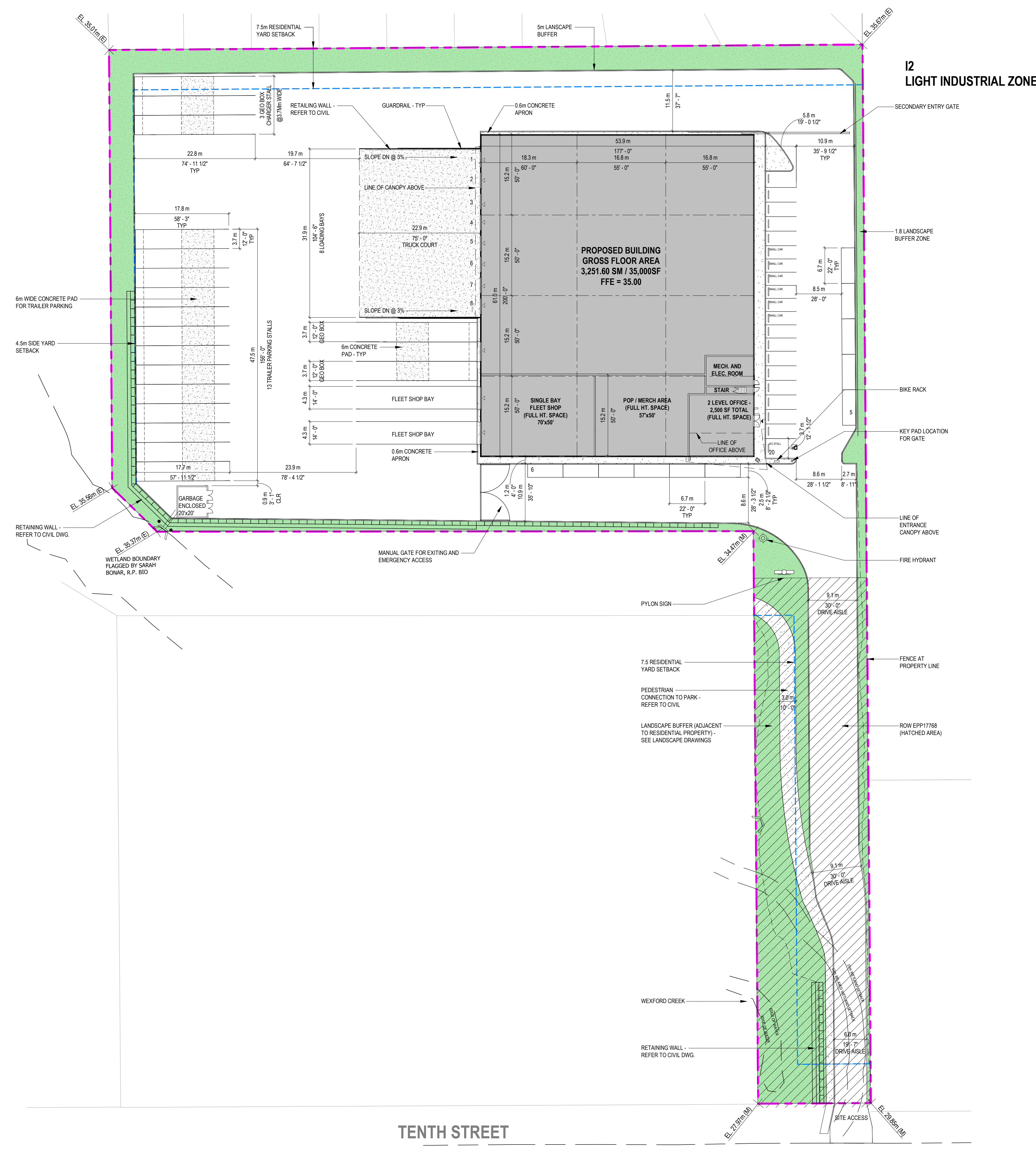


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SITE STATISTICS - I2-LIGHT INDUSTRIAL

BUILDING	REQ. (I2-LIGHT INDUSTRIAL)	PROPOSED
MIN. LOT AREA	-	±3.7 ACRES
MAX. LOT COVERAGE	MAX. 40% OF LOT AREA	20%
MIN. REAR YARD (NORTH)	4.5m (14'-9")	70m (229'-7")
SIDE YARD (WEST)	4.5m (14'-9")	70m (229'-7")
SIDE YARD (EAST)	4.5m (14'-9")	9.6m (31'-5")
MAX. HEIGHT OF BLDG	12m (39'-4 1/2") MAX	12m (39'-4 1/2")

PARKING REQUIREMENTS *SECTION 7

WAREHOUSE PARKING	REQ. (I2-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	15 SPACES	20 SPACES

*INDUSTRIAL - LIGHT IMPACT: (1.0 SPACE PER 200 SM OF GFA, EXCLUDING RETAIL AREA)

OFFICE PARKING	REQ. (I2-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	11 SPACES	11 SPACES

*OFFICE (1.0 SPACE PER 22 SM OF GFA BUILDING)

TOTAL PARKING	TOTAL REQUIRED	TOTAL PROVIDED
BUILDING	28 SPACES	31 SPACES

ACCESSIBLE PARKING	REQ. (I2-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	1 SPACES	1 SPACES

