

PROJECT INFORMATION

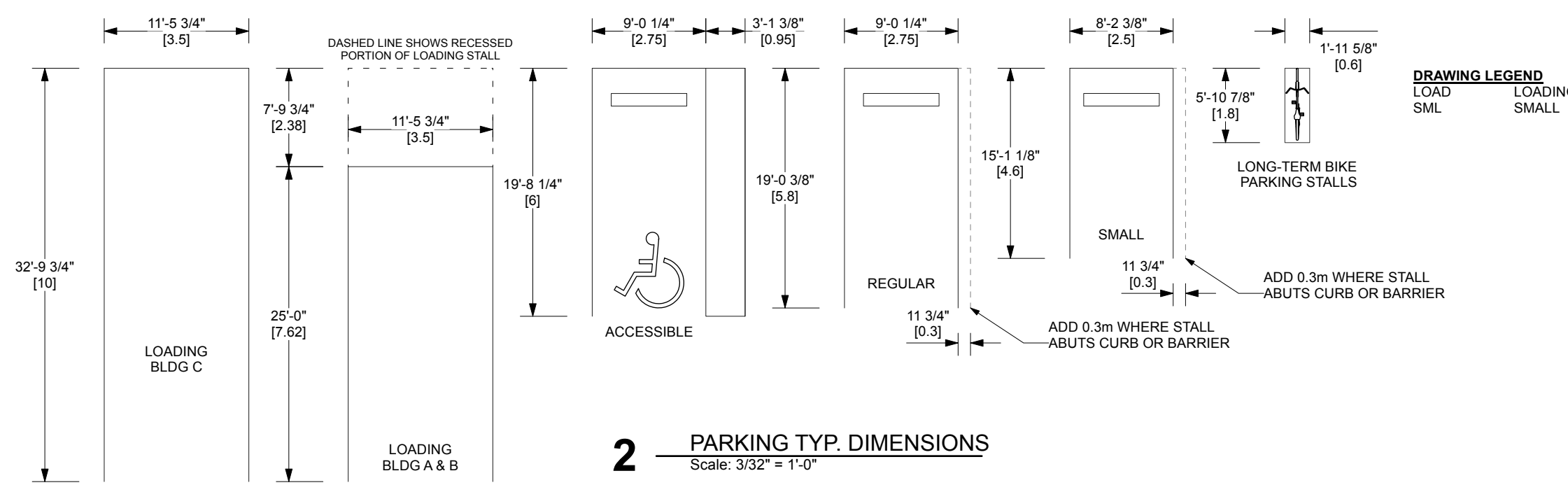
PROPERTY DATA			
AUTHORITY	CITY OF NANAIMO		
STREET ADDRESS	4125 JINGLEPOT ROAD, NANAIMO BC		
LEGAL DESCRIPTION	- LOT B, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4125 JINGLE POT ROAD)		
PID	- 031-881-696 (4125 JINGLE POT ROAD)		
ZONING	I2		
USE TYPE	INDUSTRIAL		
SITE DATA			
BUILDING AREA	BUILDING A	3368 sq m	
	BUILDING B	1794 sq m	
	TOTAL	5162 sq m	
SITE AREA	4125 JINGLEPOT	10954.5 sq m	
SITE COVERAGE	4125 JINGLEPOT	47.1%	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	REQUIRED 33.68	PROVIDED 21
	BUILDING B	17.94	12
	TOTAL	52	33*
1 STALL PER 100M ² * PARKING DEFICIT AT 4125 JINGLE POT RD IS SUPPLEMENTED BY 4 ADDITIONAL STALLS AT 4300 FORGE ROAD			
LOADING	BUILDING A & B	3	20
2,325 < GFA < 4,650			
ACCESSIBLE	BUILDING A & B	1	2
11-32 SPACES			
2-WAY AISLE WIDTH	BUILDING A & B	6.70m	6.70m MIN.
LONG-TERM BIKE	BUILDING A & B	4	10
0.1/100M ² GFA			
SMALL	BUILDING A & B	ALLOWED 14	PROVIDED 0
40% OF PARKING			
OFF-STREET LIGHTING	OFF-STREET LIGHTING TO BE DESIGNED BY ELECTRICAL CONSULTANT TO MEET CITY OF NANAIMO BUILDING BYLAW		

