

# OCEANVIEW RESIDENTIAL NANAIMO, B.C. PROJECT # 17109

CIVIC ADDRESS: 388 MACHLEARY STREET, NANAIMO, BC  
LEGAL DESCRIPTION: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876

## ISSUED FOR OCP AMENDMENT AND REZONING - FEBRUARY 15, 2019

<b>PROJECT TEAM:</b>	
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LANDSCAPE ARCHITECT: LOMBARD NORTH GROUP 836 CORMORANT STREET, VICTORIA, BC TEL.: 250-386-3336	

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N.T.S.

RENDERING



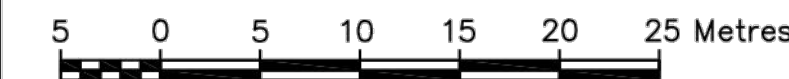
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<b>PROJECT STATISTICS FOR OCP AMENDMENT</b>						
<b>OCEAN VIEW RESIDENTIAL</b>						
Project No. : 17109						
REVISION NO.09					DATE:	05-Feb-19
<b>SITE INFORMATION</b>						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING	REQUIRED	PROPOSED			
SITE AREA (m <sup>2</sup> )	11,587 (1.159 hectare)				N/A	
FAR					1.20	
UPH					150 99 UPH	
<b>SITE COVERAGE</b>						
BUILDING A HEIGHT					31'-2" (9.50m)	
BUILDING B HEIGHT					32'-3 3/4" (9.85m)	
BUILDING C HEIGHT					32'-7 1/4" (10.03m)	
BUILDING D HEIGHT					45'-8 1/2" (13.96m)	
BUILDING E HEIGHT					56'-2 1/2" (17.13m)	
BUILDING F HEIGHT					18'0" (5.49m)	
SETBACKS	MACHLEARY ST				20'0" (6.1m)	
	FRANKLYN ST				20'0" (6.1m)	
	KENNEDY ST				10'0" (3.0m)	
	SIDE					
<b>BUILDING DATA</b>						
<b>BUILDING A</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	3BED	1448	135	4	5,792	
	TOTAL			4	5,792	
<b>BUILDING B</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	3BED	1448	135	6	6,888	
	TOTAL			6	6,888	
<b>BUILDING C</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	3BED	1448	135	5	7,240	
	TOTAL			5	7,240	
<b>BUILDING D</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	Micro	321	29.8	12	3,852	
	Unit A	406	37.8	1	406	
	Unit C	454	42.2	6	2,724	
	Unit D	509	47.3	6	3,054	
	Unit E	600	56.7	8	4,800	
	Unit F	522	48.5	3	1,566	
	Unit G	800	74.3	15	12,000	
	PH1	358	33.3	1	358	
	PH2	509	47.3	1	509	
	PH5	603	56.02	2	1,206	
	PH7	823	76.5	3	2,469	
	PH8	891	82.8	3	2,673	
	TOTAL			61	38,617	
<b>BUILDING E</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	Micro	321	29.8	3	963	
	Unit A1	385	35.8	1	385	
	Unit B	375	34.8	1	375	
	Unit C	454	42.2	9	4,086	
	Unit D	509	47.3	9	4,581	
	Unit E	600	56.7	3	1,800	
	Unit E1	582	54.1	2	1,164	
	Unit F	522	48.5	2	1,044	
	Unit G	800	74.3	12	9,600	
	PH1	358	33.3	1	358	
	PH2	509	47.3	1	509	
	PH3	558	51.8	2	1,116	
	PH4	597	55.5	1	597	
	PH6	752	69.9	1	752	
	PH7	823	76.5	4	3,292	
	PH9	968	89.9	47	26,710	
	TOTAL			82	30,822	
<b>BUILDING F</b>						
UNITS	DESCRIPTION	NET AREA (m <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (m <sup>2</sup> )	
	Micro	321	29.8	11	3,531	
	Unit A1	385	35.8	1	385	
	Unit B	375	34.8	1	375	
	Unit C	454	42.2	4	1,816	
	Unit D	509	47.3	4	2,036	
	Unit E	600	56.7	2	3,600	
	Unit E1	582	54.1	2	1,164	
	Unit F	522	48.5	3	1,566	
	Unit G	800	74.3	11	8,800	
	PH7	823	76.5	3	2,469	
	PH9	968	89.9	47	26,710	
	TOTAL			75	114,669	
<b>UNIT TYPE PERCENTAGE (of project total)</b>						
UNIT TYPE	PERCENTAGE					
Micro	17.7%			31 units		
Studio	12.0%			21 units		
Junior 1 Bed	12.0%			21 units		
1 Bed	19.4%			34 units		
2 Bed	30.3%			50 units		
Townhome	8.6%			15 units		
<b>SITE DATA</b>						
GROSS FLOOR AREA				150,081	13,943	
HORIZONTAL PROJECTION				41,762	3,862	
<b>PARKING DATA</b>						
<b>PROPOSED PARKING</b>						
	Surface Parking				n/a	
	Townhomes Parking (2 per unit)				30	
	Underground Parking				120	
	small parking stalls (included)				3	
	visitors parking stalls (included)				15	
	accessible parking stalls (included)				5	
<b>TOTAL PROPOSED PARKING</b>						
					160	
<b>REQUIRED PARKING (Area 5 - New City of Nanaimo parking ratios. High designation - Council has yet to approve)</b>						
	0.45 stalls per studio/micro unit				23	
	0.50 stalls per 1 bedroom				28	
	0.90 stalls per 2 bedroom				48	
	1.20 stalls per 3 bedroom				18	
	40% max small car parking (included)				48	
	accessible - 101-1000 3 per 100 required spaces or part thereof (included)				3	
	visitor - 1 space per 22 required spaces (included)				5	
<b>TOTAL REQUIRED PARKING</b>						
					116	
<b>PROPOSED BICYCLE PARKING</b>						
	Short Term Bicycle Parking				1BD	
	Long Term Bicycle Parking				88	
<b>TOTAL PROPOSED BICYCLE PARKING</b>						
					89	
<b>REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements. Council has yet to approve)</b>						
	Short Term Bicycle Parking - 0.1 space per dwelling				18	
	Long Term Bicycle Parking - 0.5 per dwelling				88	
<b>TOTAL REQUIRED BICYCLE PARKING</b>						
					106	
301-1444 Alberni Street   Vancouver, BC V6G 2Z4 T: 604 685 3529   E: office@wensleyarch.com WENSLEYARCH.COM Vancouver + Victoria						

ISSUED FOR OCP AMENDMENT & REZONING - FEBRUARY 15, 2019

# Site Plan of Lot A, Section 1, Nanaimo City, Plan VIP53876.



The intended plot size of this plan is 432 mm in width by 559 mm in height (C size) when plotted at a scale of 1:500

### Legend:

Elevations are in metres, based on geodetic datum, and derived from geodetic control monuments 77H5102 (elevation= 69.808) and 77H5103 (elevation= 60.923). Vertical Datum= CGVD28

All distances are in metres and decimals thereof unless otherwise indicated.

- ⊕ LS denotes lamp standard
- 100 denotes tree with associated number
- ⊗ denotes fire hydrant
- ⊕ denotes water valve
- DMH denotes drain man hole
- SMH denotes sanitary manhole
- ⊕ denotes manhole
- ⊕ denotes water main
- ⊕ denotes location of services
- ⊕ denotes catch basin
- U/P denotes utility pole
- denotes gutter
- denotes edge of pavement
- ▲ BM denotes bench mark
- ⊕ Control Monument with associated elevation

Contour Interval= 0.50 m  
Total Site Area= 1.16 ha

### Tree Table\*

Tree Number	Diameter and Species
215	0.4 Chestnut
217	0.6 Chestnut
220	0.6 Chestnut
221	0.6 Chestnut
266	0.2 Deciduous
267	0.2 Deciduous
268	0.2 Deciduous
269	0.3 Deciduous
270	Fir 0.4
271	0.3 Deciduous
272	0.2 Deciduous
273	0.3 Deciduous
274	0.3 Deciduous
275	Deciduous (multiple)
276	0.3 Deciduous
277	0.3 Deciduous
278	Deciduous (multiple)
279	0.4 Deciduous
280	Deciduous (multiple)
281	Deciduous (multiple)
347	0.4 Deciduous
348	0.4 Deciduous
350	0.4 Deciduous
351	0.3 Deciduous
352	0.4 Deciduous
402	Deciduous (multiple)
403	Deciduous (multiple)
404	Deciduous (multiple)
405	Deciduous (multiple)
406	Deciduous (multiple)
407	0.8 Larch
484	0.3 Deciduous
485	0.4 Deciduous
491	Fir 0.8
492	Fir 0.4
500	0.1 Deciduous
545	0.6 Chestnut
546	0.6 Chestnut
547	0.6 Chestnut
548	0.6 Chestnut
549	0.6 Chestnut
571	0.4 Deciduous
577	0.2 Deciduous
597	0.2 Deciduous
610	0.4 Deciduous
627	0.2 Deciduous
643	0.7 Fir
644	0.5 Fir
645	0.2 Fir
650	0.4 Fir
651	0.6 Fir

