

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-JUN-23

AUTHORED BY: NOBLE GARY, DEVELOPMENT APPROVAL PLANNER,
PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP874 – 1835 BOWEN ROAD

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP874 at 1835 Bowen Road with support for the following variances:

- to reduce the front yard setback to 1.7m; and,
- to increase the maximum height for a fascia sign above the roof line to 1.83m.

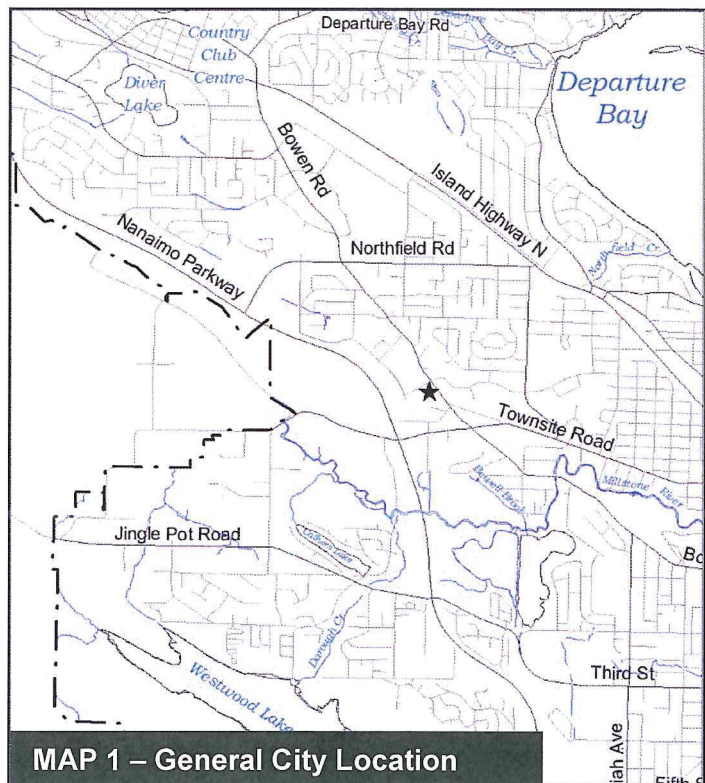
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit for construction of a 2-storey restaurant with drive thru service; and two proposed variances.

BACKGROUND:

A development permit application was received from MCDONALD'S RESTAURANTS OF CANADA LTD. (Mr. Graham Fane), on behalf of the HINDI ENGINEERING LTD. Staff and the Design Advisory Panel support the application.

Staff supports the proposed variances.



Subject Property

Zoning	COR3 – Community Corridor 3
Location	Subject property is located at south corner of Bowen Road / Dufferin Crescent
Total Area	0.4ha (1 acre)
OCP	Map 1 - Future Land Use Plan - Corridor; Map 3 - Development Permit Area DPA No. 9 - Commercial, Industrial, Institutional, Multi-family and Mixed Commercial / Residential Development

- Council
- Committee.....
- Open Meeting
- In-Camera Meeting

Meeting Date: 2014 Jun 23

DISCUSSION:

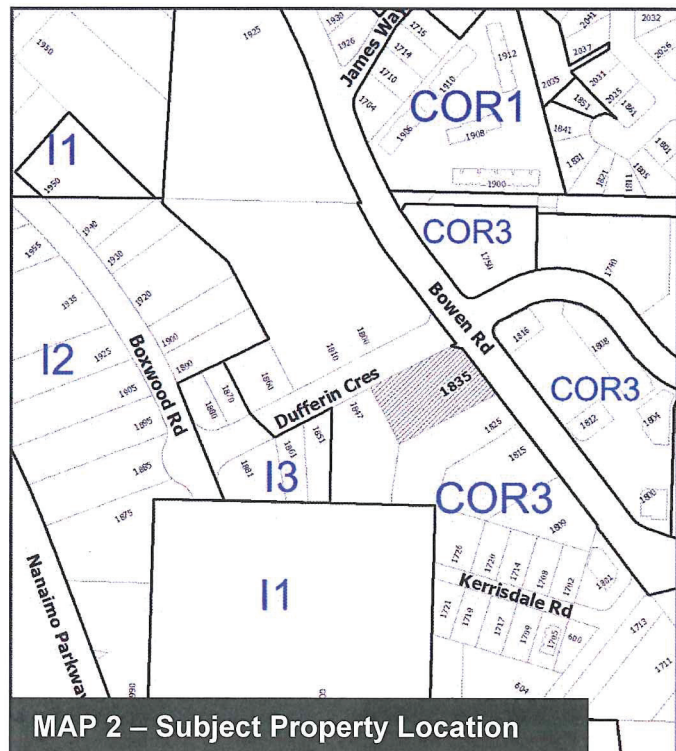
Proposed Development

The proposed development is a 2-storey restaurant with drive-thru service. The restaurant has a floor area of 456.32m² which accommodates 70 seats.

The restaurant building is sited toward the Bowen Road frontage, with the associated drive-thru service and parking located behind the building and internal to the site.

The site plan is designed to accommodate the tracking of delivery trucks. The island in the middle of the parking lot is at grade, and is defined by diagonal paint lines.

The double drive-thru is hidden from Bowen Road by the building sited toward the corner. The landscape plan uses shrubs and tree plantings to minimize the visual impact of vehicles stacked in the drive-thru lane along the Dufferin Crescent street edge.



There will be left turn lane from Dufferin Crescent to access the site (modifying the existing median). The west access point is a shared access with the subject property and the abutting three lot subdivision.

The parking lot is sloped to allow rainwater (storm water) to sheet across into the vegetated bioswale (which is constructed parallel to Dufferin Crescent), during a major rain event. The civil design is an alternative rainwater (storm water) strategy which mirrors strategies used in the Green Rock industrial subdivision, to the west of the subject property.

The landscape plan has two focuses:

- Subject property edges; and,
- Urban plaza.

The subject property edges have a planting plan which mirrors plantings found within the Green Rock industrial subdivision. The majority of the plant palette is native.

The urban plaza design, with the coordination of both soft and hard landscape features, creates an animated public space for both restaurant patrons and as a gathering area for the neighbourhood.

The hard landscape features include: a decorative paved surface; a street wall designed for informal seating; and, clustered seating areas which have fixed seating areas with tables. The soft landscape features define the urban plaza edges, add another texture to an otherwise hard surfaced area, and provide visual screening from the parking lot to the west.

Building Design

The proposed building embraces the southwest corner of this busy intersection at Dufferin Crescent and Bowen Road. The proposed building siting is anticipated in a corridor where a street wall is an important design feature and there is a need to express an urban relationship between the building and the public realm, or streetscape.

As the building form does not run continuously along the Bowen Road frontage, the urban plaza was designed to connect the proposed building in an innovative way to the siting of the building to the south at 1815 Bowen Road (Frontrunners – nearing completion). The future Frontrunners building to the south has a 3.0m setback from Bowen Road, a strong urban siting. A 3.0m setback in a corridor zone allows for a wider public realm and merges the public sidewalk with an entry apron to the building.

The main entrance of the restaurant is at the corner of Dufferin Crescent and Bowen Road. This location encourages pedestrian traffic from neighbouring retail activities on the other three corners of the intersection.

The building form has a 2-storey massing with a signature architectural feature, commonly referred to as a blade, which is located north of the main entrance. The blade is a signature piece to provide advertising with the restaurant logo, and along with the organization of fenestrations and the various heights of the structural bays of the building, provides a high level of visual interest and articulation – it is also the location of the requested sign variance. The building form is unique, and is designed specifically for this corner, along with an updated image for the restaurant. The exterior material finishes provide a strong base through the use of grey and brown toned manufactured stone. The ALPOLIC metal panels, in a variety of colours, are used to express the restaurant's corporate identity.

Proposed Variances

- *Front Yard Setback*

The minimum front yard setback is 3.0m. The proposed front yard setback is 1.7m, a proposed variance of 1.3m. The building is sited at 3.44m from Bowen Road and 3.02m from Dufferin Crescent. The corner is angled, not 90 degrees, therefore the minimum setback cannot be met.

- *Signage*

Section 5(4)(D) of the City of Nanaimo "SIGN BYLAW 1987 NO. 2850" provides for a maximum of 1.2m above the roof line for fascia signage contained within an architectural feature. The proposed fascia signage within the architectural feature is 1.83m above the roof line, a proposed variance of 0.63m.

