

ATTACHMENT C SITE, PARKING AND LANDSCAPE PLANS

CONSULTANTS:

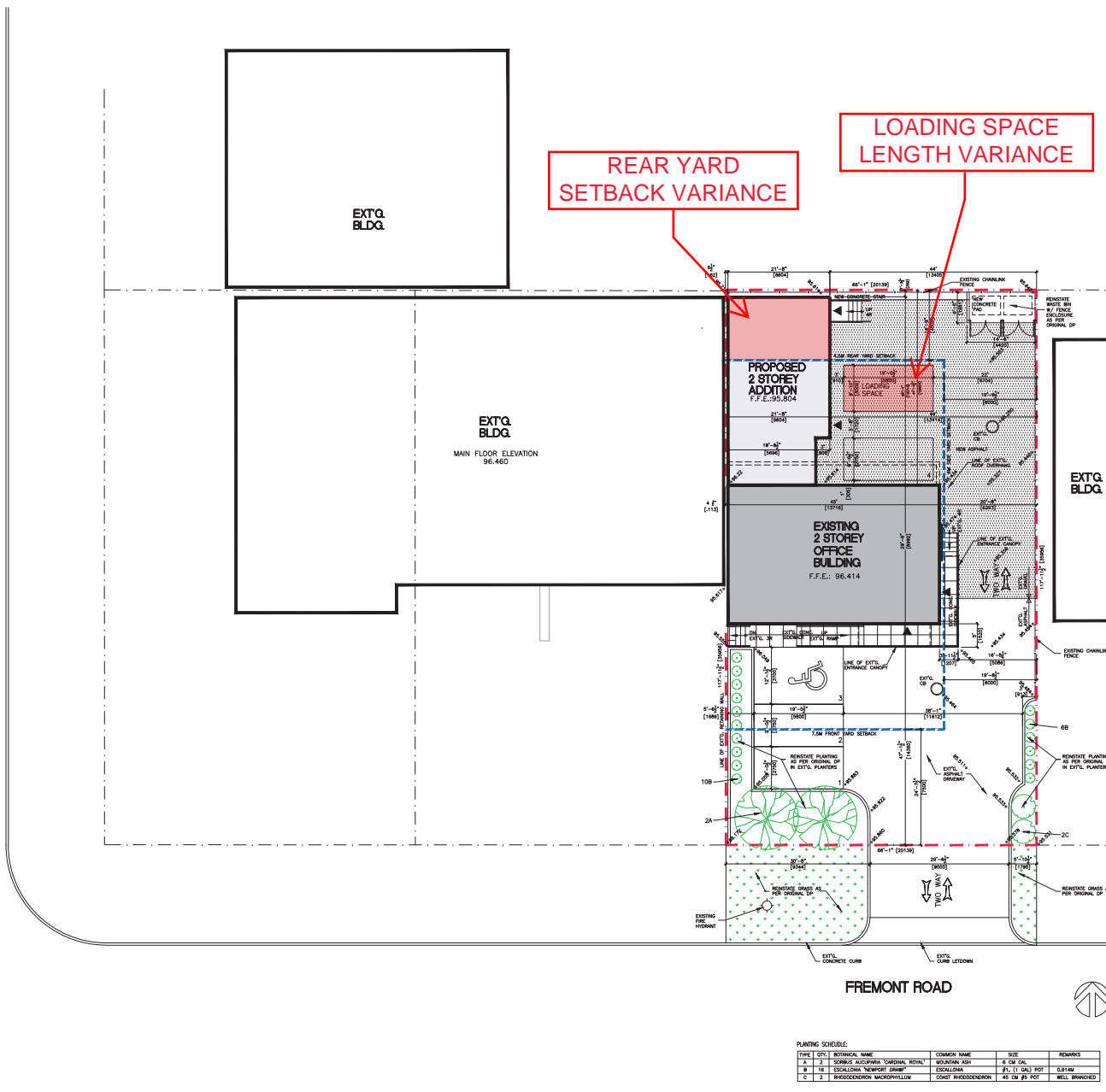
ARCHITECT:
O.C.A. ARCHITECTURE INC.
2724 W 1ST AVENUE
VANCOUVER, B.C.
V6K 1H3
TEL: 604-408-8970

AD1.1 SITE PLAN
AD2.1 GRD. + 2ND FLOOR PLANS
AD2.2 ROOF PLAN + DETAILS
AD3.1 ELEVATIONS
AD4.1 BUILDING SECTIONS + MATERIALS

