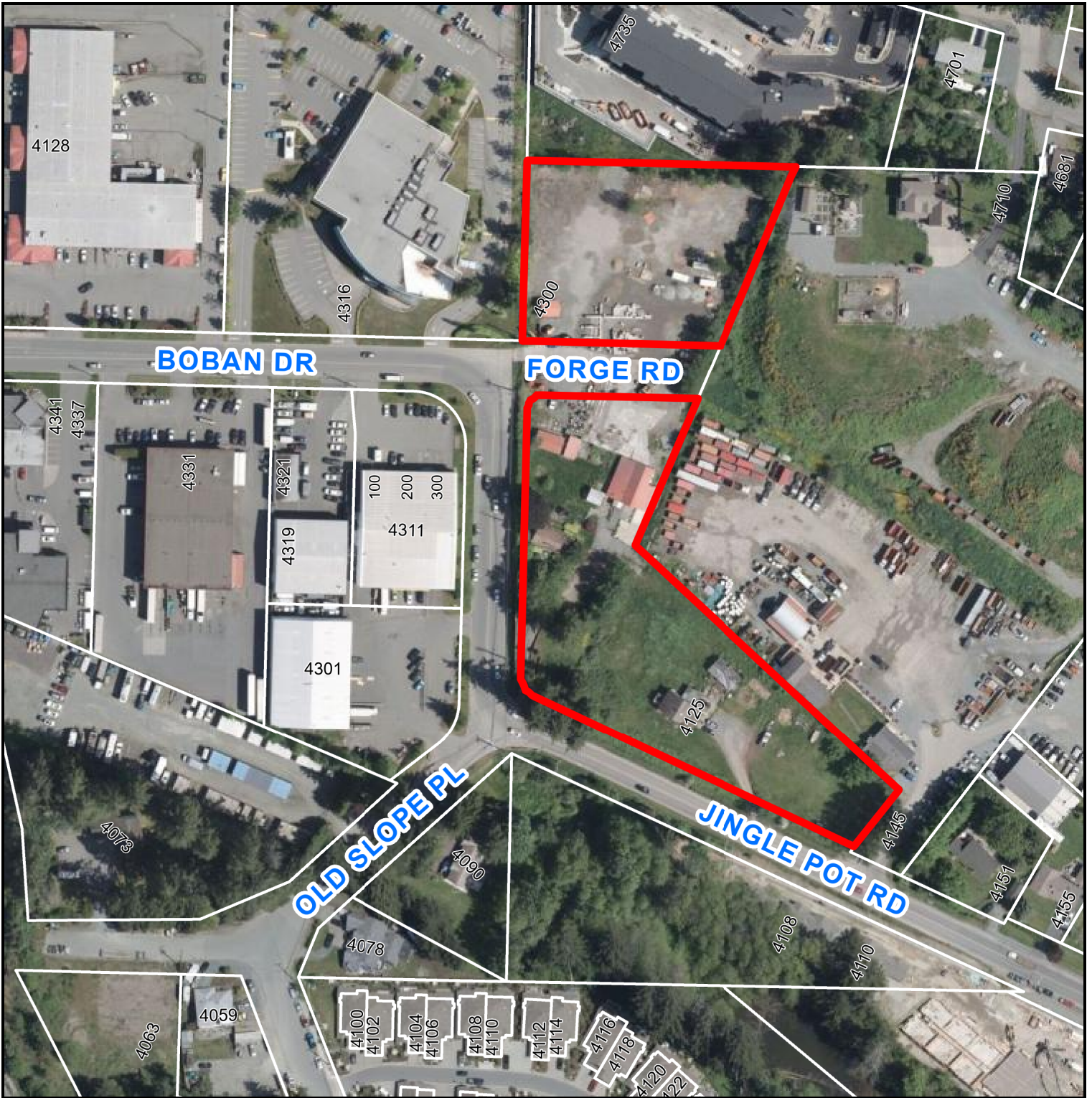
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DP1345/DP1346
2024 - APR - 30
Current Planning

SUBJECT PROPERTY MAP

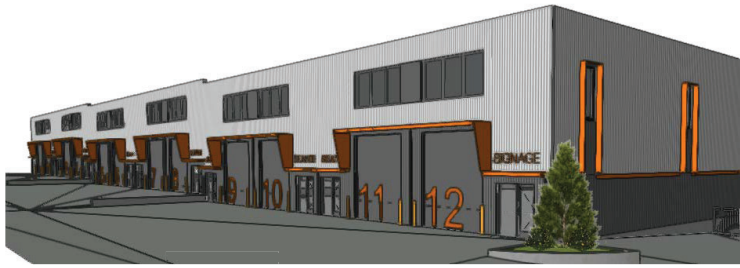


4125 JINGLE POT ROAD & 4300 FORGE ROAD

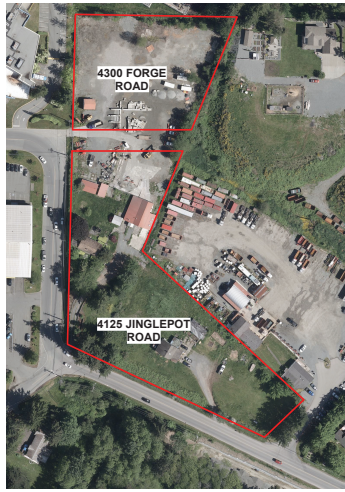
AERIAL PHOTO



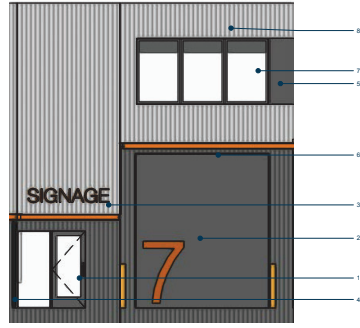
4125 JINGLE POT ROAD & 4300 FORGE ROAD



PROJECT LOCATION



MATERIAL LEGEND



- MATERIAL LEGEND**
- STOREFRONT OR CURTAIN WALL ENTRY DOOR WITH SIDELIGHT, CHARCOAL
 - STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
 - SUITE SIGNAGE, BACKLIT OR WITH LIGHT OVER
 - DOWNPIPE, GALVANIZED
 - PRE-ENGINEERED INSULATED METAL PANELS, DARK
 - STEEL CHANNEL CANOPY WITH COVER
 - STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
 - PRE-ENGINEERED INSULATED METAL PANELS, LIGHT

PROJECT & CODE DATA

PROPERTY DATA		
AUTHORITY	CITY OF NANAIMO	
STREET ADDRESS	4300 FORGE ROAD & 4125 JINGLEPOT ROAD, NANAIMO BC	
LEGAL DESCRIPTION	- LOT A, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4300 FORGE ROAD) - LOT B, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4125 JINGLEPOT ROAD)	
PID	- 031-881-688 (4300 FORGE ROAD) - 031-881-696 (4125 JINGLEPOT ROAD)	
ZONING USE TYPE	INDUSTRIAL	
SITE DATA		
BUILDING AREA	BUILDING A 2357.4 sq m BUILDING B 1255 sq m BUILDING C 2300 sq m TOTAL 5912.4 sq m	
SITE AREA	4300 FORGE 5821.7 sq m 4125 JINGLEPOT 10954.5 sq m TOTAL 16776.2 sq m	
SITE COVERAGE	4300 FORGE 39.5% 4125 JINGLEPOT 33.0% TOTAL 35.2%	ALLOWABLE I2 - 40%
BUILDING HEIGHT	8.18 m	12 m
SETBACKS		
	REQUIRED	PROVIDED
FRONT	7.5 m	> 7.5 m
REAR	4.5 m	> 4.5 m
REAR WHEN ABUTS R1	7.5 m	> 7.5 m
SIDE #1	6.0 m	> 6.0 m
SIDE #2	0.0 m	> 0.0 m
PARKING		
	REQUIRED	PROVIDED
BUILDING A	24	21
BUILDING B	13	12
BUILDING C	23	27
TOTAL	59	60
1 STALL PER 100M²		
BUILDING A	8	8
BUILDING B	12	12
BUILDING C	10	10
TOTAL	30	30
LOADING 1 PER CRU		
TYPICAL STALL DIMENSIONS (W x L)	2.75m x 5.80m	2.75m x 6.00m
TYPICAL LOADING DIMENSIONS (W x L)	3.5m x 10.0m	3.5m x 7.62m
2-WAY AISLE WIDTH	6.70m	6.70m