\*Tree information subject to confirmation by Arborist

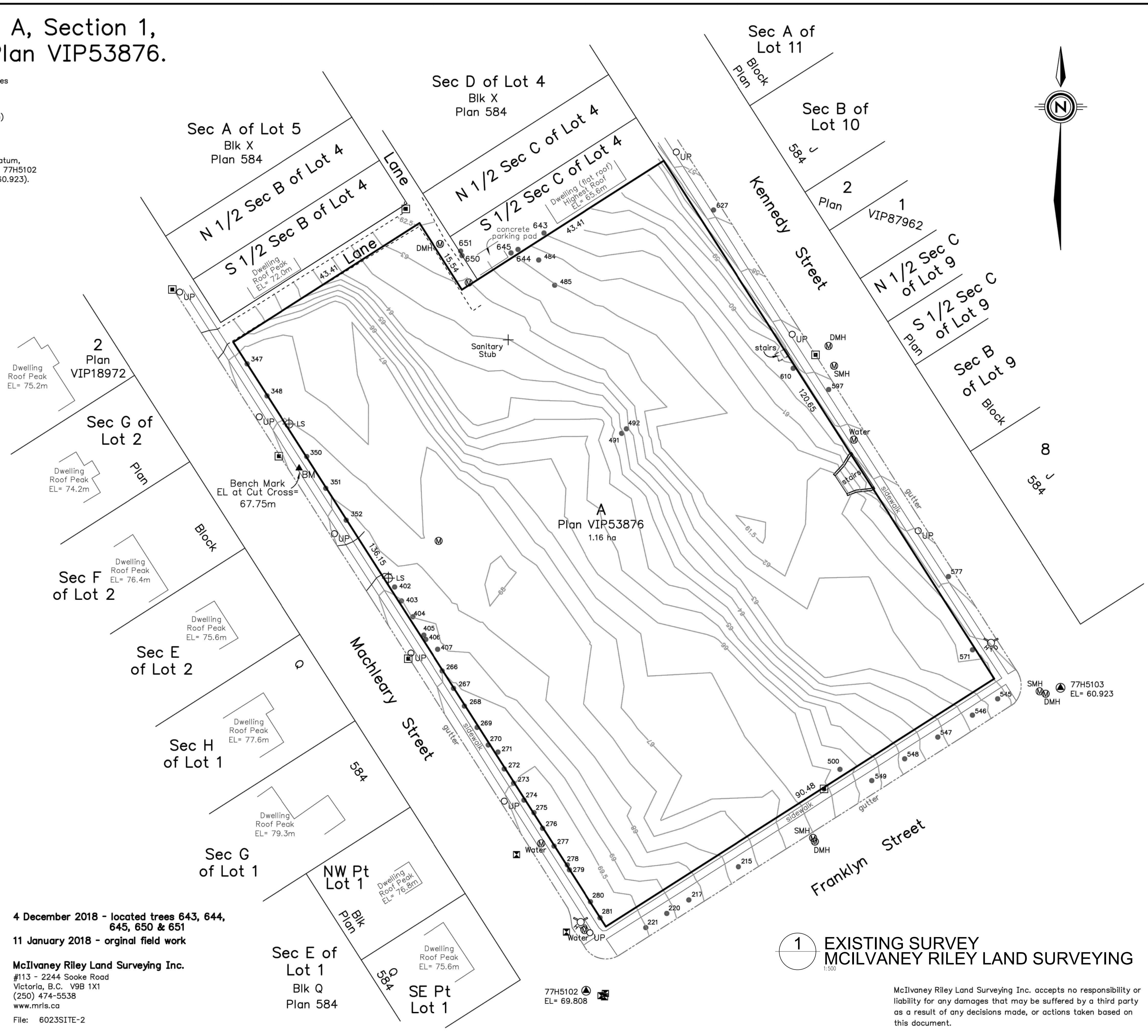
4 December 2018 - located trees 643, 644, 645, 650 & 651

11 January 2018 - original field work

### McIlvaney Riley Land Surveying Inc.

#113 - 2244 Sooke Road  
Victoria, B.C. V9B 1X1  
(250) 474-5538  
www.mrls.ca

File: 6023SITE-2



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SEAL



01	ISSUED FOR OCP AMENDMENT & REZONING	02/15/19
NO.	REVISION	MOY

PROJECT NAME

## OCEANVIEW RESIDENTIAL

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC



CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: JE ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP  
DRAWING TITLE:

## SURVEY

PROJECT NO:	17109	DRAWN BY:	-
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A101

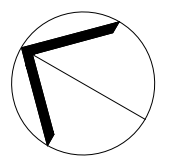
### 1 EXISTING SURVEY MCLIVANEY RILEY LAND SURVEYING

McIlvaney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.



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SEAL



OWNER/CLIENT



NO.	ISSUED FOR OCP AMENDMENT & REZONING	REVISION	DATE
01	ISSUED FOR OCP AMENDMENT & REZONING		02/15/19
			MOY

PROJECT NAME

**OCEANVIEW RESIDENTIAL**

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC

301-1444 Albers St  
Vancouver, BC V6G 2Z7  
T: 604 685 3529  
office@wensleyarch.com

**WA**  
WENSLEY ARCHITECTURE LTD

CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: JE ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

**CONTEXT PLAN**

PROJECT NO.	17109	DRAWN BY:	CH
SCALE:	1/16" = 1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A102

**1** CONTEXT PLAN  
1/16" = 1'-0"

AVERAGE GRADE CALCULATION - BLDG A				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 65.02	B 65.02	29.06	$(65.02 + 65.02) \div 2 \times 29.06m = 1889.48$	
B 65.02	C 67.50	9.20	$(65.02 + 67.5) \div 2 \times 9.2m = 609.59$	
C 67.50	D 67.00	29.06	$(67.5 + 67) \div 2 \times 29.06m = 1954.29$	
D 67.00	A 65.02	9.20	$(67 + 65.02) \div 2 \times 9.2m = 607.29$	
<b>TOTALS</b>		<b>76.52</b>	<b>5060.65</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 76.52 = 66.14$		

	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	66.50	65.02	65.02	65.02
B	67.25	65.02	65.02	65.02
C	67.50	67.50	67.50	67.50
D	67.00	67.00	67.00	67.00

AVERAGE GRADE CALCULATION - BLDG B				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 65.70	B 65.70	43.59	$(65.7 + 65.7) \div 2 \times 43.59m = 2863.86$	
B 65.70	C 68.50	9.20	$(65.7 + 68.5) \div 2 \times 9.2m = 617.32$	
C 68.50	D 67.50	43.59	$(68.5 + 67.5) \div 2 \times 43.59m = 2964.12$	
D 67.50	A 65.70	9.20	$(67.5 + 65.7) \div 2 \times 9.2m = 612.72$	
<b>TOTALS</b>		<b>105.58</b>	<b>7058.02</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 105.58 = 66.85$		

	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	67.25	65.70	65.70	65.70
B	68.00	65.70	65.70	65.70
C	68.50	68.50	68.50	68.50
D	67.50	67.50	67.50	67.50

AVERAGE GRADE CALCULATION - BLDG C				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 67.71	B 67.71	36.32	$(67.71 + 67.71) \div 2 \times 36.32m = 2459.23$	
B 67.71	C 69.50	9.20	$(67.71 + 69.5) \div 2 \times 9.2m = 631.17$	
C 69.50	D 69.00	36.32	$(69.5 + 69) \div 2 \times 36.32m = 2515.16$	
D 69.00	A 67.71	9.20	$(69 + 67.71) \div 2 \times 9.2m = 628.87$	
<b>TOTALS</b>		<b>91.04</b>	<b>6234.42</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 91.04 = 68.48$		

	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	68.00	67.71	67.71	67.71
B	68.25	67.71	67.71	67.71
C	69.50	69.50	69.50	69.50
D	69.00	69.00	69.00	69.00

AVERAGE GRADE CALCULATION - BLDG D				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 62.75	B 61.34	16.33	$(62.75 + 61.34) \div 2 \times 16.33m = 1013.19$	
B 61.34	C 61.34	7.82	$(61.34 + 61.34) \div 2 \times 7.82m = 479.68$	
C 61.34	D 62.87	49.48	$(61.34 + 62.87) \div 2 \times 49.48m = 3072.96$	
D 62.87	E 63.70	6.57	$(62.87 + 63.7) \div 2 \times 6.57m = 415.78$	
E 63.70	F 65.00	8.81	$(63.7 + 65) \div 2 \times 8.81m = 566.92$	
F 65.00	G 65.50	7.16	$(65 + 65.5) \div 2 \times 7.16m = 467.19$	
G 65.50	H 65.50	17.22	$(65.5 + 65.5) \div 2 \times 17.22m = 1127.91$	
H 65.50	J 65.50	6.01	$(65.5 + 65.5) \div 2 \times 6.01m = 393.66$	
J 65.50	K 65.50	8.32	$(65.5 + 65.5) \div 2 \times 8.32m = 544.96$	
K 65.50	L 65.50	1.09	$(65.5 + 65.5) \div 2 \times 1.09m = 71.40$	
L 65.50	M 63.75	46.60	$(65.5 + 63.75) \div 2 \times 46.6m = 3011.53$	
M 63.75	A 62.75	10.97	$(63.75 + 62.75) \div 2 \times 10.97m = 693.85$	
<b>TOTALS</b>		<b>186.38</b>	<b>11859.02</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 186.38 = 63.63$		

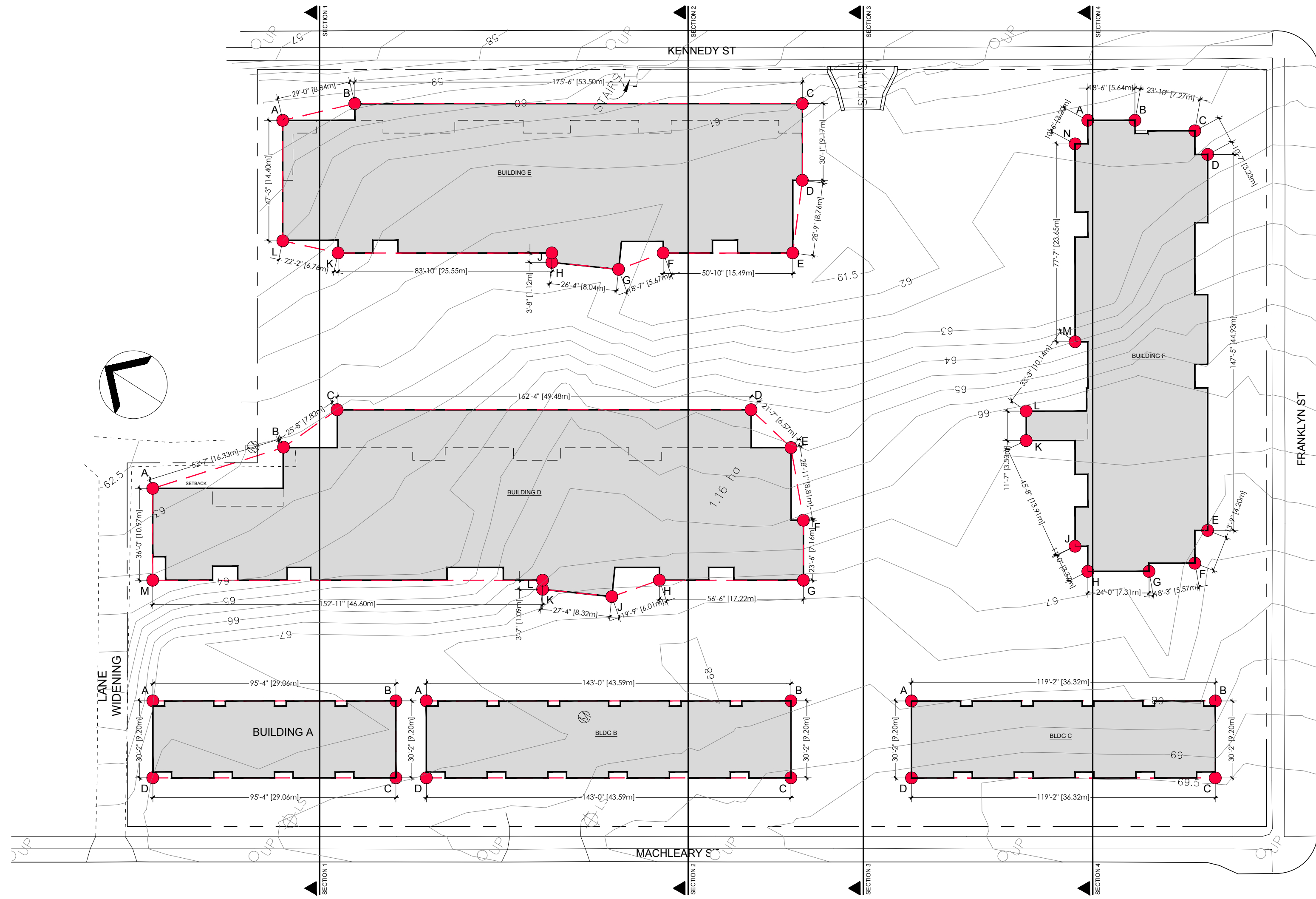
	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	62.75	62.75	62.75	62.75
B	61.34	61.34	61.34	61.34
C	63.00	61.34	61.34	61.34
D	63.00	61.34	61.34	61.34
E	64.75	62.87	62.87	62.87
F	65.00	63.70	63.70	63.70
G	66.00	65.00	65.00	65.00
H	67.00	65.50	65.50	65.50
I	66.75	65.50	65.50	65.50
J	67.00	65.50	65.50	65.50
K	66.50	65.50	65.50	65.50
L	66.50	65.50	65.50	65.50
M	63.75	65.50	65.50	65.50