BUILDING CODE INFORMATION

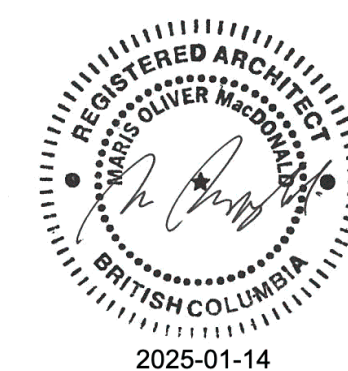
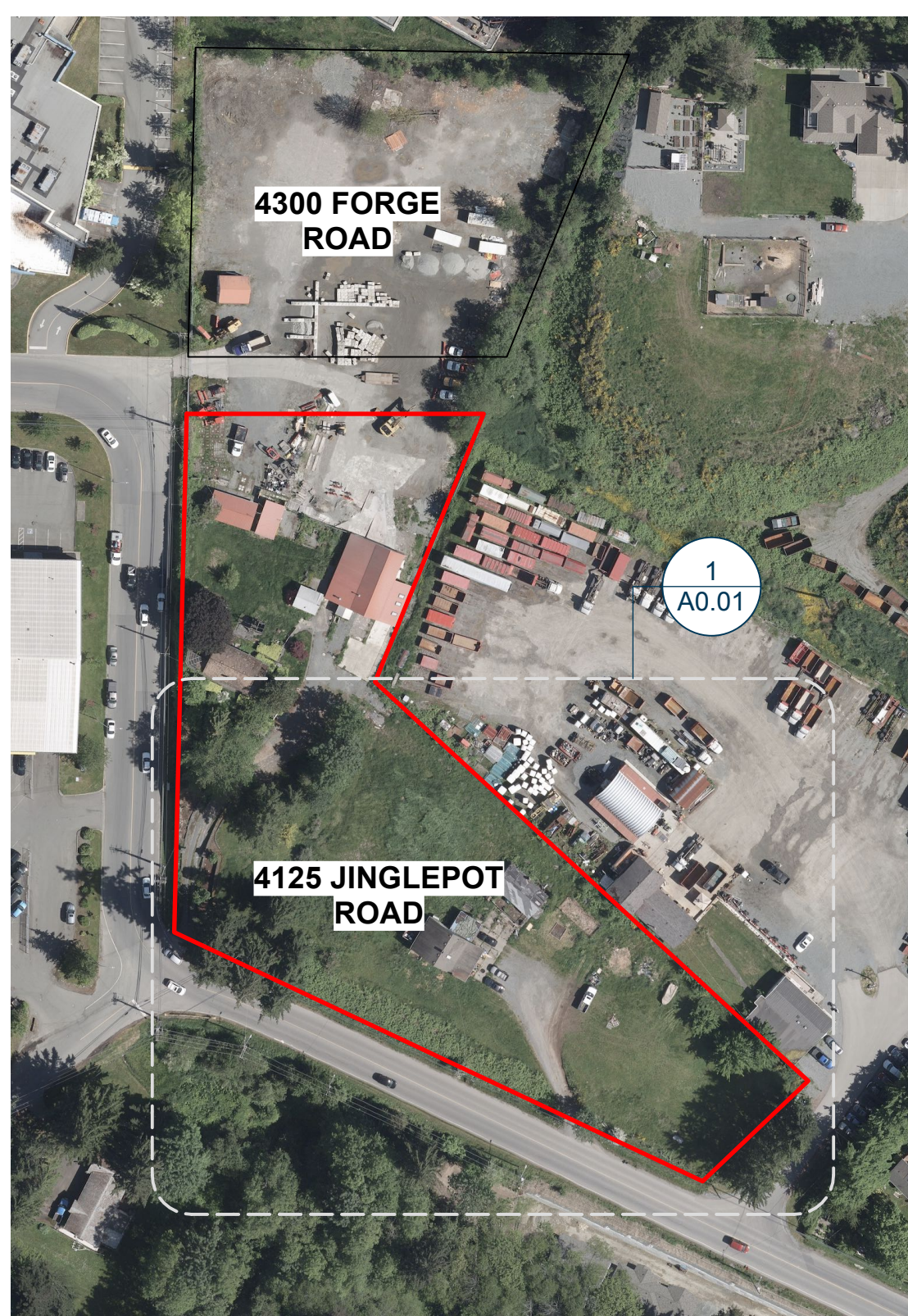
BUILDING CODE	
PROJECT DESCRIPTION	MULTI TENANT INDUSTRIAL PARK CONSISTING OF 2 SEPERATE BUILDINGS CONTAINING 20 INDEPENDENT UNITS
BUILDING CODE CLASSIFICATION	BRITISH COLUMBIA BUILDING CODE 2024; PART 3 3.2.2.79 GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
MAJOR OCCUPANCY	GROUP F-2 MEDIUM-HAZARD INDUSTRIAL
SUBSIDIARY OCCUPANCY	NONE AT THIS TIME
CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS)	BUILDING A: 1 BUILDING B: 1
NO. STREETS FACING	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
012	A- MECH/ELEC	LEVEL 1	25'0" x 13'4.509"	31.1 sq m
101	A- CRU 1	LEVEL 1	40'0" x 25'0"	92.9 sq m
102	A- CRU 2	LEVEL 1	50'0" x 25'0"	115.1 sq m
103	A- CRU 3	LEVEL 1	55'0" x 25'0"	127.7 sq m
104	A- CRU 4	LEVEL 1	65'0" x 25'0"	161.3 sq m
105	A- CRU 5	LEVEL 1	75'0" x 25'0"	174.2 sq m
106	A- CRU 6	LEVEL 1	80'0" x 25'0"	185.8 sq m
107	A- CRU 7	LEVEL 1	90'0" x 25'0"	209.9 sq m
108	A- CRU 8	LEVEL 1	95'0" x 25'0"	220.8 sq m
109	A- CRU 9	LEVEL 1	100'0" x 25'0"	243.9 sq m
110	A- CRU 10	LEVEL 1	115'0" x 25'0"	267.1 sq m
111	A- CRU 11	LEVEL 1	120'0" x 25'0"	271.7 sq m
112	A- CRU 12	LEVEL 1	125'0" x 25'0"	290.3 sq m
201	CRU 1- MEZZ	LEVEL 2	25'0" x 16'0"	37.2 sq m
202	CRU 2- MEZZ	LEVEL 2	25'0" x 20'0"	46.5 sq m
203	CRU 3- MEZZ	LEVEL 2	25'0" x 22'0"	51.1 sq m
204	CRU 4- MEZZ	LEVEL 2	25'0" x 24'0"	57.3 sq m
205	CRU 5- MEZZ	LEVEL 2	33'4" x 25'0"	77.4 sq m
206	CRU 6- MEZZ	LEVEL 2	35'0" x 25'0"	81.3 sq m
207	CRU 7- MEZZ	LEVEL 2	38'7" x 25'0"	89.6 sq m
208	CRU 8- MEZZ	LEVEL 2	40'4" x 25'0"	93.7 sq m
209	CRU 9- MEZZ	LEVEL 2	43'11" x 25'0"	102.2 sq m
210	CRU 10- MEZZ	LEVEL 2	47'8" x 25'0"	110.1 sq m
211	CRU 11- MEZZ	LEVEL 2	49'2" x 25'0"	114.2 sq m
212	CRU 12- MEZZ	LEVEL 2	51'4" x 25'0"	119.2 sq m
				3368 sq m



