



DEVELOPMENT PERMIT NO. DP001266

51561 B.C. LTD.,

Name of Owner(s) of Land (Permittee)

1 COMMERCIAL STREET; 395 and 405 TERMINAL AVENUE;

450 and 458 WALLACE STREET

Civic Addresses

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Descriptions:

LOTS 1 AND 6, OF SECTION 1, NANAIMO DISTRICT, PLAN 3192

PID NOS. 006-240-992 / 004-164-156

LOTS 2 AND 3, SECTION 1, NANAIMO DISTRICT, PLAN 3192 EXCEPT THAT PART INCLUDED IN PLAN 395 BL

PID NOS. 006-241-034 / 006-241-042

LOT 1, SECTION 1, NANAIMO DISTRICT, AND OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO, PLAN 7665, EXCEPT PARCEL A (DD 88930N) AND EXCEPT PART IN PLAN 2926 RW

PID NO. 004-186-362

PARCEL A (DD 88930N) OF LOT 1, SECTION 1, NANAIMO DISTRICT, AND OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO, PLAN 7665 EXCEPT PART IN PLAN 2926 RW

PID NO. 004-186-699

LOTS 7, 16 AND 17, SECTION 1, NANAIMO DISTRICT, PLAN 3192 EXCEPT PART IN PLAN 2926 RW

PID NOS. 004-164-172 / 004-164-211 / 004-164-237

LOT 4, SECTION 1, NANAIMO DISTRICT AND OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO, PLAN 3192 EXCEPT PART IN PLAN 2926 RW

PID NO. 006-241-212

LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 3192

PID NO. 006-241-263

LOT 18 OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO, PLAN 3192 EXCEPT PART IN PLAN 2926 RW

PID NO. 006-241-298

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Site and Parking Plan

Schedule C Building Elevations and Details

Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

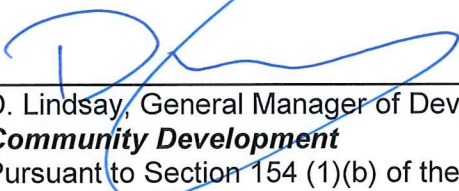
CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plan prepared by Colin Harper Architect, dated 2022-SEP-14, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Colin Harper Architect, dated 2022-SEP-14 as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective Ltd., dated 2022-SEP-13, as shown on Schedule D.
4. Registration of an encroachment agreement for any portions of the building, including canopies and eaves, that encroach into the road right-of-way, prior to building permit issuance.

5. Consolidation of the subject properties from twelve legal lots to two properties, generally as shown by the "proposed property line" labelled on the Site Plan prepared by Colin Harper Architect, dated 2022-SEP-14, as shown on Schedule B, in addition to registration of a shared access agreement on both property titles, prior to building permit issuance.
6. Discharge of registered charge 148619G (easement & party wall agreement) from 395 Terminal Avenue prior to building permit issuance.