AVERAGE GRADE CALCULATION - BLDG E				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 58.25	B 59.50	8.84	$(58.25 + 59.5) \div 2 \times 8.84m = 520.46$	
B 59.50	C 61.00	53.50	$(59.5 + 61) \div 2 \times 53.5m = 3223.38$	
C 61.00	D 61.75	9.17	$(61 + 61.75) \div 2 \times 9.17m = 562.81$	
D 61.75	E 61.75	8.76	$(61.75 + 61.75) \div 2 \times 8.76m = 540.93$	
E 61.75	F 61.80	15.49	$(61.75 + 61.8) \div 2 \times 15.49m = 956.89$	
F 61.80	G 61.80	5.67	$(61.8 + 61.8) \div 2 \times 5.67m = 350.41$	
G 61.80	H 61.80	8.04	$(61.8 + 61.8) \div 2 \times 8.04m = 496.87$	
H 61.80	J 61.80	1.12	$(61.8 + 61.8) \div 2 \times 1.12m = 69.22$	
J 61.80	K 61.25	25.55	$(61.8 + 61.25) \div 2 \times 25.55m = 1571.96$	
K 61.25	L 60.50	6.76	$(61.25 + 60.5) \div 2 \times 6.76m = 411.52$	
L 60.50	A 58.25	14.40	$(60.5 + 58.25) \div 2 \times 14.4m = 855.00$	
<b>TOTALS</b>		<b>157.30</b>	<b>9559.44</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 157.30 = 60.77$		

	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	59.25	58.25	58.25	58.25
B	59.50	61.00	61.00	59.50
C	61.00	61.00	61.00	61.00
D	61.75	62.33	61.75	61.75
E	61.75	62.50	61.75	61.75
F	62.00	61.80	61.80	61.80
G	62.25	61.80	61.80	61.80
H	62.25	61.80	61.80	61.80
J	62.25	61.80	61.80	61.80
K	61.25	61.80	61.80	61.25
L	60.50	60.50	60.50	60.50

AVERAGE GRADE CALCULATION - BLDG F				
*elevation points start at north-west corner and continue clockwise around building				
*Elevation points are the lower of the existing and finished grade points.				
ELEVATION (M)	LENGTH (M)	GRADE CALCS		
A 62.25	B 62.25	5.64	$(62.25 + 62.25) \div 2 \times 5.64m = 351.09$	
B 62.25	C 62.25	7.27	$(62.25 + 62.25) \div 2 \times 7.27m = 452.56$	
C 62.25	D 62.50	3.23	$(62.25 + 62.5) \div 2 \times 3.23m = 201.47$	
D 62.50	E 66.80	44.93	$(62.5 + 66.8) \div 2 \times 44.93m = 2904.72$	
E 66.80	F 66.80	4.20	$(66.8 + 66.8) \div 2 \times 4.2m = 280.56$	
F 66.80	G 66.75	5.57	$(66.8 + 66.75) \div 2 \times 5.57m = 371.94$	
G 66.75	H 66.75	7.31	$(66.75 + 66.75) \div 2 \times 7.31m = 487.94$	
H 66.75	J 66.75	3.37	$(66.75 + 66.75) \div 2 \times 3.37m = 224.95$	
J 66.75	K 66.25	13.91	$(66.75 + 66.25) \div 2 \times 13.91m = 925.02$	
K 66.25	L 66.00	3.53	$(66.25 + 66) \div 2 \times 3.53m = 232.42$	
L 66.00	M 64.00	10.14	$(66 + 64) \div 2 \times 10.14m = 659.10$	
M 64.00	N 62.25	23.65	$(64 + 62.25) \div 2 \times 23.65m = 1492.91$	
N 62.25	A 62.25	3.20	$(62.25 + 62.25) \div 2 \times 3.2m = 199.20$	
<b>TOTALS</b>		<b>135.95</b>	<b>8784.87</b>	
AVERAGE BUILDING GRADE =		$2042.21 / 133.16 = 64.62$		

	EXISTING GRADE (M)	FINISHED GRADE(M)	LOWER OF TWO (M)	
A	62.25	62.70	62.25	62.25
B	62.25	62.70	62.25	62.25
C	62.25	62.70	62.25	62.25
D	62.50	62.70	62.50	62.50
E	67.00	66.80	66.80	66.80
F	67.25	66.80	66.80	66.80
G	66.75	66.80	66.75	66.75
H	66.75	66.80	66.75	66.75
J	66.75	66.80	66.75	66.75
K	66.25	66.48	66.25	66.25
L	66.00	66.48	66.00	66.00
M	64.00	67.60	64.00	64.00
N	62.25	63.32	62.25	62.25



**1 GRADING KEY PLAN**  
1/32" = 1'-0"

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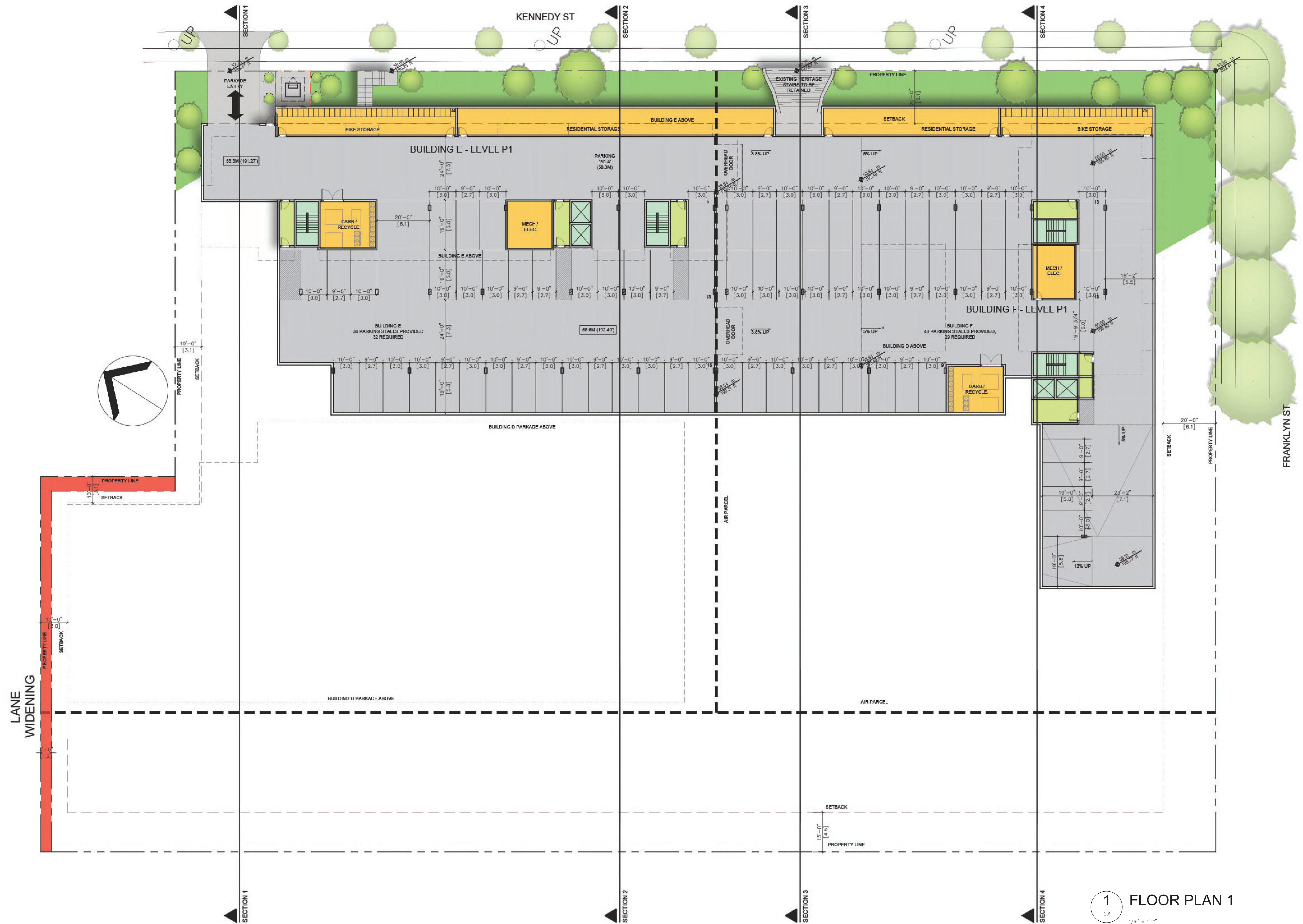
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STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: JE ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARDO NORTH GROUP

DRAWING TITLE:  
**AVERAGE GRADE CALCULATIONS**

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	1/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A103



1 FLOOR PLAN 1  
201 1/16" = 1'-0"

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LANDSCAPE: LOMBARD NORTH GROUP

## FLOOR PLAN 1

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SCALE:	1/16"=1'-0"	REVIEW BY:	DM
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ELECTRICAL: N/A  
CIVIL: JE ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

