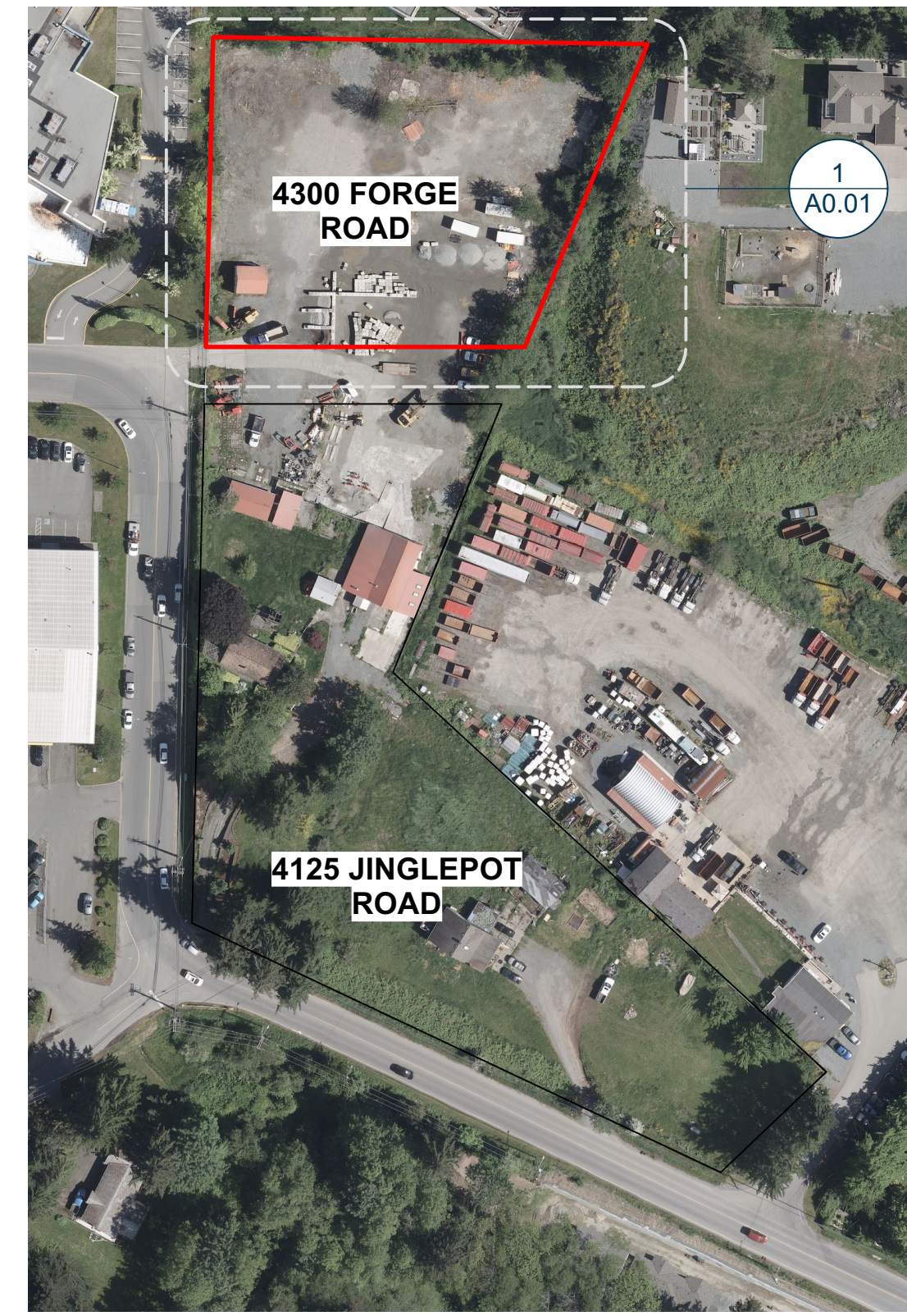




**2 PARKING VIEW BLDG C**  
Scale: Actual Size

**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** FRONT 7.5 m **REQUIRED** > 7.5 m  
 REAR 4.5 m **PROVIDED** > 4.5 m  
 REAR WHEN ABUTS R1 7.5 m **PROVIDED** > 7.5 m  
 SIDE #1 6.0 m **PROVIDED** > 6.0 m  
 SIDE #2 0.0 m **PROVIDED** > 0.0 m