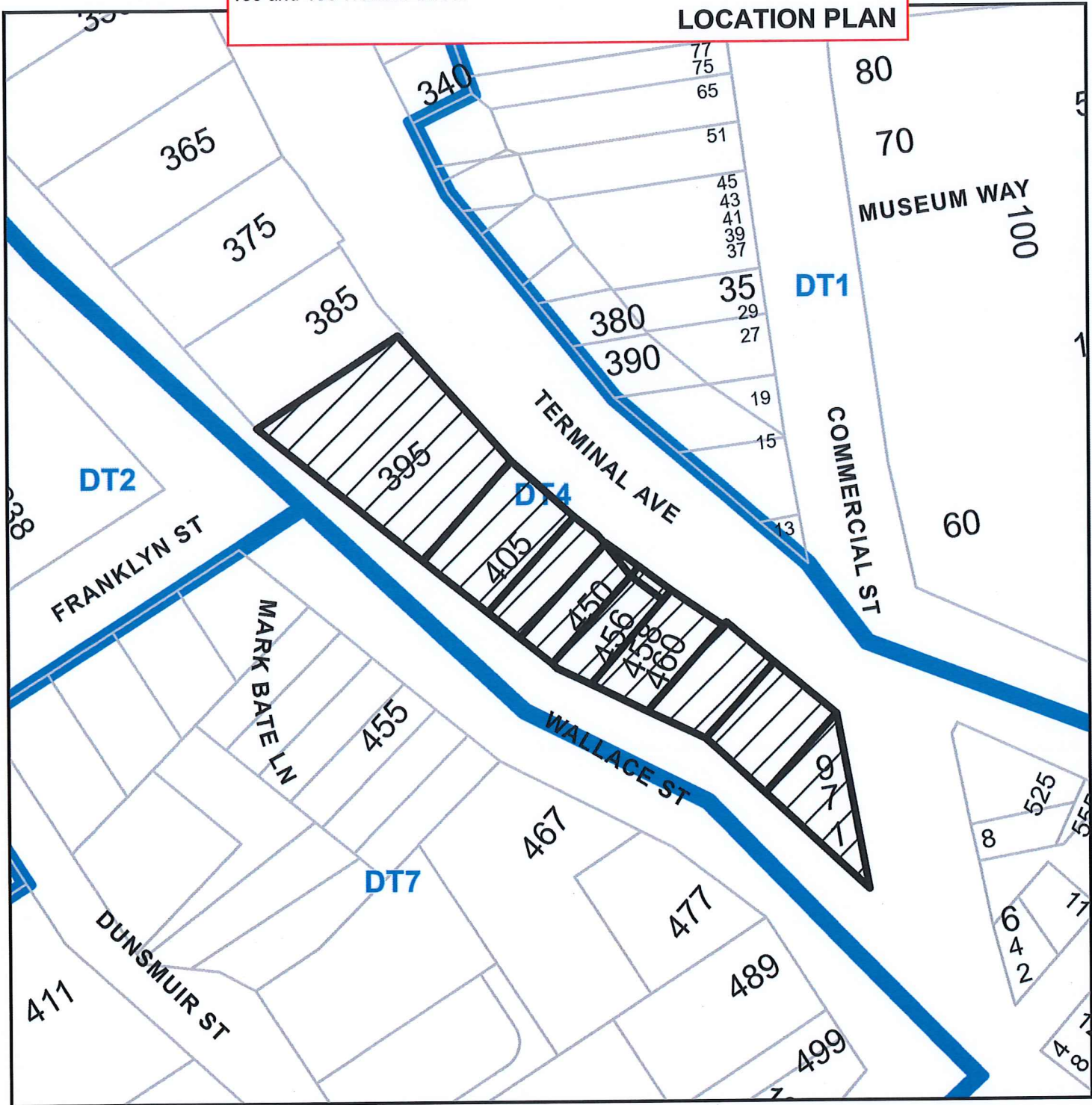
REVIEWED AND APPROVED ON

2022-OCT-27
Date


D. Lindsay, General Manager of Development Services
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

CH/In
Prospero attachment: DP001266

Development Permit No. DP001266
Schedule A
1 Commercial Street; 395 and 405 Terminal Avenue;
450 and 458 Wallace Street



LOCATION PLAN

DT2

DT1

DT4

DT7

DEVELOPMENT PERMIT APPLICATION NO. DP001266



 **Subject Property**

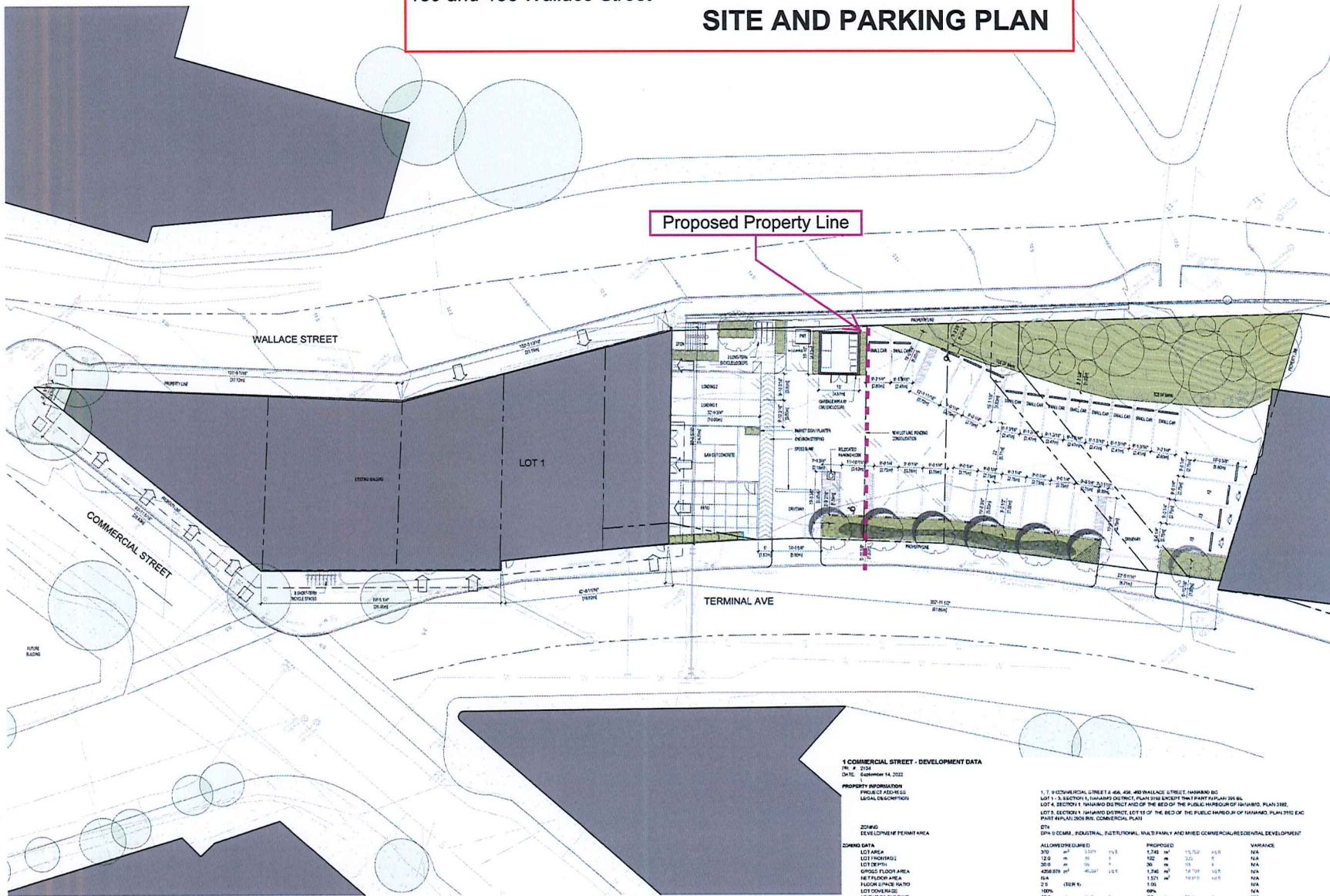
CIVIC: 1 COMMERCIAL STREET;
395/405, TERMINAL AVENUE; 450/458 WALLACE STREET

Development Permit No. DP001266

Schedule B

1 Commercial Street; 395 and 405 Terminal Avenue;
450 and 458 Wallace Street

SITE AND PARKING PLAN



Proposed Property Line

WALLACE STREET

LOT 1

COMMERCIAL STREET

TERMINAL AVE

1 COMMERCIAL STREET - DEVELOPMENT DATA

FILE # 2124
DATE: September 14, 2022
PROPERTY INFORMATION
PROJECT ADDRESS: 1 COMMERCIAL STREET
LEGAL DESCRIPTION:
1.7.9 VICTORIAL STREET & 450, 458, AND WALLACE STREET, HANNAHO BC
LOT 1, 3.2 ACRES 1, HANNAHO DISTRICT, PLAN 150 EXCEPT THAT PART OF PLAN 395 WL
LOT 4, SECTION 1, HANNAHO DISTRICT AND OF THE BED OF THE PUBLIC HIGHWAY OF HANNAHO, PLAN 210 EXC
PART OF PLAN 300 AND COMMERCIAL PLAN 1

EXISTING	PROPOSED	VARIANCE
230	1,748	15,750
12.0	152	320
20.0	30	35
406.07	1,571	14,748
0.4	0.99	0.49
2.0	1.00	
100%	60%	
1.8	7.7	20.5
2	2	

1 SITE PLAN

Copyright Inland. All rights reserved. All drawings shall be used only for the project for which they were prepared. All drawings shall be used only for the project for which they were prepared.