**FLOOR PLAN 2**

PROJECT NO: 17109 DRAWN BY: CH  
SCALE: 1/16"=1'-0" REVIEW BY: DM  
DATE: APRIL 2018 DRAWING NO: A202

1 FLOOR PLAN 2  
202  
1/16" = 1'-0"



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ELECTRICAL: N/A  
LANDSCAPE: LOMBARD NORTH GROUP  
CIVIL: J.E. ANDERSON & ASSOCIATES  
DRAWING TITLE:

**FLOOR PLAN 3**

PROJECT NO: 17109 DRAWN BY: CH  
SCALE: 1/16"=1'-0" REVIEW BY: DM  
DATE: APRIL 2018 DRAWING NO: A203

1 FLOOR PLAN 3  
203 1/16" = 1'-0"



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 ELECTRICAL: N/A  
 CIVIL: J.E. ANDERSON & ASSOCIATES  
 LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

**FLOOR PLAN 4**

PROJECT NO. 17109 DRAWN BY: CH  
 SCALE: 1/16" = 1'-0" REVIEW BY: DM  
 DATE: APRIL 2018 DRAWING NO. A204

**1 FLOOR PLAN 4**  
 204  
 1/16" = 1'-0"





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CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

## FLOOR PLAN 5

PROJECT NO: 17109 DRAWN BY: CH  
SCALE: 1/16"=1'-0" REVIEW BY: DM  
DATE: APRIL 2018 DRAWING NO: A205

1 FLOOR PLAN 5  
205 1/16" = 1'-0"



1 FLOOR PLAN 6  
205 1/16" = 1'-0"

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LANDSCAPE: LOMBARD NORTH GROUP  
CIVIL: J.E. ANDERSON & ASSOCIATES

DRAWING TITLE:

### FLOOR PLAN 6

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A206



1 ROOF PLAN  
206  
1/16" = 1'-0"

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FRANKLYN ST

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CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

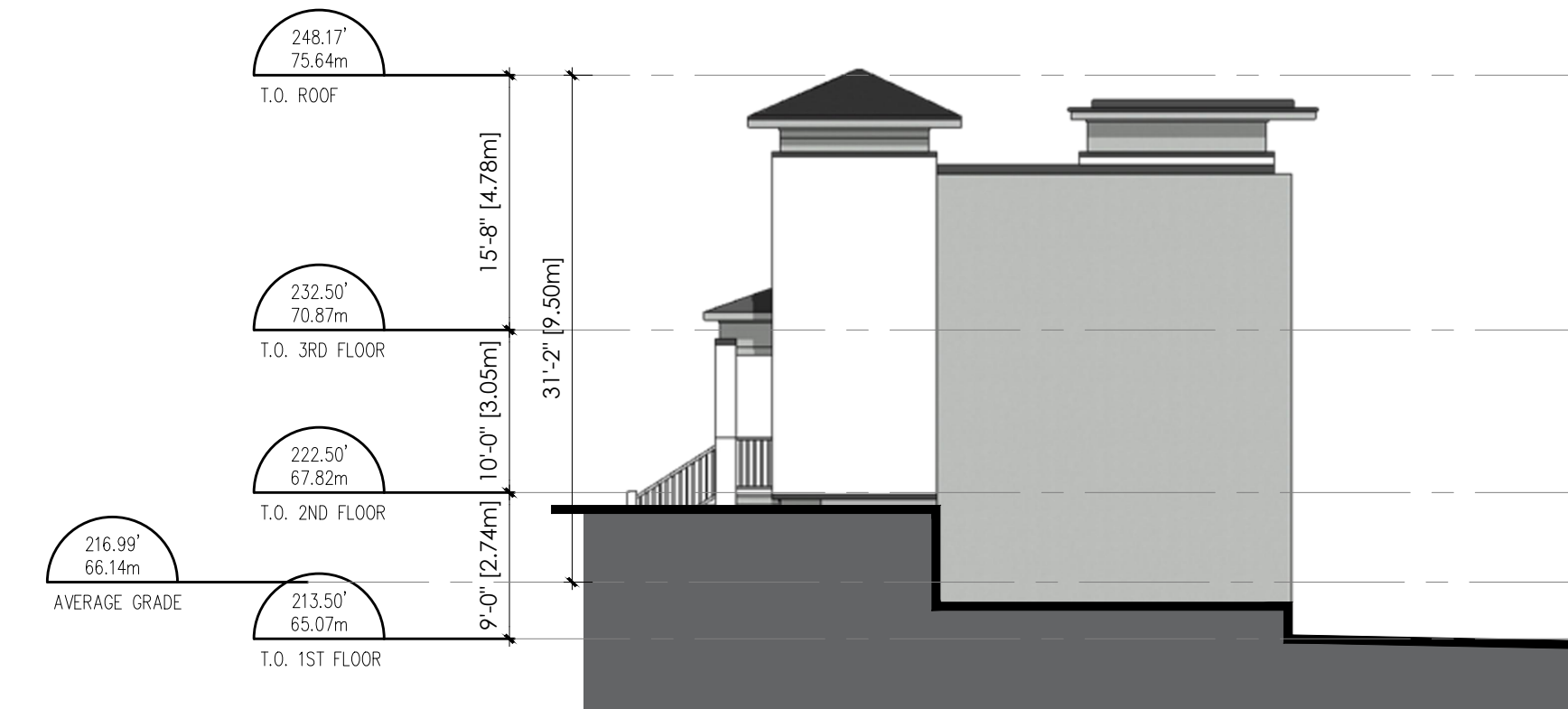
**ROOF PLAN**

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A207



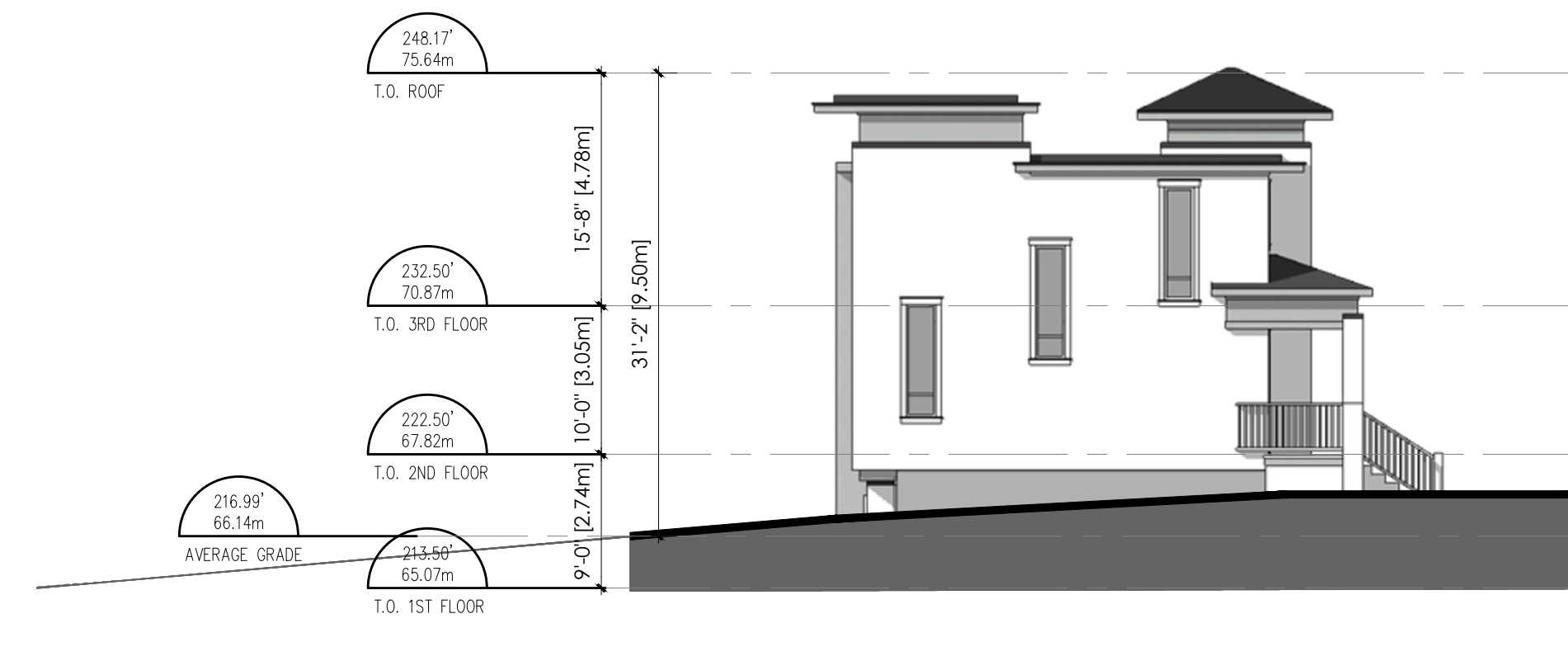
1 17109 - RENDERINGS  
NTS

2 17109 - RENDERINGS  
NTS



3 17109 - BUILDING A  
NORTH ELEVATION  
3/32"=1'-0"

4 17109 BUILDING A  
EAST ELEVATION  
3/32"=1'-0"



5 17109 - BUILDING A  
SOUTH ELEVATION  
3/32"=1'-0"

6 17109 - BUILDING A  
WEST ELEVATION  
3/32"=1'-0"

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LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

