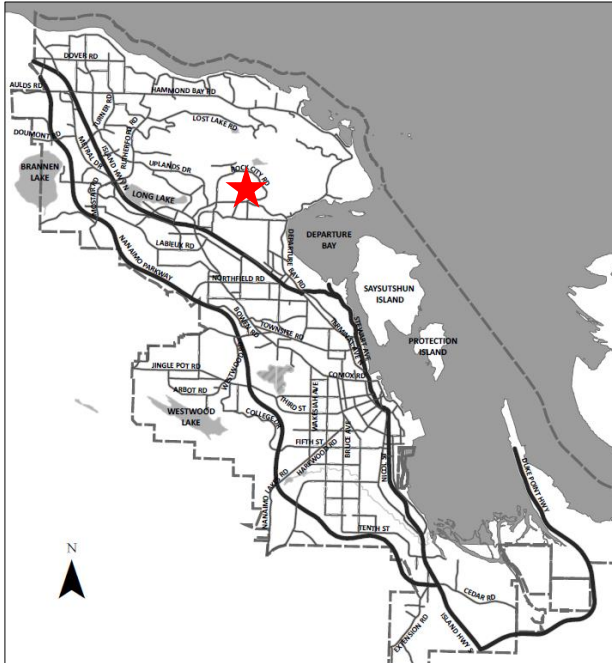


DATE OF MEETING July 10, 2023

AUTHORED BY SADIE ROBINSON, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1235 – 3401 BARRINGTON ROAD



Proposal:

A 26-unit multi-family development.

Zoning:

R6 – Low Density Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Development Permit Areas:

DPA6 – Steep Slope Development
DPA8 – Form and Character

Lot Area:

2.1 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a 26-unit multi-family development at 3401 Barrington Road.

Recommendation

That Council issue Development Permit No. DP1235 for a 26-unit multi-family development at 3401 Barrington Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-JUL-10.

BACKGROUND

A development permit application, DP1235, was received from Gustavo Da Roza of G3 Architecture Inc., on behalf of Bill Beadle of Barrington Townhomes Ltd., to permit a 26 unit multi-family residential development at 3401 Barrington Road.

Subject Property and Site Context

The subject property is located on hilly terrain south of Linley Valley. The proposed development site slopes steeply downward from south to north, dropping approximately 20m in elevation across the property, with an average slope of approximately 45% to 50% grade. The property is accessed by Barrington Road and Lauren Mary Place, and the surrounding neighbourhood is characterized by townhouses and single residential dwellings, many of which are also in steeply sloping areas. There is a central flat bench of land that has been previously graded, and is comprised of a layer of blast rock. As such, the site is relatively disturbed, with natural features such as mossy rock outcrops remaining along the northern boundary, and rock outcrops with mature trees and vegetation remaining along the southeast corner of the site.

DISCUSSION

Proposed Development

The applicant is proposing to construct 26 townhouse units in the southeast corner of the property, in the form of five quadruplex buildings and two triplex buildings. This development is proposed to be Phases 5, 6 and 7 of an existing strata development. Each unit is proposed to be approximately 154m² in area and contain three bedrooms, for a total combined gross floor area of 3,983m². The floor area ratio (FAR) is measured for Phases 1 to 7 as a whole, and is proposed to be 0.42, complying with the maximum permitted FAR of 0.45 in the R6 zone.

Site Design

The proposed development is accessed via a private strata road 'Fireweed Way', which will be extended centrally through proposed Phases 5-7. Blocks 2, 4 and 6 (12 units) are proposed to be sited on the north side of the strata road. Blocks 1, 3, 5, and 7 (14 units) are proposed to be sited

on the south side of the strata road, below an undisturbed ridgeline retaining some natural features, including rock outcrops and mature trees, in accordance with the Steep Slope Guidelines. The building footprints are stepped with the existing grade to minimize retaining walls and blasting. A retaining wall is proposed generally along the north phase boundary area, which will have a high quality finish, guard rail, and surface climbing plants.

Two parking spaces are required for each unit, thus 52 parking spaces are required (including visitor parking spaces), and 57 parking spaces are proposed. Resident parking is accommodated within single car garages and in front of the units. Visitor parking is located in pockets along both sides of the strata road. Pedestrian connections are provided connecting the front doors of each unit to the strata road. Long-term bicycle parking, electric vehicle charge receptacles, and three-stream waste management containers are provided within each garage. Short-term bicycle parking is provided within the common amenity space.

Building Design

The 12 townhouse units (Blocks 2, 4 and 6) on the lower (north) side of the strata road present as one-storey at the strata road and two-storeys at the rear of the buildings. The 14 townhouse units (Blocks 1, 3, 5, and 7) on the high (south) side of the strata road present as three-storeys at the strata road and two-storeys at the rear of the buildings. Each unit contains a level entry garage and front door. A shed style roof identifies each separate unit within the building block. Building interest is achieved through the incorporation of covered recessed entries, glazed balconies, horizontal rooflines defining each level, and material changes on the façade. Exterior building materials consist of both horizontal lap siding and 'board and batten' fiber cement panels, cedar shingle cladding, Douglas fir posts and stone accents in alternating tones, and black metal roof material. Outdoor patio and balcony spaces are also provided for each unit.

The proposed design includes a strong street presence, natural materials (e.g. wood and stone accents), defined individual unit entries, and building separation from natural features with a wide buffer area in the southeast portion of the site to preserve the natural area. The proposal meets the intent of the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines

Landscape Design

For the townhouse units on the north side of the strata road (Blocks 2, 4 and 6), the landscape plan proposes patios in the front yard with privacy screens and landscaping. Each unit contains an individual connection between the front door and the strata road. At the rear of these units, an outdoor patio with plantings for privacy is provided. Private rear yards are finished with grass or wildflower meadow mix up to the proposed retaining wall, allowing for an attractive environment adjacent to the rear patios and decks. Vines are proposed to cascade over the retaining wall to soften the appearance of the wall, and groundcover is proposed at the base of the wall. An aluminum, safety guard rail is proposed along the top of the retaining wall.

For the townhouse units on the south side of the strata road (Blocks 1, 3, 5, and 7), the landscape plan proposes a landscaped area at each unit entry adjacent to the driveway. A pedestrian walkway runs adjacent to the strata road along the front of these units, and individual connections are provided to the walkway. A robust landscape buffer is provided along the south property line, at the rear of these units. Generous layered plantings including trees are proposed to soften the exposed rock. Beyond the landscaped area, the southern portion of the property will remain in its natural state with trees, vegetation, and rock outcrops.

A common amenity area is proposed between Blocks 2 and 4 which will include entry arbours over bench seating, play equipment, bike racks, backed by significant landscaping. A scored concrete pedestrian crossing connects the walkway and amenity space, and delineates the pedestrian crossing from the strata road. Landscaped areas are proposed between buildings, and along the east property line. The proposed landscaping restores the site’s disturbed areas, complements the adjacent hillside, and native plantings are utilized to offer cover and foraging opportunities to local wildlife. Decorative lamp posts are proposed along the strata road, and light bollards illuminate the amenity space, visitor parking, and individual unit pathways. Broom-finish concrete is proposed for the resident parking spaces, and permeable pavers are used for pedestrian walkways, and visitor parking spaces.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2021-AUG-12, accepted DP001235 as presented with support for the proposed variances. The following recommendations were provided:

- Consider using consistent material and colour strategies for the side elevations;
- Consider adding variety to the driveway surface materials;
- Consider natural colours for the structures within the amenity space;
- Look at adding more trees throughout the site; and
- Ensure cascading plantings run the full length of the retaining walls.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- revised exterior finishes for building Blocks 1, 3, 5 and 7 to maintain similar exterior cladding along the middle floor, and upper floor of the sides to minimize the vertical massing and to provide a more consistent material and color strategy;
- provided varied materials to differentiate between the driveway surface and adjacent pedestrian pathways;
- revised colour selection for amenity structures;
- trees are provided for optimum coverage wherever possible; and
- added cascading plants along the full length of the retaining wall.