BUILDING CODE

PROJECT DESCRIPTION	MULTI TENANT INDUSTRIAL PARK CONSISTING OF 3 SEPARATE BUILDINGS ON TWO DIFFERENT LOTS
BUILDING CODE CLASSIFICATION	BRITISH COLUMBIA BUILDING CODE 2024: PART 3 3.2.2.81 GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINK
MAJOR OCCUPANCY	GROUP F-2 MEDIUM-HAZARD INDUSTRIAL
SUBSIDIARY OCCUPANCY	NONE AT THIS TIME
CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS) NO. STREETS FACING	BUILDING A: 1 BUILDING B: 1 BUILDING C: 1 1 (BLDG A, B & C)
BUILDING AREA	4500 s.m. ALLOWED (REFER TO PROPERTY DATA FOR BUILDING AREA)
FLOOR ASSEMBLIES	FIRE SEPARATIONS, IF COMBUSTIBLE MIN. 45 min FIRE-RESISTANCE RATING
LOAD BEARING STRUCTURE	LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 min, OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
ROOF ASSEMBLIES	NO RATING
MAX. TRAVEL DISTANCE	45m (BCBC 3.4.2.5.1)b REFER TO PLANS FOR DISTANCES
WATER CLOSETS	3.7.2.2.-C 1 ACCESSIBLE WASHROOM PER SUITE AT THIS TIME (DEPENDANT ON TENANT IMPROVEMENTS)

CRU SPACE LABELS, DIMENSIONS AND AREAS

Building A CRU schedule				
Space Number	Space Name	Location	Room Dimensions	Gross Area
101	A-CRU.1	LEVEL 1	4500' x 2250'	99.9 sq m
102	A-CRU.2	LEVEL 1	5000' x 2500'	125.0 sq m
103	A-CRU.3	LEVEL 1	5000' x 2500'	127.7 sq m
104	A-CRU.4	LEVEL 1	5000' x 2500'	125.0 sq m
105	A-CRU.5	LEVEL 1	5000' x 2500'	127.8 sq m
106	A-CRU.6	LEVEL 1	5000' x 2500'	125.0 sq m
107	A-CRU.7	LEVEL 1	5000' x 2500'	125.0 sq m
108	A-CRU.8	LEVEL 1	5000' x 2500'	125.0 sq m
109	A-CRU.9	LEVEL 1	1000' x 2500'	25.0 sq m
110	A-CRU.10	LEVEL 1	1100' x 2500'	27.1 sq m
111	A-CRU.11	LEVEL 1	1000' x 2500'	25.0 sq m
112	A-CRU.12	LEVEL 1	1200' x 2500'	30.0 sq m
				2387.4 sq m

Building B CRU schedule				
Space Number	Space Name	Location	Room Dimensions	Gross Area
113	B-CRU.1	LEVEL 1	4500' x 2250'	99.9 sq m
114	B-CRU.2	LEVEL 1	4500' x 2250'	115.1 sq m
115	B-CRU.3	LEVEL 1	5000' x 2500'	125.0 sq m
116	B-CRU.4	LEVEL 1	5000' x 2500'	125.0 sq m
117	B-CRU.5	LEVEL 1	5000' x 2500'	125.0 sq m
118	B-CRU.6	LEVEL 1	5000' x 2500'	125.0 sq m
119	B-CRU.7	LEVEL 1	1000' x 2500'	25.0 sq m
120	B-CRU.8	LEVEL 1	5000' x 2250'	115.1 sq m
				1258.9 sq m

Building C CRU schedule				
Space Number	Space Name	Location	Room Dimensions	Gross Area
121	C-CRU.1	LEVEL 1	1000' x 2500'	25.0 sq m
122	C-CRU.2	LEVEL 1	1000' x 2500'	25.0 sq m
123	C-CRU.3	LEVEL 1	1000' x 2500'	25.0 sq m
124	C-CRU.4	LEVEL 1	1000' x 2500'	25.0 sq m
125	C-CRU.5	LEVEL 1	1000' x 2500'	25.0 sq m
126	C-CRU.6	LEVEL 1	1000' x 2500'	25.0 sq m
127	C-CRU.7	LEVEL 1	1000' x 2500'	25.0 sq m
128	C-CRU.8	LEVEL 1	1000' x 2500'	25.0 sq m
129	C-CRU.9	LEVEL 1	1000' x 2500'	25.0 sq m
130	C-CRU.10	LEVEL 1	900' x 2500'	22.5 sq m
				2300.0 sq m



Forge Industrial

RECEIVED
DP1345
2024-APR-30
Current Planning

ISSUED FOR DEVELOPMENT
DATE: 2024-04-29

REVISION

PROJECT DATA

A0.01

PROJECT LOCATION 



2 PARKING VIEW BLDG A
Scale: Actual Size



3 STREET VIEW BLDG A
Scale: Actual Size

PROJECT INFORMATION

PROPERTY DATA			
AUTHORITY	CITY OF NANAIMO		
STREET ADDRESS	4125 JINGLEPOT ROAD, NANAIMO BC		
LEGAL DESCRIPTION	- LOT B, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4125 JINGLE POT ROAD) - 031-881-696 (4125 JINGLE POT ROAD)		
PID	I2		
ZONING	INDUSTRIAL		
USE TYPE	INDUSTRIAL		
SITE DATA			
BUILDING AREA	BUILDING A	2357.4 sq m	
	BUILDING B	1255 sq m	
	TOTAL	3612.4 sq m	
SITE AREA	4125 JINGLEPOT	10954.5 sq m	
SITE COVERAGE	4125 JINGLEPOT	33.0%	ALLOWABLE I2 - 40%
BUILDING HEIGHT		8.18 m	12 m
SETBACKS	FRONT	REQUIRED: 7.5 m	PROVIDED: > 7.5 m
	REAR	4.5 m	> 4.5 m
	REAR WHEN ABUTS R1	7.5 m	> 7.5 m
	SIDE #1	6.0 m	> 6.0 m
	SIDE #2	0.0 m	> 0.0 m
PARKING	BUILDING A	23.57	21
	BUILDING B	12.55	12
	TOTAL	36	33
1 STALL PER 100M ²			
PARKING DEFICIT AT 4125 JINGLE POT RD IS SUPPLEMENTED BY 4 ADDITIONAL STALLS AT 4300 FORGE ROAD			
LOADING 1 PER CRU	BUILDING A	8	8
	BUILDING B	12	20
	TOTAL	20	20
TYPICAL STALL DIMENSIONS (W x L)		2.75m x 5.80m	2.75m x 6.00m
TYPICAL LOADING DIMENSIONS (W x L)		3.5m x 10.0m	3.5m x 7.62m
2-WAY AISLE WIDTH		6.70m	6.70m