SCALE

NORTH ARROW

NOTES

- THE OCCUPYING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE PROVISIONAL MAPPING OFFICE. THE OCCUPYING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE PROVISIONAL MAPPING OFFICE. THE OCCUPYING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE PROVISIONAL MAPPING OFFICE.

LEGEND

- EXISTING TREE
- PROPOSED TREE
- EXISTING DRIVEWAY
- PARKING ACCESS

APPROVED: 21/29/2022

NO.	DESCRIPTION	DATE
20	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
19	ISSUED FOR COORDINATION	20/09/2022
18	ISSUED FOR DEVELOPMENT PERMIT	16/09/2022
17	ISSUED FOR BUILDING PERMIT	20/09/2022
16	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
15	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
14	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
13	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
12	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
11	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
10	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
9	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
8	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
7	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
6	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
5	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
4	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
3	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
2	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
1	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022
0	ISSUED FOR DEVELOPMENT PERMIT	20/09/2022

PROJECT NAME

1 COMMERCIAL

NANAIMO, BC

PROJECT ADDRESS

1 COMMERCIAL ST.
NANAIMO, BC, V8R 5J8

CHA
COLIN HARPER ARCHITECT
302-668 Cook Street, Victoria, BC, V8V 3Y7
778-584-0521 info@charch.ca | charch.ca

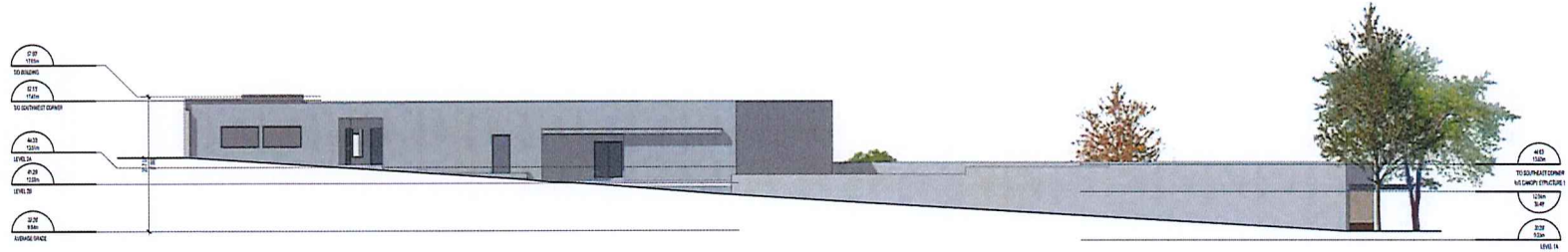
DRAWING TITLE

PROPOSED SITE PLAN

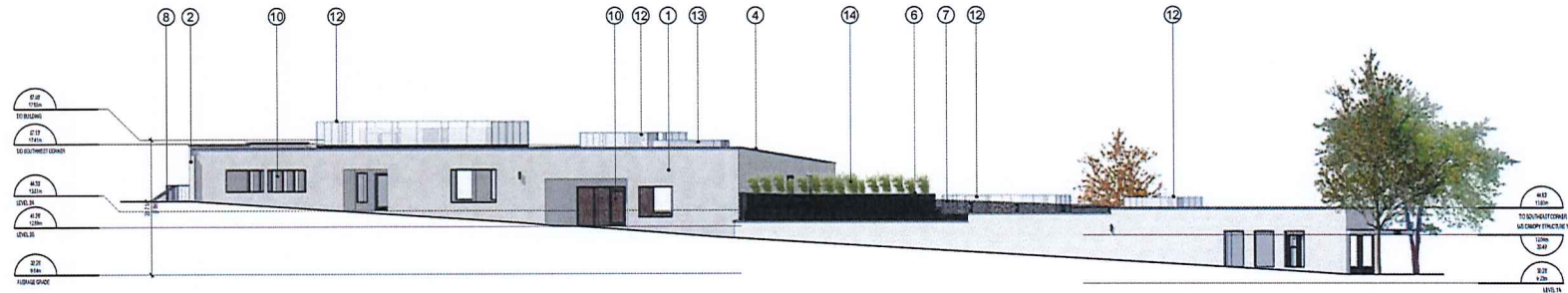
PROJECT NO.	DRAWING NO.
2124	01
DATE	REVISED BY
2022-09-14	CH

DATE: 2022-09-14

RECEIVED
DP1266
2022-SEP-14
Coreal Planning



1 SOUTH ELEVATION (EXISTING)
1:2000 3/27/19'



Facing Wallace Street

2 SOUTH ELEVATION (PROPOSED)
1:2000 3/27/19'

LEGEND

MATERIAL	FINISH
1. STUCCO	WHITE PAINT
2. CMU	DARK GREY
3. BREAK METAL FLASHING	MEDIUM GREY
4. ALUM. BREAK METAL PARAPET FLASHING	FACTORY FINISH
5. LIGHT COLOURED WOOD CLADDING	DARK GREY
6. GLASS GLAZING	DARK GREY METAL FRAME
7. PERFORATED METAL GLAZING	DARK GREY
8. STEEL STAIR	DARK GREY METAL FRAME
9. STOREFRONT GLAZING	DARK GREY
10. ALUMINUM WINDOW DOOR	DARK GREY METAL FRAME
11. EX. TRILITE METAL SIGNAGE	DARK GREY
12. PERFORATED METAL SCREEN	WHITE POWDER COAT
13. NICHOLSON LANDSCAPE	BRIGHT METAL
14. NATURAL LANDSCAPING	REFER TO LANDSCAPE PLANS

Copyright reserved. All rights of this drawing are the exclusive property of Colin Harper Architect and shall not be used without the Architect's written permission. All dimensions shall be verified by the Contractor before commencing work.