The blade is an essential corner, vertical, architectural feature in the overall building composition. The proposed signage animates the blade in a discrete manner and strengthens the reason for the architectural gesture, a common vertical element.

Design Advisory Panel Recommendations

The Design Advisory Panel (DAP), at its meeting held on 2014-APR-24, accepted DP000874 as presented and provided the following recommendations:

- *Ensure safe pedestrian flow from the parking area to the restaurant entrance ways*
- *Look at providing a pedestrian access from the parking area to the Dufferin Crescent sidewalk*
- *Look at adding a textural change inside the parking lot (permeable paving possibly)*
- *Look at providing bike rack(s) within the pedestrian plaza*

The applicant has reviewed the four recommendations and made the following changes:

- Rails and directional signs have been added to ensure safe pedestrian flow, from the parking lot area to the urban plaza/restaurant entrance.
- Bike stands are provided.

Two of the recommendations could not be addressed, they are as follows:

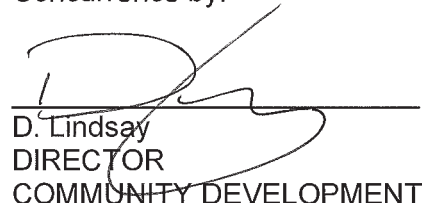
- The pedestrian connections to Dufferin Crescent negatively impacts the design of the bioswale and does not encourage a desired pedestrian flow, therefore this connection will not be added as a site feature.
- Permeable pavers in the island parking area will not work as they would deteriorate substantially through too much movement generated by heavy delivery trucks.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



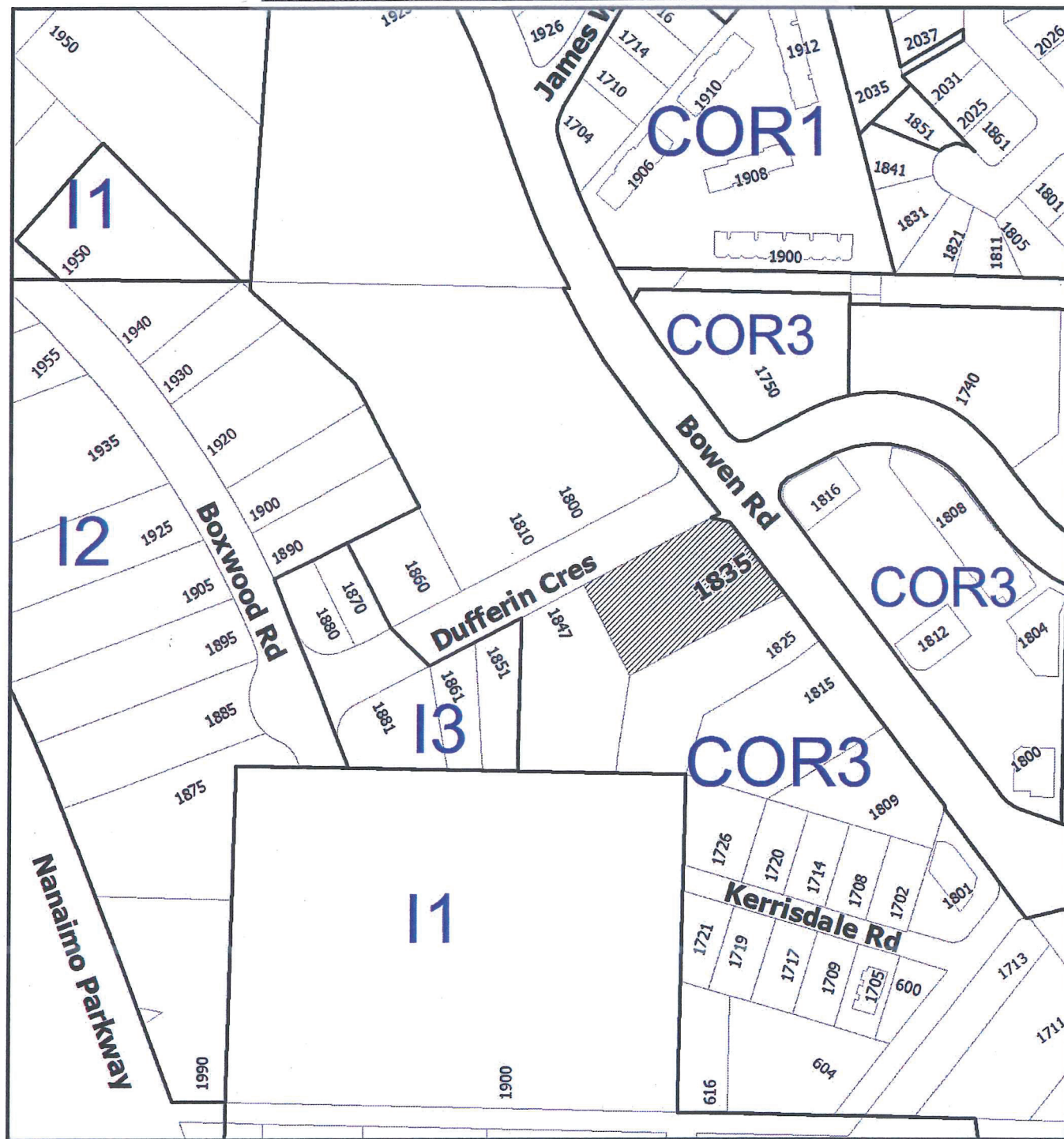
D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



I. Howat
GENERAL MANAGER
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.



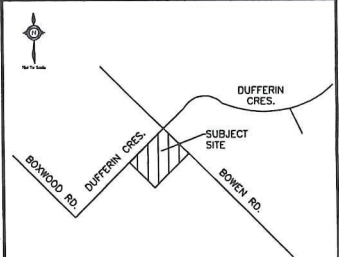
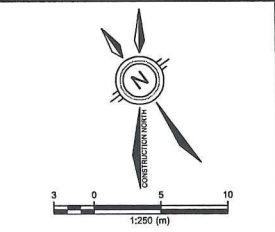
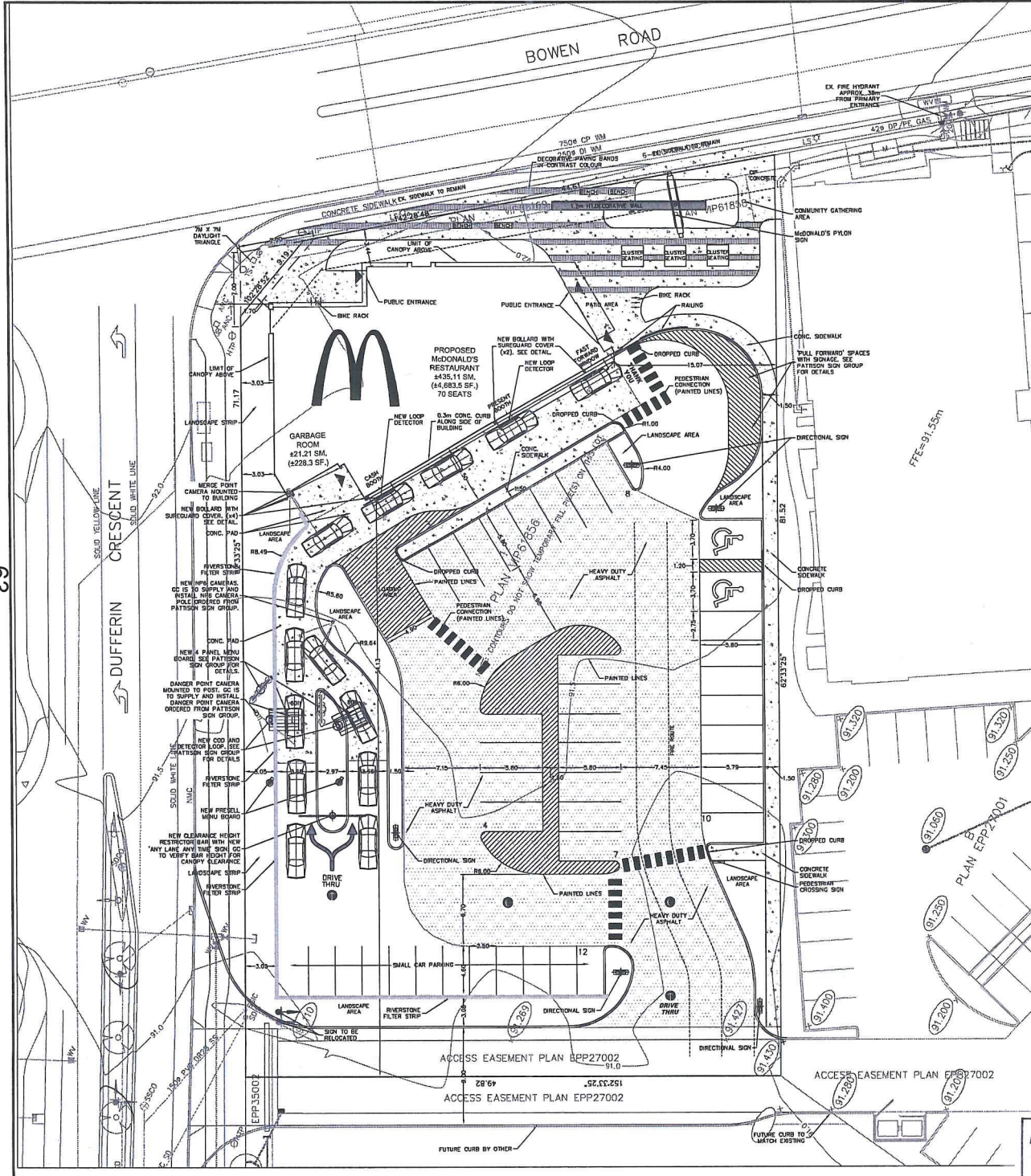
DEVELOPMENT PERMIT NO. DP000874