1 SITE PLAN
Scale: 1:500

BUILDING CODE INFORMATION

BUILDING CODE	
PROJECT DESCRIPTION	MULTI TENANT INDUSTRIAL PARK CONSISTING OF 2 SEPERATE BUILDINGS CONTAINING 20 INDEPENDENT UNITS
BUILDING CODE CLASSIFICATION	BRITISH COLUMBIA BUILDING CODE 2024; PART 3
MAJOR OCCUPANCY	3.2.2.81 GROUP F DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
SUBSIDIARY OCCUPANCY	GROUP F-2 MEDIUM-HAZARD INDUSTRIAL NONE AT THIS TIME
CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS)	BUILDING A: 1 BUILDING B: 1
NO. STREETS FAGING	1 (BLDG A & B)
BUILDING AREA	4382 s.m. ALLOWED (REFER TO PROPERTY DATA FOR BUILDING AREA)
FLOOR ASSEMBLIES	FIRE SEPARATIONS, IF COMBUSTIBLE MIN. 45 min FIRE-RESISTANCE RATING
LOAD BEARING STRUCTURE	LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 min, OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
ROOF ASSEMBLIES	NO RATING
MAX. TRAVEL DISTANCE	45m (BCBC 3.4.2.5.1)b. REFER TO PLANS FOR DISTANCES
WATER CLOSETS	3.7.2.2-C 1 ACCESSIBLE WASHROOM PER SUITE AT THIS TIME (DEPENDANT ON TENANT IMPROVEMENTS)

CRU SPACE LABELS, DIMENSIONS AND AREAS

Building A CRU schedule				
Space Number	Space Name	Location	Room Dimensions	Gross Area
101	A-CRU.1	LEVEL 1	450' x 250'	92.8 sq m
102	A-CRU.2	LEVEL 1	500' x 250'	115.8 sq m
103	A-CRU.3	LEVEL 1	500' x 250'	127.7 sq m
104	A-CRU.4	LEVEL 1	500' x 250'	151.8 sq m
105	A-CRU.5	LEVEL 1	750' x 250'	177.8 sq m
106	A-CRU.6	LEVEL 1	500' x 250'	186.8 sq m
107	A-CRU.7	LEVEL 1	500' x 250'	209.8 sq m
108	A-CRU.8	LEVEL 1	500' x 250'	220.8 sq m
109	A-CRU.9	LEVEL 1	1000' x 250'	250.8 sq m
110	A-CRU.10	LEVEL 1	1150' x 250'	287.1 sq m
111	A-CRU.11	LEVEL 1	1200' x 250'	278.1 sq m
112	A-CRU.12	LEVEL 1	1200' x 250'	290.1 sq m
				2357.4 sq m

Building B CRU schedule				
Space Number	Space Name	Location	Room Dimensions	Gross Area
113	B-CRU.1	LEVEL 1	500' x 250'	92.8 sq m
114	B-CRU.2	LEVEL 1	500' x 250'	115.8 sq m
115	B-CRU.3	LEVEL 1	500' x 250'	139.8 sq m
116	B-CRU.4	LEVEL 1	500' x 250'	159.8 sq m
117	B-CRU.5	LEVEL 1	500' x 250'	186.8 sq m
118	B-CRU.6	LEVEL 1	500' x 250'	209.8 sq m
119	B-CRU.7	LEVEL 1	1000' x 250'	250.8 sq m
120	B-CRU.8	LEVEL 1	500' x 250'	115.1 sq m
				1255 sq m

4125 Jingle Pot Road

RECEIVED
DP1345
2024-JUL-08
Current Planning



Forge Industrial

10 2024-07-08 ISSUED FOR PERMIT
9 2024-07-08 ISSUED FOR REVIEW
8 2024-07-08 ISSUED FOR DEVELOPMENT
7 2024-07-08

NO. 1 2 3 4 5 6 7 8 9 10
REVISION

DATE: 2024-07-08
PROJECT INFO & SITE PLAN

A0.01



2 PARKING VIEW BLDG C
Scale: Actual Size

PROJECT LOCATION



PROJECT INFORMATION

PROPERTY DATA			
AUTHORITY	CITY OF NANAIMO		
STREET ADDRESS	4300 FORGE ROAD, NANAIMO BC		
LEGAL DESCRIPTION	- LOT A, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4300 FORGE ROAD)		
PID	- 031-881-688 (4300 FORGE ROAD)		
ZONING	I2		
USE TYPE	INDUSTRIAL		
SITE DATA			
BUILDING AREA	BUILDING C	2300 sq m	
SITE AREA	4300 FORGE	5821.7 sq m	
SITE COVERAGE	4300 FORGE	39.5%	ALLOWABLE I2 - 40%
BUILDING HEIGHT		8.18 m	12 m
SETBACKS	REQUIRED	PROVIDED	
FRONT	7.5 m	> 7.5 m	
REAR	4.5 m	> 4.5 m	
REAR WHEN ABUTS R1	7.5 m	> 7.5 m	
SIDE #1	6.0 m	> 6.0 m	
SIDE #2	0.0 m	> 0.0 m	
PARKING	REQUIRED	PROVIDED	
1 STALL PER 100M ²	BUILDING C	23	27
LOADING	BUILDING C	10	10
1 STALL PER CRU			
TYPICAL STALL DIMENSIONS (W x L)		2.75m x 5.80m	2.75m x 6.00m
TYPICAL LOADING DIMENSIONS (W x L)		3.5m x 10.0m	3.5m x 7.62m
2-WAY AISLE WIDTH		6.70m	6.70m



BUILDING CODE INFORMATION

BUILDING CODE	
PROJECT DESCRIPTION	MULTI TENANT INDUSTRIAL PARK CONSISTING OF ONE BUILDING CONTAINING 10 INDEPENDENT UNITS
BUILDING CODE CLASSIFICATION	BRITISH COLUMBIA BUILDING CODE 2024: PART 3 3.2.2.81 GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
MAJOR OCCUPANCY	GROUP F-2 MEDIUM-HAZARD INDUSTRIAL
SUBSIDIARY OCCUPANCY	NONE AT THIS TIME
CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS)	BUILDING C: 1
NO. STREETS FACING	1 BLDG C
BUILDING AREA	2329 s.m. ALLOWED (REFER TO PROPERTY DATA FOR BUILDING AREA)
FLOOR ASSEMBLIES	FIRE SEPARATIONS, IF COMBUSTIBLE MIN. 45 min FIRE-RESISTANCE RATING
LOAD BEARING STRUCTURE	LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 min, OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
ROOF ASSEMBLIES	NO RATING
MAX. TRAVEL DISTANCE	45m (BCBC 3.4.2.5.1)b. REFER TO PLANS FOR DISTANCES
WATER CLOSETS	3.7.2.2-C 1 ACCESSIBLE WASHROOM PER SUITE AT THIS TIME (DEPENDANT ON TENANT IMPROVEMENTS)

CRU SPACE LABELS, DIMENSIONS AND AREAS

Building C CRU schedule					
Space Number	Space Name	Location	Room Dimensions	Gross Area	
121	C-CRU.1	LEVEL 1	1500' x 253'	232.3 sq m	
122	C-CRU.2	LEVEL 1	1500' x 253'	232.3 sq m	
123	C-CRU.3	LEVEL 1	1500' x 253'	232.3 sq m	
124	C-CRU.4	LEVEL 1	1500' x 253'	232.3 sq m	
125	C-CRU.5	LEVEL 1	1500' x 253'	232.3 sq m	
126	C-CRU.6	LEVEL 1	1500' x 253'	232.3 sq m	
127	C-CRU.7	LEVEL 1	1500' x 253'	232.3 sq m	
128	C-CRU.8	LEVEL 1	1500' x 253'	232.3 sq m	
129	C-CRU.9	LEVEL 1	1500' x 253'	232.3 sq m	
130	C-CRU.10	LEVEL 1	900' x 253'	232.3 sq m	
				2329 sq m	