Proposed Variances

Building Height

The maximum building height is 9m for a sloped roof (equal to or greater than 4:12 pitch); the proposed building heights are as follows:

	Maximum Allowable Height	Proposed Height	Proposed Height Variance
Block 1 (4 units)	9m	9.8m	0.8m
Block 5 (3 units)	9m	9.7m	0.7m
Block 7 (4 units)	9m	10.4m	1.33m

Each building is three storeys in height, and it is the uppermost portion of the roofline that extends beyond the 9m height limit. The variance will allow a more compact building footprint with varied rooflines to add interest and provide functional living space. The stacked townhouse form also minimizes site grading and potential impact to natural features within the site. The building designs respond to the topography of the site and are well articulated, with balconies and glazing to reduce the massing. Despite the increase in height, the proposed units will be substantially lower in elevation (approx. 7.0m - 8.0m) than adjacent residences to the south of the ridgeline, and well separated (by Fireweed Way) from adjacent residences to the west.

Retaining Wall Height

The maximum permitted combined retaining wall and fence height in a side and/or rear yard is 2.4m. The maximum allowable height where located outside of a required yard setback is 3m. The height of the proposed retaining wall is 4m at its highest point, topped with a 1.2m railing, a total of 5.2m. A variance of 2.8m is proposed within the side yard setback, and a variance of 2.2m is proposed outside of required yard setbacks.

The applicant is proposing the variance to allow for at-grade backyard access, and more functional level yard space for the buildings along the north side of the drive aisle (downhill units), on the steeply sloping site. The retaining walls will have a high quality finish and be treated with surface climbing plants to soften views of the wall.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1235 proposes a 26 multi-family residential development at 3401 Barrington Road.
- Variances to building height and retaining wall/fence are requested for to address the steeply sloping conditions of the site. Staff support the proposed variances.
- The proposal meets the intent of the General Design Guidelines, and the Steep Slope Design Guidelines.

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Master Site Plan
- ATTACHMENT D: Site and Parking Plans
- ATTACHMENT E: Building Elevations and Details
- ATTACHMENT F: Building Renderings
- ATTACHMENT G: Landscape Plan & Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

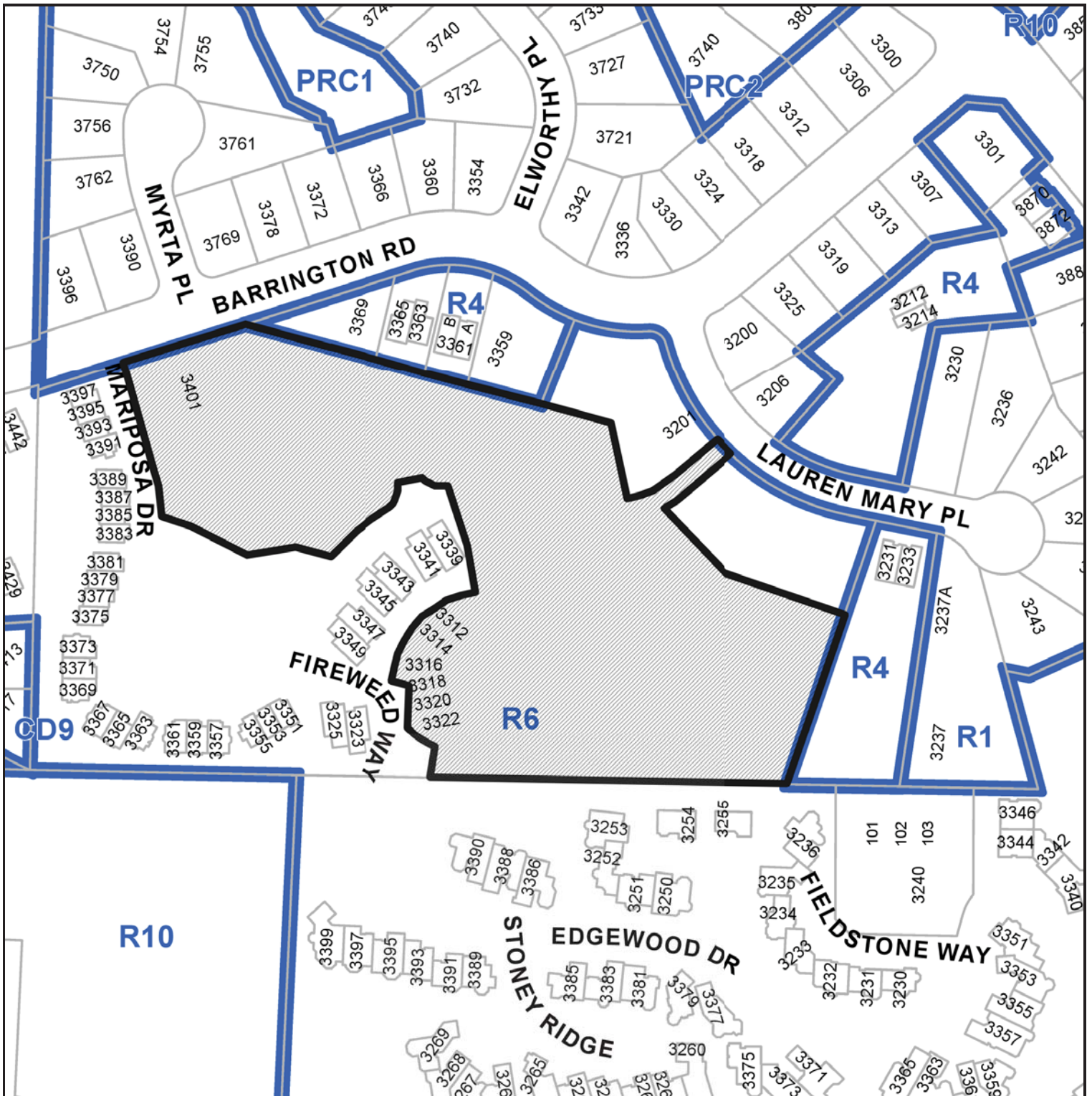
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable height for a combined retaining wall and fence from 2.4m to 5.2m within the side yard, and from 3.0m to 5.2m outside of the required setbacks.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 9m to:
 - Building 1 – 9.8m
 - Building 5 – 9.7m
 - Building 7 – 10.4m

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by G3 Architecture Inc., dated 2023-MAY-17, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by G3 Architecture Inc., dated 2023-MAY-12 respectively, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Architecture Panel Inc., dated 2023-MAY-19, as shown on Attachment G.
4. Installation of high-visibility fencing is to be installed prior to Building Permit issuance to protect areas of natural vegetation proposed for retention.

ATTACHMENT B SUBJECT PROPERTY MAP



 3401 BARRINGTON ROAD

ATTACHMENT C MASTER SITE PLAN

BUILDING HEIGHTS

BLOCK #1
AVERAGE FINISHED GRADE
(133.147+133.147+136.494+136.494)/4 = 442.32 FT 134.82 M
PROPOSED BUILDING HEIGHT ELEVATION = 474.38 FT 144.59 M
PROPOSED BUILDING HEIGHT = 32.05 FT 9.77 M

BLOCK #2
AVERAGE FINISHED GRADE
(130.254+131.300+134.000+133.401)/4 = 433.86 FT 132.24 M
PROPOSED BUILDING HEIGHT ELEVATION = 461.58 FT 140.69 M
PROPOSED BUILDING HEIGHT = 27.72 FT 8.45 M

BLOCK #3
AVERAGE FINISHED GRADE
(135.536+136.652+139.999+138.983)/4 = 457.28 FT 139.38 M
PROPOSED BUILDING HEIGHT ELEVATION = 485.86 FT 148.09 M
PROPOSED BUILDING HEIGHT = 28.58 FT 8.71 M

BLOCK #4
AVERAGE FINISHED GRADE
(132.300+133.760+137.500+136.347)/4 = 442.85 FT 134.98 M
PROPOSED BUILDING HEIGHT ELEVATION = 471.26 FT 143.64 M
PROPOSED BUILDING HEIGHT = 28.41 FT 8.66 M