LOCATION PLAN

 **Subject Property**



Civic: 1835 Bowen Road
Lot 1, Section 15, Range 8, Mountain District,
Plan VIP61856



KEY MAP - N.T.S.
DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED
ZONING	CORRIDOR - CORE 3	
SETBACKS	FY (min)	3.00m
	FY (max)	6.00m
	RY	7.50m
	INT. SY	3.00m
	EXT. SY	3.00m
BUILDING HEIGHT	14.00m (max)	6.4m
LOT AREA	4,048.95sq.m (43,583sq.ft)	
RESTAURANT AREA	435.11 sq.m (4,683.5 sq.ft)	
GARBAGE ENCL AREA	21.21 sq.m (228.3 sq.ft)	
TOTAL BUILDING AREA	456.32 sq.m (4,911.8 sq.ft)	
SEATS	70	
BUILDING COVERAGE	11.3%	
# of LOADING SPACES	1	
GARBAGE ENCLOSURE	ATTACHED	
LANDSCAPE AREA	1,049.24 sq.m (25.9%)	
IMPERVIOUS AREA	2,543.36 sq.m (62.8%)	
DT STACKING	12	
PARKING REQUIRED	39 SPACES	
PARKING PROVIDED	41 SPACES	

NOTES

- PARKING CALCULATIONS:
 1 SPACE PER 3 SEATS PLUS 15 ADDITIONAL SPACES
 (70 SEATS / 3) + 15 = 38.33 (39) SPACES
 TOTAL STALLS REQUIRED = 39
 TOTAL STALLS PROVIDED = 41
- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- CONTRACTOR SHALL MAKE GOOD ALL EXISTING CONDITIONS THAT ARE DISTURBED BY NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CURB/ASPHALT/CONC. BASE WORK.
- ALL NEW CURB IS TO BE CUT INTO EXISTING ASPHALT AT EXISTING GRADE. CONTRACTOR TO VERIFY THAT SITE DRAINAGE IS NOT NEGATIVELY IMPACTED.
- ALL PYLON BASES, DIRECTIONAL SIGNS, ROAD SIGNS AND DT MENU BOARD COMPONENTS ARE TO BE REPAINTED. PAINT SYSTEM TO BE DEVT-HANE 979 - MCDM4 (PT-2) SURFACE TO BE PREPARED PRIOR TO PAINTING AS PER ICI RECOMMENDATIONS.
- EXISTING ASPHALT PARKING LOT IS TO BE REPAIRED, RESEALED AND RESTRIPTED AS SHOWN.

ASPHALT STRUCTURE

- 40mm H.L.3
- 80mm H.L.8
- 150mm GRANULAR 'A'
- 300mm GRANULAR 'B'

CONCRETE PAD DETAILS

- 6" CONCRETE SLAB WITH 6"x6" X 8' @ W.W.F. ON 6" COMPACTED GRANULAR FILL 4000 P.S.I. 6% AIR SULPHATE RESISTANT

LEGAL DESCRIPTION

BEING PART OF LOT 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN VJP61856, CITY OF NANAIMO, BRITISH COLUMBIA

REVISIONS

#	DATE	BY	DESCRIPTION
7	2014 05 06	DN	MODIFIED AS PER DESIGN ADVISORY PANEL RECOMMENDATIONS
6	2014 03 26	DN	BUILDING FOOTPRINT UPDATE
5	2014 03 21	DN	SURVEY PLAN UPDATE
4	2014 02 26	DN	SURVEY PLAN UPDATE
3	2014 02 21	TW	REVISED SITE ENTRANCE PER CITY REQUEST
2	2014 02 04	DN	BUILDING FOOTPRINT UPDATE
1	2014 01 30	DN	MODIFIED AS PER McDONALD'S COMMENTS

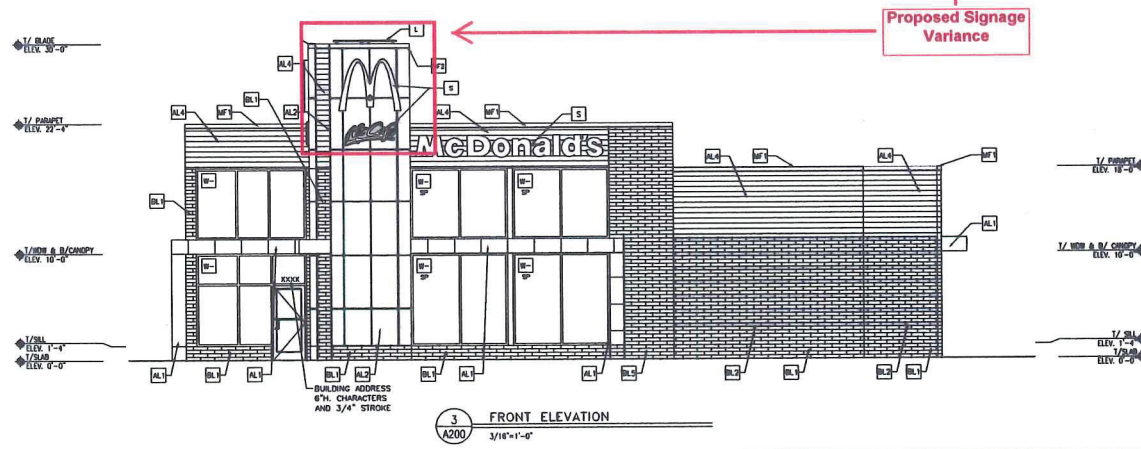
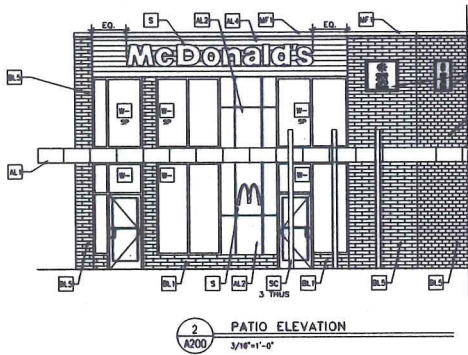
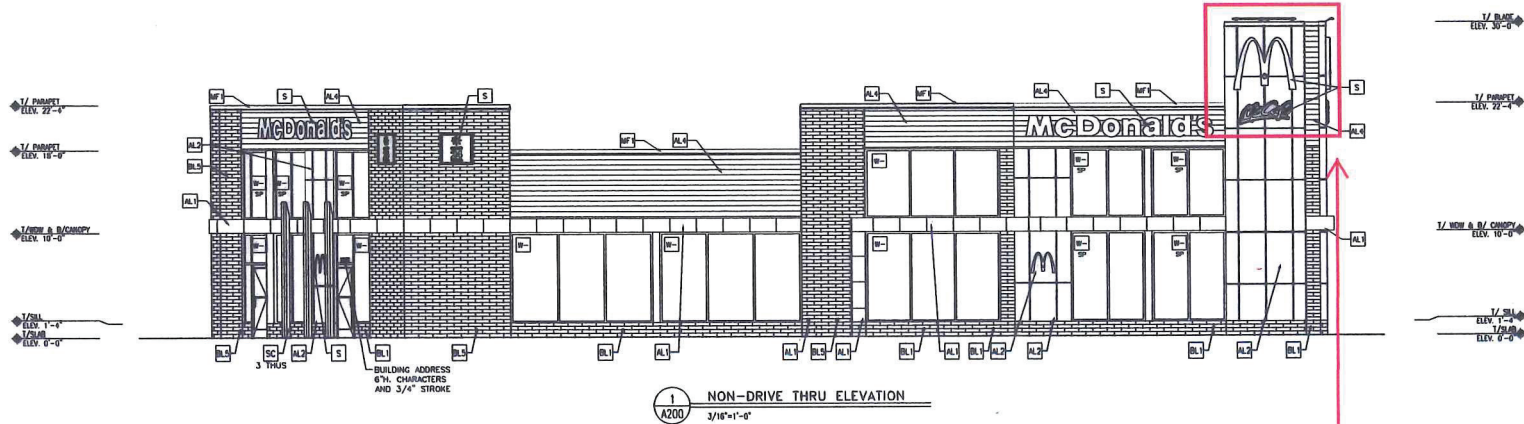