Forge Industrial

4 2024-07-04 ISSUED FOR DEVELOPMENT PERMIT
7 2024-07-06 ISSUED FOR REVIEW
1 2024-08-09 ISSUED FOR DEVELOPMENT PERMIT

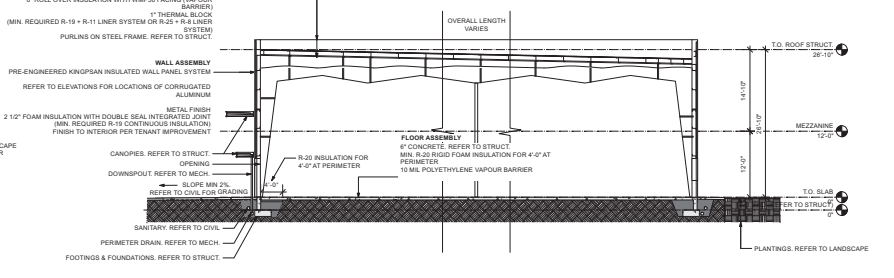
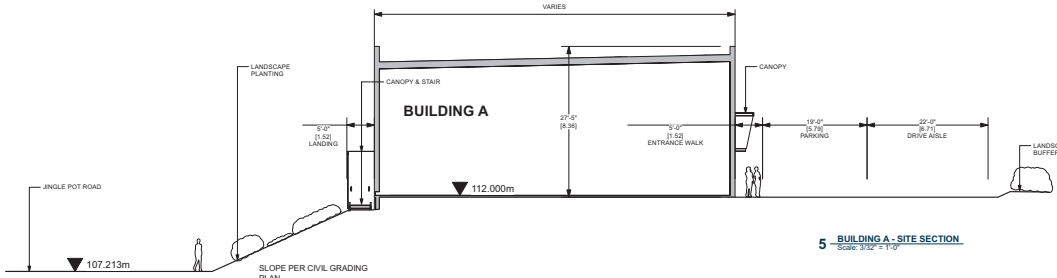
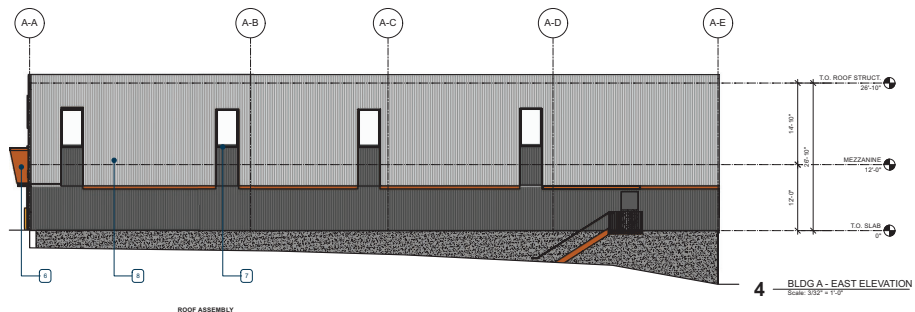
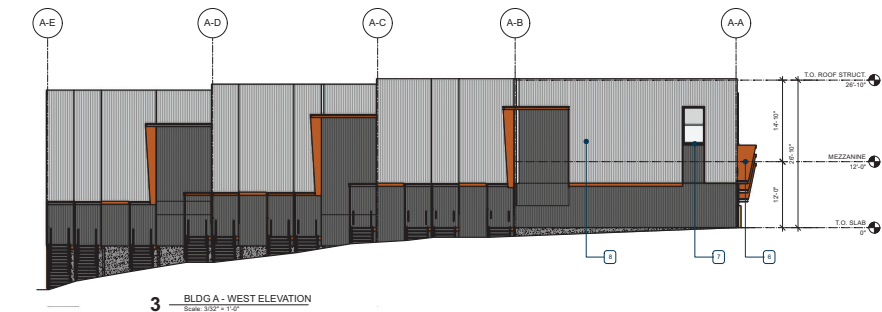
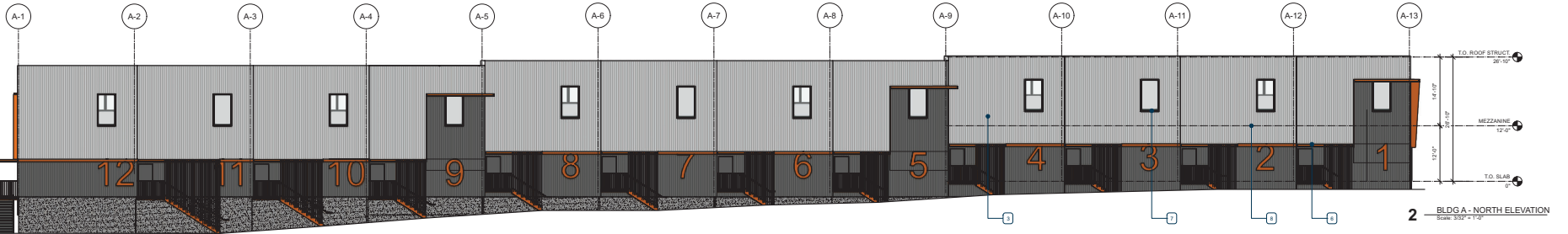
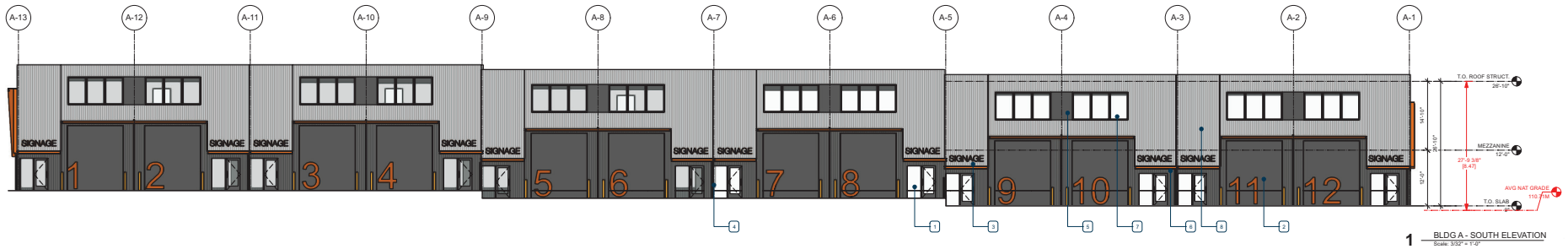
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PROJECT INFO & SITE PLAN

