

ATTACHMENT C 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: COR3, COMMUNITY CORRIDOR
SITE AREA: 7,757.4 m² (83,499.5 sq.ft.)
GROUND FLOOR AREA: 1,430.9 m² (15,402.0 sq.ft.)
2nd FLOOR AREA: 514.7 m² (5,540.0 sq.ft.)

ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	0.75 FAR / 0.25 FAR
BUILDING HEIGHT:	14 m (max.) / 8.13 m
STOREYS:	2 min. / 2
SITE COVERAGE (%):	60% / 18.3%
SETBACKS:	6 m (max.) / 23.59 m (VARIANCE)
FRONT:	0 m / 12.76 m
SIDE YARD 1:	3 m / 18.58 m
REAR:	7.5 m / 33.33 m

OFF-STREET PARKING:	REQUIRED	PROPOSED
1 STALL/22m ² (Tenant Space)	2.57	37.94
1 STALL/10m ² (Sales, Showroom)	10	51
1 STALL PER SERVICE BAY	50.51	51

ACCESSIBLE PARKING:	REQUIRED	PROPOSED
LOADING SPACES:	2	2

GENERAL NOTES:
 -SEE CIVIL FOR SITE GRADING

ALLOWABLE / REQUIRED	PROPOSED
SHORT-TERM BICYCLE PARKING: 0.1 SPACE/100m ² (Tenant Space GFA)	4

CALCULATION:
 $56.56 \text{ m}^2 \times 0.1 / 100 = 0.056$
 1SPACE/100m² (Car Dealership GFA)

ALLOWABLE / REQUIRED	PROPOSED
LONG-TERM BICYCLE PARKING: 0.35 SPACE/100m ² (Tenant Space GFA)	4

CALCULATION:
 $56.56 \text{ m}^2 \times 0.35 / 100 = 0.197$
 $1889.04 \text{ m}^2 \times 0.2 / 100 \text{ m}^2 = 3.77$

PARKING LEGEND	
	CUSTOMER PARKING
	UCD USED CAR DISPLAY
	NCD NEW CAR DISPLAY



SOUTH-WEST 1.8m HIGH BLACK CHAIN-LINK FENCE TO TOP OF NEW CONCRETE RETAINING WALL. SEE AS-BUILT SURVEY PLAN FOR RETAINING WALL HEIGHT
MAX. AS-BUILT CONCRETE RETAINING WALL HEIGHT: 1.44m
MAX. AS-BUILT FENCE HEIGHT ON TOP OF CONCRETE RETAINING WALL: 1.8m
MAX. PERMITTED COMBINED RETAINING WALL AND FENCE HEIGHT: 1.8m
MAX. AS-BUILT COMBINED RETAINING WALL AND FENCE HEIGHT: 3.24m***
 ***VARIANCE REQUIRED FOR THIS

BUILDING CODE DATA

BC BUILDING CODE EDITION: 2018, PART 3
BUILDING AREA: 1,430.9 m²
GROSS FLOOR AREA: 1,945.6 m²
NO. OF STREETS FACING: 1
NO. OF STOREYS: 2
OCCUPANCY CLASSIFICATIONS: E (MAJOR OCCUPANCY) F2 (MAJOR OCCUPANCY)
BUILDING CLASSIFICATIONS: B.C.B.C. 3.2.2.69 - GROUP E - up to 2 storeys, Sprinklered, Combustible or Noncombustible
 B.C.B.C. 3.2.2.79 - GROUP F2 - up to 2 storeys, Sprinklered, Combustible or Noncombustible. Fire assemblies shall be fire-separations with a fire resistance rating not less than 45 minutes
FLOORS ROOFS SUPP. STRUCTURES: 45 min. / N/A / 45 min.