IBI GROUP SUITE 308
 30 EGLINTON AVENUE WEST
 MISSISSAUGA, ONTARIO
 L5R 3E7
 (905) 890-3550
 www.ibigroup.com

BOWEN RD

McDONALD'S RESTAURANTS OF CANADA LIMITED
 1835 BOWEN RD
 NANAIMO, BC

Exterior Elevations
(Front/Side)



Proposed Signage Variance

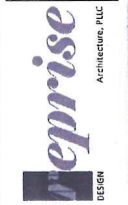
KEY NOTES

- AL VICWEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "TIT" - WHITE
- AL VICWEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "IRON-RED"
- AL VICWEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "REG-GREY"
- AL VICWEST AD-150 METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "REG-GREY"
- BL BASE STONE (4"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "ONYX" W/ MORTAR COLOUR CHOOS "TRAVEL" BY INTERSTAR
- BL1 BASE STONE (2"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "ONYX" W/ MORTAR COLOUR CHOOS "TRAVEL" BY INTERSTAR
- BL2 BASE STONE (2"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "ONYX" W/ MORTAR COLOUR CHOOS "TRAVEL" BY INTERSTAR

- BL3 BASE STONE (4"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "DOVER GREY" W/ MORTAR COLOUR CHOOS "TRAVEL" BY INTERSTAR
- BL4 BASE STONE (2"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "WELLINGTON" W/ MORTAR COLOUR CH717 "IVORY" BY INTERSTAR
- BL5 NOT USED
- CMU (4"x4"x16") RICHVALE YORK BLOCK, CAMBRIDGE SERIES - COLOUR "EXECUTIVE BROWN" W/ STANDARD MORTAR COLOUR
- D INSULATED HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF ADJACENT MATERIAL

- DO AUTOMATIC DOOR OPERATOR
- FB CO, FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- MF METAL FASCIA COLOUR "CHARCOAL GREY"
- MF2 METAL FASCIA COLOUR TO MATCH VICWEST METAL PANEL SYSTEM "IRON RED"
- OD INSULATED OVERHEAD DOOR - PAINTED
- PB STEEL PIPE BOLLARD W/ SUREGUARD BOLLARD SHIELD - SEE SITE DETAILS

- PT (RHC) CON COLLECTOR UNIT #WPT 012000 STD CALL 1-888-743-7435 TO ORDER
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
- SC STEEL COLUMN W/ PREFINISHED ELECTROSTATIC COATING TO MATCH - "IRON-RED"
- EX EXTERIOR WINDOW ASSEMBLY - SEE SHEET A600



ARCHITECTURE & PLANNING
12408 PORTLAND AVENUE SUITE 200
SUMMIT, BC V6P 4E9
CELL: 604-291-8888
PHONE: (604) 292-8815
FAX: (604) 292-8815

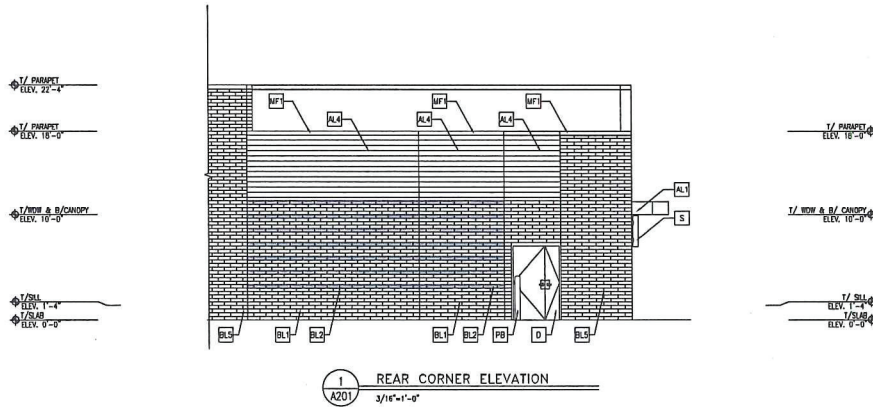
MCDONALD'S RESTAURANT
NEW FREESTANDING BUILDING
BOYER AVE. & DUFFERIN CRES
MANNING, BC
EXTERIOR ELEVATIONS

DATE ISSUED	
DRAWN BY	
CHECKED BY	
JOB NO.	13245

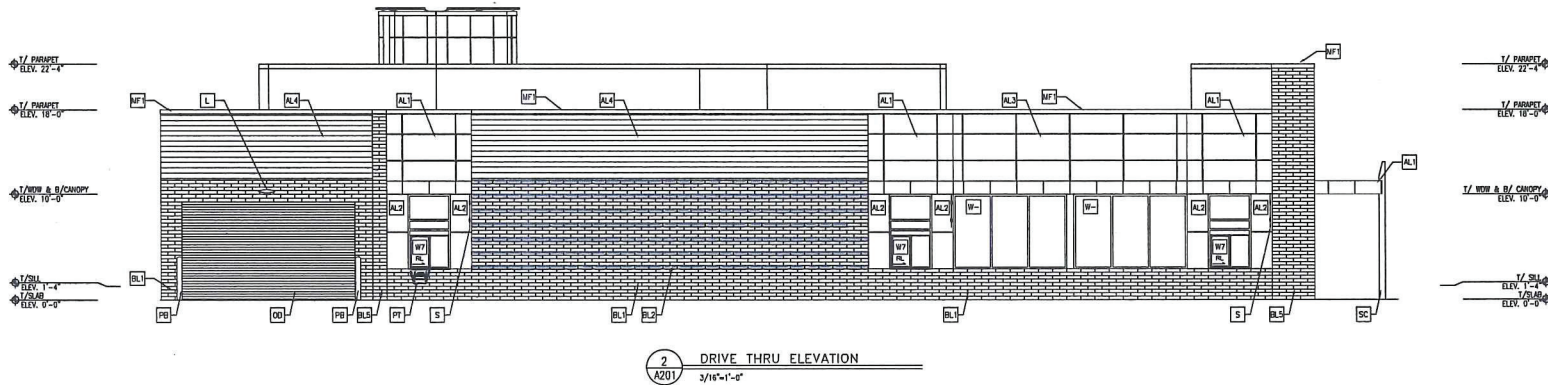
DP874 - 1835 Bowen Rd
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A200

Development Permit No. DP000874 Schedule D
 1835 Bowen Road
 Exterior Elevations
 (Rear/Side)



1 REAR CORNER ELEVATION
 A201 3/16"=1'-0"



2 DRIVE THRU ELEVATION
 A201 3/16"=1'-0"

KEY NOTES

- AL1 W/VEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "BNT - WHITE"
- AL2 W/VEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "IRON-RED"
- AL3 W/VEST MERCURY METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "AZO-GREY"
- AL4 W/VEST AD-150 METAL PANEL SYSTEM - COLOUR MATCH ALPOLIC MFR. "AZO-GREY"
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- BL2 BASE STONE (2"x8"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "WELLINGTON" W/ MORTAR COLOUR CM717 "IVORY" BY INTERSTAR
- BL3 BASE STONE (4"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "ONYX" W/ MORTAR COLOUR CM008 "RAVEN" BY INTERSTAR
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- BL5 BASE STONE (4"x4"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "DOVER GREY" W/ MORTAR COLOUR CM008 "RAVEN" BY INTERSTAR
- BL6 BASE STONE (2"x8"x16") RICHVALE CAMBRIDGE SERIES - COLOUR "WELLINGTON" W/ MORTAR COLOUR CM717 "IVORY" BY INTERSTAR
- BL7 NOT USED
- BL8 CMU (4"x4"x16") RICHVALE YORK BLOCK, CAMBRIDGE SERIES - COLOUR "EXECUTIVE BROWN" W/ STANDARD MORTAR COLOUR
- D INSULATED HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF ADJACENT MATERIAL