BLOCK #5
AVERAGE FINISHED GRADE
(137.26+138.074+141.42+140.809)/4 = 458.76 FT 139.83 M
PROPOSED BUILDING HEIGHT ELEVATION = 490.55 FT 149.52 M
PROPOSED BUILDING HEIGHT = 31.79 FT 9.69 M

BLOCK #6
AVERAGE FINISHED GRADE
(133.850+134.600+138.760+137.846)/4 = 447.05 FT 136.26 M
PROPOSED BUILDING HEIGHT ELEVATION = 475.16 FT 144.83 M
PROPOSED BUILDING HEIGHT = 28.12 FT 8.57 M

BLOCK #7
AVERAGE FINISHED GRADE
(138.633+139.649+142.996+141.777)/4 = 461.81 FT 140.76 M
PROPOSED BUILDING HEIGHT ELEVATION = 495.70 FT 151.09 M
PROPOSED BUILDING HEIGHT = 33.89 FT 10.33 M

PROPOSED VARIANCES TO THE MAXIMUM ALLOWABLE BUILDING HEIGHT OF 9.0M ARE AS FOLLOWS:

BLOCK 1 - PROPOSED HEIGHT = 9.77M, PROPOSED HEIGHT VARIANCE = 0.77M
BLOCK 2 - PROPOSED HEIGHT = 8.45M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 3 - PROPOSED HEIGHT = 8.71M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 4 - PROPOSED HEIGHT = 8.66M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 5 - PROPOSED HEIGHT = 9.69M, PROPOSED HEIGHT VARIANCE = 0.69M
BLOCK 6 - PROPOSED HEIGHT = 8.57M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 7 - PROPOSED HEIGHT = 10.33M, PROPOSED HEIGHT VARIANCE = 1.33M

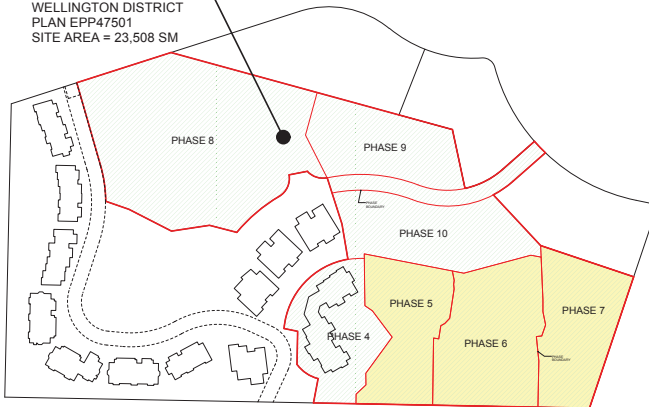
SITE AREA: (PHASE 5 + 6 + 7 ONLY) 86,855.4 SF 8,069.13 SM

LOT COVERAGE:
MAX ALLOWABLE 40.0% 34,742.2 SF 3,227.65 SM

PROPOSED COVERAGE

BLOCK #1	3,397.5 SF	315.64 SM
BLOCK #2	4,810.9 SF	446.95 SM
BLOCK #3	2,565.7 SF	238.36 SM
BLOCK #4	4,810.9 SF	446.95 SM
BLOCK #5	2,565.7 SF	238.36 SM
BLOCK #6	4,810.9 SF	446.95 SM
BLOCK #7	3,397.5 SF	315.64 SM
TOTAL PROPOSED LOT COVERAGE	30.3%	26,359.1 SF 1,000.95 SM

SUBJECT SITE:
LOT 2, DISTRICT LOT 56
WELLINGTON DISTRICT
PLAN EPP47501
SITE AREA = 23,508 SM



MASTER SITE PLAN (FAR)

(N.T.S. FOR REFERENCE ONLY)

TOTAL SITE AREA = (PHASE 4 TO 10)	253,046.2 SF	23,508.8 SM
MAXIMUM ALLOWABLE FAR @ 0.45 =	113,870.8 SF	10,578.9 SM
PROPOSED FLOOR AREA (PHASE 5) =	13,235.6 SF	1,229.6 SM
PROPOSED FLOOR AREA (PHASE 6) =	16,464.7 SF	1,529.6 SM
PROPOSED FLOOR AREA (PHASE 7) =	13,170.7 SF	1,223.6 SM
TOTAL PROPOSED FLOOR AREA (PHASE 5, 6, & 7) =	42,871.0 SF	3,982.8 SM
FLOOR AREA ALREADY USED IN PHASE 4 (DP1116) =	11,751.3 SF	1,091.7 SM
EXISTING AND PROPOSED TOTAL FLOOR AREA (PHASE 4, 5, 6, & 7) =	54,622.3 SF	5,074.6 SM
PROPOSED FAR = (LESS THAN MAX. 0.45 ALLOWED)	0.22	
REMAINING FLOOR AREA FOR PHASE 5, 6, 7, 8, 9 & 10 = (FAR @ 0.45)	59,248.5 SF	5,504.4 SM



KEY SITE PLAN

(N.T.S. FOR REFERENCE ONLY)

SUBJECT SITE

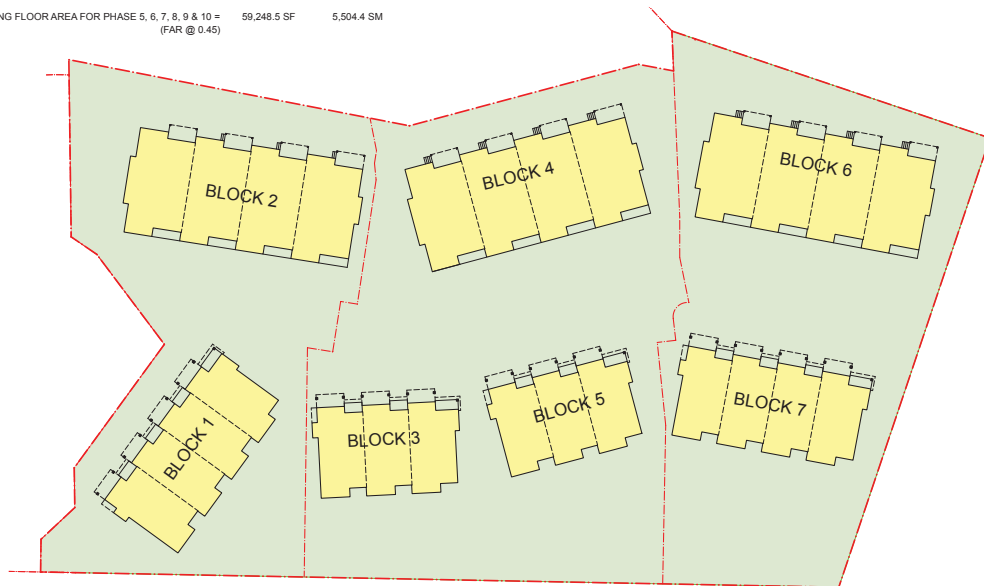
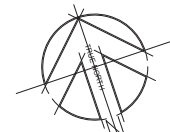
(PHASES 5 & 6 & 7)

AREA = 7,954.9 SM (85,629 SF)

19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVT PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/01
22/11/06	MINOR REVISIONS / CLARIFICATIONS
23/02/24	ADD SIDEWALK, REVISE BLDG LOCATIONS
23/05/12	REVISED AND REISSUED FOR DEVT PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT: **G3 ARCHITECTURE INC.**
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

