

CONSULTANTS:

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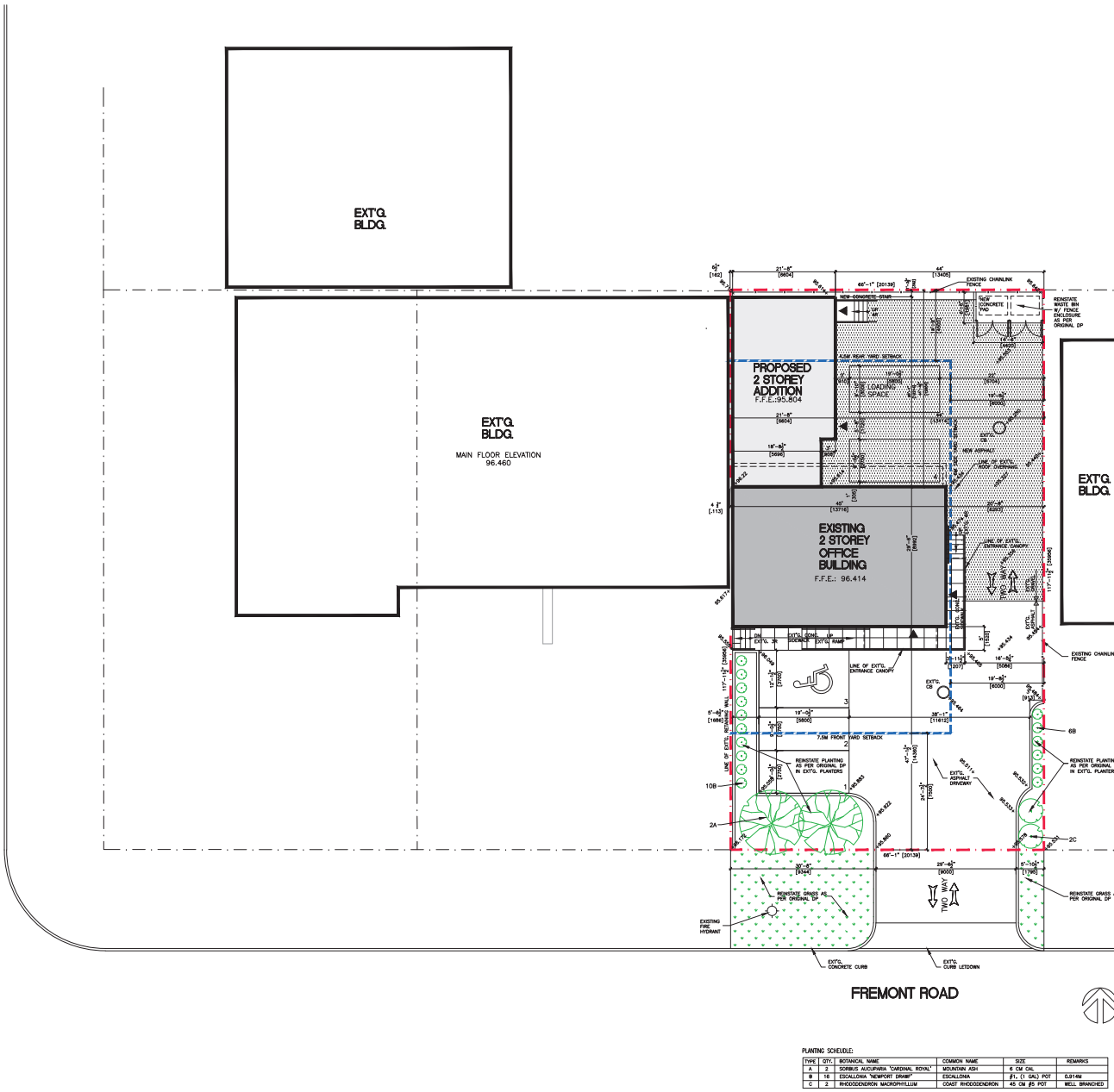
- A01.1 SITE PLAN
- A02.1 GRD + 2ND FLOOR PLANS
- A02.2 ROOF PLAN + DETAILS
- A03.1 ELEVATIONS
- A04.1 BUILDING SECTIONS + MATERIALS