- DO AUTOMATIC DOOR OPERATOR
- FB CO, FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- MF1 METAL FASCIA COLOUR "CHARCOAL GREY"
- MF2 METAL FASCIA COLOUR TO MATCH W/VEST METAL PANEL SYSTEM "IRON RED"
- OO INSULATED OVERHEAD DOOR - PAINTED
- PB STEEL PIPE BOLLARD W/ SUREGUARD BOLLARD SHIELD - SEE SITE DETAILS

- PI (RHHO) COIN COLLECTOR UNIT #WPT DT2000 STD CALL 1-800-743-7435 TO ORDER
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
- SC STEEL COLUMN W/ PREFINISHED ELECTROSTATIC COATING TO MATCH - "IRON-RED"
- WA EXTERIOR WINDOW ASSEMBLY - SEE SHEET A600

DP874 - 1835 Bowen Rd
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reprise
 Architecture, PLLC
 ARCHITECTURE & PLANNING
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 BURNABIE, BC V5A 4E7
 EMAIL: DARRYN@REPRISearchitecture.com
 PHONE: (604) 293-0842
 FAX: (604) 293-0843

McDONALD'S RESTAURANT
 1835 BOWEN ROAD
 BOWEN RD. & DUFFERIN CRES
 NANAIMO, BC

EXTERIOR ELEVATIONS

DATE ISSUED _____

 DRAWN BY _____
 CHECKED BY _____
 JOB NO. 15245

A201

Development Permit No. DP000874 Schedule E
1835 Bowen Road

Perspective Illustration
(Northeast Corner)

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DP 874
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



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Development Permit No. DP000874
1835 Bowen Road

Schedule F

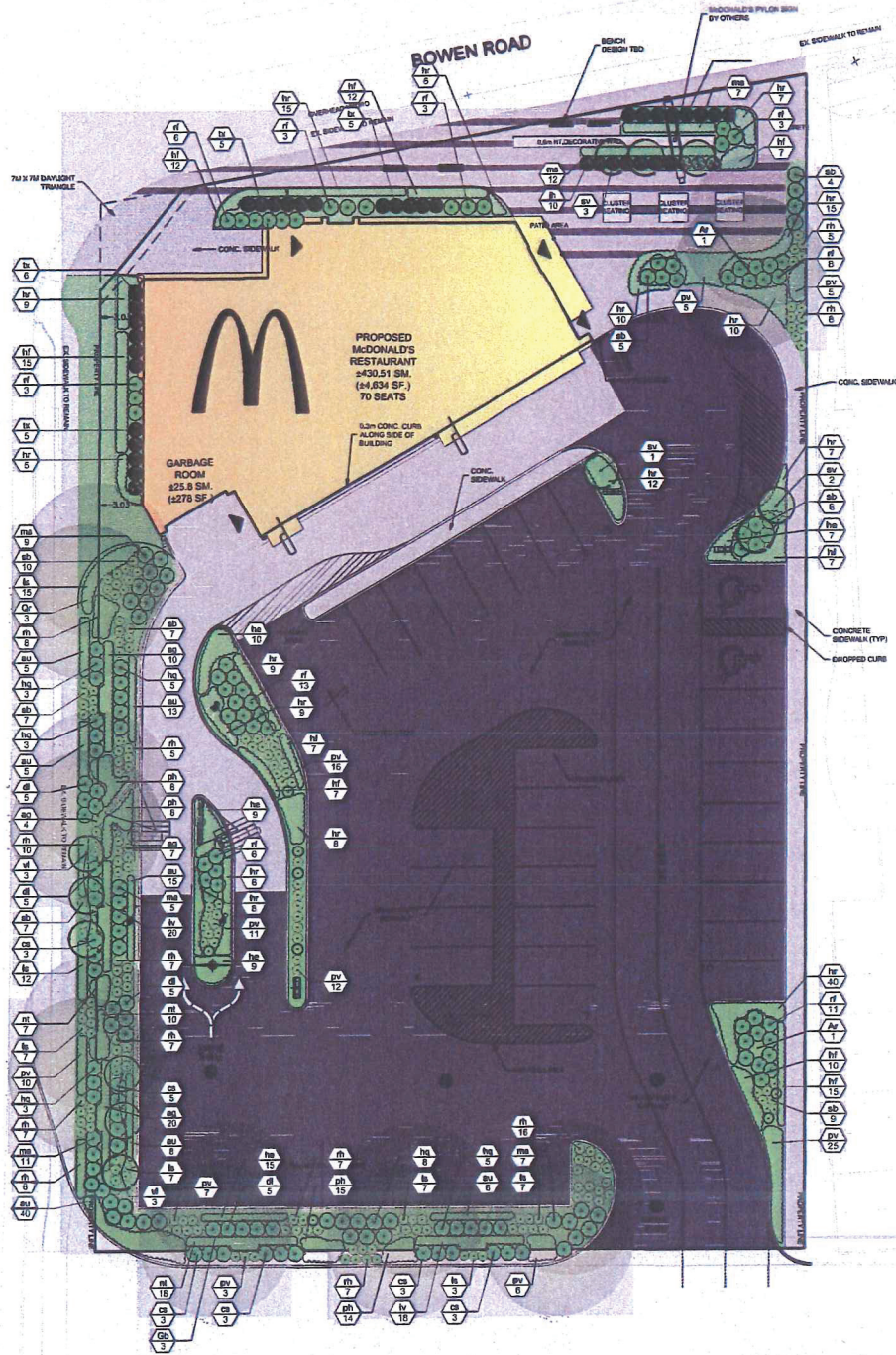
Perspective Illustration
(Southeast Corner)



Landscape Plan
with Plant List



DUFFERIN CRESCENT



PLANT LIST	SYMBOL	COMMON NAME	QTY
TREES			
M1	Acacia saligna	Black Wattle	3
M2	Quercus laevis	White Oak	3
M3	Quercus	Oak	3
SHRUBS			
M4	Juniperus horizontalis	Ground Juniper	18
M5	Ficus	Creeping Fig	21
M6	Salix caprea	Willow	6
M7	Berberis thunbergii	Japanese Barberry	30
M8	Sparganium angustifolium	Sparganium	30
M9	Compositae	Compositae	32
M10	Compositae	Compositae	29
M11	Hydrangea	Hydrangea	22
M12	Hydrangea	Hydrangea	6
PERENNIALS			
M13	Hydrangea	Hydrangea	18
M14	Hydrangea	Hydrangea	18
M15	Hydrangea	Hydrangea	18
M16	Hydrangea	Hydrangea	18
M17	Hydrangea	Hydrangea	18
M18	Hydrangea	Hydrangea	18
M19	Hydrangea	Hydrangea	18
M20	Hydrangea	Hydrangea	18
M21	Hydrangea	Hydrangea	18
M22	Hydrangea	Hydrangea	18
M23	Hydrangea	Hydrangea	18
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M26	Hydrangea	Hydrangea	18
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McDONALD'S PROPOSED DEVELOPMENT
BOWEN ROAD & DUFFERIN CRESCENT
NANAIMO, BRITISH COLUMBIA