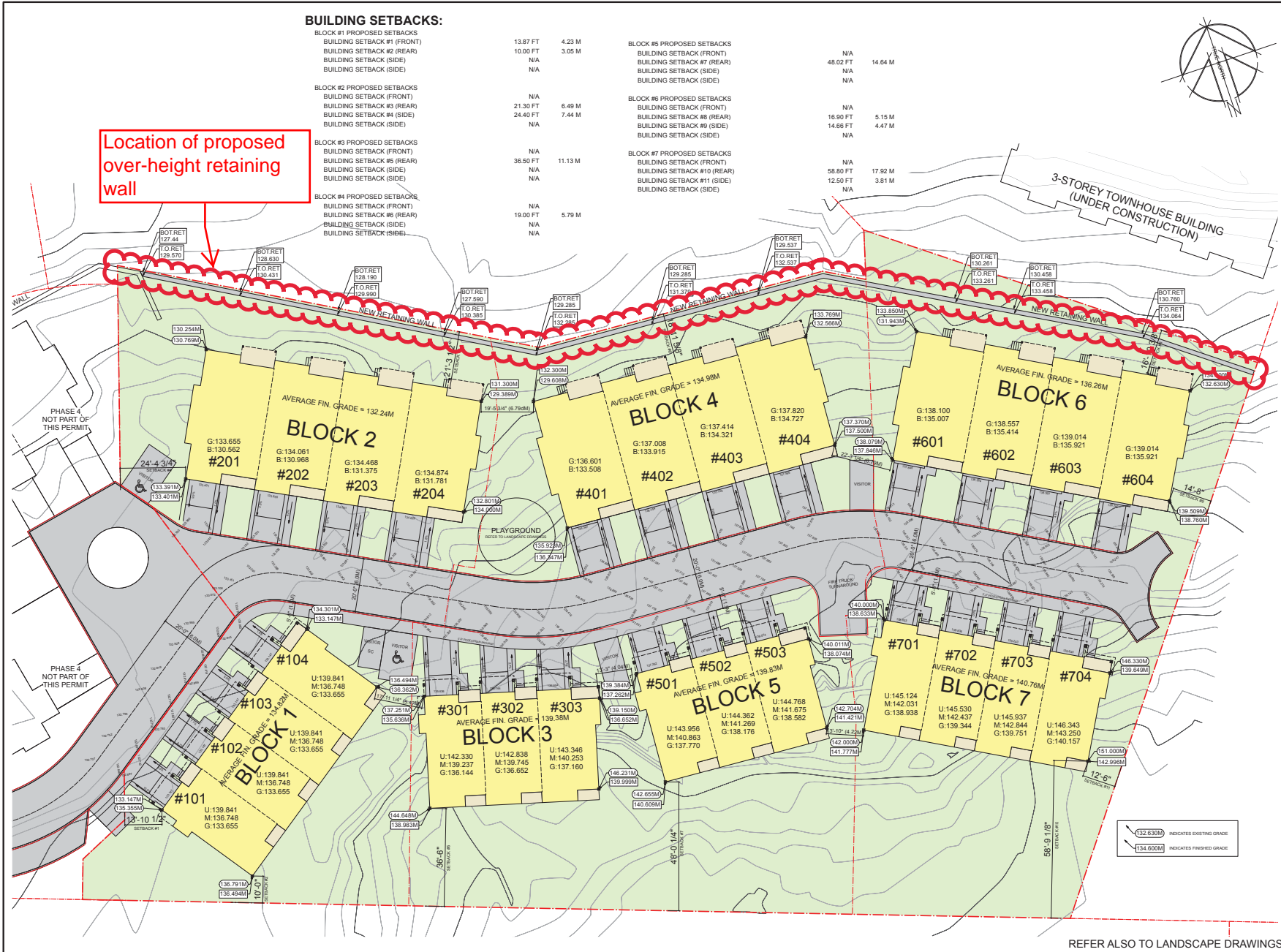


26 UNIT
TOWNHOUSE DEVELOPMENT
3401 BARRINGTON ROAD
NANAIMO, BC
DEVELOPMENT PERMIT #DP001235

TITLE: **RECEIVED**
KEY SITE PLAN
AREA SUMMARY
BUILDING HEIGHT SUMMARY
DP1235
2023-MAY-17

SCALE: N.T.S. DRAWING NO.: **A100**
DATE: 23/05/12

ATTACHMENT D SITE AND PARKING PLANS



19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVT PERMIT APPLICATION
21/08/27	REVD PER DAP COMMENTS
22/10/25	REVD PER FORM E & COMP. LETTER 21/10/21
22/11/06	MINOR REVISIONS / CLARIFICATIONS
23/02/24	ADD SIDEWALK, REVISE BLDG LOCATIONS
23/05/12	REVISED AND REISSUED FOR DEVT PERMIT
23/05/17	REVD PARKING, ADD DIMENSIONS

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT: **G3 ARCHITECTURE INC.**
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

26 UNIT TOWNHOUSE DEVELOPMENT
3401 BARRINGTON ROAD
NANAIMO, BC
 DEVELOPMENT PERMIT #DP001235

TITLE: **PROPOSED SITE PLAN**

RECEIVED
 DP 1235
 2023-MAY-17
 Drawing: **A110**

SCALE: 1/16" = 1'-0"
 DATE: 23/05/17

PARKING SUMMARY:

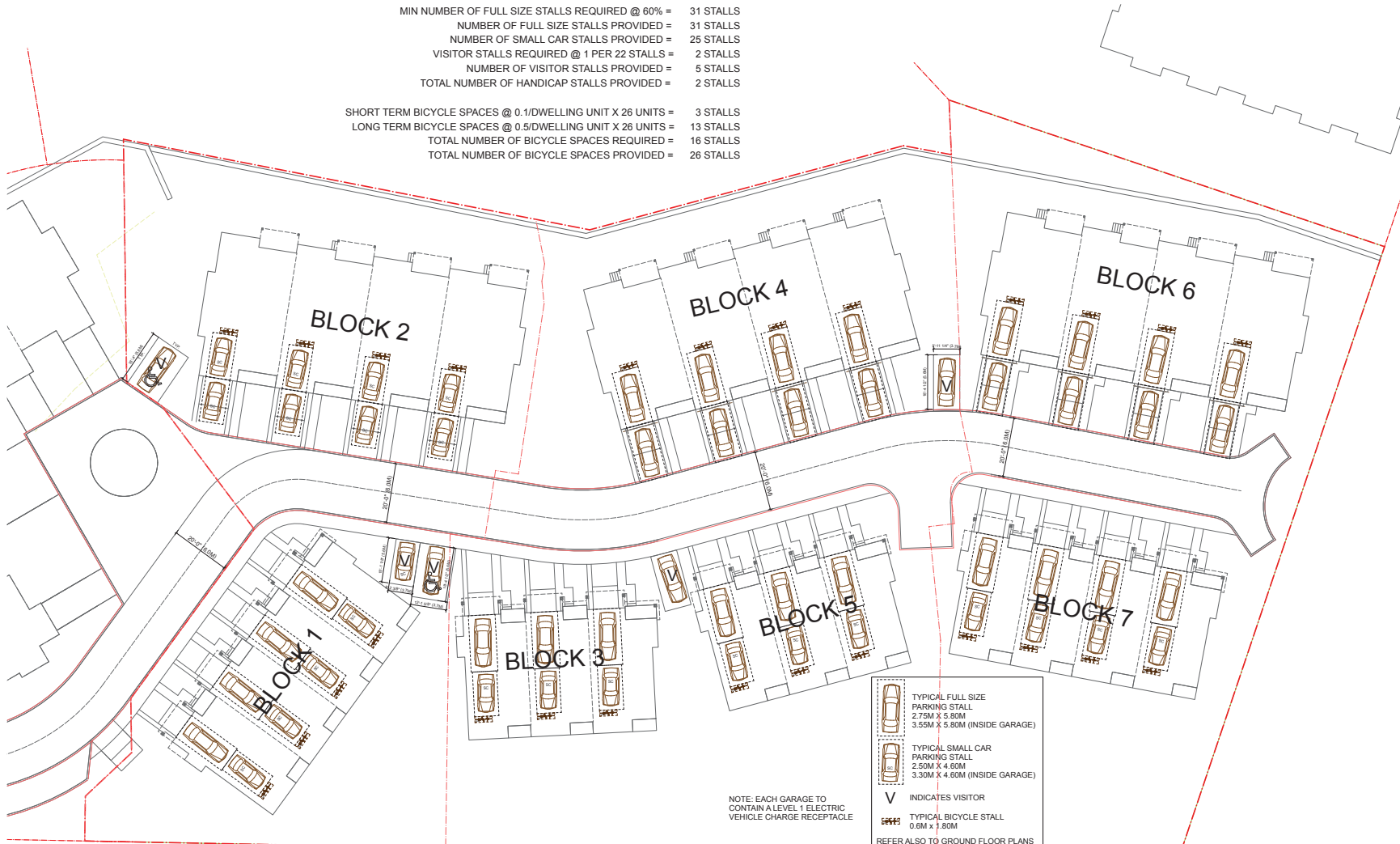
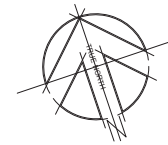
PER BYLAW 7266, PART VII - MULTIPLE FAMILY DWELLING TABLE 7.1-AREA 1