4300 Forge Road

RECEIVED
DP1346
2024-JUL-08

A0.01



MATERIAL LEGEND

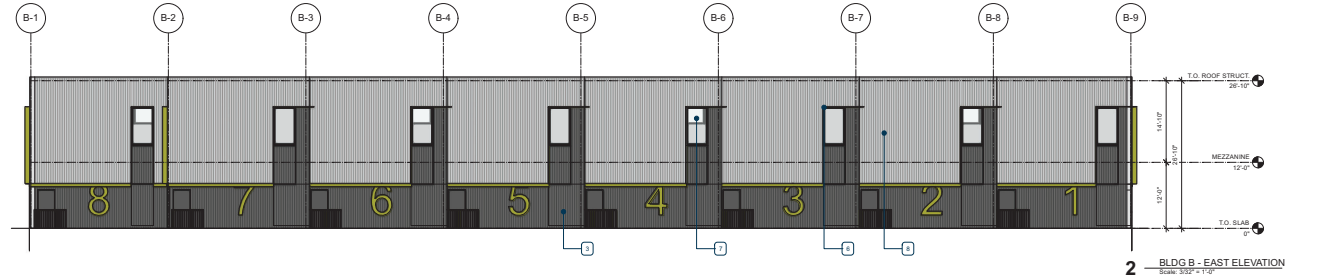
- STOREFRONT OR CURTAIN WALL ENTRY DOOR WITH SIDELIGHT CHARCOAL
- STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
- SUITE SIGNAGE BACKLIT OR WITH LIGHT OVER
- DOWNPIPE GALVANIZED
- PRE-ENGINEERED INSULATED METAL PANELS, DARK
- STEEL CHANNELS, LANDSPIT WITH DOWNPIPE
- STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
- PRE-ENGINEERED INSULATED METAL PANELS, LIGHT

4125 Jingle Pot Road

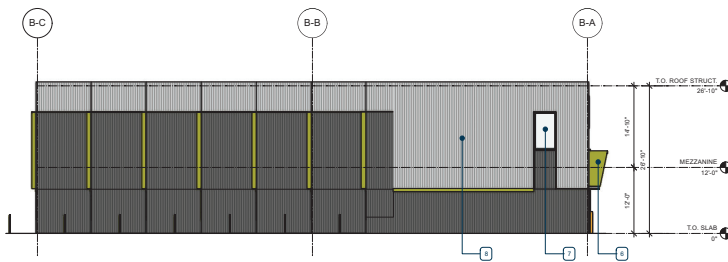
RECEIVED
DP1345
2024-JUL-08
CULTURAL PLANNING



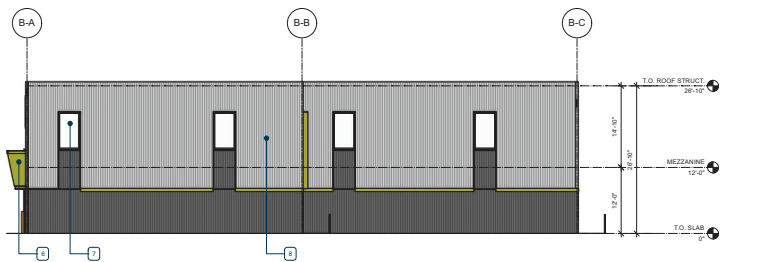
1 BLDG B - WEST ELEVATION
Scale: 3/32" = 1'-0"



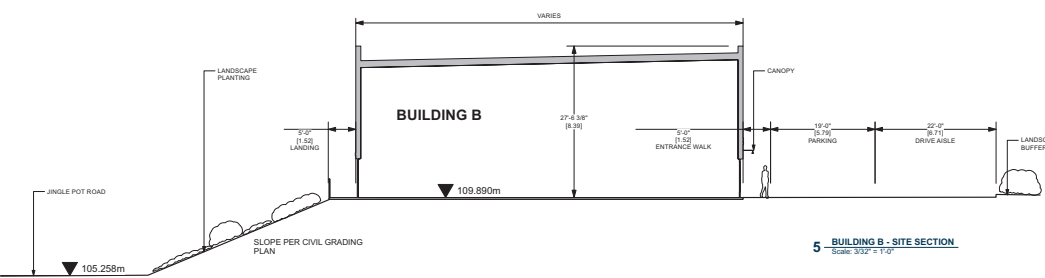
2 BLDG B - EAST ELEVATION
Scale: 3/32" = 1'-0"



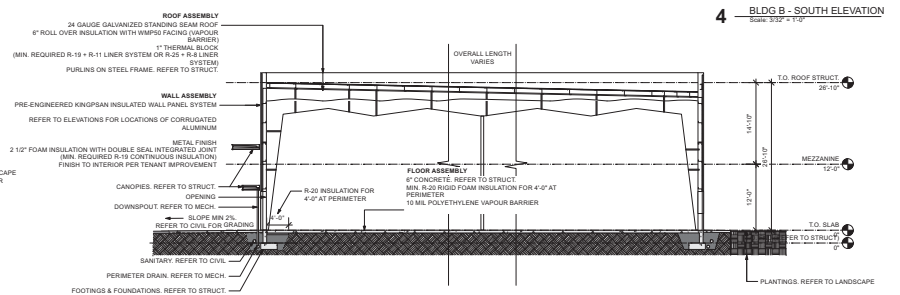
3 BLDG B - NORTH ELEVATION
Scale: 3/32" = 1'-0"



4 BLDG B - SOUTH ELEVATION
Scale: 3/32" = 1'-0"



5 BUILDING B - SITE SECTION
Scale: 3/32" = 1'-0"



6 TYPICAL SECTION EAST-WEST
Scale: 3/32" = 1'-0"

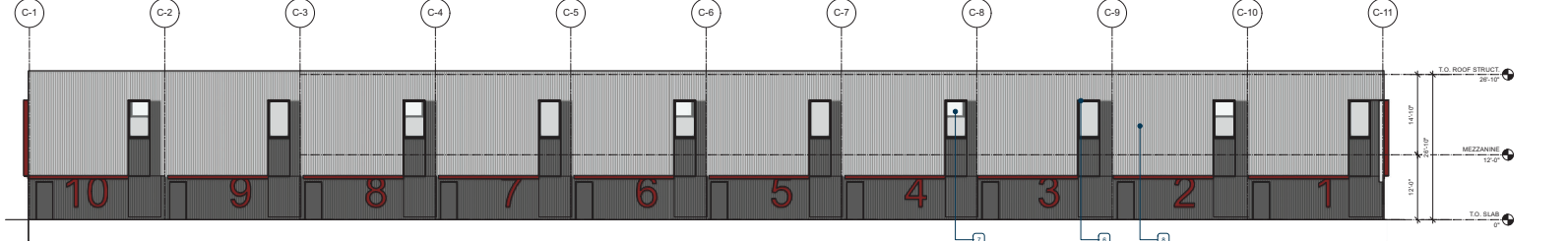
MATERIAL LEGEND	
1	STOREFRONT OR CURTAIN WALL ENTRY DOOR WITH SIDELIGHT CHARCOAL
2	STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3	SUITE BRIMING BACKLIT OR WITH LIGHT OVER
4	JOHNSPHEE GALVANIZED
5	JOHNSPHEE GALVANIZED
6	PRE-ENGINEERED INSULATED METAL PANELS, DARK
7	STEEL CHANNELS, LANDSCAPE WITH COLORED
8	STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
9	PRE-ENGINEERED INSULATED METAL PANELS, LIGHT

4125 Jingle Pot Road

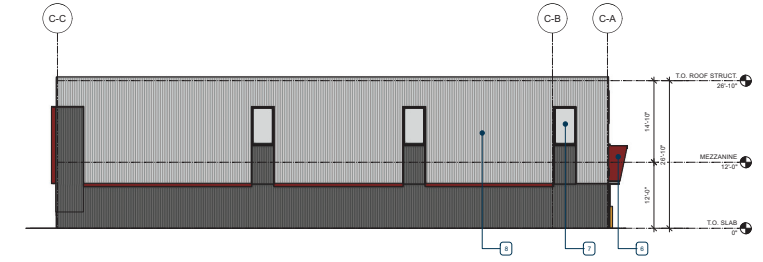
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Creston Planning