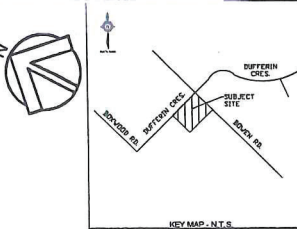
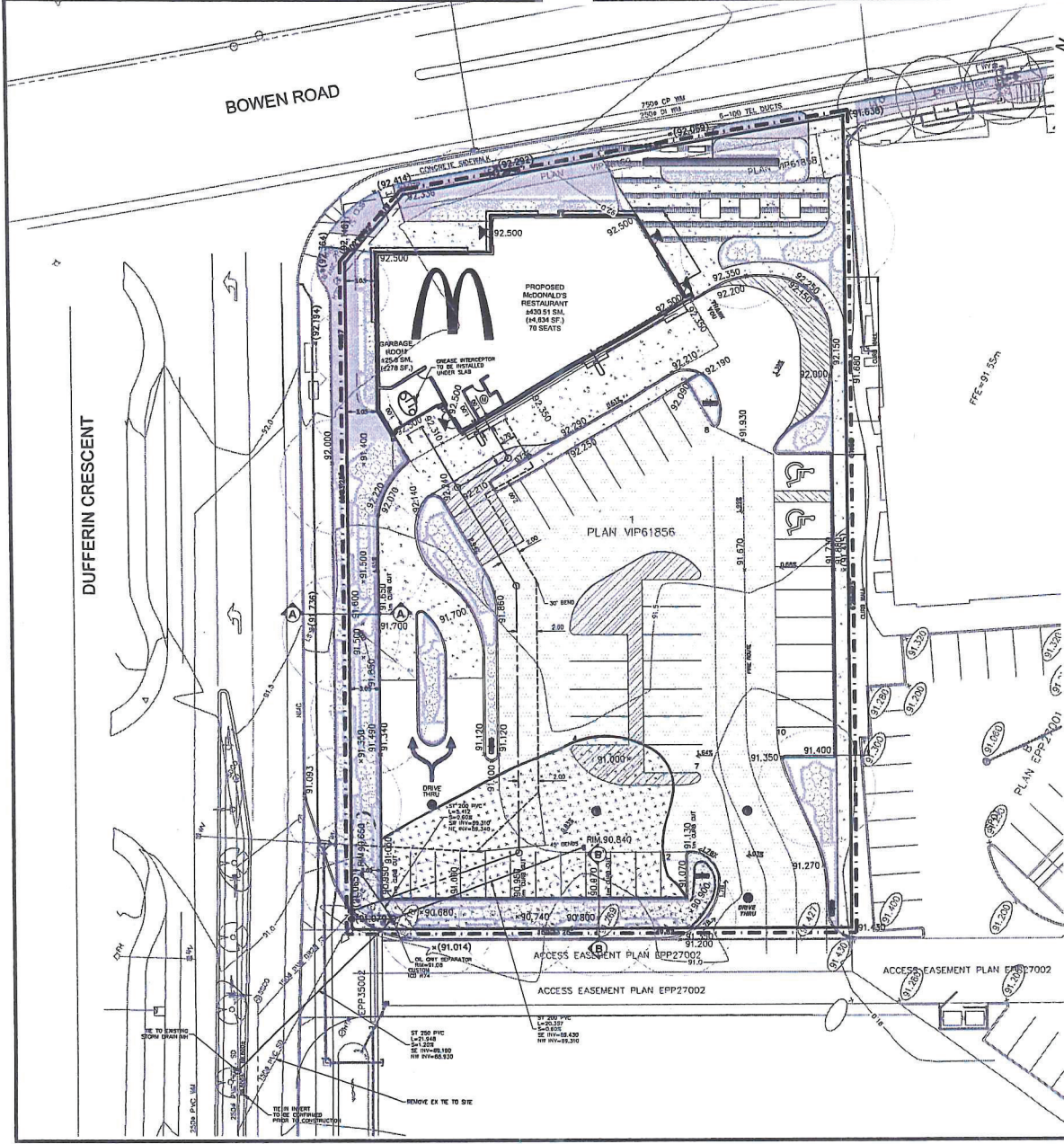
LANDSCAPE PLAN



SUITE 305
30 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO
L4R 3E7
(905) 890-3550
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2014-APR-22

Development Permit No. DP000874 Schedule H
 1835 Bowen Road
 Underground and Surface Layout

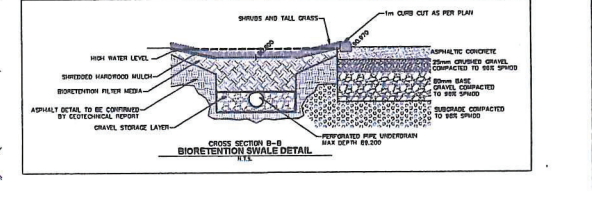
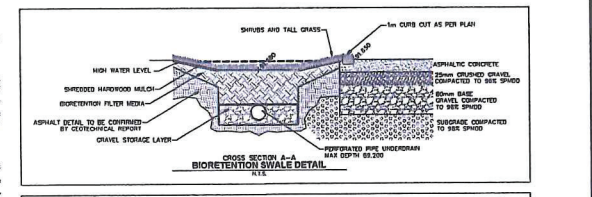


LEGEND

- STORM SEWER MAIN
- SANITARY SEWER MAIN
- WATER MAIN AND VALVE
- GAS LINE
- CONCRETE CURB
- CONSTRUCTION BOUNDARY
- SETBACK BOUNDARY
- EXISTING
- NEW
- MANHOLE CONNECTION
- VALVE
- CHECK VALVE
- MAN VALVE
- TYPE 1-S MANHOLE
- TYPE 1-S MANHOLE
- CATCH BASIN
- GRADED TOP MANHOLE
- SANITARY MANHOLE c/w PLASTIC PLUGS
- METER ROOM LOCATION
- PROPOSED POWER POLE
- EXISTING POWER POLE
- DESIGN ELEVATION
- EXISTING ELEVATION
- EXISTING STATUTORY HIGH SURVEY POST
- SANITARY MANHOLE NUMBER
- STORM MANHOLE NUMBER
- CATCH BASIN TYPE & MILEY CONTROL DEVICE TYPE
- STREET LIGHT
- M.F.
- ENTRANCE DOOR
- MANICAPPED PARKING
- BOLLARD
- SOIL
- TRAPLAP

- NOTES**
- TOTAL DEVELOPMENT AREA = 8.2ha.
 - SITE PLAN PROVIDED BY US WATERLOO ON MARCH 21, 2014.
 - TOPOGRAPHIC SURVEY PROVIDED BY US WATERLOO ON MARCH 21, 2014.
 - LEGAL INFORMATION/SURVEY PROVIDED BY US WATERLOO ON MARCH 21, 2014.
 - BOUNDARY DIMENSIONS DERIVED FROM REGISTERED PLANS AND CERTIFICATES OF TITLE.
 - REGISTRATION FOR EXISTING STORM RECEIVED FROM US WATERLOO ON MARCH 21, 2014.
 - EXISTING DEEP UTILITY INFORMATION AS PER CITY OF NANAIMO RECORDS.
 - ALL CONSTRUCTION IS TO CONFORM TO CITY OF NANAIMO SPECIFICATIONS UNLESS NOTED OTHERWISE.
 - ADD 1000 TO ALL ELEVATIONS TO ACHIEVE GEODETIC DATUM.
 - MANHOLE COVER TYPES ON ALL WATER LINES.
 - ALL STREET LIGHTS TO BE 1500 MM TALL.
 - ALL FITTINGS SHALL HAVE CATHODIC PROTECTION PROVIDED WITH ZINC ANODES.
 - ALL MANHOLES ARE TYPE SA UNLESS OTHERWISE NOTED.
 - ALL SPC PIPE TO BE INSTALLED WITH CLASS II BEDDING AS PER ASTM D2321 AND FULL COMPACTOR.
 - ALL CONCRETE SEWER AND CATCH BASIN LEADS TO BE INSTALLED WITH CLASS C BEDDING AND FULL COMPACTOR.
 - PROVIDE A READILY ACCESSIBLE LOCATION FOR THE WATER METER, REMOVING THE BUILDING ON THE APPROX. OF THE REGULATION WALL THROUGH WHICH THE SERVICE PIPE ENTERS THE BUILDING.
 - THE CONCRETE SHALL COVER ALL MANHOLES AND ALL LEVELS AND REPORT ALL ERRORS OR OMISSIONS TO THE ENGINEER PRIOR TO COMPLETION OF WORK. DO NOT SCALE FROM DRAWING.
 - CONCRETE PIPE TO BE FITTED WITH RUBBER GASKETS (MC SPC).
 - INSULATION REQUIRED IF LESS THAN 25mm OF COVER OR SURVEY OF 3.0m OFF WATER AS PER INSULATION DETAIL 453104.00. CITY OF NANAIMO.
 - COURTAINS DO NOT SHOW TEMPORARY FILL PILES ON THE LOT.