TOTAL # OF 3-BDRM DWELLING UNITS = 26 UNITS
 PARKING STALLS REQUIRED @ 2.0 STALLS PER UNIT = 52 STALLS

TOTAL NUMBER OF STALLS REQUIRED = 52 STALLS
 TOTAL NUMBER OF STALLS PROVIDED = 57 STALLS

MIN NUMBER OF FULL SIZE STALLS REQUIRED @ 60% = 31 STALLS
 NUMBER OF FULL SIZE STALLS PROVIDED = 31 STALLS
 NUMBER OF SMALL CAR STALLS PROVIDED = 25 STALLS
 VISITOR STALLS REQUIRED @ 1 PER 22 STALLS = 2 STALLS
 NUMBER OF VISITOR STALLS PROVIDED = 5 STALLS
 TOTAL NUMBER OF HANDICAP STALLS PROVIDED = 2 STALLS

SHORT TERM BICYCLE SPACES @ 0.1/DWELLING UNIT X 26 UNITS = 3 STALLS
 LONG TERM BICYCLE SPACES @ 0.5/DWELLING UNIT X 26 UNITS = 13 STALLS
 TOTAL NUMBER OF BICYCLE SPACES REQUIRED = 16 STALLS
 TOTAL NUMBER OF BICYCLE SPACES PROVIDED = 26 STALLS



19/11/01	DESIGN DEVELOPMENT
20/05/10	DEV'T PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEV'T PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/01
22/11/06	MINOR REVISIONS / CLARIFICATIONS
23/02/24	ADD SIDEWALK, REVISE BLDG LOCATIONS
23/05/12	REVISED AND REISSUED FOR DEV'T PERMIT
23/05/17	REVO PARKING, ADD DIMENSIONS

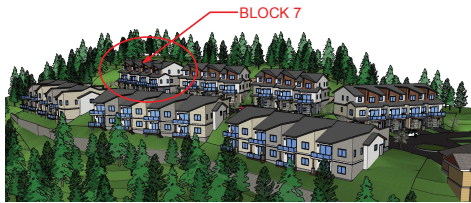
DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT: **G3 ARCHITECTURE INC.**
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

26 UNIT TOWNHOUSE DEVELOPMENT
3401 BARRINGTON ROAD
NANAIMO, BC
 DEVELOPMENT PERMIT #DP001235

TITLE: **PARKING PLAN**
 RECEIVED
DP1235
2023-MAY-17

SCALE: 1/16" = 1'-0"
 DATE: 23/05/17
 DRAWING NO.: **A160**



AERIAL VIEW FROM NORTHWEST



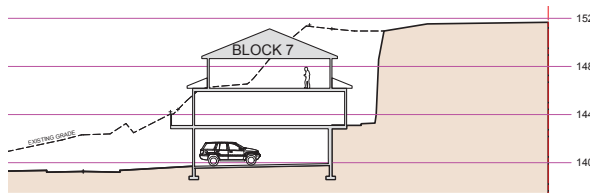
AERIAL VIEW FROM NORTHEAST



FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.



FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.

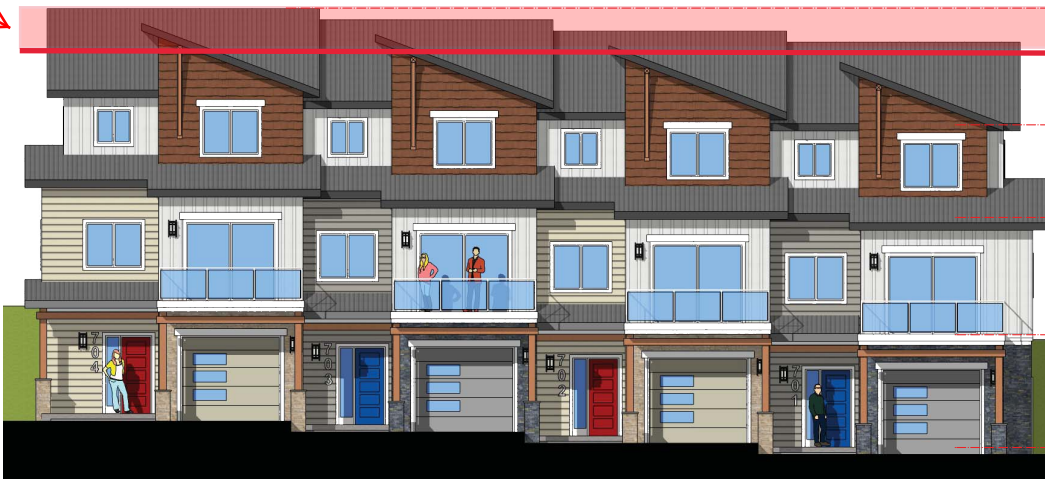


SITE SECTION (SCHEMATIC)
N.T.S.



REAR OF BUILDING (SOUTH)
N.T.S.

Area of proposed height variance



FRONT ELEVATION (NORTH)
3/16" = 1'-0"

UNIT #704

UNIT #703

UNIT #702

UNIT #701

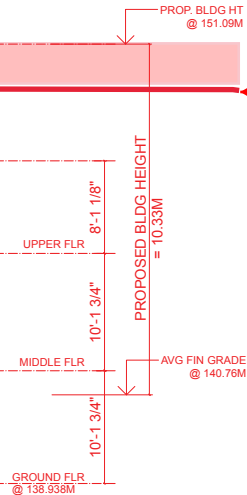
BLOCK #7

AVERAGE FINISHED GRADE

$(138.633+139.649+142.996+141.777)/4 =$ 140.76 M

PROPOSED BUILDING HEIGHT ELEVATION = 151.09 M

PROPOSED BUILDING HEIGHT = 10.33 M



Maximum permitted building height

19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVT PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/21
23/05/12	REVISED & REISSUED FOR DEVT. PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:



G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

26 UNIT
TOWNHOUSE DEVELOPMENT
FIREWEED WAY
NANAIMO, BC
DEVELOPMENT PERMIT #DP001235

TITLE:
**BLOCK 7
BUILDING ELEVATIONS
SITE SECTION** RECEIVED
DP#1235
2023-MAY-17
COURTESY: FIREWEED

SCALE: AS SHOWN DRAWING NO.:
DATE: 23/05/12 A360

04/09/27 / 18/05/27

1: ROOFING (TYPICAL)
STANDING SEAM METAL ROOF
SNAP LOCK - STRIATION
COLOR: BLACK

2: FASCIA (TYPICAL)
PAINT FINISH
COLOR: SW6258
TRICORN BLACK

3: BOARD & BATTEN
HARDIEPANEL - SMOOTH
HARDIETRIM BATTEN - RUSTIC
COLOR: ARTIC WHITE

4: SOFFIT/BRACKETS
(TYPICAL)
DOUGLAS FIR
NATURAL CLEAR
STAIN

5: CEDAR SHINGLE CLADDING
HARDISHINGLE - STRAIGHT EDGE
COLOR: CHESTNUT BROWN

6: TYPICAL PVC WINDOW
COLOR: WHITE

7: HORIZONTAL LAP SIDING
6" HARDIEPLANK CEDARMILL
COLOR: NAVAJO BEIGE

8: WOOD TRIMS (TYPICAL)
PAINT FINISH
COLOR: SW7005
PURE WHITE

9: BEAMS AND POSTS (TYPICAL)
DOUGLAS FIR
NATURAL CLEAR STAIN

10: UNIT # (TYPICAL)
BRUSHED ALUMINUM RAISED
NUMBERS

11: ENTRY DOOR
COLOR: SW7005
PURE WHITE

12: CULTURED STONE
RINOX - KENYA THIN VENEER
COLOR: ALMOND WHITE

14: ENTRY DOOR
COLOR: SW6607
RED TOMATO

13: GARAGE DOOR
PAINT FINISH
COLOR: SW7534
OUTERBANKS

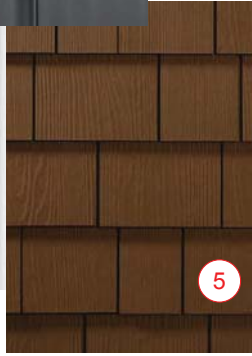
REFER ALSO TO BUILDING
ELEVATIONS FOR VARIATIONS OF
EXTERIOR FINISH CONFIGURATIONS