CIVIL:
HEROLD ENGINEERING LTD.
3701 SEXTON ROAD
NANAIMO, B.C.
V9T 2M1
TEL: 250-751-8558

SK-1 SITE SERVING PLAN

McGARRIGLE ROAD



PLANTING SCHEDULE:

TYPE	SYMBOLOGY	COMMON NAME	SIZE	REMARKS
A	1	SORBUS ALCOQUERA 'CAROLINA ROYAL'	100/100/100	6 CAL CAL
B	10	ESCALONIA 'NEMORIT GRAB'	ESCALONIA	21-31 CAL POT
C	2	PRODRACONIA MICROGYNELLUM	COMF PRODRACONIA	45 CAL 25 POT



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Tel.: 604-408-8970 Email: info@oca-arch.com

SITE DATA:

ZONING: I2 LIGHT INDUSTRIAL
CIVIC ADDRESS: 1810 FREMONT ROAD, NANAIMO, BC
LEGAL ADDRESS: LOT 2, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN W/10058 (FOUR: 05704000, LOT#: F840046, PID: 004-959-141 PROPERTY#: 103045)

SITE AREA: 7,287.2 sf (232.5 m²)
BUILDING GROSS AREA:
GROUND FLOOR: 1,327.5sf (123.33m²) SECOND FLOOR: 1,327.5sf (123.33m²) TOTAL: 2,655.0sf (246.66m²)
ADDITION: 831sf (77.20m²) 831sf (77.20m²) 2,158.5sf (200.53m²)
TOTAL GFA: 4,317sf (401.66m²)

COVERAGE:

PERMITTED: 405' x 7,287.2' sf = 3,115.08 sf (289.4 m²)
PROPOSED: 200.53m / 723.5m x 100% = 28%

DENSITY:

PERMITTED: 405' x 7,287.2' sf = 3,115.08 sf (289.4 m²)
PROPOSED: 401.06m / 723.5m = .55

PARKING:

REQUIRED:
1 PARKING SPACE PER 100 m² (1067) OF GROSS FLOOR AREA
1 LOADING SPACE REQUIRED FOR GROSS FLOOR AREA LESS THAN 485 SM
401.06 SM/100 SM = 4 PARKING SPACES REQUIRED
1 LOADING SPACE REQUIRED

PROVIDED:
4 PARKING SPACES
1 LOADING SPACE (SAME SIZE AS TYP. PARKING SPACE)

SETBACKS:

FRONT YARD	FREEMONT RD.	REAR YARD	WEST SIDE YARD	EAST SIDE YARD	REVD.	PROVIDED	VARIANCE
					7.5m	14.36m	NONE
					4.5m	0.392m	4.108m
					0.0m	0.113m	NONE
					6.0m	6.230m	NONE

BICYCLE PARKING:

SHORT TERM: N/A LONG TERM: 0.1/100sm
INDUSTRIAL: 401.06m/100sm x 1 = 0.34 = 0 REVD.

BUILDING HEIGHT:

AVERAGE GRADE: 95.710 + 95.614 + 95.485 + 95.555 = 382.344 / 4 = 95.586m
PERMITTED: 12.5m
PROVIDED: 8.45m

BUILDING CLASSIFICATION:
PART 9, LESS THAN 3 STOREYS & NOT EXCEEDING BLDG. AREA OF 400 SM
GROUP D, BUSINESS AND PERSONAL OCCUPANCIES, SPRINKLERED.

F.R.A.:

FLOOR:	45m
LOAD BEARING WALLS, COLS, ETC.:	45m
MEZANINES:	N/A
ROOF:	45m

LEGEND:

- DENOTES SCOPE OF WORK
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- CONCRETE CURB
- PROPOSED ADDITION
- EXISTING BUILDINGS
- EXISTING ASPHALT PAVING
- DENOTES EXIST'G CONCRETE
- LANDSCAPED AREA
- NEW GRAVEL

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2	DRIVE AISLE REVISED TO 5.0M	02/21/24
1	LOADING SPACE WIDTH REVISED TO 3m	02/14/25

1	OP	10/28/24
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Project:
DEN MAR ELECTRIC LTD. ADDITION
1810 FREMONT ROAD, NANAIMO BC

Drawing Title:
SITE PLAN, SITE DATA + DETAILS



Scale: 1/2"=1'-0"

