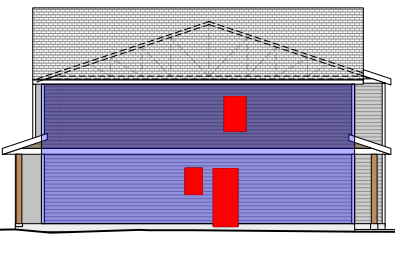


**Spatial Separation Between Buildings:**

**2 Storey - Fire Separation:**  
**Requirements:**  
 Min. Limiting Distance = 1.20 m (3'-11")  
 Max. Unprotected Openings = ≤ 7.0%

**Proposed:**  
 Exposing Face = 53.7 m<sup>2</sup>  
 Unprotected Openings = 3.2 m<sup>2</sup> (6.0%)  
 Limiting Distance (worst case) = 2.71 m (8'-9")  
 Limiting Distance (typical) = 3.35 m (11'-0")

**2 Storey Side Elevation:**  
 Building Type: A

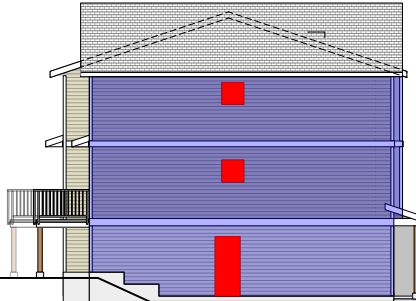


Referenced: BCBC 2018 9.10.14.4-A

**3 Storey - Fire Separation:**  
**Requirements:**  
 Min. Limiting Distance = 1.20 m (3'-11")  
 Max. Unprotected Openings = ≤ 7.0%

**Proposed:**  
 Exposing Face = 82.0 m<sup>2</sup>  
 Unprotected Openings = 3.0 m<sup>2</sup> (3.7%)  
 Limiting Distance (worst case) = 2.71 m (8'-9")  
 Limiting Distance (typical) = 3.35 m (11'-0")

**3 Storey Side Elevation:**  
 Building Type: B & C



**Site Legend:**

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private/Public Pathway
- Paver Surface
- Storm Water Detention Pond

**Building Colour Schemes:**

- 1 Lap Siding Kaycan - Sandalwood
- 2 Lap Siding Kaycan - Willow Green
- 3 Lap Siding Kaycan - Prestige Beige
- 4 Lap Siding Kaycan - Linen



**family tree developments**  
 376 Selby Street, Nanaimo, B.C. V9R 2R5  
 tel: 250.797.6469  
 email: info@familytreedevelopments.ca

**Project:**  
**Hansen Road Development**  
 Nanaimo  
 200 Hansen Road, Nanaimo, B.C.  
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

#	Date	Issue Notes	#	Date	Revision Notes
01	2021 05 11	DP Application	01	2021 06 17	Missing Site Plan provided
02	2021 09 30	Coordination Set	02	2022 10 03	Review Letter Response
03	2021 12 03	Comprehensive Letter Responses	03	2022 10 13	Review Letter Response
04	2022 06 20	Revised Elevations			
05	2024 12 13	Ph. 2 DP Coordination Set Rev.1			
06	2025 01 24	Ph. 2 Issue for DP			

Sheet Title:  
**Site Plan - Key Plan**  
**Combined Phase 1 & 2**

Drawn: \_\_\_\_\_  
 Checked: RH  
 Job #: 2014  
 Scale: 1/32" = 1'-0"  
 Date: Jan 24, 2025  
 CAD File: Hansen Rd. Development - Site Plan 7.vwx