1



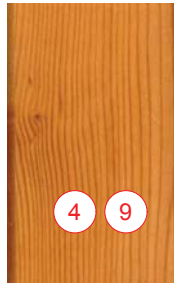
3



5



7

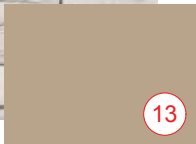


4

9



12



13



14

COLORS AND FINISHES SHOWN ON THIS DRAWING MAY NOT REFLECT ACTUAL COLORS OR MATERIALS

19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVY PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVY PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/1
23/05/12	REVISED & REISSUED FOR DEVY PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT: **G3 ARCHITECTURE INC.**
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

26 UNIT
TOWNHOUSE DEVELOPMENT
FIREWEED WAY
NANAIMO, BC
DEVELOPMENT PERMIT #DP001235

TITLE:
**TYPICAL EXTERIOR FINISHES
TYPE "A" (LIGHT)** RECEIVED
 DP1235
 2023-MAY-17
 DRAWN BY: GUS

SCALE: N.T.S.	DRAWING NO.:
DATE: 23/05/12	A400

04/09/27 / 18/05/27

1: ROOFING (TYPICAL)
STANDING SEAM METAL ROOF
SNAP LOCK - STRIATION
COLOR: BLACK

2: FASCIA (TYPICAL)
PAINT FINISH
COLOR: SW6258
TRICORN BLACK

3: BOARD & BATTEN
HARDIEPANEL - SMOOTH
HARDIETRIM BATTEN - RUSTIC
COLOR: ARTIC WHITE

4: SOFFIT/BRACKETS
(TYPICAL)
DOUGLAS FIR
NATURAL CLEAR
STAIN

5: CEDAR SHINGLE CLADDING
HARDISHINGLE - STRAIGHT EDGE
COLOR: CHESTNUT BROWN

6: TYPICAL PVC WINDOW
COLOR: WHITE

7: HORIZONTAL LAP SIDING
6" HARDIEPLANK CEDARMILL
COLOR: PEARL GREY

8 : WOOD TRIMS (TYPICAL)
PAINT FINISH
COLOR: SW7005
PURE WHITE

9: BEAMS AND POSTS (TYPICAL)
DOUGLAS FIR
NATURAL CLEAR STAIN

10: UNIT # (TYPICAL)
BRUSHED ALUMINUM RAISED
NUMBERS

11: ENTRY DOOR
COLOR: SW7005
PURE WHITE

12: CULTURED STONE
RINOX - KENYA THIN VENEER
COLOR: CHARCOAL

13: GARAGE DOOR
PAINT FINISH
COLOR: SW6004
MINK

14: ENTRY DOOR
COLOR: SW6967
FRANK BLUE

REFER ALSO TO BUILDING
ELEVATIONS FOR VARIATIONS OF
EXTERIOR FINISH CONFIGURATIONS

COLORS AND FINISHES SHOWN ON THIS DRAWING MAY NOT REFLECT ACTUAL COLORS OR MATERIALS

19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DP: PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/21
23/05/12	REVISED & REISSUED FOR DEVT. PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:



G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT
TOWNHOUSE DEVELOPMENT
FIREWEED WAY
NANAIMO, BC**
DEVELOPMENT PERMIT #DP001235

TITLE:
**TYPICAL EXTERIOR FINISHES
TYPE "B" (DARK)** RECEIVED
DP1235
2023-MAY-17

SCALE: N.T.S.	DRAWING NO.:
DATE: 23/05/12	A410

BA0007 / 180527

ATTACHMENT F BUILDING RENDERINGS



19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVY PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVY PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/17
23/05/12	REVISED & REISSUED FOR DEVY PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:



G3 ARCHITECTURE INC.
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

26 UNIT
 TOWNHOUSE DEVELOPMENT
 FIREWEED WAY
 NANAIMO, BC
 DEVELOPMENT PERMIT #DP001235

TITLE:
RENDERINGS
 (FOR REFERENCE ONLY)
 RECEIVED
 DP1235
 2023-MAY-17

SCALE: N.T.S.	DRAWING NO.:
DATE: 23/05/12	A500

NOTE: THESE RENDERINGS SHOWN HEREWITH ARE FOR REFERENCE ONLY WITH REGARDS TO BUILDING MASS AND SITE LAYOUT. THEY DO NOT REFLECT EXACTLY THE FINAL DESIGN. REFER ALSO TO BUILDING ELEVATIONS, FINISH SCHEDULES AND OTHER ARCHITECTURAL DRAWINGS AND LANDSCAPE FOR FINAL DESIGN AND PROPOSED DETAILS



19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVY PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVY PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP. LETTER 21/12/17
23/05/12	REVISED & REISSUED FOR DEVY PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:

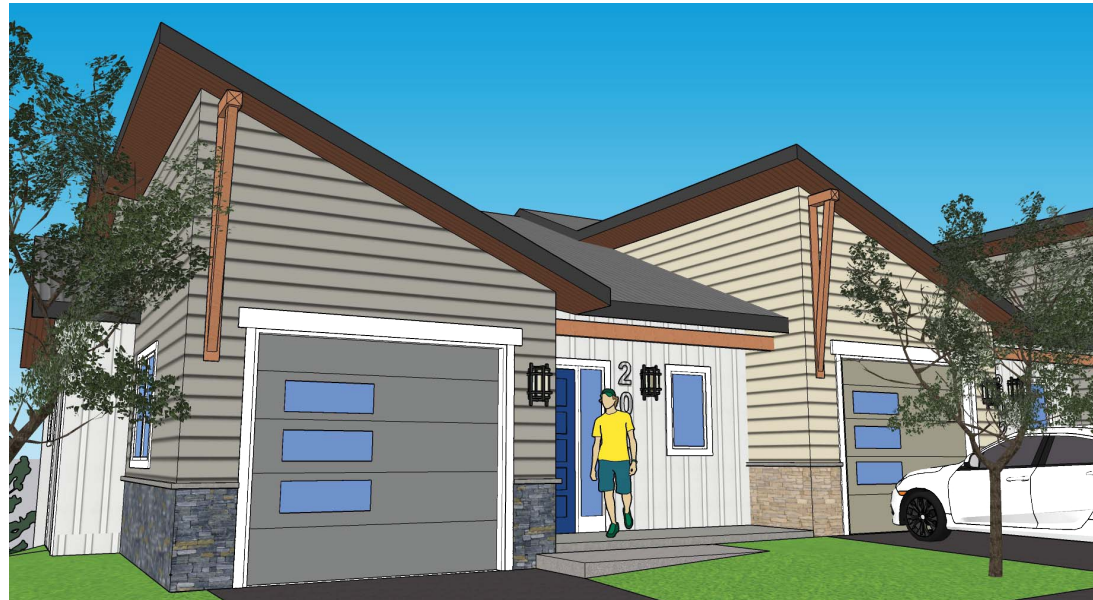
G3 ARCHITECTURE INC.
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

**26 UNIT
 TOWNHOUSE DEVELOPMENT
 FIREWEED WAY
 NANAIMO, BC**
 DEVELOPMENT PERMIT #DP001235

TITLE:
**RENDERINGS
 (FOR REFERENCE ONLY)**
 RECEIVED
 DP1235
 2023-MAY-17
 Contract Planning