SITE INFORMATION
 LOT 1 BLOCK PLAN V19858
 D.P.# 2013
 ADDRESS: BOWEN RD & DUFFERIN CRES
 LEGAL DESCRIPTION:



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REVISIONS

No.	DATE	APPL.	DESCRIPTION
1	2014-11	DP SUBMISSION	

ISSUES

No.	DATE	DESCRIPTION

SEALS

SUB-CONSULTANT

PROJECT CONSULTANT

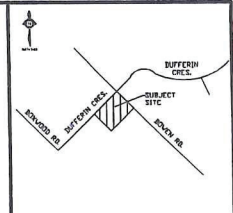
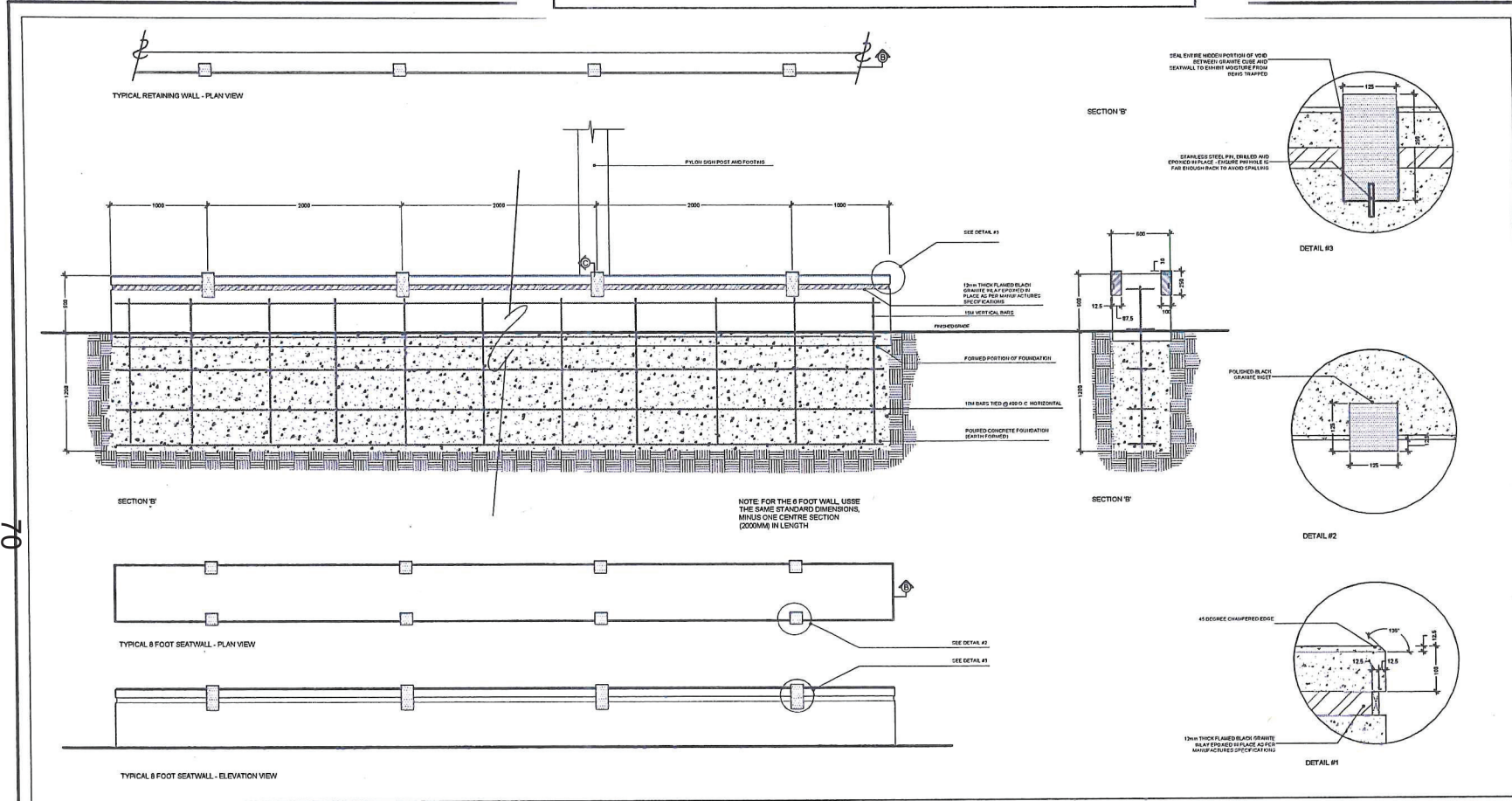
IBI GROUP
 655 Hamilton Road
 1160 Nanaimo Crescent West
 Nanaimo BC V1Y 1C1 Canada
 Tel: 250-750-5500
 Fax: 250-750-5501

PROJECT
 BOWEN ROAD
 BOWEN RD & DUFFERIN CRES
 NANAIMO, BRITISH COLUMBIA

PROJECT NO: 34945
DRAWN BY: ALJ
CHKD BY: KJD
SCALE: 1:200
DATE: MARCH 2014

SHEET TITLE
 UNDERGROUND AND SURFACE LAYOUT

C1.0
 SHEET 1 OF 3



NOTES:

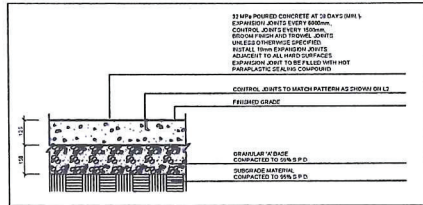
- 1) 1500 CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION BY ACCORDANCE WITH OHS 101
- 2) CONSTRUCTION TO VERIFY ACCURACY OF CONCRETE DETAILS AND REINFORCEMENT PRIOR TO CASTING
- 3) FINISHING: FULL FINISHED SURFACE
- 4) 1500 TO OHS 101 AND 1016
- 5) 1500 TO OHS 101 AND 1016
- 6) 1500 TO OHS 101 AND 1016
- 7) FOR LONGER AND PLWOOD: CLEAN, FREE OF LOOSE MOISTURE, CRACKS AND WITH REPAIRS MADE. CARBONILY AND DISCOULE
- 8) JOINT FALLERS: PREFERED: NON-REINFORCED, REINFORCED (REINFORCED) AND
- 9) ADMIXTURES: TO BE USED ONLY WHEN APPROVED BY ENGINEER
- 10) AGGREGATES FOR GRADE: CRANKLEWAY TO OPS FORM WITH WATER WASHED (WASH OR CRYSTAL) OR BE REASONABLY CLEAN AND FREE OF OIL, SALTS, ACID ALKALI, OILS, VEGETAL MATTER OR OTHER CONTAMINANTS. BLASTED TO THE FINISHED PROJECT AND SHALL MEET THE REQUIREMENT OF OHS
- 11) CONCRETE MIX TO PROVIDE COMPRESSIVE STRENGTH OF 25MPA AS TESTED. SUBMITTED TO OHS TO BE VALID AT PORT OF DISCHARGE
- 12) SIGNALLER BASE TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY FOR CURB AND TO 95% FOR OTHER AREAS
- 13) POOR CONCRETE IN UNFAVOURABLE WEATHER CONDITIONS SHALL BE REPAIRED AS DETAIL #1
- 14) REPAIRS TO CONCRETE SHALL BE ACCEPTED IN ALL PLACES
- 15) CONCRETE AREAS WILL NOT BE ACCEPTED IF THEY CONTAIN REINFORCEMENT OR OTHER DEFECTS
- 16) 1500 TO OHS 101 AND 1016
- 17) 1500 TO OHS 101 AND 1016
- 18) 1500 TO OHS 101 AND 1016
- 19) 1500 TO OHS 101 AND 1016
- 20) 1500 TO OHS 101 AND 1016
- 21) 1500 TO OHS 101 AND 1016

DETAIL TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

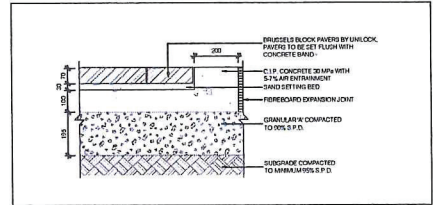
McDonald's Restaurants of Canada Ltd.
4400 8th Creek Drive
Burnaby, BC
V5C 5K6
Tel: 604-294-2181

70

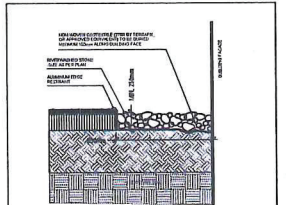
D1 SEATWALL
N.T.S.



