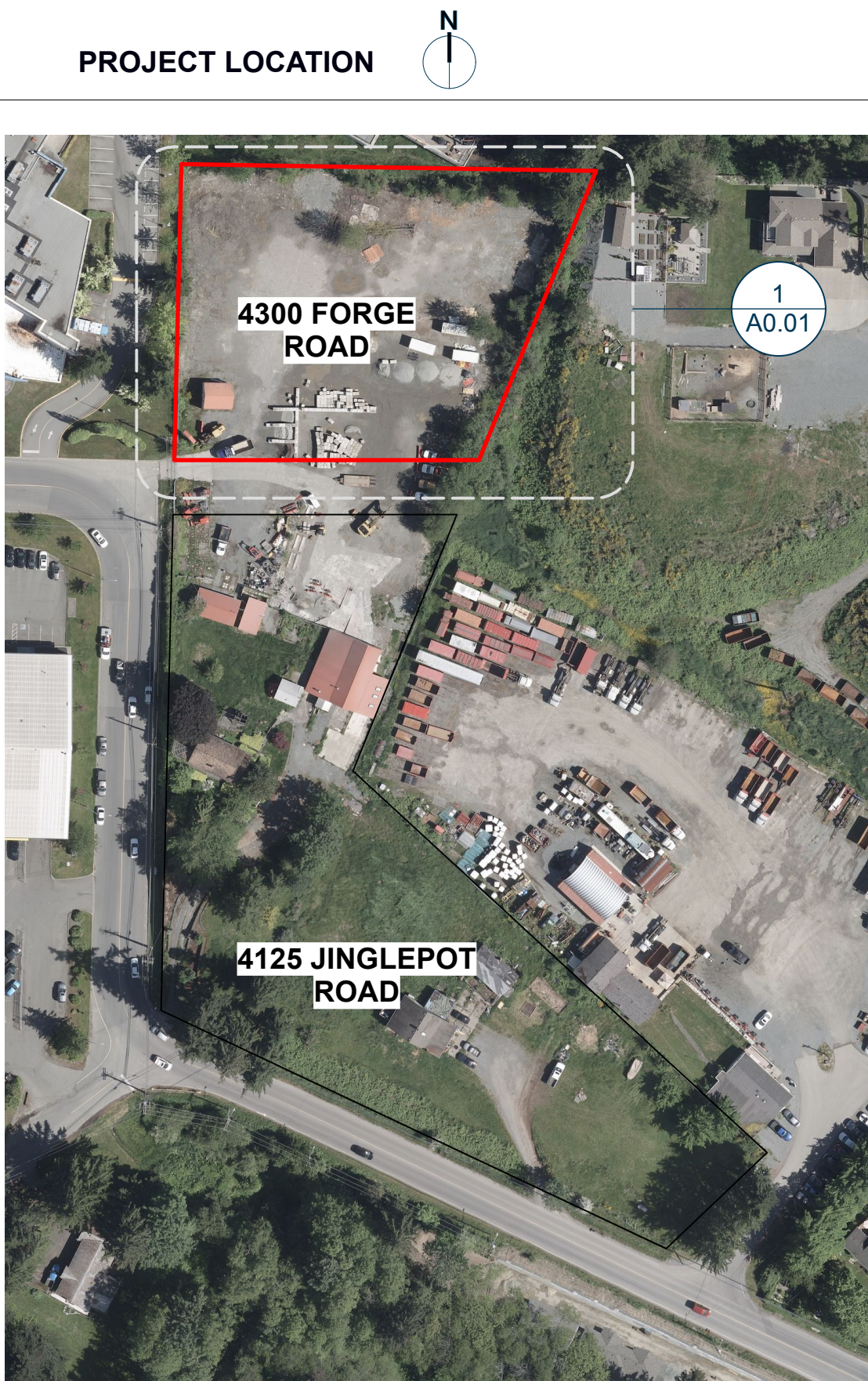


PROJECT INFORMATION

PROPERTY DATA

AUTHORITY	CITY OF NANAIMO		
STREET ADDRESS	4300 FORGE ROAD, NANAIMO BC		
LEGAL DESCRIPTION	- LOT A, PLAN EPP124196, SECTION 5, WELLINGTON LAND DISTRICT (4300 FORGE ROAD)		
PID	- 031-881-688 (4300 FORGE ROAD)		
ZONING	I2		
USE TYPE	INDUSTRIAL		
<u>SITE DATA</u>			
BUILDING AREA	BUILDING C	3295 sq m	
SITE AREA	4300 FORGE	5821.7 sq m	
SITE COVERAGE	4300 FORGE	56.6%	ALLOWABLE I2 - 40%
BUILDING HEIGHT		8.18 m	12 m
SETBACKS	FRONT REAR REAR WHEN ABUTS R1 SIDE #1 SIDE #2	REQUIRED 7.5 m 4.5 m 7.5 m 6.0 m 0.0 m	PROVIDED > 7.5 m > 4.5 m > 7.5 m > 6.0 m > 0.0 m
		REQUIRED	PROVIDED
PARKING	BUILDING C	33	27
1 STALL PER 100M^2			
LOADING	BUILDING C	2	10
GFA < 2,325M^2			
ACCESSIBLE	BUILDING C	1	1
11-32 SPACES			
2-WAY AISLE WIDTH	BUILDING C	6.70m	7.87m
LONG-TERM BIKE	BUILDING C	2	0*
0.1/100M^2 GFA	* BIKE PARKING PROVIDED AT 4125 JINGLE POT		
		ALLOWED	PROVIDED
SMALL	BUILDING C	9	2
40% OF PARKING			
OFF-STREET LIGHTING	OFF-STREET LIGHTING TO BE DESIGNED BY ELECTRICAL CONSULTANT TO MEET CITY OF NANAIMO BUILDING BYLAW		