CIVIL:

HEROLD ENGINEERING LTD.
3701 SEXTON ROAD
NANAIMO, B.C.
V9T 2H1
TEL: 250-751-8558

SK-1 SITE SERVING PLAN

McGARRIGLE ROAD



TYPE	SYMBOL	COMMON NAME	SIZE	REMARKS
A	1	SORBUS ALTISSIMA 'CAROLINA ROYAL'	16" x 16" (406mm)	6 CAL CAL
B	10	ESCALONIA 'NEMORIT GRASS'	ESCALONIA	PL. 11 CAL POST
C	2	PRODRACONIA MICRODORILLUM	CONF. PRODRACONIA	42 CAL PL POST



SITE DATA:

ZONING: I2 LIGHT INDUSTRIAL
 CMC ADDRESS: 1810 FREMONT ROAD, NANAIMO, BC
 LEGAL ADDRESS: LOT 2, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN W912008 (FOUR: 05704000, LOT#: F840046, PID: 004-959-141 PROPERTY: 103045)

SITE AREA: 7,287.2 sf (723.5 m²)

BUILDING GROSS AREA:

FLOOR	AREA (sq ft)	AREA (sq m)
GROUND FLOOR	1,327.56	123.33
SECOND FLOOR	1,327.56	123.33
TOTAL	2,655.12	246.66
ADDITION	831.11	77.20
TOTAL GFA	3,486.23	323.86

COVERAGE:

PERMITTED: 40% A x 7,287.2 sf = 2,915.08 sf (269.4 m²)
 PROPOSED: 200.53m / 723.5m x 100 = 28%

DENSITY:

PERMITTED: 40% A x 7,287.2 sf = 2,915.08 sf (269.4 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

PROVIDED:

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

SETBACKS:	FRONT YARD - FREMONT RD:	REAR YARD:	WEST SIDE YARD:	EAST SIDE YARD:	REQ'D.	PROVIDED	VARIANCE
	7.6m	4.5m	0.0m	6.0m	7.6m	4.5m	NONE
	14.30m	0.392m	0.113m	6.23m	14.30m	0.392m	4.108m
	NONE	NONE	NONE	NONE	NONE	NONE	NONE

BICYCLE PARKING:

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

BUILDING HEIGHT:

AVERAGE GRADE: 95.710 + 95.814 + 95.485 + 95.555 = 382.564 / 4 = 95.641m
 PERMITTED: 12.5m
 PROVIDED: 8.45m

BUILDING CLASSIFICATION:

PART 9, LESS THAN 3 STOREYS & NOT EXCEEDING BLDG. AREA OF 600 SM
 GROUP D, BUSINESS AND PERSONAL OCCUPANCIES, SPRINKLERED.

F.R.A.:

FLOORS:	45mls
LOAD BEARING WALLS, COLS, ETC.:	45mls
MEZANINES:	N/A
ROOF:	45mls

LEGEND:

- DENOTES SCOPE OF WORK
- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- CONCRETE CURB
- LIGHT STAND
- ENTRY/CUT
- EXISTING BUILDING
- EXIST. ASPHALT PAVING
- DENOTES EXIST. CONCRETE
- LANDSCAPED AREA
- NEW GRAVEL
- TREES TO BE REMOVED
- EXIST. SHADE
- PROPOSED SHADE
- EXISTING HYDRO POLE
- LIGHT STAND
- ENTRY/CUT
- EXISTING FIRE HYDRANT
- EXIST. FENCE & GATES
- NEW WOOD FENCE
- DRAINAGE
- CONCRETE WHEEL STOPS

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2	DRIVE AISLE REVISED TO 5.0M	02/20/24
1	LOADING SPACE WIDTH REVISED TO 3m	02/14/25

1	SP	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:	1/32"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2408
Date:	JULY 2024
Drawing Number:	

A01.1

1 SITE PLAN

2 SITE DATA

RECEIVED
DP1365
2025-FEB-24
 Current Planning