*ACCESSIBLE PARKING CALCULATION (11-32 PARKING SPACE = 1 B.F. PARKING)
INCLUDED IN TOTAL PARKING COUNT

LOADING SPACE *SECTION 6

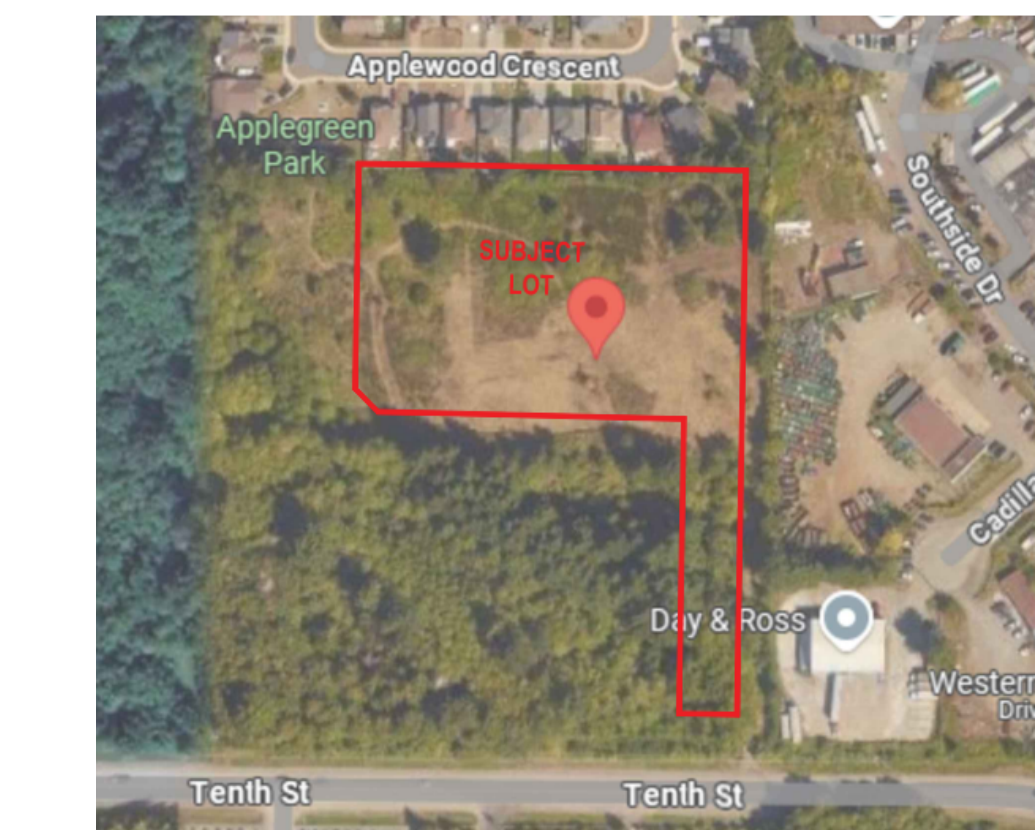
PARKING DIMENSION - TYP		PARKING DIMENSION - ACCESSIBLE	
REQUIRED	PROPOSED	REQ. (I2-LIGHT INDUSTRIAL)	PROPOSED
REGULAR - 5.8m x 2.5m	5.8m x 2.5m	3.7m x 5.6m	3.7m x 5.6m
PARALLEL - 6.7m x 2.5m	6.7m x 2.5m		

BICYCLE PARKING	REQUIRED	PROVIDED
SHORT TERM	-	-
LONG TERM (-0.1/100SM)	1 BIKE SPACE	1 BIKE SPACE

BUILDING STATISTICS

SITE AREA:	±3.7 ACRES / (±15,312 SM / 164,817 SF)
BUILDING COVERAGE:	20%
TOTAL CAR PARKING PROVIDED:	31 SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACES
(INCLUDED IN TOTAL PARKING SPACES)	
WAREHOUSE AREA:	3,019.60 SM / 32,500 SF
OFFICE AREA LEVEL 1:	139.50 SM / 1,500 SF
OFFICE AREA LEVEL 2:	92.90 SM / 1,000 SF
GROSS FLOOR AREA	3,251.60 SM / 35,000 SF

SYMBOL	DESCRIPTION
▲	MAIN ENTRANCE
△	LOADING BAY DOORS
♿	BARRIER FREE PARKING STALL
▨	CONCRETE SURFACE PAVING
■	LANDSCAPE



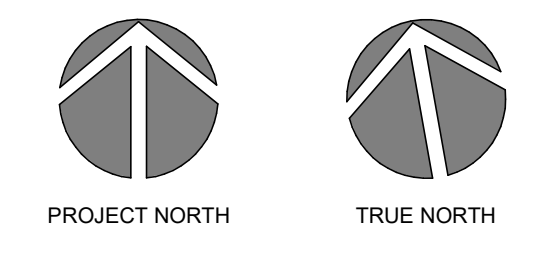
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ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT

RECEIVED
DP1370
2024-DEC-17
Current Planning



PROPOSED NEW WAREHOUSE FACILITY
PROJECT ADDRESS: 200-TENTH STREET, NANAIMO, BC
CLIENT: ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-5090A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
SITE PLAN

SCALE: As indicated
SHEET NO.

A-1.1

1 SITE PLAN - SPA
A-1.1 1:400

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT