

2 PARKING VIEW BLDG A
Scale: Actual Size



3 STREET VIEW BLDG A
Scale: Actual Size

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 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

	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	23.57	21
BUILDING B	12.55	12
TOTAL	36	33

1 STALL PER 100M²
 PARKING DEFICIT AT 4125 JINGLE POT RD IS SUPPLEMENTED BY 4 ADDITIONAL STALLS AT 4300 FORGE ROAD

LOADING 1 PER CRU

	REQUIRED	PROVIDED
BUILDING A	8	8
BUILDING B	12	12
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

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 3.2.2.81 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 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)

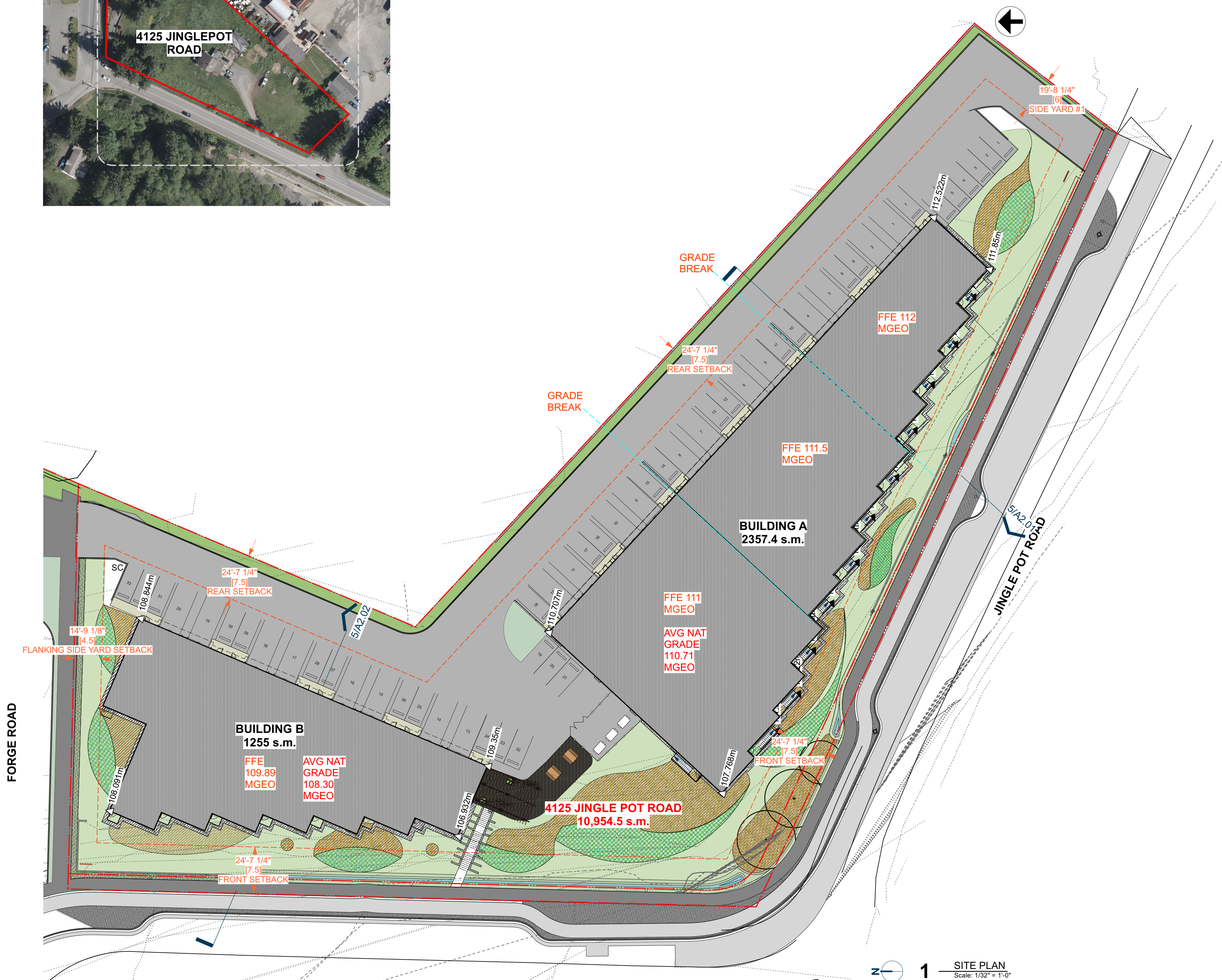
CRU SPACE LABELS, DIMENSIONS AND AREAS

Building A CRU schedule

Space Number	Space Name	Location	Room Dimensions	Gross Area
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"	116.1 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"	151 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"	186.8 sq.m
107	A-CRU 7	LEVEL 1	90'0" x 25'0"	209 sq.m
108	A-CRU 8	LEVEL 1	95'0" x 25'0"	220.6 sq.m
109	A-CRU 9	LEVEL 1	105'0" 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"	278.7 sq.m
112	A-CRU 12	LEVEL 1	125'0" x 25'0"	290.3 sq.m
				2357.4 sq.m

Building B CRU schedule

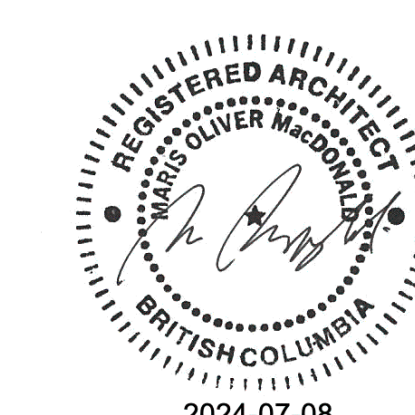
Space Number	Space Name	Location	Room Dimensions	Gross Area
113	B-CRU 1	LEVEL 1	40'0" x 25'0"	92.9 sq.m
114	B-CRU 2	LEVEL 1	50'0" x 25'0"	116.1 sq.m
115	B-CRU 3	LEVEL 1	60'0" x 25'0"	139.4 sq.m
116	B-CRU 4	LEVEL 1	70'0" x 25'0"	162.6 sq.m
117	B-CRU 5	LEVEL 1	80'0" x 25'0"	185.8 sq.m
118	B-CRU 6	LEVEL 1	90'0" x 25' 249"	209.3 sq.m
119	B-CRU 7	LEVEL 1	100'1.506" x 25'0"	232.5 sq.m
120	B-CRU 8	LEVEL 1	50'0" x 25'0"	116.1 sq.m
				1255 sq.m



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

RECEIVED
 DP1345
 2024-JUL-08
 Current Planning

4125 Jingle Pot Road



Forge Industrial

10 2024-07-08 RE ISSUED FOR DEVELOPMENT PERMIT
 8 2024-07-05 ISSUED FOR REVIEW
 6 2024-04-29 ISSUED FOR DEVELOPMENT PERMIT
 4 2024-04-29 ISSUE

NO. Y M D ISSUE
 REVISION

SHEET TITLE
 PROJECT INFO & SITE PLAN

DRAWING NO.
A0.01