PROJECT LOCATION



Forge Industrial

20 2025-01-10 RE ISSUED FOR DEVELOPMENT PERMIT
17 2024-12-20 ISSUED FOR CLIENT REVIEW
16 2024-11-13 ISSUED FOR 50% CONSULTANT COORDINATION
NO. Y M D ISSUE

RECEIVED
DP1345
2025-JAN-14
Current Planning

NO. Y M D ISSUE
REVISION

SHEET TITLE
BLDG A - PROJECT INFO & SITE PLAN

DRAWING NO.
A0.01

1 SITE PLAN
Scale: 1/32" = 1'-0"

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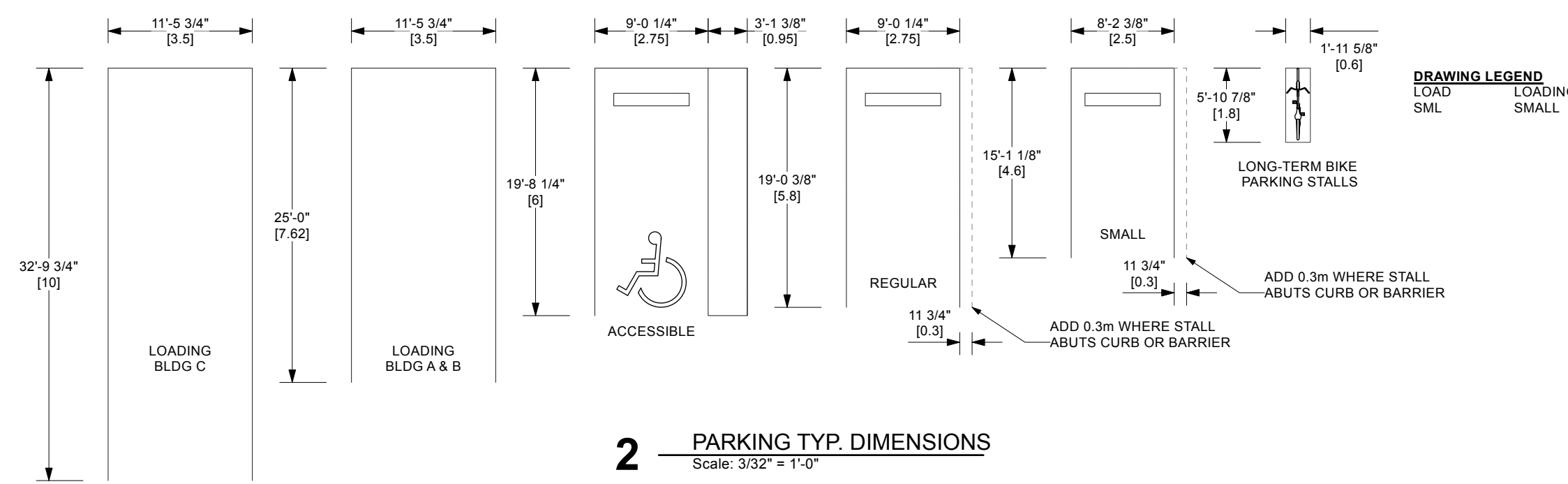
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CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS)	BUILDING A: 1 BUILDING B: 1
NO. STREETS FACING BUILDING AREA	1 (BLDG A & B)
FLOOR ASSEMBLIES	FIRE SEPARATIONS, IF COMBUSTIBLE MIN. 45 min FIRE-RESISTANCE RATING
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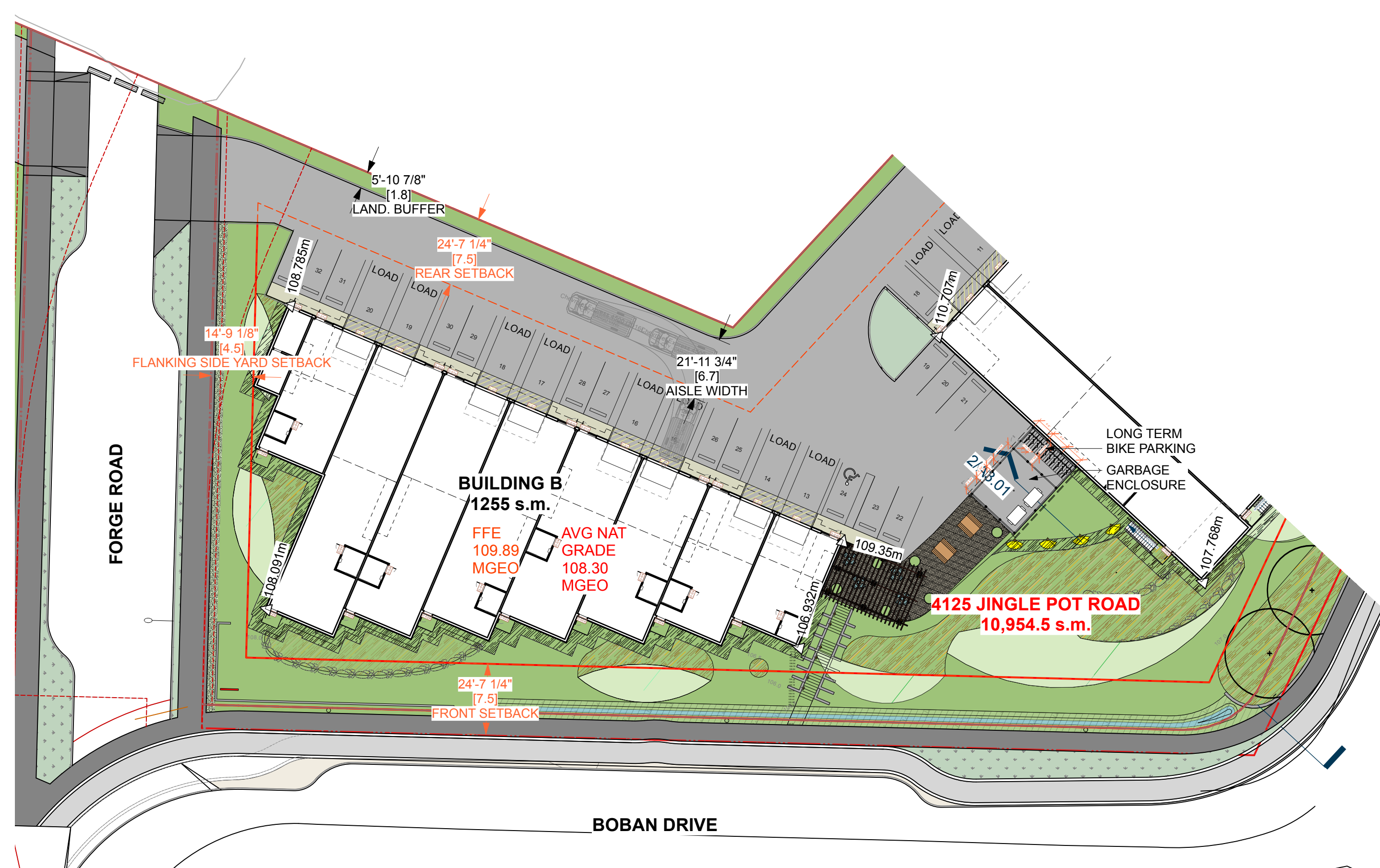
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114	B-CRU 2	LEVEL 1	50'0" x 25'0"	116.1 sq m