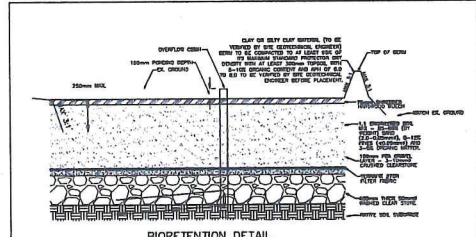
D2 CONCRETE WALKWAY AND PAVO DETAIL
N.T.S.



D3 LIGHT PAVING BY LAID BY CONCRETE
N.T.S.



D4 BIORETENTION SPLASH DRIP
N.T.S.



D5 BIORETENTION DETAIL
N.T.S.

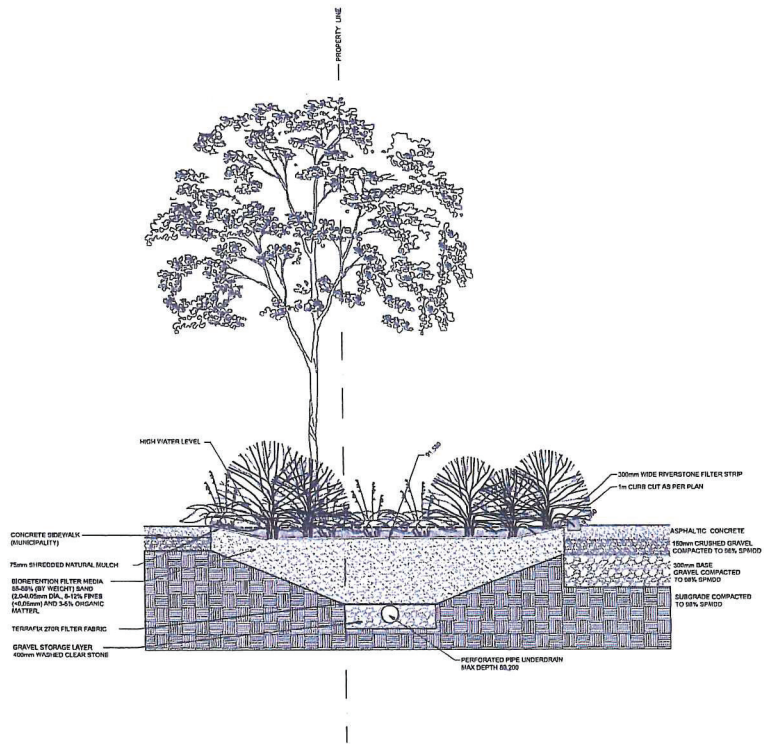
IBI GROUP
SUITE 303
30 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO
L5R 5E7
(905) 690-3550
www.ibigroup.com

BOWEN ROAD
McDonald's RESTAURANTS OF CANADA LIMITED
BOWEN RD & DUFFERIN CRES
NANAIMO, BRITISH COLUMBIA
LANDSCAPE DETAILS

DP374 - 1835 Bowen Rd
RECEIVED - 2014-APR-14

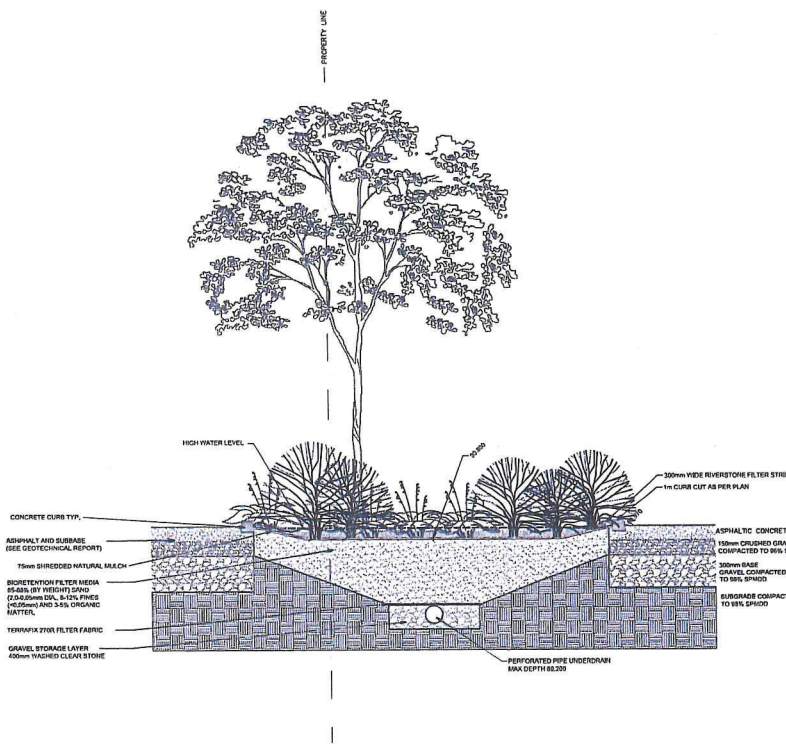
DESIGNED BY: [Signature] DATE: [Date] AS NOTED BY: [Signature]
CHECKED BY: [Signature] DATE: [Date] TO: [Signature]
SCALE: 1/4" = 1'-0"

Landscape Details
(Bioswale Sections)



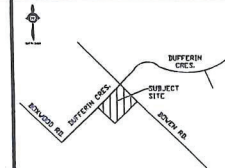
CROSS SECTION A-A'
BIOSWALE ALONG DUFFERIN CRESCENT

D1



CROSS SECTION B-B'
BIOSWALE ALONG SITE ENTRANCE

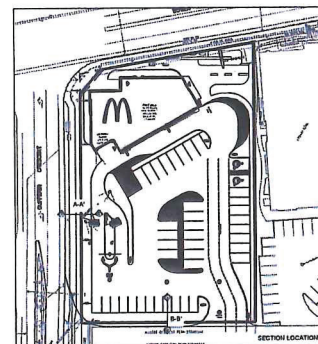
D2



KEY MAP - N.T.S



NO.	DATE	BY	REVISIONS
1	2014-07-18	IBI	ISSUED FOR PERMIT APPLICATION



IBI GROUP
SUITE 300
30 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO
L5R 3E7
(905) 810-3550
www.ibigroup.com

BOWEN ROAD

McDONALD'S RESTAURANTS OF CANADA LIMITED
BOWEN RD & DUFFERIN CRES
NANAIMO, BRITISH COLUMBIA

LANDSCAPE DETAILS

DESIGNED BY: IBI GROUP
CHECKED BY: IBI GROUP
DATE: 2014-07-18

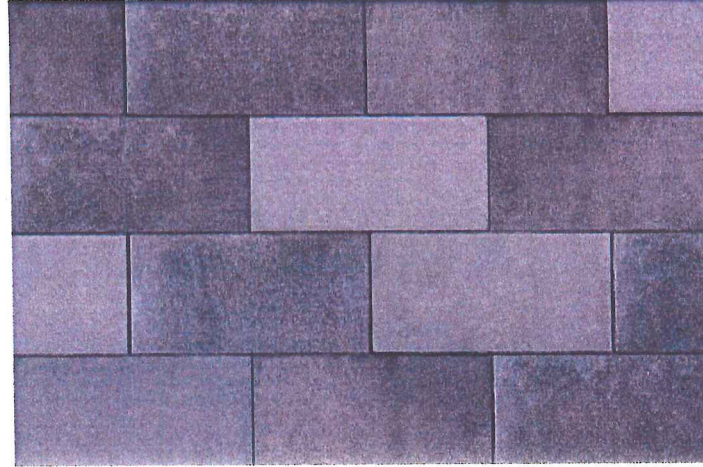
TS: TS
TS: TS
TS: TS

AS NOTED
3447

Landscape Materials Board



UNILOCK BELPASSO PAVERS
NON- SLIP
COLOUR: NUVOLA



D1 UNIT PAVING INLAID IN CONCRETE
N.T.S.



MAGLIN MLB1055 SERIES
BACKLESS AND BACKED BENCH



MAGLIN MLPT1055 SERIES
CLUSTER SEATING

D2 SITE FURNISHINGS
N.T.S.



McDonald's Restaurants
of Canada Ltd.
4400 Still Creek Drive
Burnaby, BC
V5C 6C6
Tel: 604-294-2181



SUITE 308
30 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO
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(905) 890-3550
www.ibigroup.com

BOWEN ROAD & DUFFERIN CRES
McDONALD'S RESTAURANTS
OF CANADA
NANAIMO, B.C.

LANDSCAPE
PRODUCT BOARD SAMPLES

FIGURE 1

DP874 - 1835 Bowen Rd
RECEIVED - 2014-APR-14