SCALE: N.T.S.	DRAWING NO.:
DATE: 23/05/12	A510

NOTE: THESE RENDERINGS SHOWN HEREWITH ARE FOR REFERENCE ONLY WITH REGARDS TO BUILDING MASS AND SITE LAYOUT. THEY DO NOT REFLECT EXACTLY THE FINAL DESIGN. REFER ALSO TO BUILDING ELEVATIONS, FINISH SCHEDULES AND OTHER ARCHITECTURAL DRAWINGS AND LANDSCAPE FOR FINAL DESIGN AND PROPOSED DETAILS



19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVT PERMIT APPLICATION
21/08/27	REVO PER DAP COMMENTS
22/10/25	REVO PER FORM E & COMP LETTER 21/12/17
23/05/12	REVISED & REISSUED FOR DEVT PERMIT

DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT:
G3 ARCHITECTURE INC.
 #130 - 1959 - 152ND STREET
 SURREY, B.C.
 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

**26 UNIT
 TOWNHOUSE DEVELOPMENT
 FIREWEED WAY
 NANAIMO, BC**
 DEVELOPMENT PERMIT #DP001235

TITLE:
**RENDERINGS
 (FOR REFERENCE ONLY)**
 RECEIVED
DP1235
 2023-MAY-17

SCALE: N.T.S.	DRAWING NO.:
DATE: 23/05/12	A520

040907 / 180527

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



2 SOME PROPOSED PLANTS
NTS



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC
6047831450 | ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
**26 UNIT TOWNHOUSE
DEVELOPMENT FIREWEED WAY**

Owner
Bill Beadle

Sheet Title
KEY PLAN

Total Sheets	5	Sheet No.	L1
Drawn By	SSS	Checked By	SD
Reviewed By	RD	Status	DP Application
Contractors		Consultants	G3 ARCHITECTURE INC.

AHJ	Documents
City of Nanaimo	

No	Date	Issue Notes
A	2021-03-17	DP Application
B	2021-09-10	Re-issued for DP Application
C	2022-01-21	Re-issued for DP Application
D	2022-11-29	Re-issued for DP Application
E	2023-04-14	Re-issued for DP Application
F	2023-05-19	Re-issued for DP Application

DESIGN RATIONALE AND SUMMARY

The topography in this project adds character to the landscape which can be visible for residents from the private patios and balconies on the front and rear ends of the units. In addition to the sloping terrain, the building layouts create wedged spaces between buildings which are proposed to be filled with a palette of vibrant plants, creating unique and interesting experience that can be enjoyed by residents in each of such wedges.

Units in blocks (1,3,5,7) have south facing patios and grass yard overlooking the rock face and an uphill layered landscape with varying trees, shrubbery and meadows. The grassed yards are also proposed to be divided by rock walls and a shrubbery buffer to create a more defined and private space for each unit.

Units in blocks (2,4,6) have a south facing front yard maintained by low shrubs and a privacy screen, as well as private elevated north facing patios that are also proposed to be separated with a privacy screen and a small garden area.

The amenity space, surrounded by shade and flowering trees offer different seating options, benches in addition to a playground set with play equipments. The surface treatment of the proposed hardscape are used to establish the movement hierarchy as well as the wayfinding in the complex. The southern edge of the complex is lined with an afforested ridge of conifers which are carefully punctuated in the foreground by the columnar deciduous trees acting as focal elements.

The northern edge of the complex is protected by a continuous retaining wall that is proposed to be treated with a hardy and vibrant surface climbing 'Boston Ivy'.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.

- Min. growing medium depths over prepared subgrade shall be:
- Lawn areas 300mm
 - Ground Cover Areas 450mm
 - Shrub Areas 450mm
 - Tree Pits 300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

RECEIVED
DP1235
2023-JUN-21

Not for Construction





ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC
6047831450 | ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
**26 UNIT TOWNHOUSE
DEVELOPMENT FIREWEED WAY**

Owner
Bill Beadle

Sheet Title
CONCEPT PLAN

Total Sheets	5	Sheet No.	L2
Drawn By	SSS	Checked By	SD
Reviewed By	RD	Status	DP Application
Contractors		Consultants	G3 ARCHITECTURE INC.

AHJ
City of Nanaimo

Documents

No	Date	Issue Notes
A	2021-03-17	DP Application
B	2021-09-10	Re-issued for DP Application
C	2022-01-21	Re-issued for DP Application
D	2022-11-29	Re-issued for DP Application
E	2023-04-14	Re-issued for DP Application
F	2023-05-19	Re-issued for DP Application

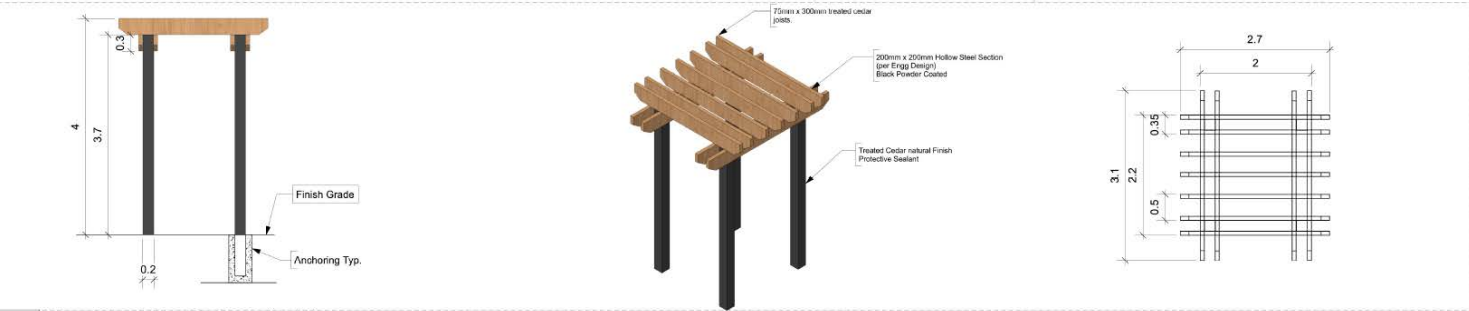
Not for Construction

RECEIVED
DP1235
2023-JUN-21



1 CONCEPT PLAN
Scale: 1:192

Uphill layered landscape with varying trees, shrubbery and meadows.
Rock walls and shrubbery buffer to create a more defined and private space.
Wedged spaces between buildings which are proposed to be filled with a palette of vibrant plants.
Undisturbed Mixed Existing Trees and Veg. Along Top of New Rock Face.
New Rock Face
Fire truck turn around.



2 Schematic Detail: Arbour Over Seating Area (F6)
Scale: 1:48



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC
6047831450 | rurchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
26 UNIT TOWNHOUSE DEVELOPMENT FIREWEED WAY

Owner
Bill Beadle

Sheet Title
HARDSCAPE PLAN

Total Sheets	5	Sheet No.	L3
Drawn By	SSS	Checked By	SD
Reviewed By	RD	Status	DP Application
Contractors		Consultants	G3 ARCHITECTURE INC.

AHJ	City of Nanaimo	Documents	
-----	-----------------	-----------	--

No	Date	Issue Notes
A	2021-03-17	DP Application
B	2021-09-10	Re-issued for DP Application
C	2022-01-21	Re-issued for DP Application
D	2022-11-29	Re-issued for DP Application
E	2023-04-14	Re-issued for DP Application
F	2023-05-19	Re-issued for DP Application

RECEIVED
DP 1235
2023-JUN-21

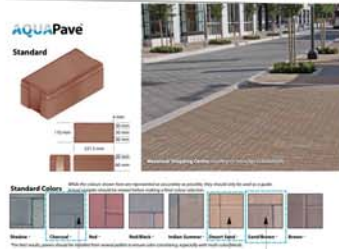
Not for Construction



1 HARDSCAPE PLAN
Scale: 1:92



2 Abbotford Aristokrat® Series Slabs (P1) and (P6)
Scale: NTS



3 AQUAPave in Desert Sand(P4), Sand/Brown(P5), Charcoal(P7)
Scale: NTS

FURNISHING LEGEND

- F1 Global Industrial® 4' Plastic Park Bench With Backrest, Tan. See L5/1
- F2 Patio/Driveway Maglin Privacy Screen. See L5/2
- F3 Roadway Pole Lamp By Beacon. See L5/3
- F4 LED Outdoor Bollard by Tech Lighting. 7000BTUR - Sean Lavin - See L5/4
- F5 Harbour Over Seating Area. See L2/2
- F6 Bike Rack. See L5/5
- F7 PLAY EQUIPMENT 1. See L5/6
- F8 PLAY EQUIPMENT 2. See L5/7
- F9 The PisaLite® Wall System In Color Natural. See L5/8

