

KEYPLAN:
 LEGAL DESCRIPTION:
 LOT A, SECTION 14, RANGE 8,
 LAND DISTRICT 31,
 PLAN VIP17946,
 PID 003-844-153

MUNICIPAL ADDRESS:
 1861 EAST WELLINGTON ROAD,
 NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
1	DK	ISSUE FOR DEVELOPMENT PERMIT
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Revision Schedule

CONSULTANT LOGO:
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ZONING INFORMATION:
 ADDRESS: 1861 EAST WELLINGTON ROAD, NANAIMO, BC
 LEGAL DESCRIPTION: LOT A, SECTION 14, RANGE 8, LAND DISTRICT 31, PLAN VIP17946, PID 003-844-153
 ZONING: I3 - HIGH TECH INDUSTRIAL
 USE: WAREHOUSE / OFFICE - PERMITTED IN I3 ZONING. AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
 FRONT: 6m
 FLANKING: 4.5m
 SIDE: 3.0 / 0.0 - 0m USED
 REAR: 7.5m - INDUSTRIAL FACING R ZONING (13.4.2)

SITE AREA: 5,419.16m²
SITE COVERAGE: MAXIMUM ALLOWABLE: 2,709.58m² 50 %
PROVIDED: 2,356m² 43.5%
BUILDING HEIGHT: MAXIMUM PROPOSED: 13.826m
(WAREHOUSE): PROPOSED: 13.788m
(OFFICE): PROPOSED: 13.788m

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CoN Pb)
 DRIVEWAY: CoN Pb 5.5(i) - 6m FOR 2 WAY AND FIRE ACCESS
 SIZES: CoN Pb 4.1 - TABLE 1
 90 DEGREE: 2.75 X 5.8
 PARALLEL: 2.5 X 6.31
 ACCESSIBLE: 3.7 X 5.8
 LOADING ZONES: CoN Pb 6.1(a) & 6.3(i)(ii)
 SIZES: 10 X 3 X 4.2 CLEARANCE BUILDINGS BETWEEN 2,355 AND 4,460 FOR INDUSTRIAL USE. 3 LOADING ZONES AS PER BUILDING AREA: 2,356m²
 GROSS FLOOR AREAS: CoN Pb 7.2

LOWER FLOOR:
 PROGRAMMING: 113m²
 SERVICE: 81m²
 CIRCULATION: 42m²
 SUBTOTAL: 234m²
 UG PARKING: 637m² (NOT COUNTED IN GFA)

MAIN FLOOR:
 WAREHOUSE: 1,960m²
 PROGRAMMING: 292m²
 CIRCULATION: 42m²
 SUBTOTAL: 2,294m²

UPPER FLOOR:
 PROGRAMMING: 298m²
 CIRCULATION: 42m²
 SUBTOTAL: 340m²

TOTAL GROSS FLOOR: 2,868m²
PARKING: 637m² 3,505m²

MAX OFFICE TO BE 20% GROSS FLOOR AREA ON THE LOT
 2,868 * 20% = 573.6m²

REQUIRED PARKING: CoN Pb 7.2 - TABLE 4
 OFFICE: 1/200m² = 11.6
 WAREHOUSE: 1/200m² = 11.45
 RETAIL: 1/25m² = 5.4
 REQUIRED: = 34.45 > 35 STALLS

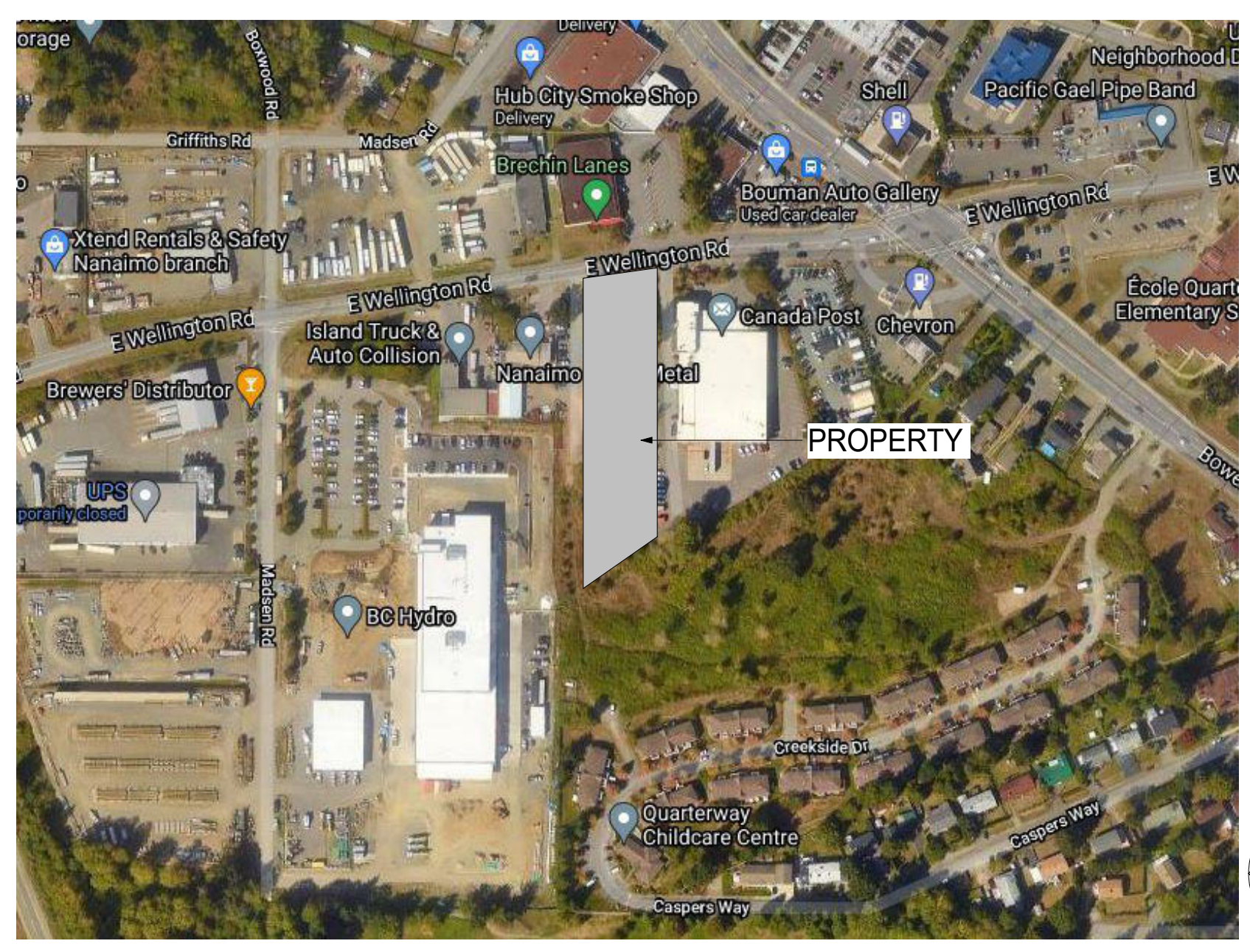
ACCESSIBLE PARKING: CoN Pb 7.5 - TABLE 6
 REQUIRED PARKING 33 - 100 STALLS, 1 PER 33 STALLS;
 2 ACCESSIBLE REQD