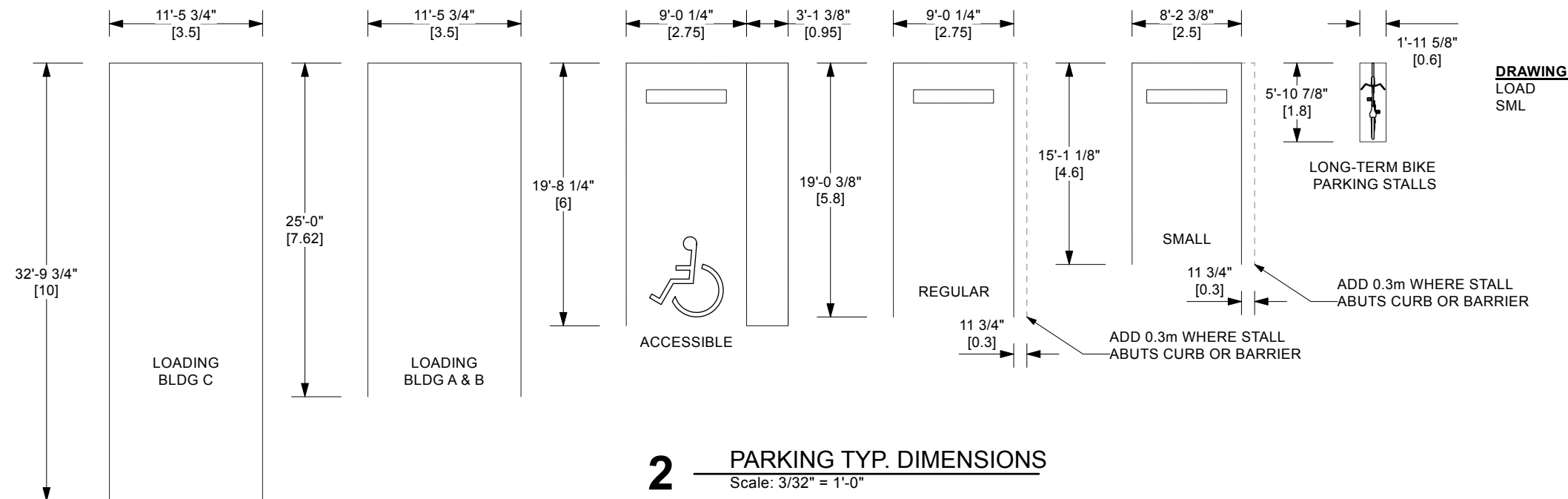
PROJECT LOCATION



BUILDING CODE INFORMATION

BUILDING CODE

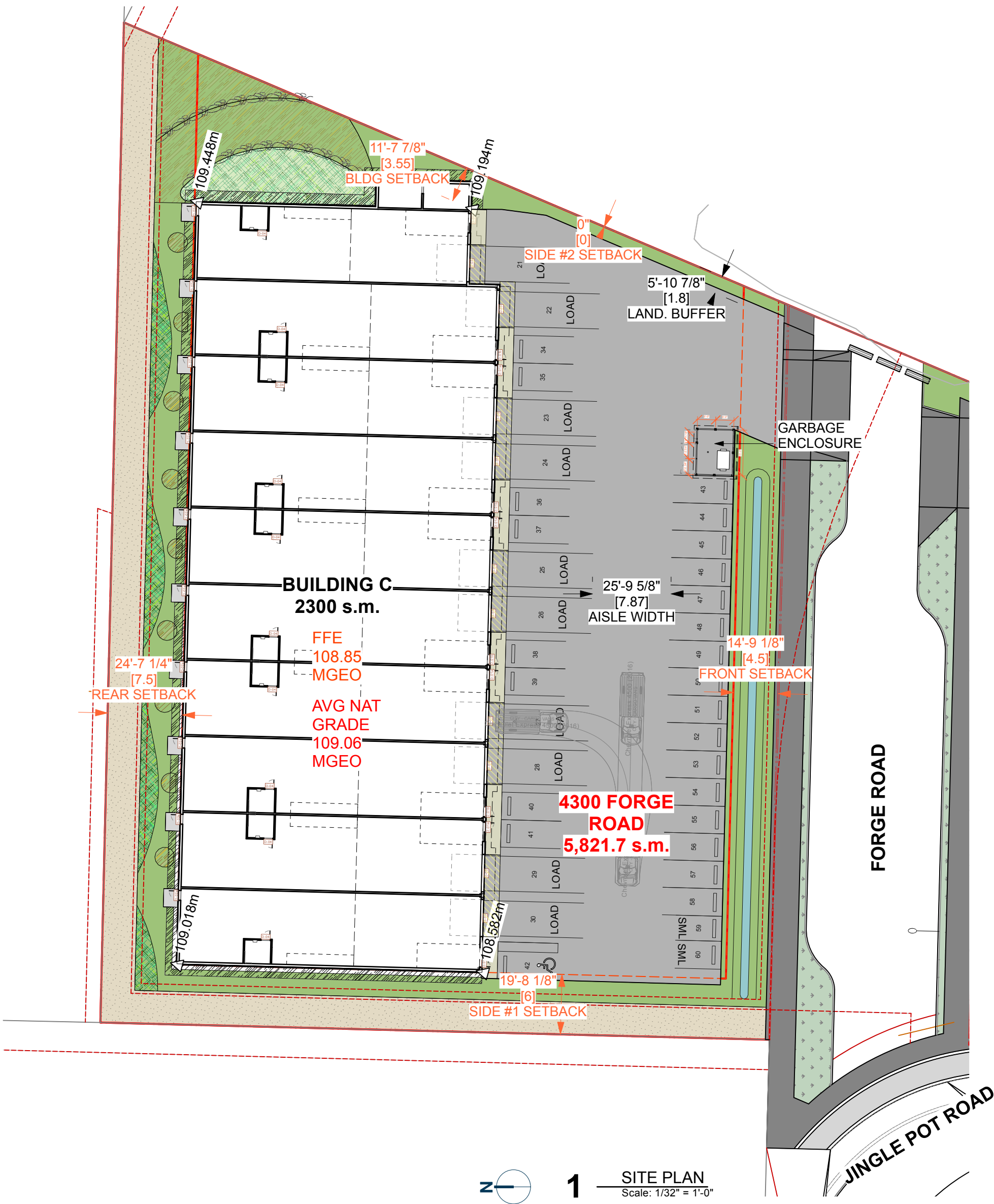
PROJECT DESCRIPTION	MULTI TENANT INDUSTRIAL PARK CONSISTING OF ONE BUILDING COTAINING 10 INDEPENDENT UNITS
BUILDING CODE CLASSIFICATION	BRITISH COLUMBIA BUILDING CODE 2024; PART 3 3.2.2.81 GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
MAJOR OCCUPANCY	GROUP F-2 MEDIUM-HAZARD INDUSTRIAL
SUBSIDIARY OCCUPANCY	NONE AT THIS TIME
CONSTRUCTION TYPE	COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION
BUILDING HEIGHT (STOREYS)	BUILDING C: 1
NO. STREETS FACING	1 BLDG C
BUILDING AREA	2329 s.m. ALLOWED (REFER TO PROPERTY DATA FOR BUILDING AREA)
FLOOR ASSEMBLIES	FIRE SEPARATIONS, IF COMBUSTIBLE MIN. 45 min FIRE-RESISTANCE RATING
LOAD BEARING STRUCTURE	LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 min, OR BE OF NONCOMBUSTIBLE CONSTRUCTION.
ROOF ASSEMBLIES	NO RATING
MAX. TRAVEL DISTANCE	45m (BCBC 3.4.2.5.1)b. REFER TO PLANS FOR DISTANCES
WATER CLOSETS	3.7.2.2.-C 1 ACCESSIBLE WASHROOM PER SUITE AT THIS TIME (DEPENDANT ON TENANT IMPROVEMENTS)