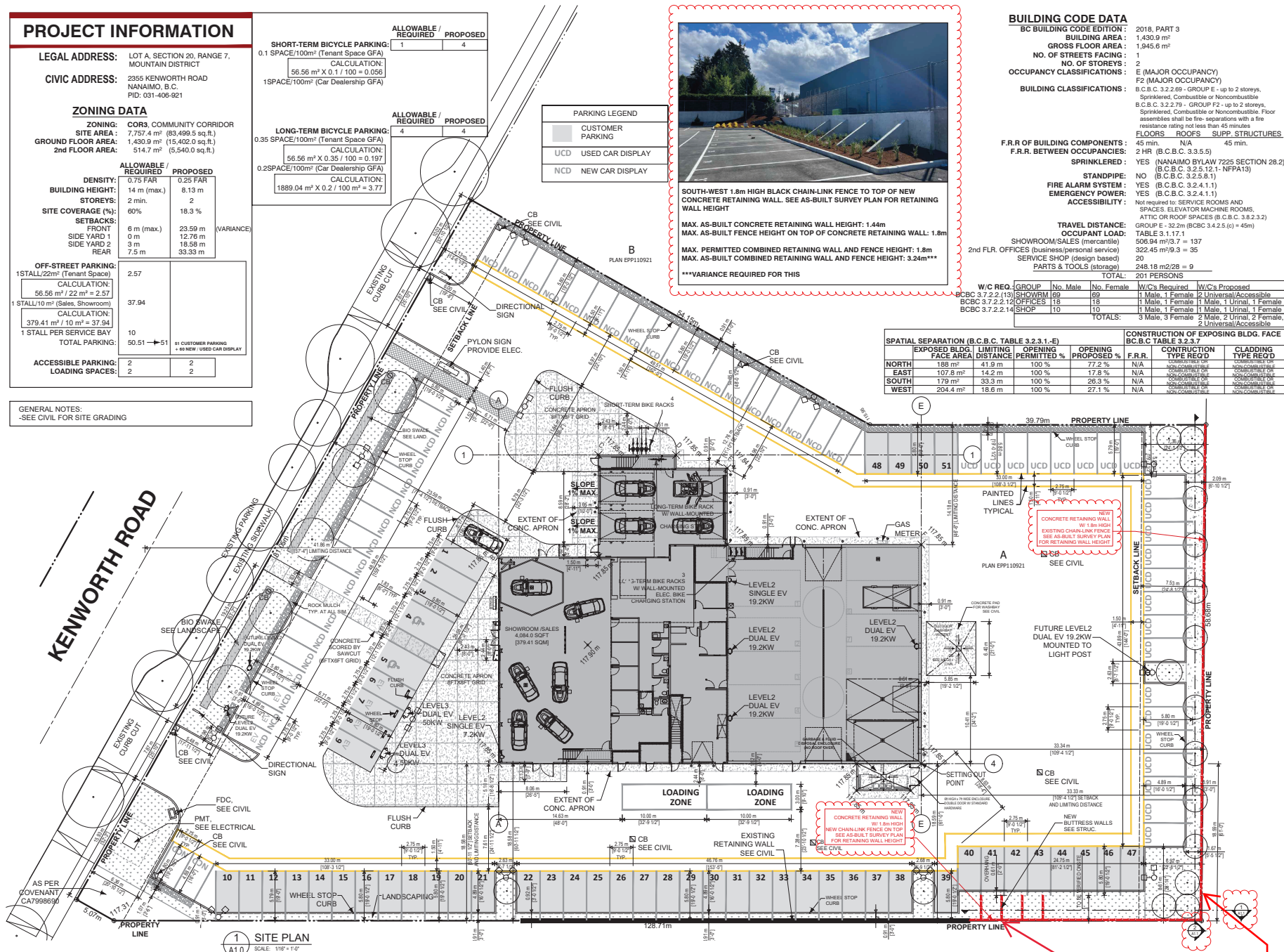
F.R.R. OF BUILDING COMPONENTS: 2 HR (B.C.B.C. 3.3.5.5)
F.R.R. BETWEEN OCCUPANCIES: YES (NANAIMO BYLAW 7295 SECTION 28.2) B.C.B.C. 3.2.5.12-1 - NFA13)
SPRINKLERED: YES (B.C.B.C. 3.2.5.8.1)
STANDPIPE: NO (B.C.B.C. 3.2.4.1.1)
FIRE ALARM SYSTEM: YES (B.C.B.C. 3.2.4.1.1)
EMERGENCY POWER: YES (B.C.B.C. 3.2.4.1.1)
ACCESSIBILITY: Not required to: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2) GROUP E - 32m (BCBC 3.4.2.5 (c) = 45m)