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**X-1**

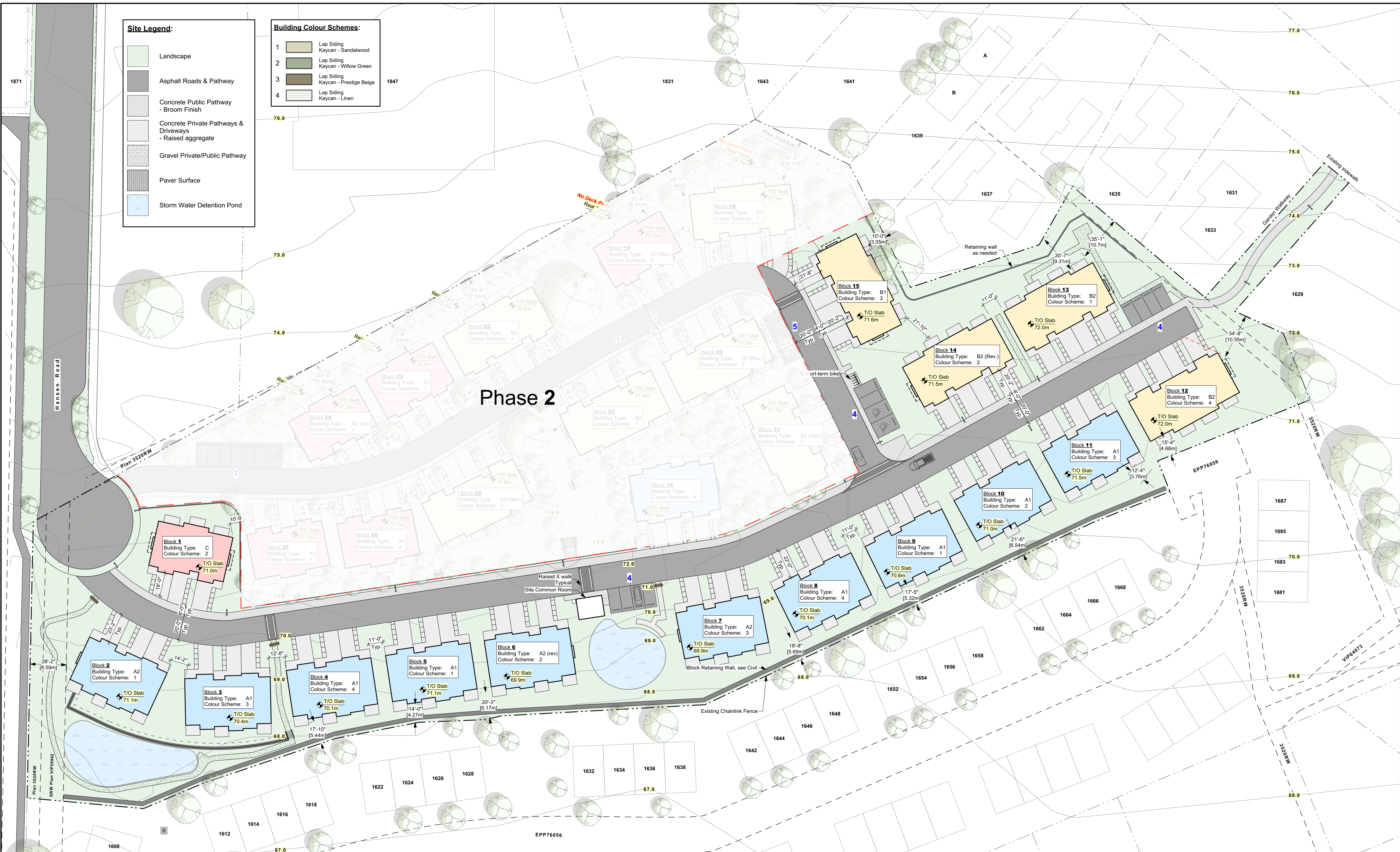
**Site Legend:**

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
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- Paver Surface
- Storm Water Detention Pond

**Building Colour Schemes:**

- 1 Lap Siding Kaycan - Sandalwood
- 2 Lap Siding Kaycan - Willow Green
- 3 Lap Siding Kaycan - Prestige Beige
- 4 Lap Siding Kaycan - Linen

**Phase 2**



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 Nanaimo  
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 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

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04	2022 06 20	Revised Elevations			
05	2024 12 13	Ph. 2 DP Coordination Set Rev.1			
06	2025 01 24	Ph. 2 Issue for DP			

Sheet Title:  
**Site Plan  
 Phase 1**

Drawn:  
 Job #: 2014  
 Scale: 1/32" = 1'-0"  
 Date: Jan 24, 2025  
 CAD File: Hansen Rd. Development - Site Plan 7.vwx