BICYCLE PARKING - CoN Pb 7.6
 USE SHORT TERM LONG TERM
 OFFICE 0.1/100m² = 0.427 0.35/100m² = 1.493
 WAREHOUSE N/A 0.1/100m² = 2.315
 RETAIL 6/100m² = 81 0.2/100m² = 0.27
 TOTALS 2 RACK @ OFFICE 4.078 > 4 SPACES

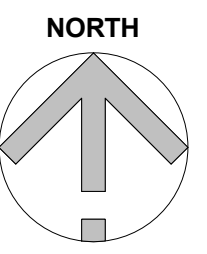
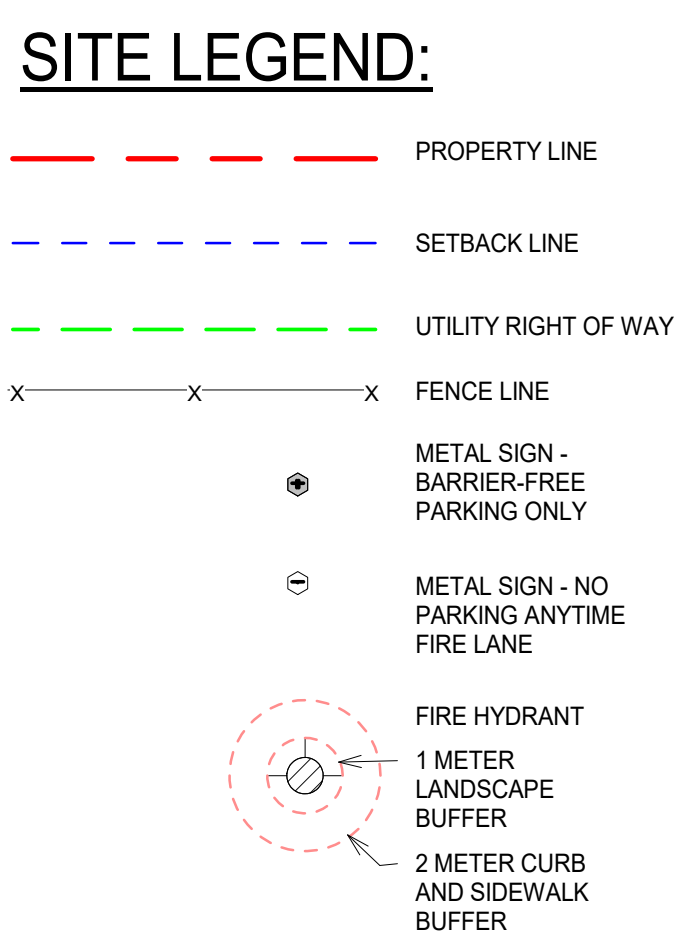
PARKING LIGHTING: CoN Pb 5.4
 SPILLING / SITE LIGHTING TO BE BUILDING MOUNTED c/w CUTOFF TO PREVENT LIGHTING SPILLING ONTO ADJACENT PROPERTY. LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP1 DESIGN PHASE.

LANDSCAPE 17.2.1
 MIN. LANDSCAPED AREA 1.8m

TREATMENT LEVELS 17.11
 ZONE FRONT YARD SIDE Y REAR Y GARB
 I3 1 1 (FLANK) 2 2



LOCATION PLAN - NTS



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ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
 ALVIN REINHARD FRITZ
 2022
 BRITISH COLUMBIA

PROJECT: NEW LOAVES AND FISHES WAREHOUSE 1861 E WELLINGTON RD NANAIMO BC

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DRAWING TITLE:
 SITE PLAN

DRAWN BY: KAR
CHECKED BY: DK

SCALE: As Indicated

PROJECT: 21126 NVLWE
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2022 11 10

REV. NO. SHEET NO.
A101

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 Great Planning