TRAVEL DISTANCE: TABLE 3.1.17.1
OCCUPANT LOAD: 506.94 m²/3.7 = 137
 2nd FLR. OFFICES (business/personal service): 322.45 m²/9.3 = 35
SERVICE SHOP (design based): 206
PARTS & TOOLS (storage): 248.18 m²/28 = 9
TOTAL: 201 PERSONS

W/C REQ. GROUP	No. Male	No. Female	W/Cs Required	W/Cs Proposed
BCBC 3.7.2.2.1(3) SHOWROOM	69	18	1 Male, 1 Female	2 Universal/Accessible
BCBC 3.7.2.2.1(4) OFFICES	18	18	1 Male, 1 Female	1 Male, 1 Unrail, 1 Female
BCBC 3.7.2.2.1(4) SHOP	10	10	1 Male, 1 Female	1 Male, 1 Unrail, 1 Female
TOTALS:			3 Male, 3 Female	2 Male, 2 Unrail, 2 Female, 2 Universal/Accessible

SPATIAL SEPARATION (B.C.B.C. TABLE 3.2.3.1-E)	CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. TABLE 3.2.3.2)		
	EXPOSED BLDG. FACE AREA	LIMITING DISTANCE	OPENING PERMITTED %
NORTH	188 m ²	41.9 m	77.2 %
EAST	107.8 m ²	14.2 m	100 %
SOUTH	179 m ²	33.3 m	100 %
WEST	204.4 m ²	18.6 m	100 %

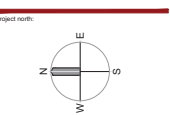
CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. TABLE 3.2.3.2)	CONSTRUCTION TYPE REQ'D		CLADDING TYPE REQ'D	
	F.R.R.	CONSTRUCTION TYPE	F.R.R.	CLADDING TYPE
NORTH	N/A	NON-COMBUSTIBLE	N/A	NON-COMBUSTIBLE
EAST	N/A	NON-COMBUSTIBLE	N/A	NON-COMBUSTIBLE
SOUTH	N/A	NON-COMBUSTIBLE OR COMBUSTIBLE	N/A	NON-COMBUSTIBLE OR COMBUSTIBLE
WEST	N/A	NON-COMBUSTIBLE	N/A	NON-COMBUSTIBLE



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RECEIVED
 DP 1369
 2024-DEC-16
 Current Planning



Issue / Revision	Date
24 DP AMENDMENT	09 DEC 24
23 DP AMENDMENT	05 DEC 24
22 REVISIONS TO BP	22 FEB 24
21 REVISIONS TO BP	14 MAR 24
20 ISSUED FOR CONSTRUCTION	09 MAR 23
19 REVISIONS TO BP	25 JAN 23
18 REVISIONS TO BP	30 DEC 22
17 REVISIONS TO BP	16 DEC 22
16 REVISIONS TO BP	25 OCT 22
15 ISSUED FOR TENDER	28 AUG 22
14 REVISIONS TO DP	19 JULY 22
9 BUILDING PERMIT	20 DEC 21
1 DEVELOPMENT PERMIT	02 NOV 21

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project title:
HYUNDAI DEALERSHIP NANAIMO

2355 KENWORTH ROAD
 NANAIMO, BC

SITE PLAN & PROJECT DATA

project no.: 21.699
 date: DEC 06, 2024 scale: AS NOTED
 checked by: LOWE drawn by: CF, YCP
 sheet no.:

A1.0

COMBINED RETAINING WALLS WITH FENCE HEIGHT VARIANCE