SCALE

NORTH ARROW

NOTES

1. THIS DOCUMENT HAS BEEN ELECTRONICALLY GENERATED WITH DIGITAL CERTIFICATION AND E-SIGNATURE TECHNOLOGY AND IS CONTROLLED BY THE ARCHITECTURAL RECORDS OF BC AND THE ENGINEERING AND GEOLOGISTS BOARD OF BC. THE ARCHITECTURAL RECORDS WILL BE TRANSMITTED TO THE ARCHITECTURAL BOARD AND THE ENGINEERING AND GEOLOGISTS BOARD OF BC. THE ARCHITECTURAL RECORDS WILL BE ARCHIVED ELECTRONICALLY BY THE ARCHITECTURAL BOARD AND THE ENGINEERING AND GEOLOGISTS BOARD OF BC. THE ARCHITECTURAL RECORDS WILL BE ARCHIVED ELECTRONICALLY BY THE ARCHITECT.
2. BUILDING GRANTS TO REMAIN UNCHANGED.

CONTRACT IDENTIFICATION
904-668-8102

11	ISSUED FOR DEVELOPMENT PERMIT	08/26/2015
10	ISSUED FOR COORDINATION	08/19/2015
09	ISSUED FOR DEVELOPMENT PERMIT	08/19/2015
08	ISSUED FOR BUILDING PERMIT	08/26/2015
07	ISSUED FOR SIGN COORDINATION	08/19/2015
06	ISSUED FOR COORDINATION	08/19/2015
05	ISSUED FOR SIGN COORDINATION	08/19/2015
04	ISSUED FOR COORDINATION	08/19/2015
03	ISSUED FOR COORDINATION	08/19/2015
02	ISSUED FOR PERMIT	08/19/2015
01	ISSUED FOR DEVELOPMENT PERMIT	08/19/2015
00	ISSUED	08/19/2015

PROJECT NAME

1 COMMERCIAL

NANAIMO, BC

PROJECT ADDRESS

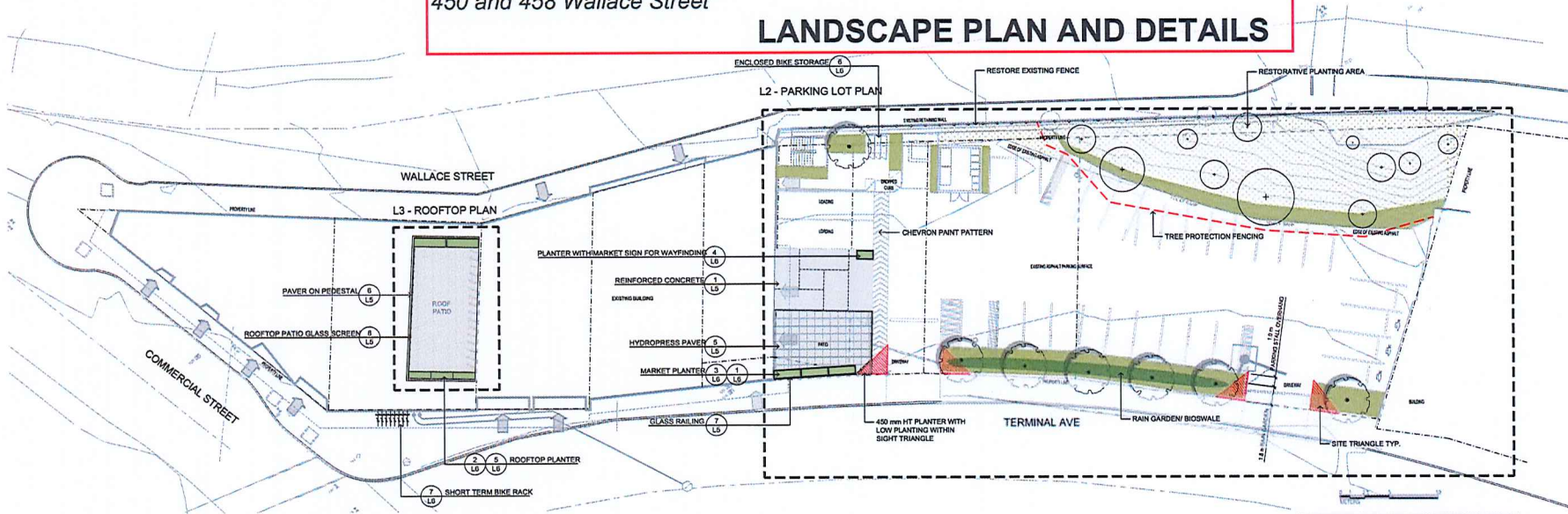
1 COMMERCIAL ST.
NANAIMO, BC, V8R 5J8

CHA
COLIN HARPER ARCHITECT
302-668 Cook Street, Victoria, BC, V8V 3Y7
778-684-0382 | info@charch.ca | charch.ca

SOUTH ELEVATIONS

PROJECT NO.	216	DRAWN BY	KS
SCALE	3/27/19'	REVIEWED BY	CH
DRAWING NO.	A304		

RECEIVED
DP1266
2022-SEP-14
Current Planning



1038 Camosun Street, Victoria BC V8T 3E8
 Info@biophilicollective.ca 250 590 1158

CONTRACTOR:
 Jake Steiner, 51561 BC Ltd.

