



- LEGEND:**
- DENOTES PROPERTY LINE
  - DENOTES 3m SETBACK LINE
  - CONCRETE CURB
  - FIRE ROUTE
  - PROPOSED ADDITION
  - EXISTING BUILDINGS
  - ASPHALT PAVING
  - DENOTES PAVERS
  - LANDSCAPED AREA
  - KEEP CLEAR AREA
  - EXT'G. TREES
  - TREES TO BE REMOVED
  - EXT'G. GRADE
  - PROPOSED GRADE
  - EXISTING HYDRO POLE
  - LIGHT STANDARD
  - ENTRY/EXIT
  - EXISTING FIRE HYDRANT
  - EXT'G. FENCE & GATES
  - NEW WOOD FENCE
  - DRAINAGE
  - CONCRETE WHEEL STOPS
- NOTE:**  
1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.  
2. FOR GRADING & CURB SEE CIVIL DRAWINGS.  
3. PROVIDE 1/2" PAVING STOPS AS REQUIRED.

**SITE DATA:**

**ZONING:** CC4 NORTH NANAIMO URBAN CENTRE  
**CIVIL ADDRESS:** 6450 N ISLAND HWY.  
**LEGAL ADDRESS:** LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807  
**SITE AREA:** 125,166 sf (11,628.29sm)  
1076 sf (100sm) DEDICATION  
124,090 sf (11,528.29sm)

**BUILDING AREA:**  
BUILDING A 16,709 sf  
BUILDING B 16,472 sf  
BUILDING C 12,475 sf  
45,656 sf

**COVERAGE:**  
Permitted: 50% (5 x 124,090 SF = 62,045 SF)  
Proposed:  
EXT'G. BLDG. A 16,709 sf  
EXT'G. BLDG. B 16,472 sf  
PROPOSED BLDG. C 13,547 sf  
46,728 sf / 124,090 sf x 100 = 38% Proposed

**DENSITY:**  
Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)  
Proposed: 134,410 sf = 1.08 Proposed  
124,090 sf

**G.F.A.:**  
EXT'G. BUILDING A  
GRD FLOOR 16,709 sf  
2ND FLOOR 16,709 sf  
33,418 sf 33,418 sf/3,105 sm  
EXT'G. BUILDING B  
GRD FLOOR 16,472 sf  
2ND FLOOR 16,472 sf  
3RD FLOOR 16,472 sf  
49,416 sf 49,416 sf/4,591 sm  
PROPOSED BUILDING C  
GRD FLOOR 11,621 sf  
2ND FLOOR 13,547 sf  
3RD FLOOR 13,547 sf  
4TH FLOOR 12,861 sf  
51,576 sf 51,576 sf/4,791 sm  
134,410 sf/12,487 sm

**REQUIRED PARKING:**  
**MINI STORAGE:**  
1 SPACE PER 200sm (2152sf) OF GROSS FLOOR AREA  
3 LOADING SPACES FOR 4,650sm + 1 PER ADDITIONAL 4,650sm  
**OFFICE:**  
1 SPACE PER 22sm (236.8sf) OF GROSS FLOOR AREA

**PARKING CALCS.:**  
EXT'G. BUILDING A 33,418 sf/2152 sf = 16 SPACES  
EXT'G. BUILDING B 49,416 sf/2152 sf = 23 SPACES  
PROPOSED BUILDING C 49,914 sf/2152 sf = 24 SPACES  
MINI STORAGE OFFICE 1,662 sf/236.8 sf = 7 SPACES  
70 SPACES

**PARKING:**  
Provided: 27 regular car spaces  
12 small spaces (12/63=19%)  
2 h/c spaces  
20 spaces in front of OHD @ Bldg. A & B  
2 extra loading spaces  
63 spaces provided

**LOADING:**  
Required: 12,487sm - 4,650sm = 3 + (7,837sm/4,650 = 1.6) 2 = 5 LOADING SPACES  
Provided: 5 LOADING SPACES REQUIRED.

**BIKCYCLE PARKING:**  
Required: OFFICE: SHORT TERM: .1/100sm LONG TERM: .35/100sm  
155/100x.1=1 SPACE 155sm/100x.35=1 SPACE  
INDUSTRIAL: SHORT TERM: N/A LONG TERM: .1/100sm  
0 REQ'D. 4,637sm/100x.1=5 SPACES  
Provided: SHORT TERM: 6 SPACES  
LONG TERM: 6 SPACES

**BUILDING HEIGHT:**  
Permitted: 14m  
Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13  
Proposed: 13.8m (NOT INCL. ROOF TOP MECHANICAL)

**BUILDING CLASSIFICATION**  
3.2.2.7.7. GROUP F, DIV 2, UP TO 4 STOREYS, SPRINKLERED  
MAX. BLDG. AREA = 3,200 S.M.(34,444 SF) IF 3 STY.  
MAX. BLDG. AREA = 2,400 S.M.(25,833) IF 4 STY.  
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION  
F.R.R.: FLOORS: 3/4 HR.  
L.B. WALLS, COLNS. ETC.: 3/4 HR. OR NON-COMBUSTIBLE  
ROOF: 0 min.  
GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

**SETBACKS:**  
FRONT YARD - ISLAND HWY. 7.5m 9.7m & 11.5m NONE  
REAR YARD - MARLIN WAY 7.5m 7.5m NONE  
SIDE YARD (SOUTH): 3.0m 15.1m NONE  
SIDE YARD (NORTH): 3.0m 1.5m 1.5m



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1	10m x 10m DEDICATION AT MARLIN WAY	12/1/23
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Revision:

3	REZONING & DP	3/20/24
2	PLANNING PRE APP	7/7/23
1	REVIEW	4/11/22

Issued for:  
Project:  
**BUDGET SELF STORAGE**  
6450 N ISLAND HWY.  
NANAIMO, B.C.

Drawing Title:  
**SITE PLAN**



Scale: 1/32"=1'-0"  
Drawn By:  
Checked By:  
Project Number: 2115  
Date: JUNE 2021  
Drawing Number:

**A01.1**