115	B-CRU 3	LEVEL 1	60'0" x 25'0"	139.4 sq m
116	B-CRU 4	LEVEL 1	70'0" x 25'0"	162.6 sq m
117	B-CRU 5	LEVEL 1	80'0" x 25'0"	185.8 sq m
118	B-CRU 6	LEVEL 1	90'0" x 25'0"	209.3 sq m
119	B-CRU 7	LEVEL 1	100'1 5/8" x 25'0"	232.5 sq m
120	B-CRU 8	LEVEL 1	50'0" x 25'0"	116.1 sq m
121	B-MEZZELEG	LEVEL 1	303.75' x 9'5 1/8"	287.4 sq m
213	B-CRU 1 MEZZ	LEVEL 2	25'0" x 16'0"	37.2 sq m
214	B-CRU 2 MEZZ	LEVEL 2	25'0" x 20'0"	46.5 sq m
215	B-CRU 3 MEZZ	LEVEL 2	25'0" x 24'1"	55.9 sq m
216	B-CRU 4 MEZZ	LEVEL 2	26'0" x 24'8"	57.3 sq m
217	B-CRU 5 MEZZ	LEVEL 2	35'0" x 25'0"	81.7 sq m
218	B-CRU 6 MEZZ	LEVEL 2	38'0 4/8" x 25' 0/4"	89.7 sq m
219	B-CRU 7 MEZZ	LEVEL 2	42'0" x 25'0"	97.5 sq m
220	B-CRU 8 MEZZ	LEVEL 2	25'0" x 20'0"	46.5 sq m
				1794 sq m



PROJECT LOCATION



1 SITE PLAN
Scale: 1/32" = 1'-0"



Forge Industrial

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