PROJECT NAME:
 1 Commercial

PROJECT ADDRESS:
 303-305 Terminal Ave and
 1 Commercial Ave
 Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
 DRAWN BY: EB / KT



PROPOSED VINES ON EXISTING RETAINING WALL



CHEVRON PAINT PATTERN

LANDSCAPE NOTES

LANDSCAPE STANDARDS
 • ALL SOFT LANDSCAPE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE STANDARD CURRENT EDITION (2021).
 • ALL LANDSCAPE SITE PREPARATION AND HARDSCAPE TO BE INSTALLED IN ACCORDANCE WITH THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD), CURRENT EDITION.

IRRIGATION
 • ALL PROPOSED LANDSCAPE AND GROUND FLOOR PLANTERS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 • ROOFTOP PLANTERS TO BE HAND WATERED.
 • IRRIGATION DESIGN AND INSTALLATION TO BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC (IIABC) STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS.
 • IRRIGATION DESIGN TO BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT APPROVAL.

TREE PROTECTION FENCING
 1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY SITE CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. FENCING TO BE REMOVED ONLY TO COMPLETE LANDSCAPE RESTORATION.

PLANT MATERIAL AND SELECTION

• PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

LANDSCAPE LIGHTING

• SEE ELECTRICAL

LEGEND

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
 - 1000 mm DEPTH IN TREE PIT
 - 450 mm DEPTH IN SHRUB AREA
 - 75 mm DEPTH ORGANIC MULCH
- RESTORATIVE PLANTING AREA
 - REMOVAL OF INVASIVE SPECIES
 - 1000mm DEPTH ORGANIC MULCH
- RAIN GARDEN BIOSWALE
 - SEE DETAILS
 - SEE ALSO CIVIL DRAWINGS
- METAL PLANTER
 - POWDERCOATED ALUMINIUM
 - COLOUR: DARK GREY
 - 450mm HT ON GROUND LEVEL
 - 1000mm HT ON ROOFTOP LEVEL
 - SEE DETAILS
- 2x2 HYDRO-PRESSED PAVER
 - COLOUR: GREY
 - ON PEDESTALS ON ROOFTOP PATIO
 - SEE DETAILS
- SAW CUT CONCRETE
 - LIGHT SANDBLAST FINISH
 - SEE DETAILS
- TREE PROTECTION FENCE
 - SEE NOTES
 - 3 m SIGHT TRIANGLE
 - NO PLANTING OVER 0.3 m HT
- GLASS SCREEN
 - SEE ARCHITECTURAL
 - 3' HT
- EXISTING FENCE TO BE RESTORED
- BIKE RACK
 - MAGNUM 350 BIKE RACK
 - 2X4 LOOP
 - COLOUR: SILVER 14 GLOSS
 - SURFACE MOUNT
- EXISTING TREE TO BE RETAINED
 - TREE LOCATION FROM SITE SURVEY
 - NO ARBORIST REPORT HAS BEEN COMPLETED
- PROPOSED TREES

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	220218
2	SOFT BUILDING PERMIT	220413
3	BUILDING PERMIT	220523
4	DEVELOPMENT PERMIT	220609
5	ISSUED FOR DEVELOPMENT PERMIT	220613
6	ISSUED FOR TENDER	220613

SEAL

NORTH ARROW



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO.:

SCALE: 1:200

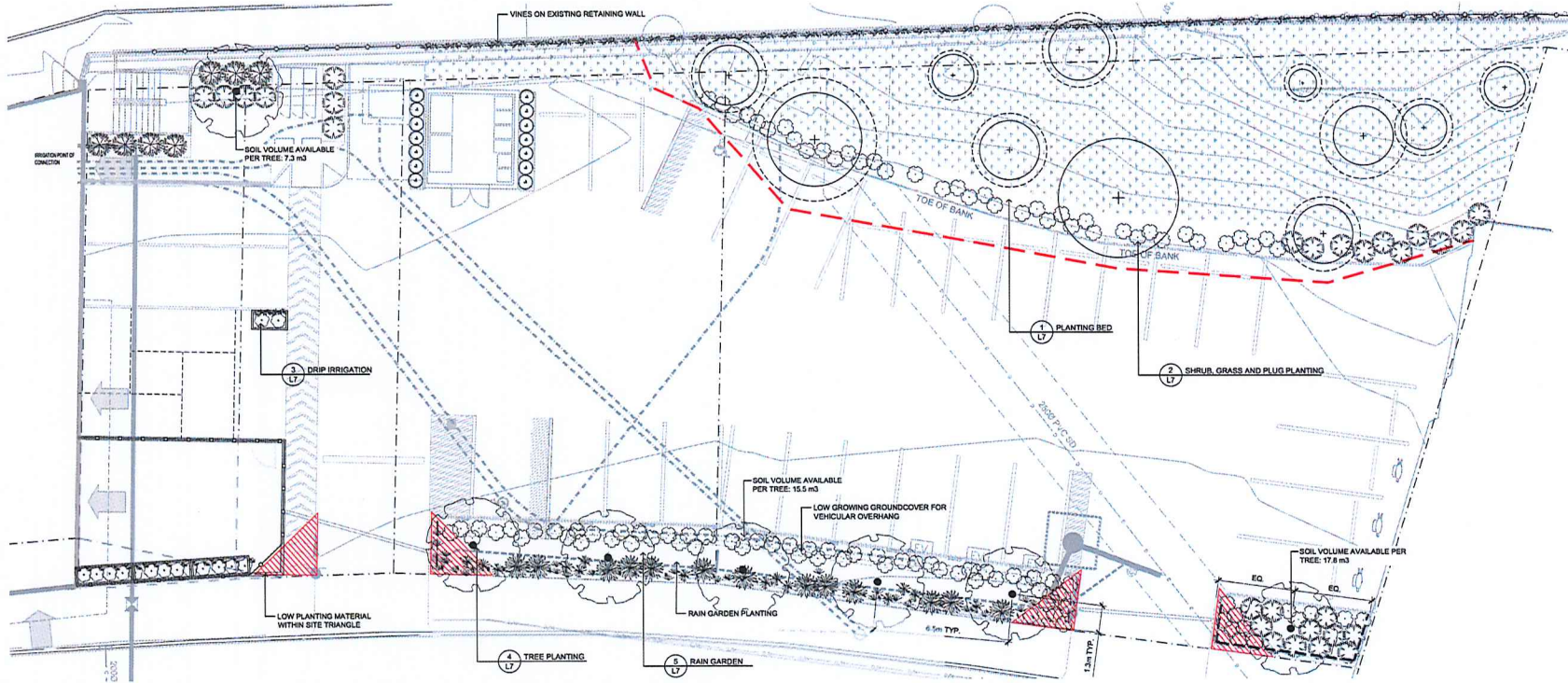
L1
RECEIVED
DP1266
2022-SEP-14
 Current Planning