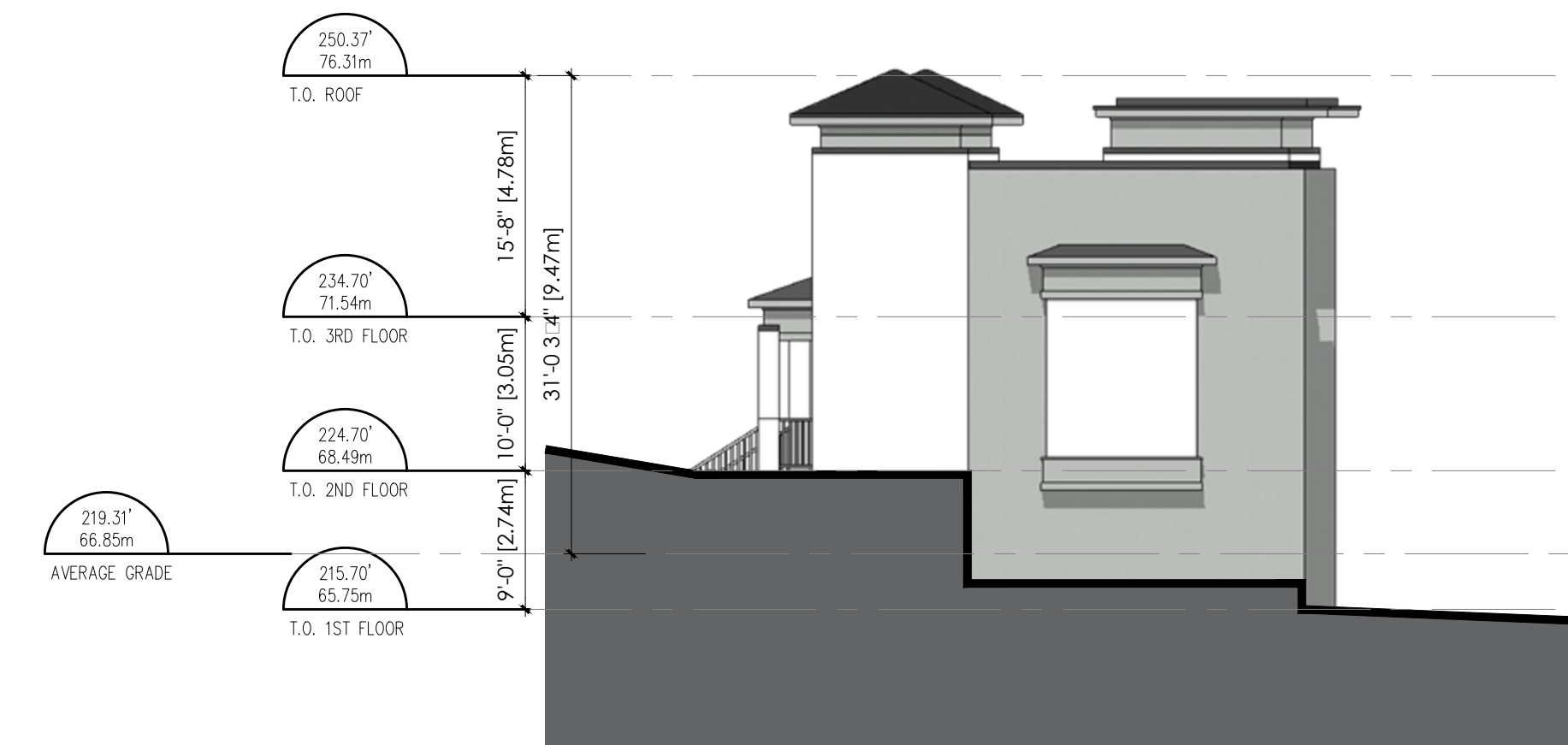
BUILDING A  
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A301



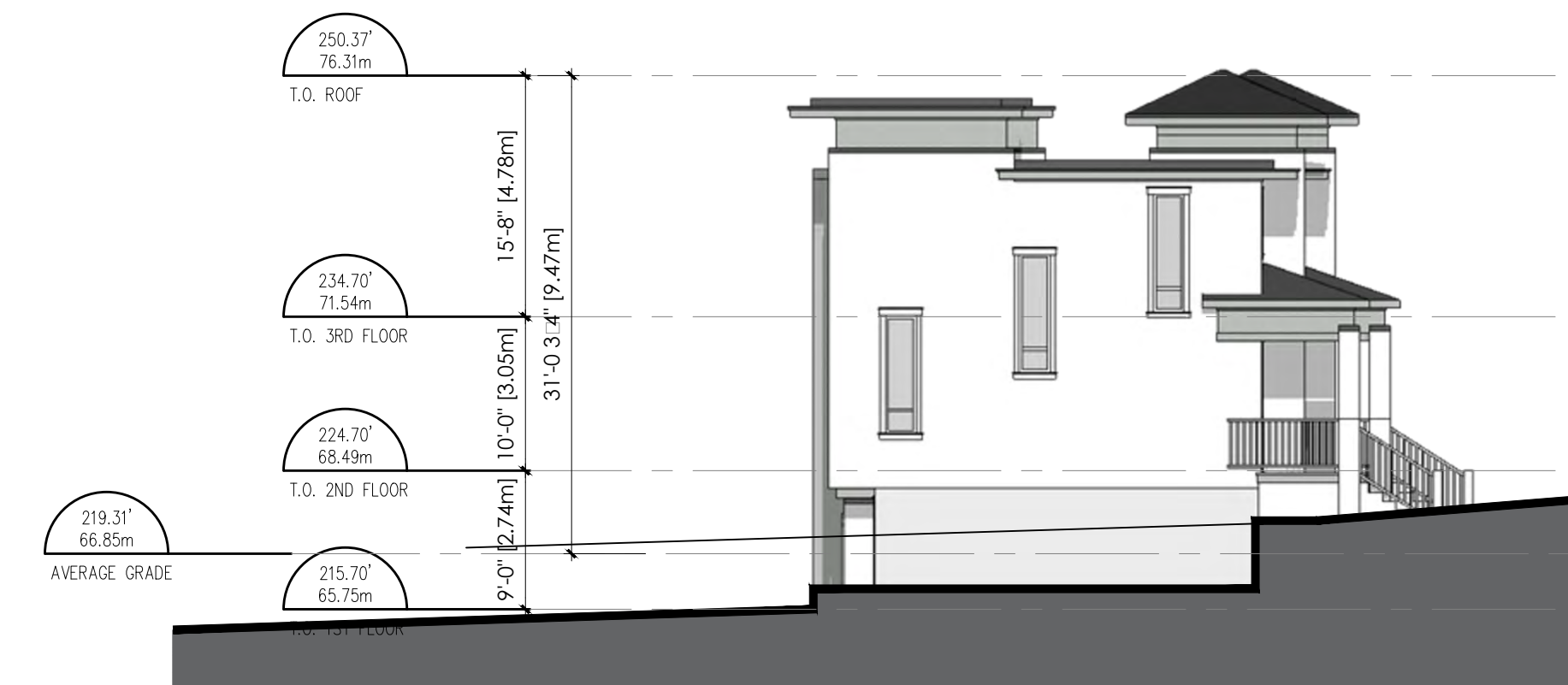
1 17109 - RENDERINGS  
NTS

2 17109 - RENDERINGS  
NTS



3 17109 - BUILDING B  
NORTH ELEVATION  
3/32"=1'-0"

4 17109 BUILDING B  
EAST ELEVATION  
3/32"=1'-0"



5 17109 - BUILDING B  
SOUTH ELEVATION  
3/32"=1'-0"

6 17109 - BUILDING B  
WEST ELEVATION  
3/32"=1'-0"

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LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

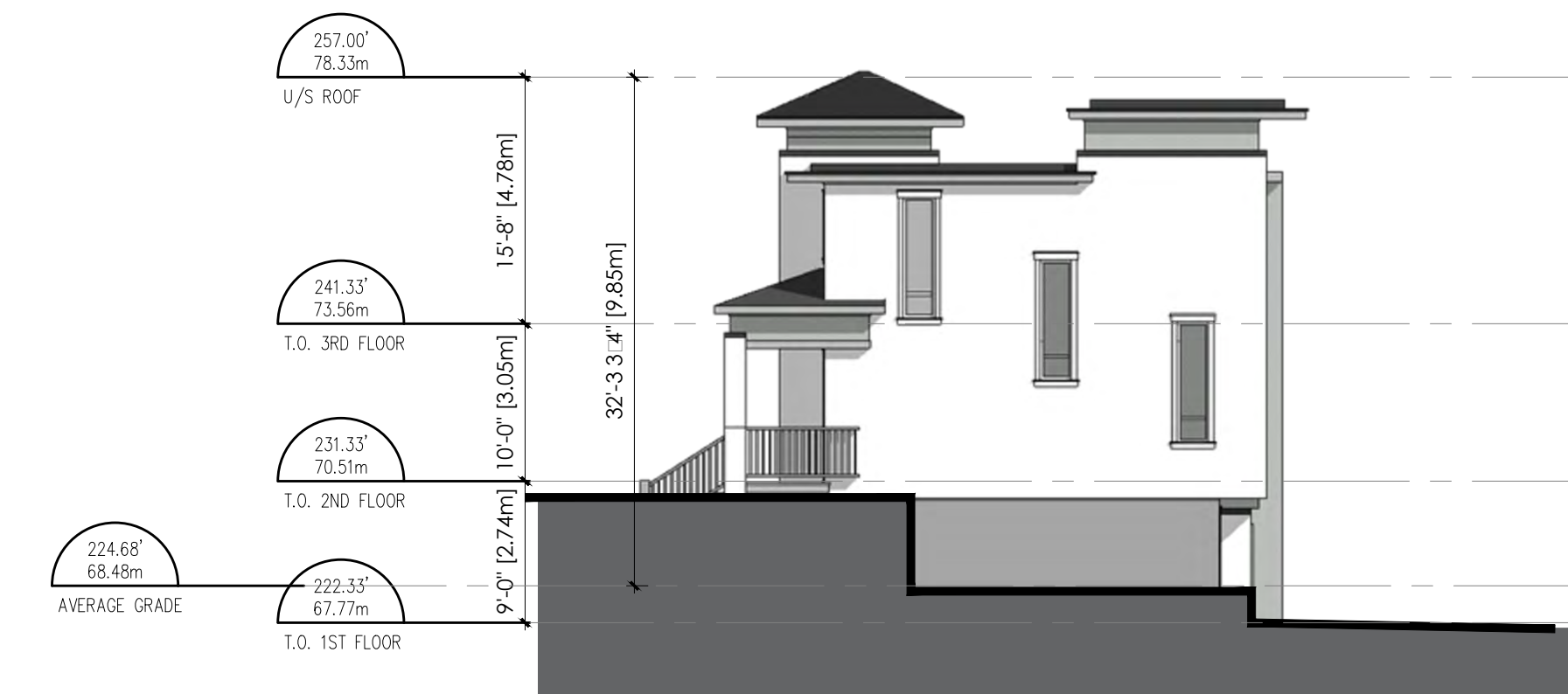
BUILDING B  
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHEW
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A302



