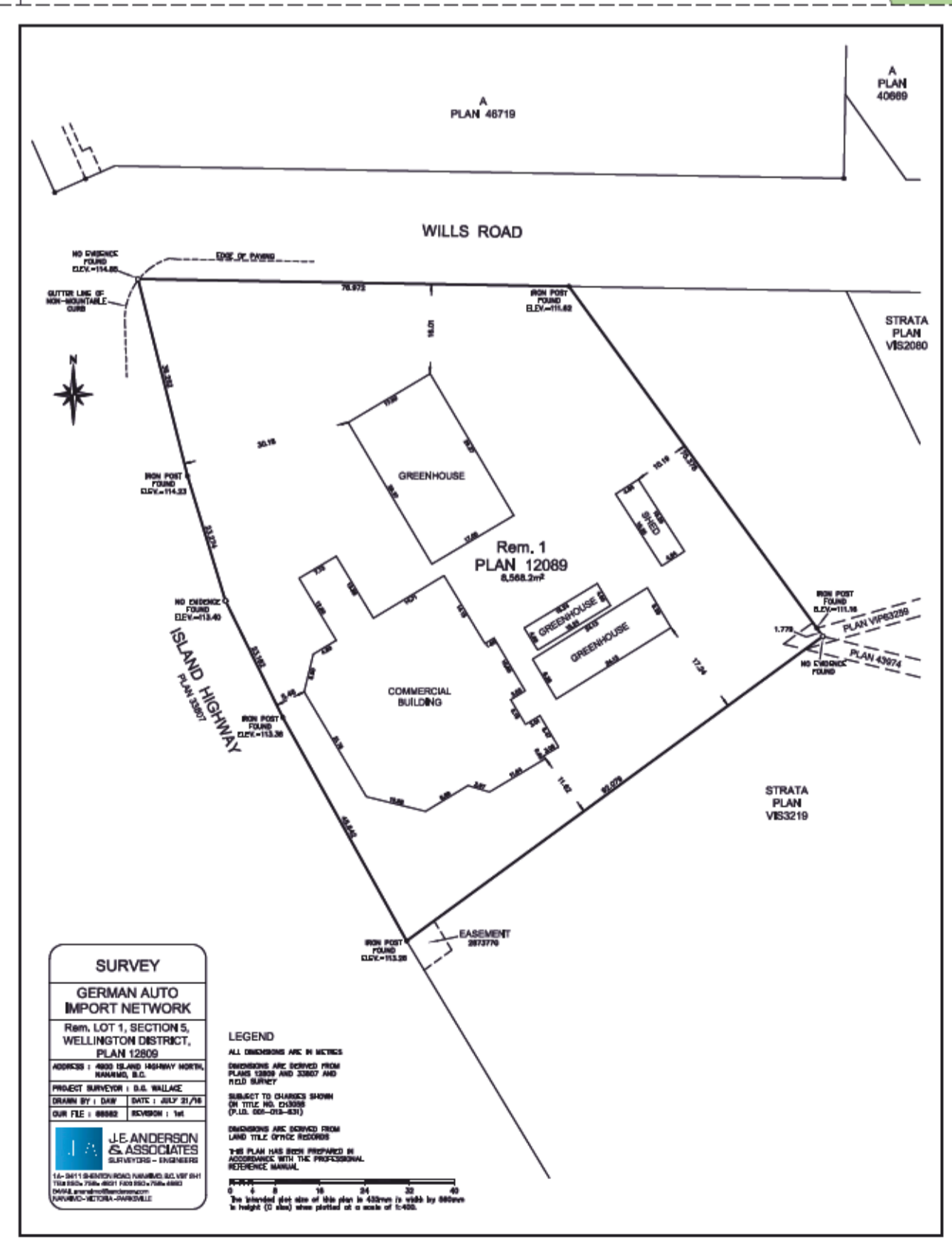




4 Context Aerial Photograph
scale: n.t.s.



2 Survey Plan
scale: N.T.S.



2 Site Plan- Building C & Parkade Upper
Scale: 1:250

Project Data	
Civic Address:	4900 Island Highway N, Nanaimo BC
Legal Address:	Lot 1, Section 5, Wellington District, Plan 12809 Except Part Plan 33807
Zoning:	COR 3, Community Corridor
Site Area:	8,568.2 m ² (2.117 acres)
Building Area:	Building A: 1,058 m ² (11,385 sq. ft.)
	Building B: 794 m ² (9,110 sq. ft.)
	Building C - Parkade: 1,543.8 m ² (16,612 sq. ft.)
Total	3,395 m²
Lot Coverage:	39.62% 60% Permitted
Gross Floor Area:	Building A: 291 m ² (3,130 sq. ft.) Sales
	657 m ² (7,055 sq. ft.) Service/ Parts (10 service bays)
	530 m ² (5,700 sq. ft.) Office
Total	1,478 m² (15,885 sq. ft.)
Gross Floor Area:	Building B: 339 m ² (3,645 sq. ft.) Sales
	417 m ² (4,485 sq. ft.) Service/ Parts (5 service bays)
	415 m ² (4,465 sq. ft.) Office
Total	1,171 m² (12,595 sq. ft.)
Gross Floor Area:	Building C: 698 m ² (7,515 sq. ft.) Sales
Total	698 m² (7,515 sq. ft.)
Gross Floor Area Total	3,347 m² (36,015 sq. ft.)
Floor Area Ratio:	0.39 : 1 (0.75 : 1 Permitted)
Building Height:	+/- 7.5 m 14 m (46') maximum Allowable
	2 storeys 2 storeys above grade minimum Required
Parking * Building A	31 spaces 1 space /10 m ² sales area
	15 spaces 1 space / service bay, plus 5 spaces
Total Required	46 spaces
Provided	59 spaces (43 spaces + 16 car service bays, showroom)
Parking * Building B	34 spaces 1 space /10 m ² sales area
	10 spaces 1 space / service bay, plus 5 spaces
Total Required	44 spaces
Provided	44 spaces (33 spaces + 11 car service bays, showroom)
Parking * Building C	69 spaces 1 space /10 m ² sales area
Total Required	69 spaces
Provided	88 spaces (72 spaces + 0 cars service bays, + showroom 16)
Total Parking Required	159 spaces
Provided	163 spaces (148 spaces + 15 car service bays)
Provided including Showroom	191 spaces (148 spaces + 15 car service bays, + 28 showroom)
* Note: parking not allowed in front yard	

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Current Planning & Subdivision

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4900 Island Highway

Site Plan A1

Project No. 1604
21 Sept. 2018
James E. Irwin ARCHITECT INC.
Victoria B.C. Tel: (250) 213-5556