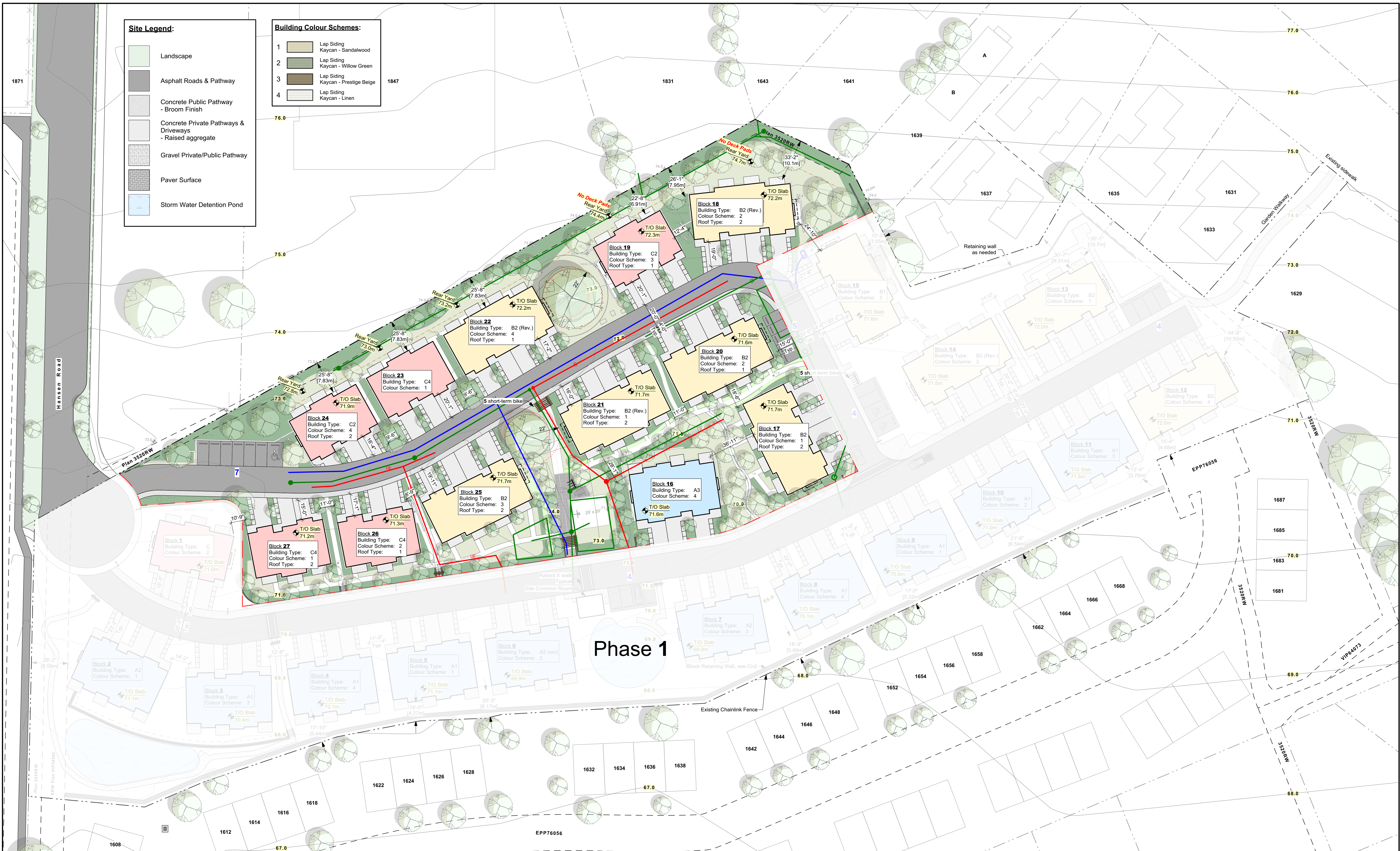
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**Site Legend:**

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private/Public Pathway
- Paver Surface
- Storm Water Detention Pond

**Building Colour Schemes:**

1	Lap Siding Kaycan - Sandalwood
2	Lap Siding Kaycan - Willow Green
3	Lap Siding Kaycan - Prestige Beige
4	Lap Siding Kaycan - Linen



**Phase 1**

376 Selby Street, Nanaimo, B.C. V9R 2R5  
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**Project:** Hansen Road Development  
Nanaimo  
200 Hansen Road, Nanaimo, B.C.  
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04	2022 06 20	Revised Elevations			
05	2024 12 13	Ph. 2 DP Coordination Set Rev.1			
06	2025 01 24	Ph. 2 Issue for DP			

Sheet Title:  
**Site Plan - Key Plan  
Phase 2**

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Checked: RH

Job #: 2014  
Scale: 1/32" = 1'-0"  
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**Project:**  
**Hansen Road Development**  
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04	2022 06 20	Revised Elevations			
05	2024 12 13	Ph. 2 DP Coordination Set Rev.1			
06	2025 01 24	Ph. 2 Issue for DP			

Sheet Title:  
**Site Plan - Aerial Photo**

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 -  
 -  
 -

Checked:  
 RH

Job #:  
 2014

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

Date:  
 Jan 24, 2025

CAD File:  
 Hansen Rd. Development - Site Plan 7.vwx

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