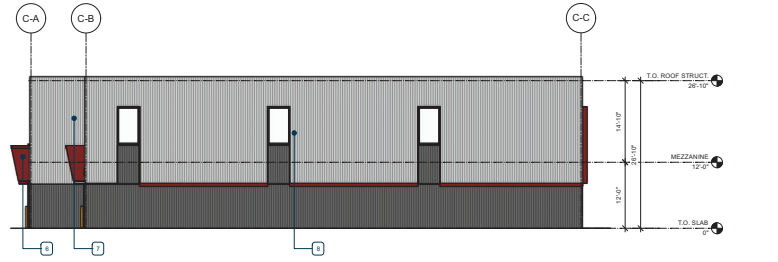
1 BLDG C - SOUTH ELEVATION
Scale: 3/32" = 1'-0"



2 BLDG C - NORTH ELEVATION
Scale: 3/32" = 1'-0"

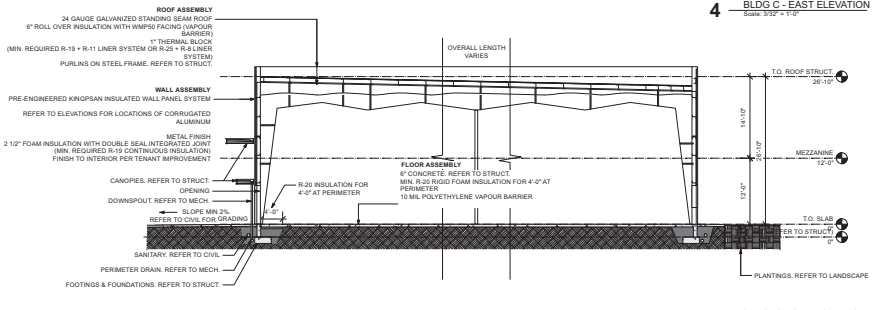


3 BLDG C - WEST ELEVATION
Scale: 3/32" = 1'-0"

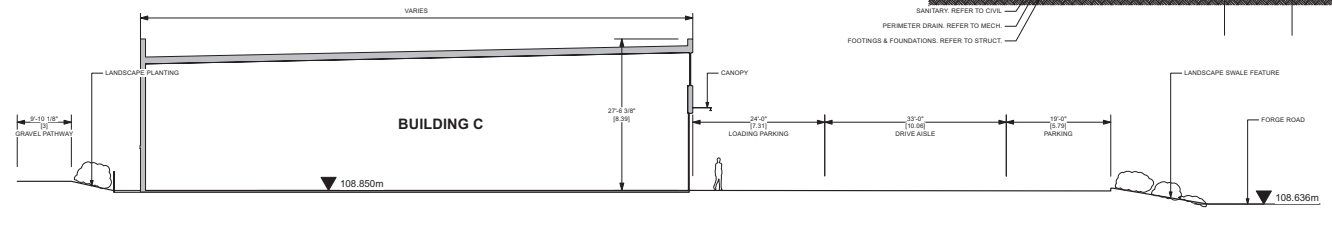


4 BLDG C - EAST ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LEGEND	
1	STOREFRONT OR CURTAIN WALL ENTRY DOOR WITH SIDELIGHT, CHARCOAL
2	STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3	SUITE SIGNAGE, BACKLIT OR WITH LIGHT OVER
4	DOWNPIPE, GALVANIZED
5	PRE-ENGINEERED INSULATED METAL PANELS, DARK
6	STEEL CHANNELS, CANOPY WITH COVER
7	STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
8	PRE-ENGINEERED INSULATED METAL PANELS, LIGHT



5 TYPICAL SECTION EAST-WEST
Scale: 3/32" = 1'-0"



6 BUILDING C - SITE SECTION
Scale: 3/32" = 1'-0"

4300 Forge Road

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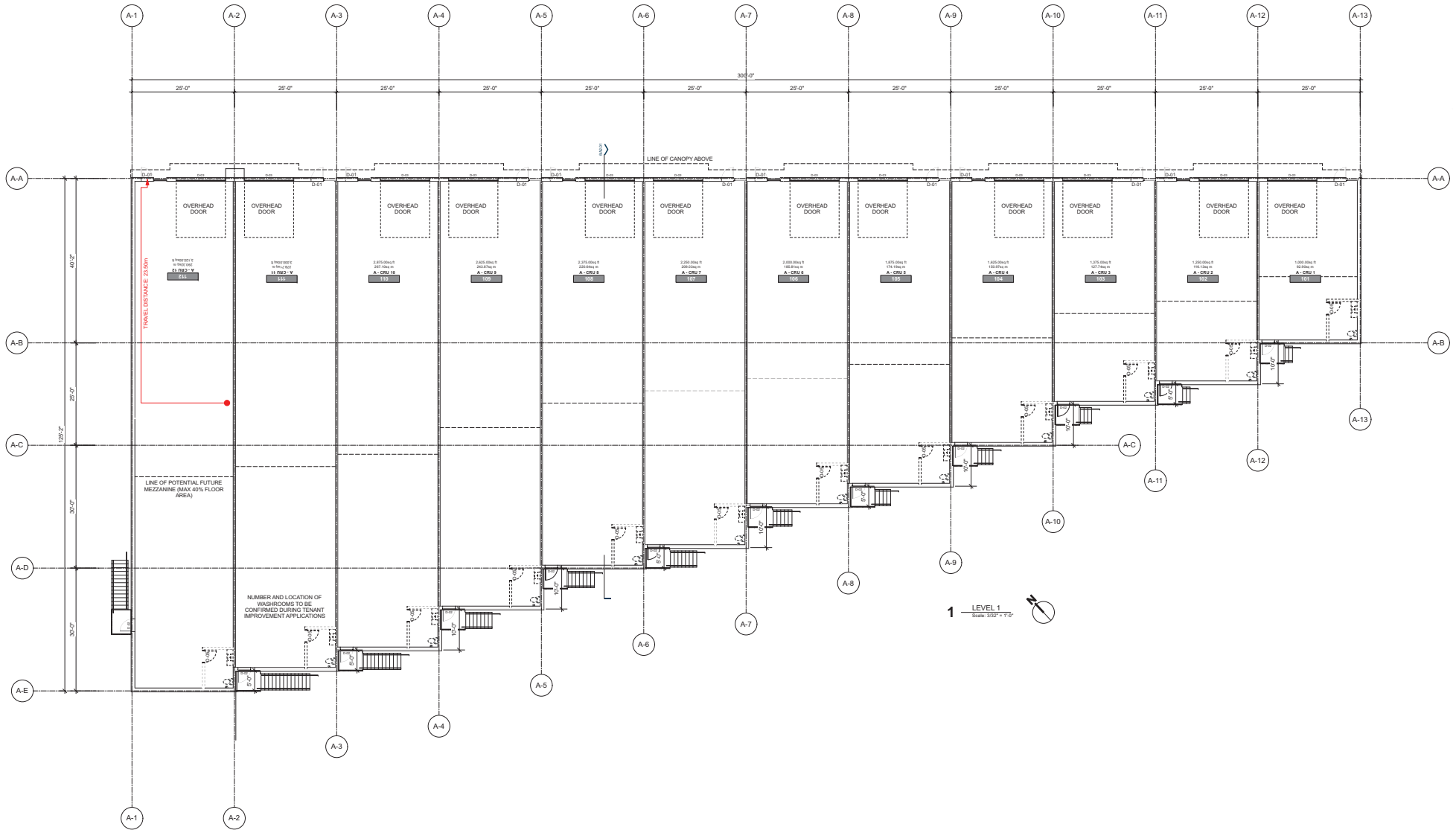
Forge Industrial