CRU SPACE LABELS, DIMENSIONS AND AREAS

Building C CRU schedule

Space Number	Space Name	Location	Room Dimensions	Gross Area
122	C - CRU 1	LEVEL 1	100'0" x 25'0"	232.3 sq.m
123	C - CRU 2	LEVEL 1	100'0" x 25'0"	232.3 sq.m
124	C - CRU 3	LEVEL 1	100'0" x 25'0"	232.3 sq.m
125	C - CRU 4	LEVEL 1	100'0" x 25'0"	232.3 sq.m
126	C - CRU 5	LEVEL 1	100'0" x 25'0"	232.3 sq.m
127	C - CRU 6	LEVEL 1	100'0" x 25'0"	232.3 sq.m
128	C - CRU 7	LEVEL 1	100'0" x 25'0"	232.3 sq.m
129	C - CRU 8	LEVEL 1	100'0" x 25'0"	232.3 sq.m
130	C - CRU 9	LEVEL 1	100'0" x 25'0"	232.3 sq.m
131	C - CRU 10	LEVEL 1	90'0" x 25'0"	207.8 sq.m
132	C - MECH/ELEC	LEVEL 1	31'1 3/4" x 9'5 1/8"	27.3 sq.m
222	C - CRU 1 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
223	C - CRU 2 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
224	C - CRU 3 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
225	C - CRU 4 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
226	C - CRU 5 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
227	C - CRU 6 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
228	C - CRU 7 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
229	C - CRU 8 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
230	C - CRU 9 MEZZ.	LEVEL 2	42'0" x 25'0"	97.5 sq.m
231	C - CRU 10 MEZZ.	LEVEL 2	39'2" x 25'0"	91.8 sq.m
				3295 sq.m



Forge Industrial

22	2025-01-10	RE-ISSUED FOR DEVELOPMENT PERMIT		
19	2024-12-20	ISSUED FOR CLIENT REVIEW		
16	2024-11-13	ISSUED FOR 50% CONSULTANT COORDINATION		
NO.	Y	M	D	ISSUE
ISSUE				

RECEIVED
DP1346
2025-JAN-14
Current Planning

NO.	Y	M	D	ISSUE
REVISION				

SHEET TITLE
BLDG C - PROJECT
INFO & SITE PLAN

DRAWING NO.

A0.01