HARDSCAPE LEGEND

- P1 Abbotford Aristokrat® Series 2cm Porcelain Slabs In Cascade Granite . See L3/2
- P2 Rockery Retain
- P3 Saw Cut CIP Concrete, Broom Finish.
- P4 AQUAPave In Shadow. See L3/3
- P5 AQUAPave in Sand/Brown. See L3/3
- P6 Abbotford Aristokrat® Series 2cm Porcelain Slabs In Arctic Mist. See L3/2
- P7 AQUAPave In Charcoal. See L3/3
- P8 Asphalt
- P9 Fall Zone Spec. Wood Chip Surfacing Light Cedar
- P10 Broom finished concrete with diagonal sawcuts



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC
6047831450 | ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
26 UNIT TOWNHOUSE DEVELOPMENT FIREWEED WAY

Owner
Bill Beadle

Sheet Title
PLANTING PLAN

Total Sheets	5	Sheet No.	L4
Drawn By	SSS	Checked By	SD
Reviewed By	RD	Status	DP Application
Contractors		Consultants	G3 ARCHITECTURE INC.

AHJ
City of Nanaimo

Documents

No	Date	Issue Notes
A	2021-03-17	DP Application
B	2021-09-10	Re-issued for DP Application
C	2022-01-21	Re-issued for DP Application
D	2022-11-29	Re-issued for DP Application
E	2023-04-14	Re-issued for DP Application
F	2023-05-19	Re-issued for DP Application

Not for Construction

RECEIVED
DP1235
2023-JUN-21



1 PLANTING PLAN
Scale: 1:192

LIST OF TREES

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Ac.ci	21	Acer circinatum	Vine maple	3.0m ht.
	APB	18	Acer palmatum Bloodgood	Bloodgood Japanese Map	6 cm. Cal.
	Pnig	13	Pinus nigra	Austrian Pine	3 m
	C.nut	10	Corunus nuttallii 'National'	National Dogwood	3.0 m. ht. clump
	Mste	8	Magnolia stellata	Star Magnolia	6 cm. Cal.
	Ar.Ma	4	Acer Macrophyllum	Red Maple, Swamp Maple	6 cm. Cal.
	AR	5	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
	PIOm	38	Picea glauca	Serbian Spruce	3 m
	Ma.Gr	16	Magnolia grandiflora	Southern Magnolia	7 cm. cal.
	PIGtc	1	Picea glauca	White Spruce	3 m

LIST OF SHRUBS

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	PM	268	Polystichum munium	swordfern	#3 pot
	Pmug	106	Pinus mugo 'Jakobsen'	Jakobsen Mugo Pine	---
	P	639	Polystichum polyblepharum	Tassel Fern	#2 pot
	AJl	109	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot
	RR	199	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 por
	R	164	Rosa Nulkana	Nootka Rose	#2 pot
	M	365	Mahonia nervosa	Dull Oregon grape	#1 pot
	HM	8	Hydrangea macrophylla 'nikko blue'	Hydrangea	#3 pot
	SJ	98	Skimmia japonica	Japanese Skimmia	#2 pot
	Tx	9	Taxus sp	Yew, hedge variety	1.5 m. ht.
	PJ	68	Pieris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot
	Rh.Gp	95	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot
	SL	75	Gaultheria shallon	Lemon Leaf	#2 pot
	RF	102	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot
	Ptri	36	Parthenocissus tricuspidata	Boston Ivy	1 pot
	RS	46	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	PV	20	Philadelphus x virginalis	Mock Orange	#5 pot
	CS	9	Cornus sericea 'stolonifera'	Redosier Dogwood	#2 pot
	AUJ	324	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por
	VO	15	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

LEGEND

- Grass, Seeded
- Seeded Wildflower Meadow Mix From Richardson Seed.
- Acrostaphylos uva-ursi to be planted

Equiparc

SP 1423-BN Bench with Backrest

Specifications

Model: SP 1423-BN
 Material: Steel
 Finish: Powder Coated
 Dimensions: 1423 x 457 x 1067 mm (L x W x H)
 Weight: 45 kg

Options

Backrest: Standard / Optional
 Armrests: Standard / Optional
 Casters: Standard / Optional

Global Industrial™ 4' Plastic Park Bench With Backrest, Tan (F1)

1 **EQUIPARC BENCH (F1)**
Scale: NTS

DESIGN WITH THE FLEX COLLECTION BY MAGLIN

Partio/Driveway- 4'x6' H Privacy Screen in Titanium. (F2)

2 **PATIO/DRIVEWAY PRIVACY SCREEN (F2)**
Scale: NTS

BEACON URBAN SERIES

Features

- Decorative translucent style lighting fixture series is suitable for exterior lighting and wall mounting.
- Two unique shades and style options.
- LED light friendly system available.
- Impact Resistant and Theft Protection.

3 **Roadway Pole Lamp By Beacon (F3)**
Scale: NTS

EMLIGHTING SL1 LED

Specifications

Model: SL1 LED
 Material: Aluminum
 Dimensions: 12" H x 4" W

4 **BOLLARD LIGHT (F4)**
Scale: NTS

ICONIC BIKE RACK

Features & Benefits

- Stainless Steel
- Weather Resistant
- Easy to Assemble
- Secure Locking System
- Anti-Theft Design
- Space Saving

5 **PROPOSED BIKE RACK (F6)**
Scale: NTS

Hendevon

GREEN ROOTS PLAY EQUIPMENT (F7)

Specifications

- Material: Steel
- Finish: Powder Coated
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

6 **GREEN ROOTS PLAY EQUIPMENT (F7)**
Scale: 1:64

URBAN DESIGN

Play Equipment - 2 (F8)

Specifications

- Material: Steel
- Finish: Powder Coated
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

7 **PLAY EQUIPMENT - 2 (F8)**
Scale: NTS

PisaLite® Wall System in Color Natural (F9)

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

8 **The PisaLite® Wall System in Color Natural (F9)**
Scale: NTS

DETAILS: SHRUB AT GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

9 **DETAILS: SHRUB AT GRADE**
Scale: NTS

DETAILS: HEDGE AT GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

10 **DETAILS: HEDGE AT GRADE**
Scale: NTS

DETAILS: TREE AT GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

11 **DETAILS: TREE AT GRADE**
Scale: NTS

DETAILS: CONCRETE ON GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

12 **DETAILS: CONCRETE ON GRADE**
Scale: NTS

DETAILS: SOD AT GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

13 **DETAILS: SOD AT GRADE**
Scale: NTS

DETAILS: CONCRETE UNIT PAVERS ON GRADE

Specifications

- Material: Concrete
- Finish: Natural
- Dimensions: 12' x 12' x 12'
- Weight: 1500 kg

14 **DETAILS: CONCRETE UNIT PAVERS ON GRADE**
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC
 6047831450 | rurchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.

© Architecture Panel Inc. All rights reserved.

Project
26 UNIT TOWNHOUSE DEVELOPMENT FIREWEED WAY

Owner
Bill Beadle

Sheet Title
DETAILS

Total Sheets	5	Sheet No.	L5
Drawn By	SSS	Checked By	SD
Reviewed By	RD	Status	DP Application
Contractors		Consultants	G3 ARCHITECTURE INC.

AHJ
City of Nanaimo

Documents

No	Date	Issue Notes
A	2021-03-17	DP Application
B	2021-09-10	Re-issued for DP Application
C	2022-01-21	Re-issued for DP Application
D	2022-11-29	Re-issued for DP Application
E	2023-04-14	Re-issued for DP Application
F	2023-05-19	Re-issued for DP Application

Not for Construction

RECEIVED
DP1235
2023-JUN-21

Scale

N