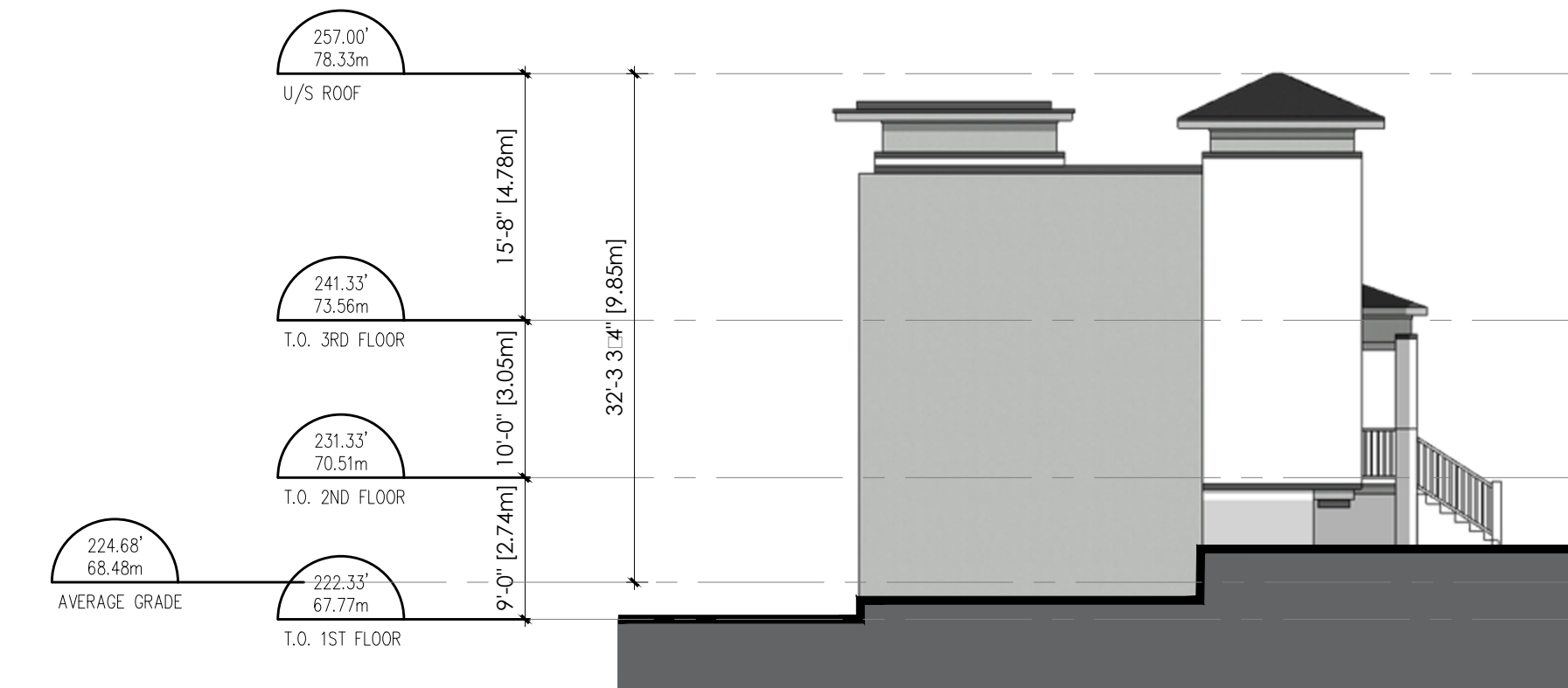
1 17109 - RENDERINGS  
NTS

2 17109 - RENDERINGS  
NTS



3 17109 - BUILDING C  
NORTH ELEVATION  
3/32"=1'-0"

4 17109 BUILDING C  
EAST ELEVATION  
3/32"=1'-0"



5 17109 - BUILDING C  
SOUTH ELEVATION  
3/32"=1'-0"

6 17109 - BUILDING C  
WEST ELEVATION  
3/32"=1'-0"

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CONSULTANTS:

STRUCTURAL: N/A

MECHANICAL: N/A

ELECTRICAL: N/A

CIVIL: J.E. ANDERSON & ASSOCIATES

LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE:

BUILDING C  
ELEVATIONS

PROJECT NO: 17109 DRAWN BY: CHEW

SCALE: 3/32"=1'-0" REVIEW BY: DM

DATE: APRIL 2018 DRAWING NO: A303



1 17109 - RENDERNG  
NTS

2 17109 - BUILDING D  
WEST ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING D  
NORTH ELEVATION  
3/32"=1'-0"

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CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING D  
ELEVATIONS

PROJECT NO: 17109 DRAWN BY: CH  
SCALE: 3/32"=1'-0" REVIEW BY: DM  
DATE: APRIL 2018 DRAWING NO: A304



1 17109 - RENDERNG  
NTS



2 17109 - BUILDING D  
EAST ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING D  
SOUTH ELEVATION  
3/32"=1'-0"

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CONSULTANTS:  
STRUCTURAL: NIA  
MECHANICAL: NIA  
ELECTRICAL: NIA  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING D  
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A305



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1 17109 - RENDERNG  
NTS

2 17109 - BUILDING E WEST ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING E NORTH ELEVATION  
3/32"=1'-0"

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ELECTRICAL: N/A  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING E ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHEW
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A306

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1 17109 - RENDERNG  
NTS

2 17109 - BUILDING E  
EAST ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING E  
SOUTH ELEVATION  
3/32"=1'-0"

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ELECTRICAL: N/A  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING E  
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHEW
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO:	A307



1 17109 - RENDERNG  
NTS

2 17109 - BUILDING F  
NORTH ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING F  
WEST ELEVATION  
3/32"=1'-0"

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ELECTRICAL: N/A  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING F  
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHEW
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO:	A308



1 17109 - RENDERNG  
NTS

2 17109 - BUILDING F  
SOUTH ELEVATION  
3/32"=1'-0"



3 17109 - BUILDING F  
EAST ELEVATION  
3/32"=1'-0"

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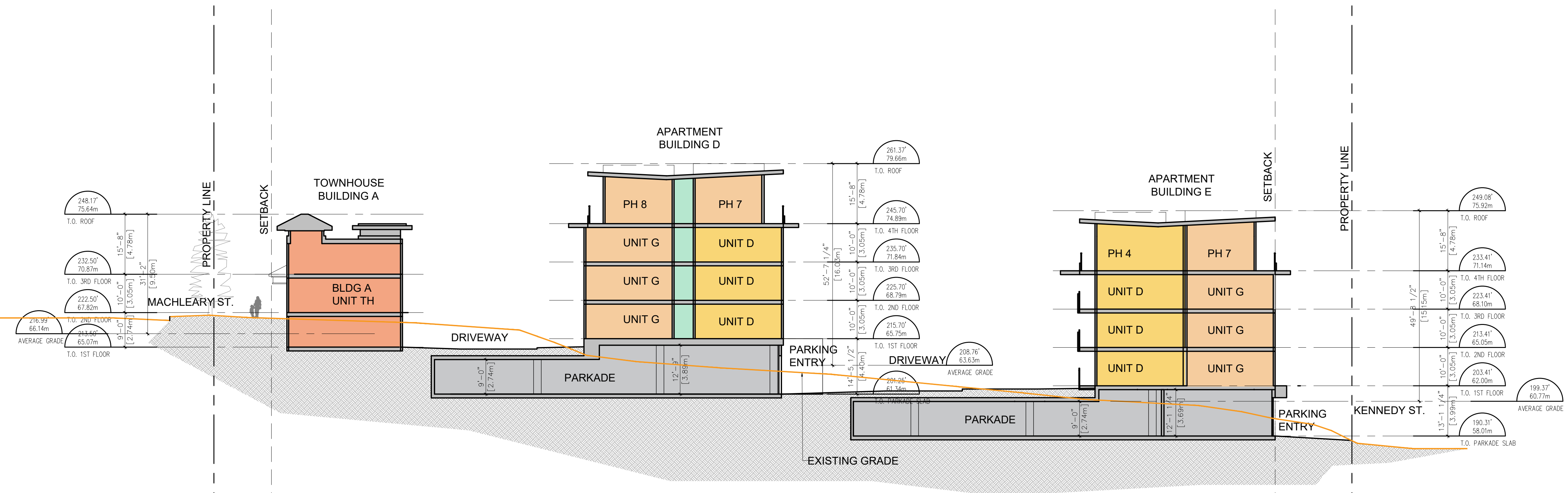
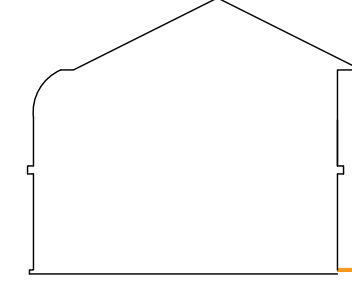
CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE

BUILDING F  
ELEVATIONS

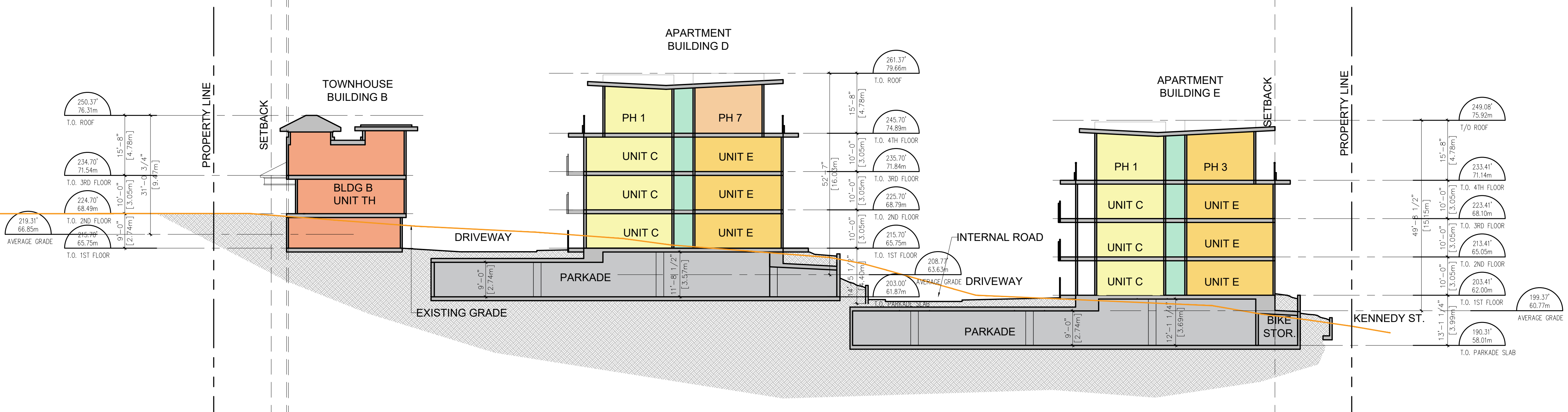
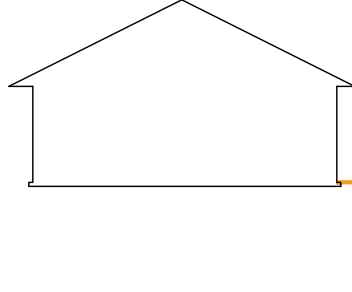
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SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A309