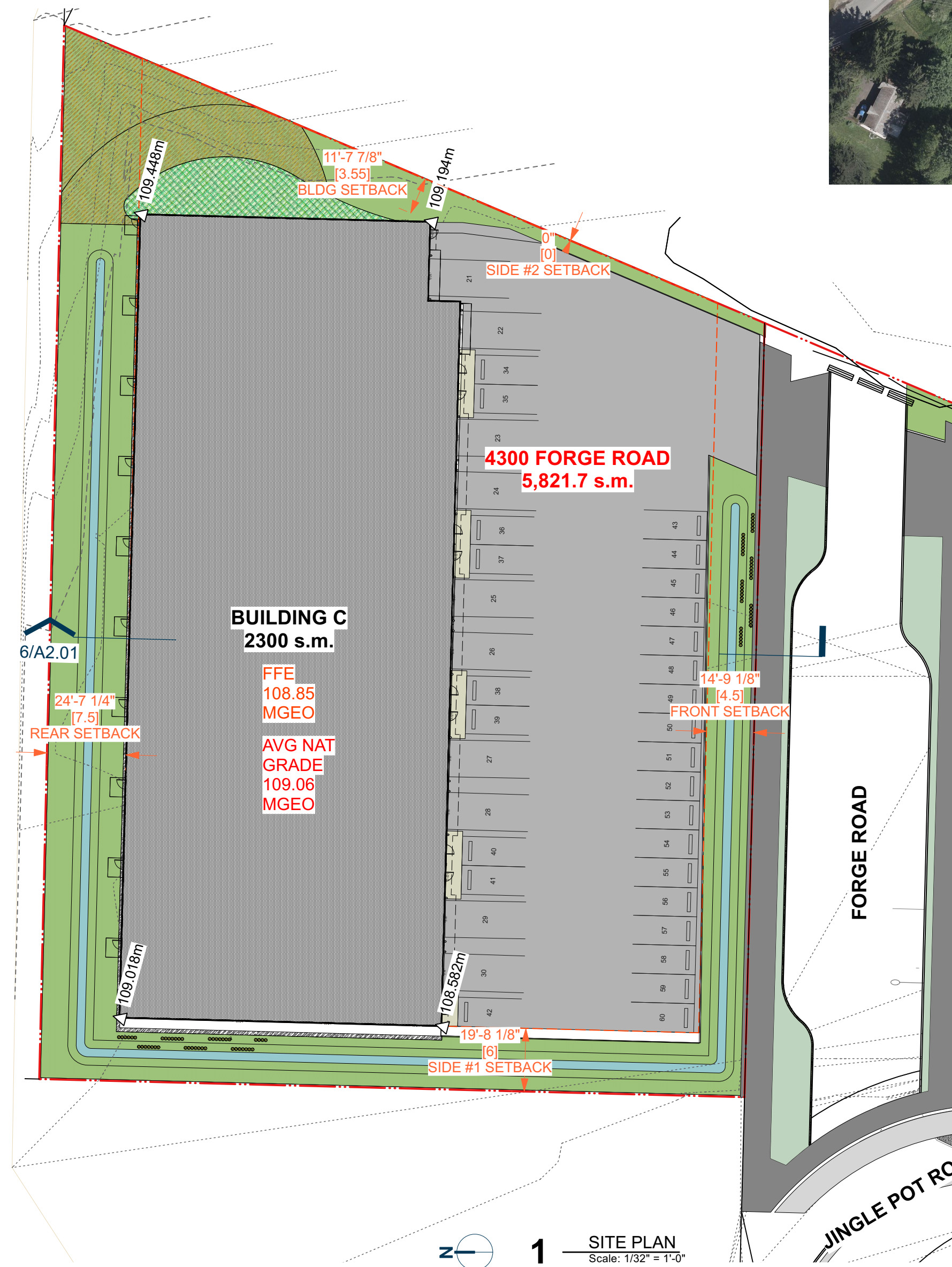
**PARKING** BUILDING C **REQUIRED** 23 **PROVIDED** 27  
 1 STALL PER 100M<sup>2</sup>

**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



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

**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 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**

Space Number	Space Name	Location	Room Dimensions	Gross Area
121	C - CRU 1	LEVEL 1	100'0" x 25'0"	232.3 sq m
122	C - CRU 2	LEVEL 1	100'0" x 25'0"	232.3 sq m
123	C - CRU 3	LEVEL 1	100'0" x 25'0"	232.3 sq m
124	C - CRU 4	LEVEL 1	100'0" x 25'0"	232.3 sq m
125	C - CRU 5	LEVEL 1	100'0" x 25'0"	232.3 sq m
126	C - CRU 6	LEVEL 1	100'0" x 25'0"	232.3 sq m
127	C - CRU 7	LEVEL 1	100'0" x 25'0"	232.3 sq m
128	C - CRU 8	LEVEL 1	100'0" x 25'0"	232.3 sq m
129	C - CRU 9	LEVEL 1	100'0" x 25'0"	232.3 sq m
130	C - CRU 10	LEVEL 1	90'0" x 25'0"	209 sq m
				<b>2300 sq m</b>



Forge Industrial

REVISIONS:  
 9 2024-07-08 RE-ISSUED FOR DEVELOPMENT PERMIT  
 7 2024-07-05 ISSUED FOR REVIEW  
 6 2024-04-29 ISSUED FOR DEVELOPMENT PERMIT  
 5 2024-04-29 ISSUE

NO. Y M D ISSUE  
 REVISION

SHEET TITLE  
 PROJECT INFO & SITE PLAN

DRAWING NO.  
**A0.01**

4300 Forge Road

RECEIVED  
 DP1346  
 2024-JUL-08  
 Current Planning