1808 Camosun Street, Victoria BC V8T 3E6
 Info@biophilcollective.ca 250 590 1156

CONTRACTOR:
Jake Steiner, 51561 BC Ltd.
 PROJECT NAME:
1 Commercial
 PROJECT ADDRESS:
**303-305 Terminal Ave and
 1 Commercial Ave
 Nanaimo, BC**

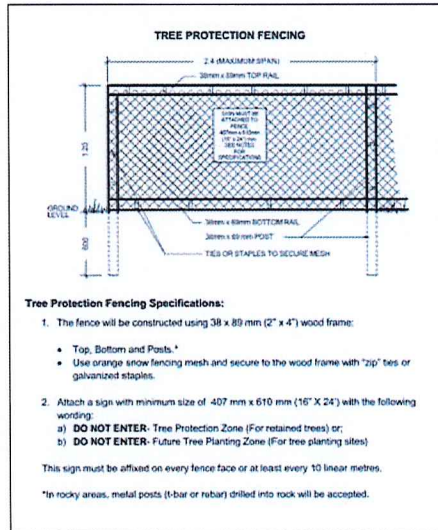
DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **ED /KT**



Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
40		<i>Berberis thunbergii</i> <i>astropurpurea</i> "Rose Glow"	Japanese Barberry	#2	1.2-1.5	0.9-1.2
50		<i>Erica carnea</i> "Springwood White"	Winter Heath	#1	0.2	0.3-0.6
50		<i>Erica x darleyensis</i> "Trimmer's Edge"	Winter Heath	#1	0.2	0.3-0.6
7		<i>Phyllostachys Aurea</i> "Yoi"	Kai Bamboo	#3	8	0.9
13		<i>Hebe Western Hills</i>	Hebe Western Hills	#1	0.9	0.9
2		<i>Arctostaphylos uva-ursi</i> "Massachusetts"	Massachusetts Kalmuck	Flat	0.15-0.3	0.9-1.8
14		<i>Salix purpurea</i> "Nana"	Dwarf Blue Leaf Arctic Willow	#1	1.2-1.8	1.2-1.8
20		<i>Carex muskingumensis</i>	Palm Sedge	#1	0.6-0.9	0.6-0.9
25		<i>Carex stricta</i>	Tussock Sedge	#1	0.3-0.6	0.3-0.6
14		<i>Juniperus scopulorum</i> "Blue Arrow"	Blue Arrow Juniper	#2	3	0.6
25		<i>Purshianthus tricuspidata</i>	Boston Ivy	#1	0-12	
5		<i>Carex oshimensis</i> "Everillo"	Japanese Sedge	#1	0.3-0.6	0.3-0.6

Quantity	Symbol	Latin Name	Common Name	Container	Cal.	Remarks	Height at Maturity (m)	Spread at Maturity (m)
7		<i>Acer rubrum</i> "Dowhull"	Dowhull Red Maple	B&B	60 mm	1.2 m branch height	15	4.5

Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
30		<i>Polystichum monitum</i>	Western Sword Fern	#1	0.9-1.8	0.9-1.8
31		<i>Struthiopteris spicant</i>	Deer Fern	#1	0.6	0.6
15		<i>Cornus canadensis</i>	Sunberry	Flat	0.3	
15		<i>Asarum canadense</i>	Canadian Wild Ginger	Flat	0.15-0.3	0.3-0.6
20		<i>Maianthemum elatatum</i>	False Lily of the Valley	#1	0.15-0.2	
15		<i>Symphoricarpos albus</i>	Common Snowberry	#1	0.9-1.8	0.9-1.8



LEGEND

- ROOT BARRIER
- - - TREE PROTECTION FENCING
- + TO OUTSIDE OF GRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- NO ANSORIST REPORT HAS BEEN COMPLETED
- EXISTING TREE TO BE RETAINED
- TREE LOCATIONS FROM SITE SURVEY
- NO ANSORIST REPORT HAS BEEN COMPLETED
- ROOT PROTECTION ZONE
- 6 X 0.5H

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	220214
2	BUILDING PERMIT	220413
3	BUILDING PERMIT	220607
4	DEVELOPMENT PERMIT	220608
5	REVISION FOR DEVELOPMENT PERMIT	220613
6	ISSUED FOR TENDER	220613



DRAWING TITLE:
TREE MANAGEMENT & PARKING LOT PLANTING PLAN

DWG NO:
 SCALE: 1:100

1 TREE PROTECTION FENCING
 L2 N.T.S.

RECEIVED
DP1266
2022-SEP-14
 Current Planning

L2



1608 Camosun Street, Victoria BC V8T 3E6
 info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:
Jake Steiner, 51561 BC Ltd.

PROJECT NAME:
1 Commercial

PROJECT ADDRESS:
**303-305 Terminal Ave and
 1 Commercial Ave
 Nanaimo, BC**

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **EB/KT**

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	220214
2	BUILDING PERMIT	220413
3	BUILDING PERMIT	220507
4	DEVELOPMENT PERMIT	220602
5	ISSUED FOR DEVELOPMENT PERMIT	220613
6	ISSUED FOR TENDER	220913

SEAL

NORTH ARROW



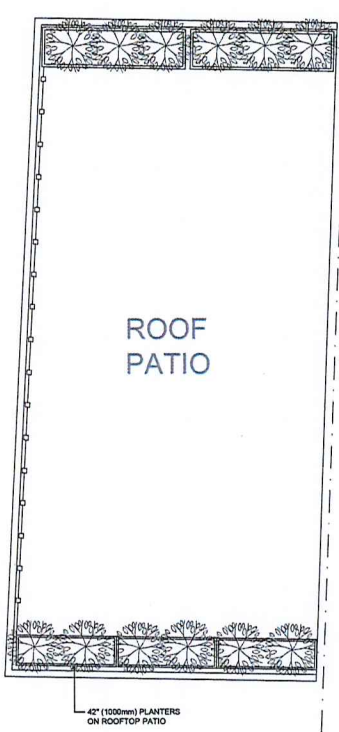
DRAWING TITLE:
**ROOFTOP PLANTING
 PLAN + PLANT IMAGES**

DATE: 2022-09-14

SCALE: 1:50

L3

RECEIVED
DP1266
2022-SEP-14
 Current Planning



TREE



BOWHALL MAPLE

PRIVACY AND SCREEN PLANT



GREEN ARROW JUNIPER



KOI BAMBOO

PLANTING PALETTE



JAPANESE BARBERRY



HEATHER

ROOF PLANTER PLANT PALETTE



KOI BAMBOO



MASSACHUSETTS KINNIKINNICK

RAIN GARDEN PLANTS



DWARF ARCTIC WILLOW

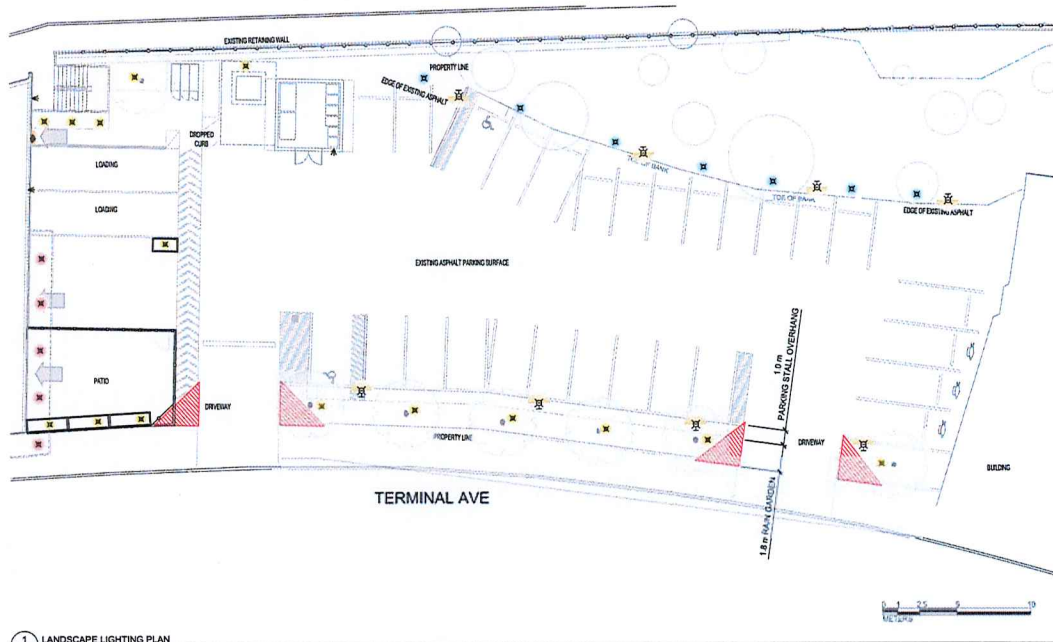


PALM SEDGE

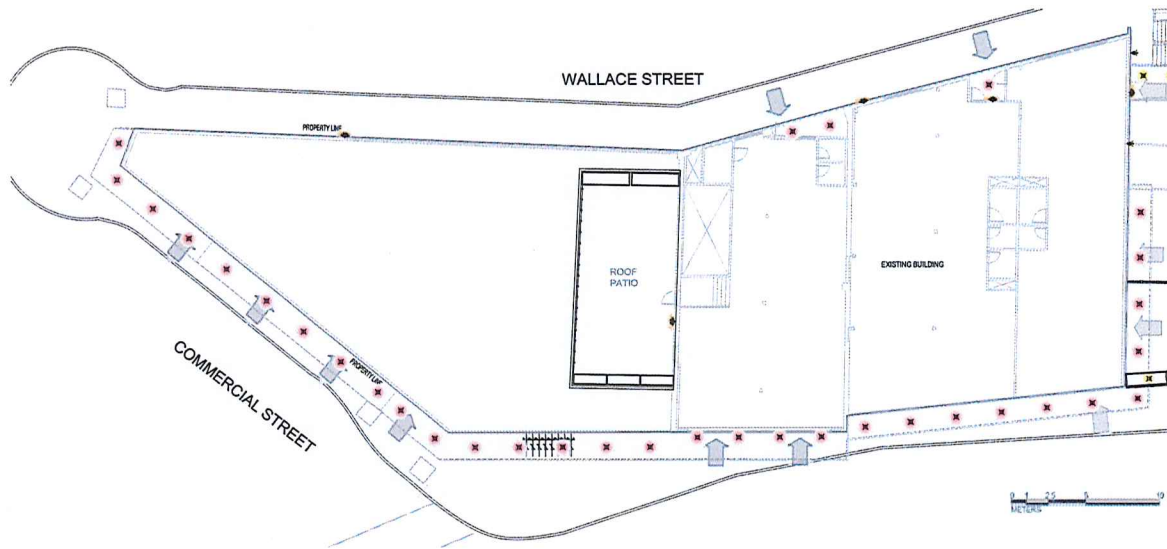


TUSSOCK SEDGE

SHRUB PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
12		<i>Phyllostachys Aurea 'Koi'</i>	Koi Bamboo	#3	8	0.9
4		<i>Arctostaphylos uva-ursi 'Massachusetts'</i>	Massachusetts Kinnikinnick	Flak	0.15-0.3	0.9-1.8