BLDG C - ELEVATIONS & SECTIONS

A2.01

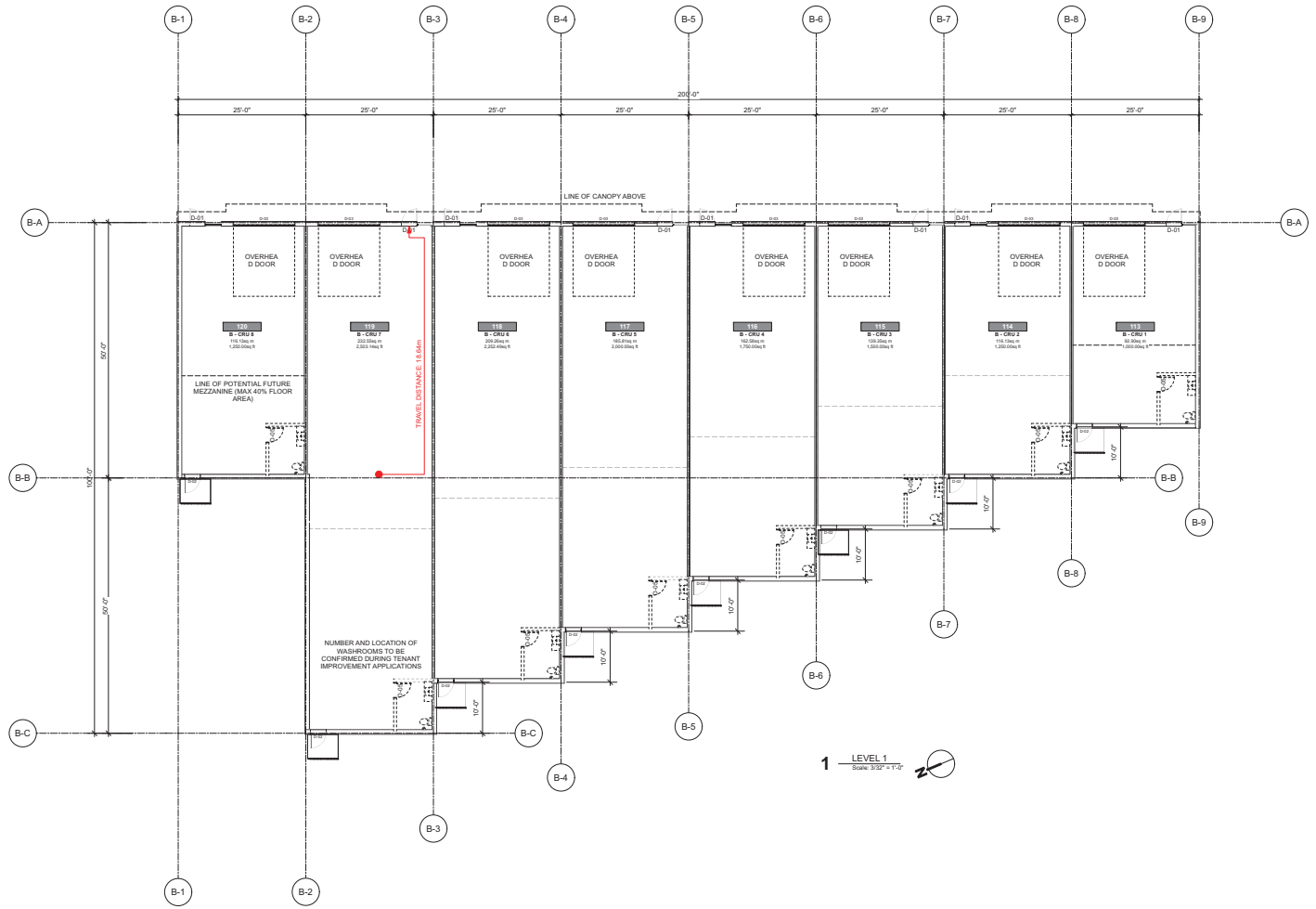


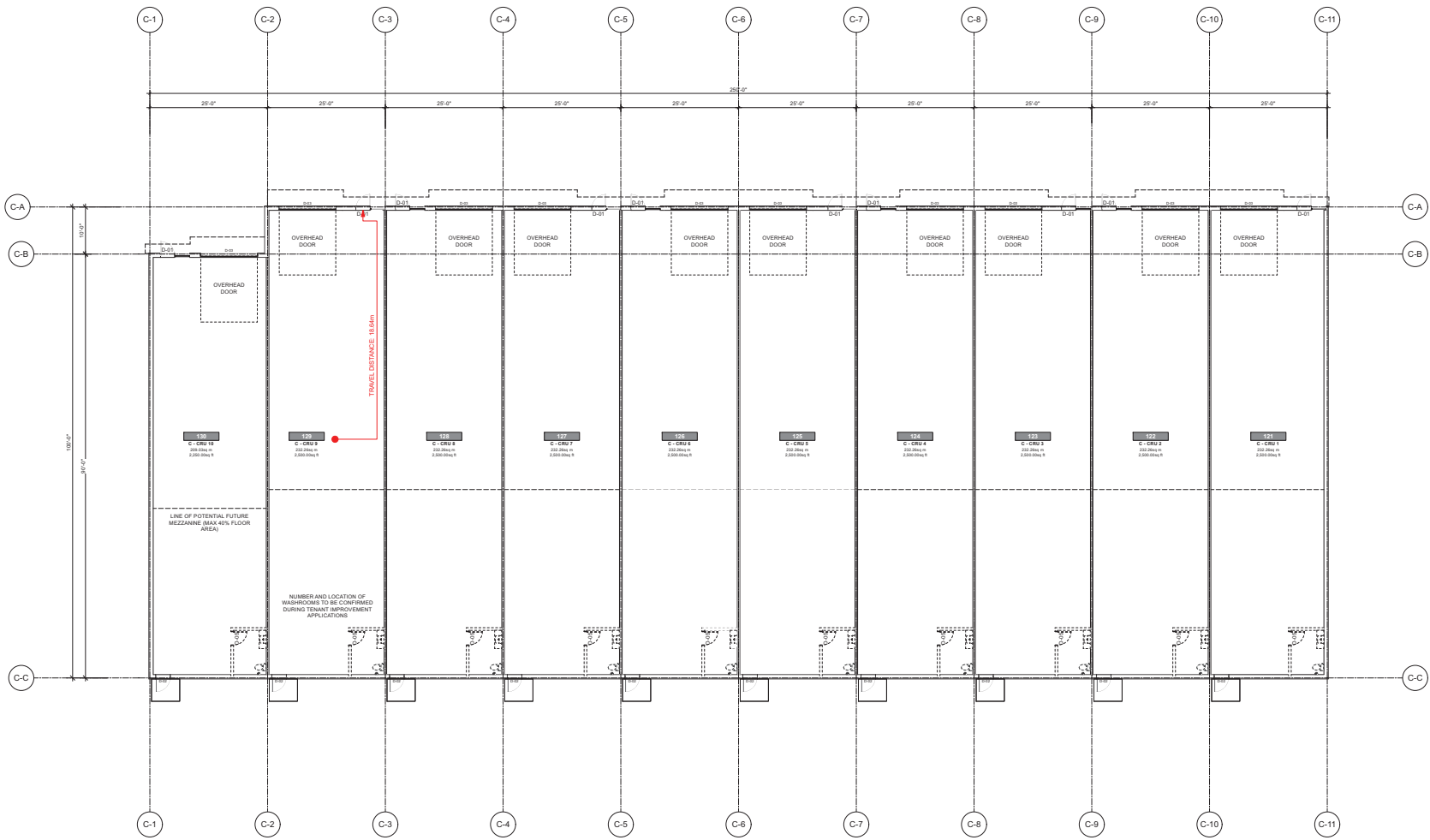
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 11 2024-07-08
 12 2024-07-08
 13 2024-07-08