Drawn By: _____

Checked By: _____

Project Number: 2408

Date: JULY 2024

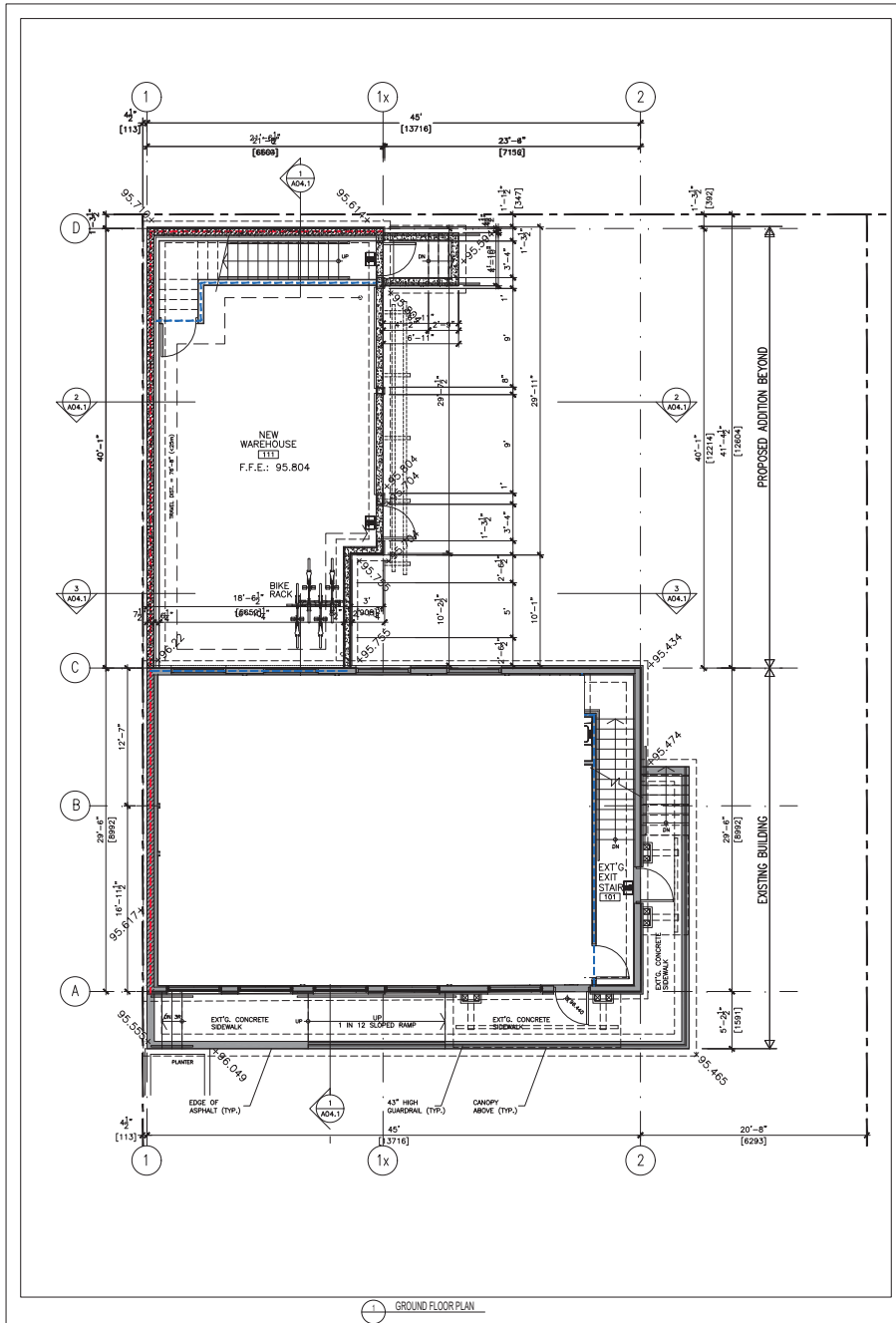
Drawing Number: _____

A01.1

1 SITE PLAN

2 SITE DATA

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DP1365
2025-FEB-24
Current Planning



1 GROUND FLOOR PLAN



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1	BIKE RACK ADDED	2/14/25
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1	RF	10/25/24
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Project:
DEN MAR ELECTRIC LTD. ADDITION
 1810 FREMONT ROAD, NANAIMO BC

Drawing Title:
GRD.+ 2ND FLOOR PLANS



Scale: 1/8"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2408
 Date: JULY 2024
 Drawing Number:

A02.1

RECEIVED
DP1365
2025-FEB-24
 Current Planning