TYPICAL SINGLE FAMILY HOME

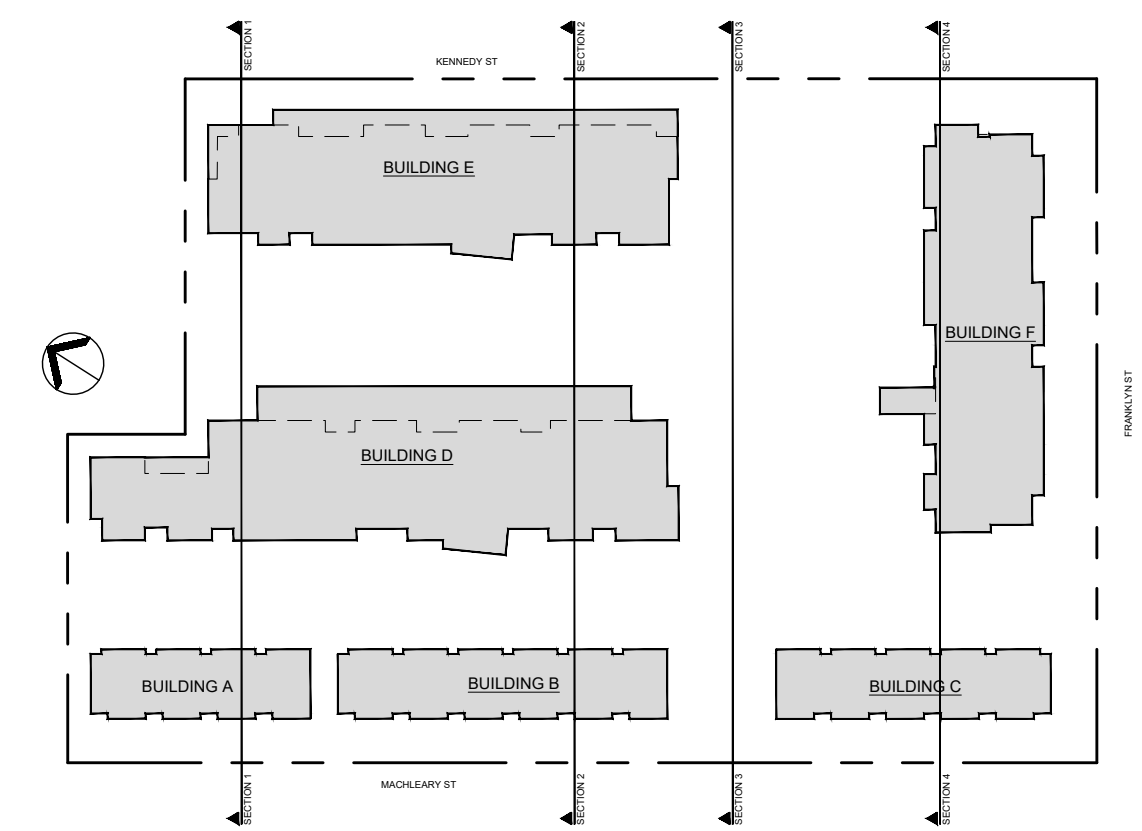


1 SECTION 1  
1/16"=1'-0"

TYPICAL SINGLE FAMILY HOME



2 SECTION 2  
1/16"=1'-0"



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SEAL



NO.	REVISION	MOY
01	ISSUED FOR OCP AMENDMENT & REZONING	02/15/19

PROJECT NAME

**OCEANVIEW RESIDENTIAL**

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC

**WA**  
WENSLEY ARCHITECTURE LTD

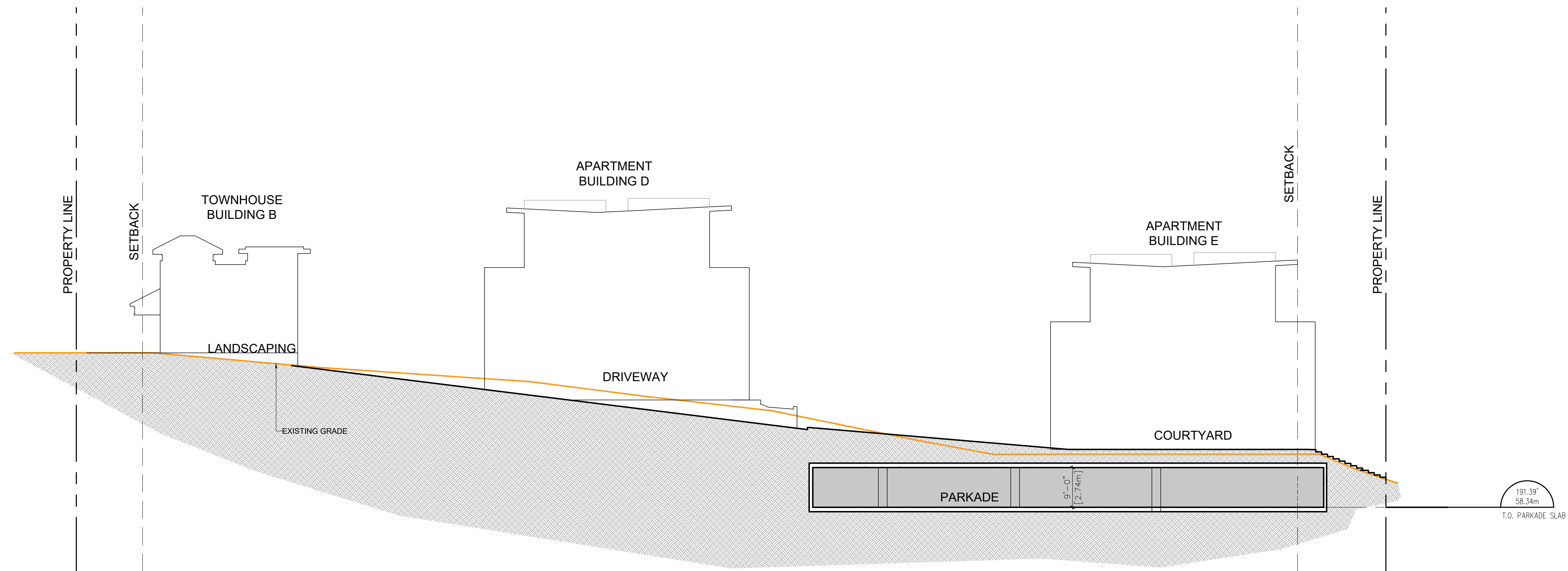
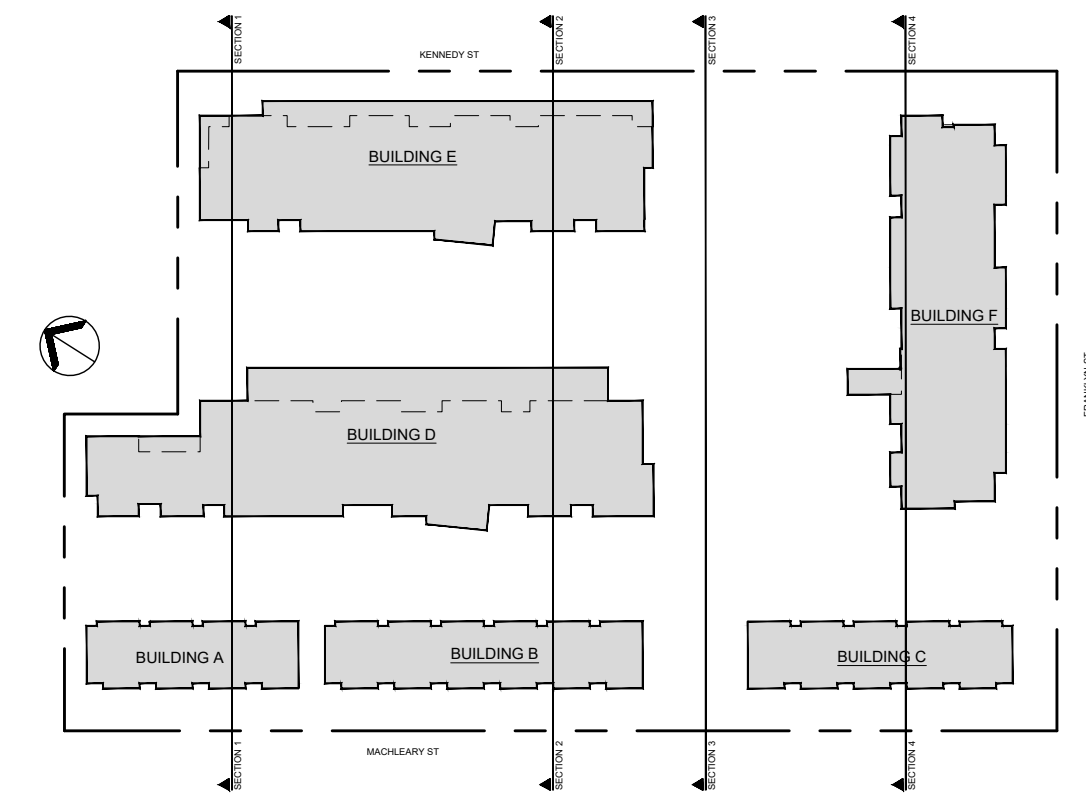
301-1444 Albers St  
Vancouver, BC V6G 2Z7  
T: 604 685 3529  
office@wensleyarch.com

CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: J.E. ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

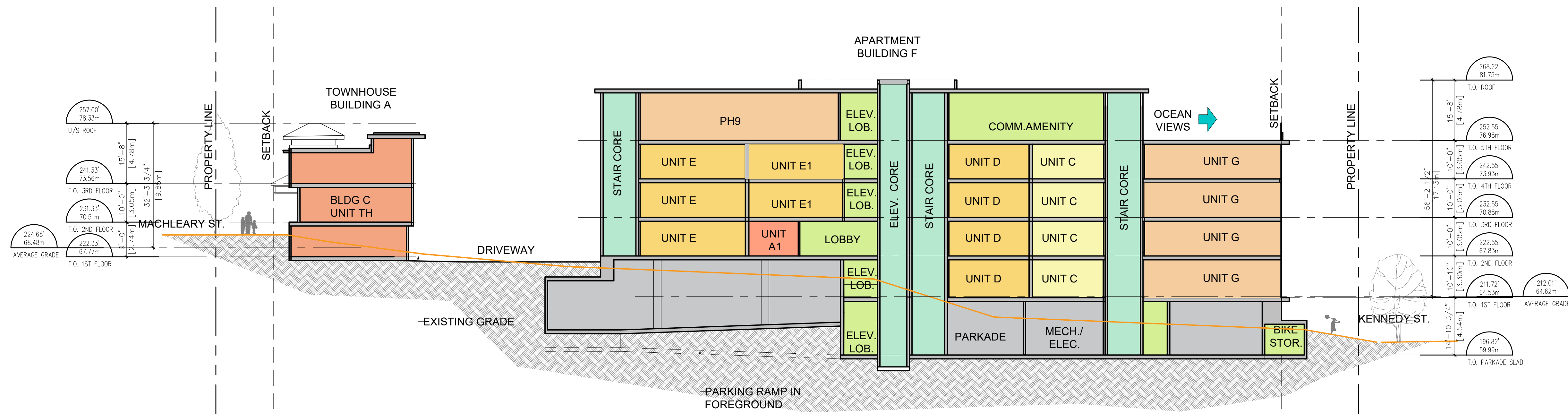
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**BUILDING SECTIONS**

PROJECT NO:	17109	DRAWN BY:	CHBW
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A401

SEAL



1 SECTION 3  
1/16"=1'-0"



2 SECTION 4  
1/16"=1'-0"

OWNER/CLIENT



NO.	REVISION	MOY
01	ISSUED FOR OCP AMENDMENT & REZONING	02/15/19

PROJECT NAME

# OCEANVIEW RESIDENTIAL

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC

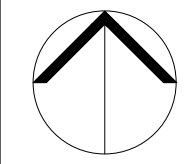


CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: J+E ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

## BUILDING SECTIONS

PROJECT NO:	17109	DRAWN BY:	CH
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A402

SEAL



MARCH 21 9:00 AM



JUNE 21 9:00 AM



DECEMBER 21 9:00 AM



MARCH 21 12:00 PM



JUNE 21 12:00 PM



DECEMBER 21 12:00 PM



MARCH 21 3:00 PM



JUNE 21 3:00 PM



DECEMBER 21 3:00 PM

OWNER/CLIENT



01	ISSUED FOR OCP AMENDMENT & REZONING	02/15/19
NO.	REVISION	MOY

PROJECT NAME

## OCEANVIEW RESIDENTIAL

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC

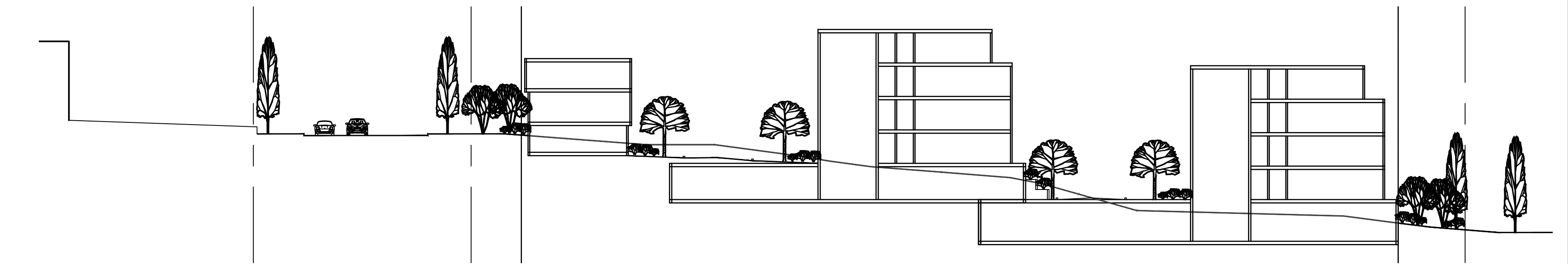
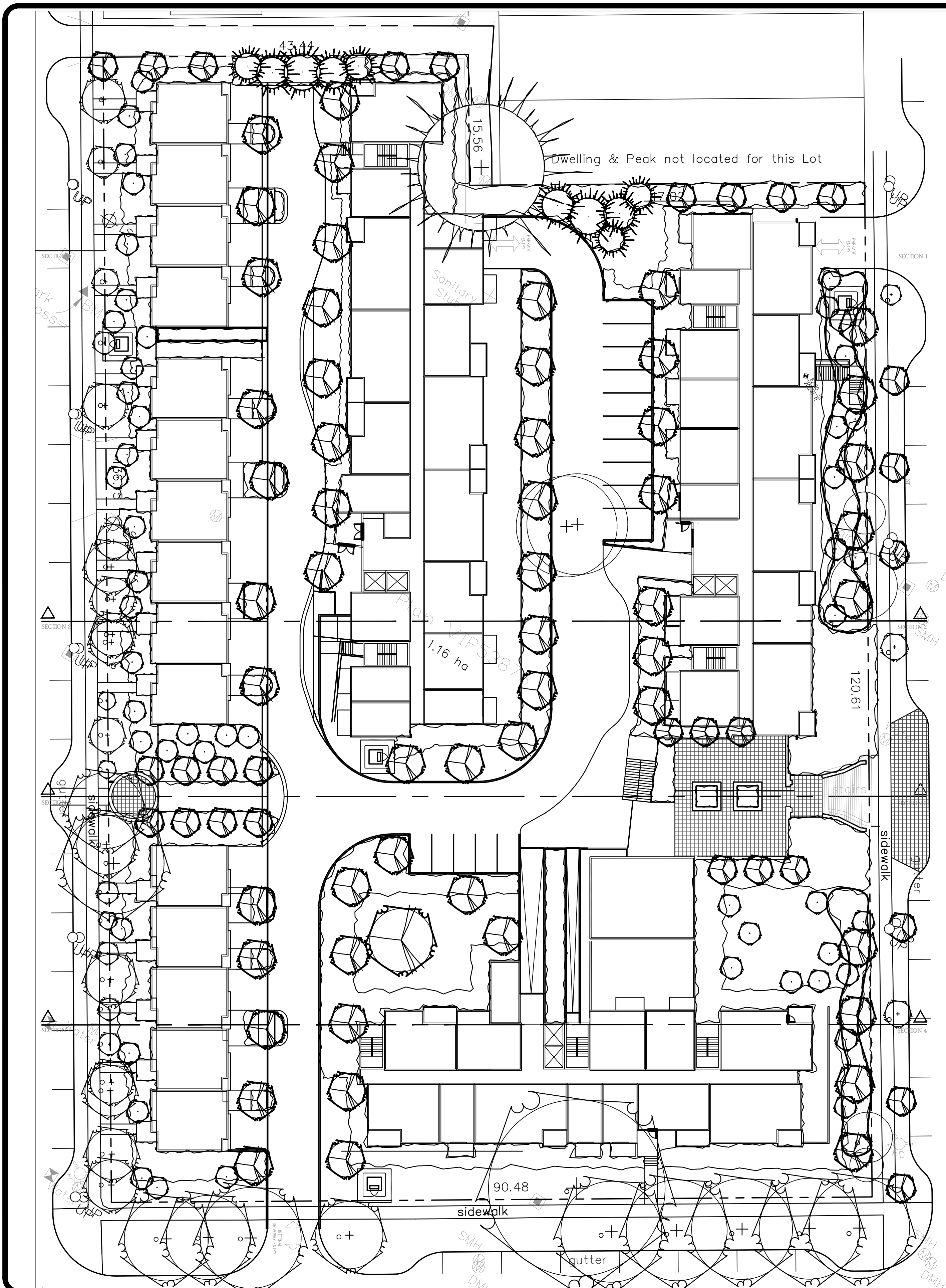


CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: JE ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

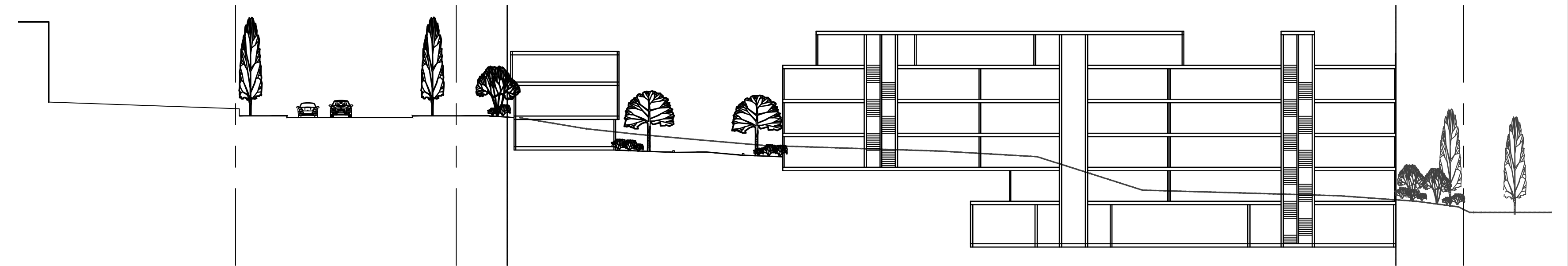
DRAWING TITLE

## SHADOW STUDIES

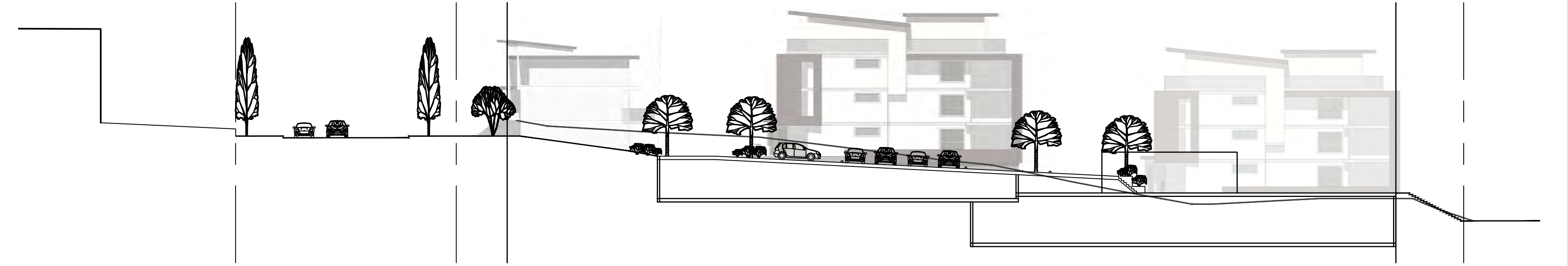
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SCALE:	NTS	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A701



SECTION A-AA



SECTION B-BB



SECTION C-CC

NO.	DATE	BY	REVISION
1.	02/15/19	S.P.	GENERAL SITE
NO.	DATE	BY	REVISION
1.	02/15/19	S.P.	GENERAL SITE
2.	02/15/19	S.P.	GENERAL SITE
3.	02/15/19	S.P.	GENERAL SITE
4.	02/15/19	S.P.	GENERAL SITE
5.	02/15/19	S.P.	GENERAL SITE
6.	02/15/19	S.P.	GENERAL SITE
7.	02/15/19	S.P.	GENERAL SITE
8.	02/15/19	S.P.	GENERAL SITE
9.	02/15/19	S.P.	GENERAL SITE
10.	02/15/19	S.P.	GENERAL SITE

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 LOMBARD NORTH GROUP (BC) INC.  
 436 COMMERCE STREET  
 VICTORIA, BRITISH COLUMBIA, V8W 1R1  
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# OCEAN VIEW RESIDENTIAL

## NANIAMO, B.C.

CONSULTANT

**SCHMATIC PLAN**