4125 Jingle Pot Road

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 CURTIS PLANNING





1 LEVEL 1
Scale: 1/32" = 1'-0"

4300 Forge Road

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2024-JUL-08
Current Planning



DATE: 2024-07-08
PROJECT: 4300 FORGE ROAD
DRAWING: 101 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

Forge Industrial

BLDG C - LEVEL 1

A1.01



4125 Jingle Pot Road- Landscape Concept Plan

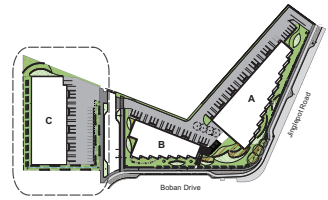
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 DP1345
 2024-JUL-08
 Current Planning

LADR LANDSCAPE ARCHITECTS

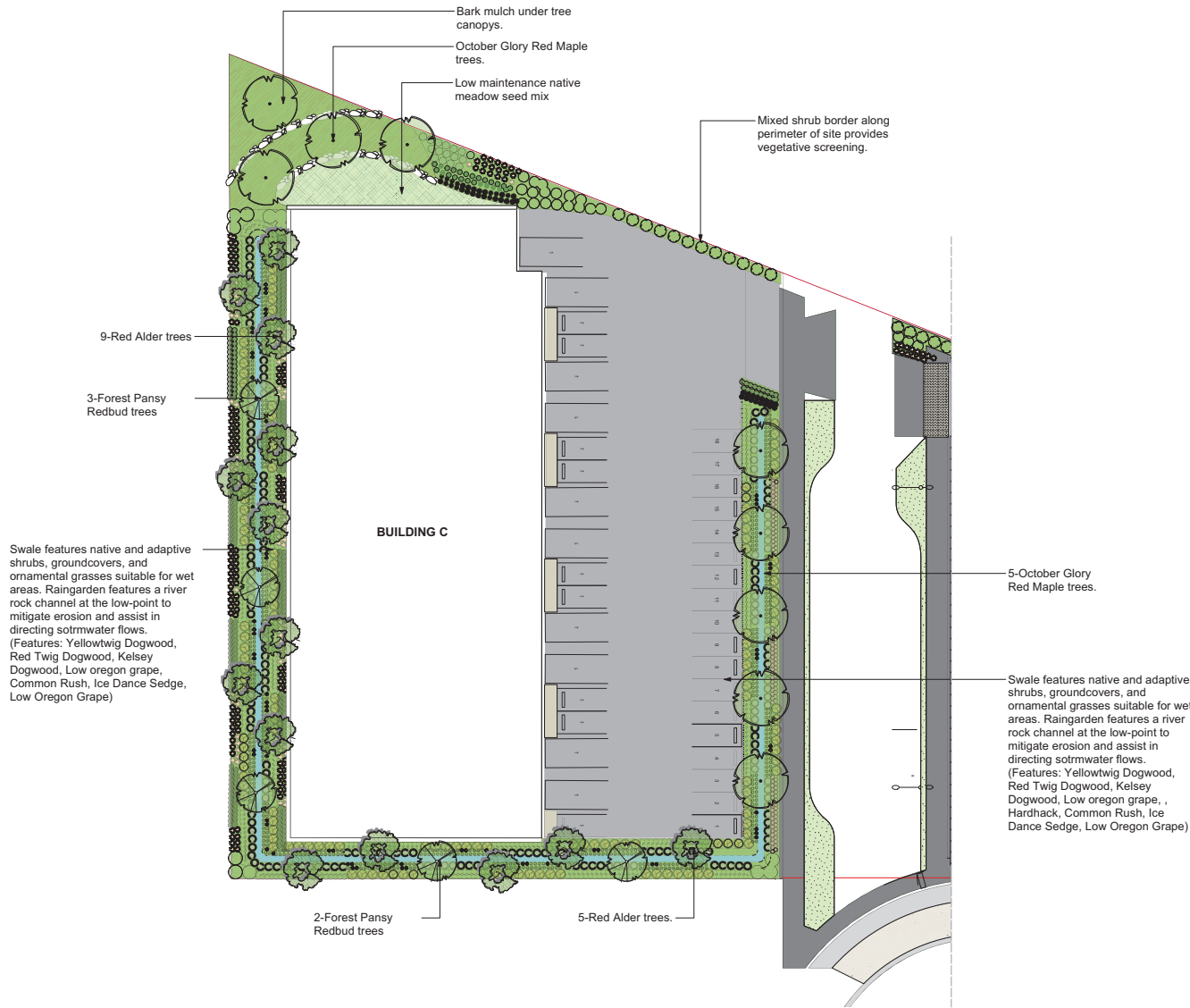
Project No: 2133 JUN-09-23

28-495 Dupplin Rd. Victoria B.C. V8Z 1B8
 Phone: (250) 598-0105 Fax: (250) 412-0698

June 20-23



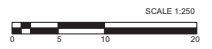
KEY PLAN



Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size	
Total: 92	Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.	
	Alnus rubra	Red Alder	6 cm cal.	
	Cardinalis japonicum	Katsura Tree	6cm cal.	
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.	
	Magnolia 'Daybreak'	Daybreak Magnolia	5cm cal.	
	Picea omorika 'Bruns'	Bruns Serbian Spruce	2.5M HL	
	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	
Large Shrubs	Botanical Name	Common Name	Size	
Total: 252	Adiantum species 'Compacta'	Compact Strawberry Bush	#5 pot	
	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus	#5 pot	
	Lonicera nidula 'Baggesen's Gold'	Baggesen's Gold Box Honeysuckle	#5 pot	
	Mahonia aquifolium	Tall Oregon Grape	# 5 pot	
	Philadelphus lewisii	Wild Mock Orange	# 5 pot	
	Pieris japonica 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot	
Medium Shrubs	Botanical Name	Common Name	Size	
Total: 179	Cistus salviifolius 'Prostratus'	Creeping Rockrose	#SP3 pot	
	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	#5 pot	
	Cornus sericea 'stolonifera'	Yellowtwig Dogwood	#5 pot	
	Rosa rugosa	Salt spray Rose	#5 pot	
Small Shrubs	Botanical Name	Common Name	Size	
Total: 1782	Carex 'Ice Dance'	Ice Dance Sedge	# 1 pot	
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot	
	Gaillardia sp.	Salt	#1 pot	
	Lavandula officinalis	English Lavender	#1 pot	
	Mahonia nervosa	Low Oregon Grape	#1 pot	
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot	
	Spiraea douglasii	Hardhack	#1 pot	
	Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 2109	Blechnum spicant	Deer Fern	#1 pot	
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot	
	Carex 'Ice Dance'	Ice Dance Sedge	# 1 pot	
	Helictotrichon sempervirens	Blue Owl Grass	#1 pot	
	Juncus effusus	Common Rush	#1 pot	
	Nasella tenuissima	Mexican Feather Grass	#1 pot	
	Perovskia atriplicifolia	Russian Sage	#1 pot	
	Rutbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#1 pot	
	Groundcovers	Botanical Name	Common Name	Size
	Total: 779	Arctostaphylos uva-ursi	Kinnickinick	#1 pot
Fragaria chiloensis		Coastal Strawberry	#SP3 pot	

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



4300 Forge Road- Landscape Concept Plan

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LADR LANDSCAPE ARCHITECTS

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Phone: (250) 598-0105 Fax: (250) 412-0696

March 29-24