1 LANDSCAPE LIGHTING PLAN
L4 1:150



2 BUILDING EXTERIOR LIGHTING PLAN
L4 1:150

LEGEND: LIGHTING

-  BOLLARD LIGHT
-  IN GROUND WELL LIGHT FOR TREES
-  SCONCE LIGHT
-  SECURITY LIGHT
-  SOFFIT LIGHT
-  WALL LIGHT (SMALL)

NOTES: THE LIGHTING COVERAGE FROM A CAPTED PERSPECTIVE WILL REQUIRE REVIEW BY A LIGHTING ENGINEER.



1008 Camosun Street, Victoria BC V8T 3E8
Info@biophilacollective.ca 250 590 1156

OWNER/CUSTOMER:
Jake Steiner, 51561 BC Ltd.

PROJECT NAME:
1 Commercial

PROJECT ADDRESS:
303-305 Terminal Ave and
1 Commercial Ave
Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: EB / KT

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	2020/18
2	50% BUILDING PERMIT	2020/13
3	BUILDING PERMIT	2020/28
4	DEVELOPMENT PERMIT	2020/09
5	ISSUED FOR DEVELOPMENT PERMIT	2020/13
6	ISSUED FOR TENDER	2020/13

SCALE:

HORTHYA ARCHITECTURE



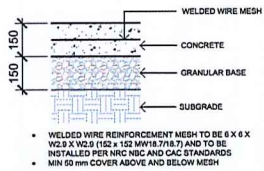
DRAWING TITLE:
LIGHTING PLAN

DWG NO:

SCALE: 1:150

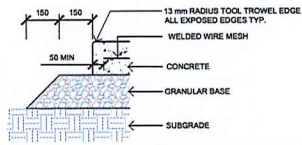
RECEIVED
DP 1266
2022-SEP-14
Current Planning

L4-a



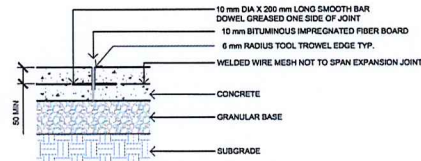
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MM @ 7.75 FT) AND TO BE INSTALLED PER NBC AND CAC STANDARDS
- MIN 50 mm COVER ABOVE AND BELOW MESH

1 REINFORCED CONCRETE PAD
L5 1:10



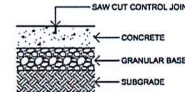
- WELDED WIRE REINFORCEMENT MESH TO BE 6 X 6 X W2.9 X W2.9 (152 x 152 MM @ 7.75 FT) AND TO BE INSTALLED PER NBC AND CAC STANDARDS
- MIN 50 mm COVER ABOVE AND BELOW MESH

2 CONCRETE EDGE
L5 1:10



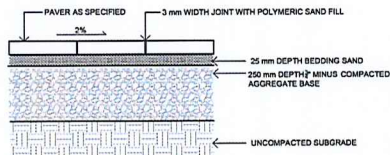
- BAR DOWELS @ 450 mm O.C. AND STARTING 300 mm FROM OUTSIDE EDGE OF CONCRETE - CENTER IN CONCRETE SLAB (MIN 50 mm COVER)
- EXPANSION JOINT MAXIMUM SPACING 6.0 m
- JOINTING AS PER LAYOUT PLAN AND AT ALL ABUTTING CONCRETE STRUCTURES

3 CONCRETE EXPANSION JOINT
L5 1:10



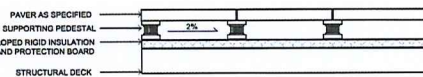
- JOINT DEPTH 1/3 SLAB THICKNESS
- CONTROL JOINT MAXIMUM SPACING 3.0 m
- JOINTING PATTERN AS PER LAYOUT PLAN

4 SAW CUT CONTROL JOINT
L5 1:10

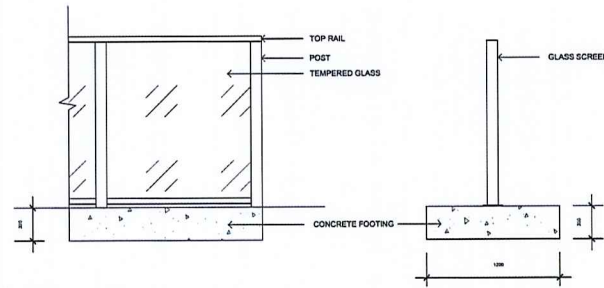


NOTE: SEE SPECIFICATIONS FOR AGGREGATES

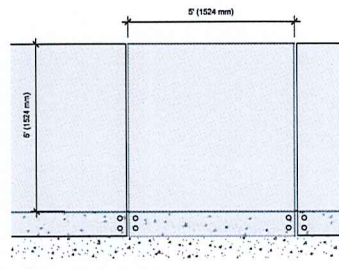
5 PAVER
L5 1:10



6 PAVER ON PEDESTAL
L5 1:10



7 PARKING LOT PATIO SCREEN
L5 1:20



8 ROOFTOP PATIO GLASS SCREEN
L5 1:20



1606 Camosun Street, Victoria BC V8T 3E9
Info@biopticcollective.ca 250 590 1156

OWNER/CLIENT:
Jake Steiner, 51561 BC Ltd.

PROJECT NAME:
1 Commercial

PROJECT ADDRESS:
303-305 Terminal Ave and
1 Commercial Ave
Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: EB / JT

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	220218
2	IMP/BUILDING PERMIT	220413
3	BUILDING PERMIT	220507
4	DEVELOPMENT PERMIT	220606
5	ISSUED FOR DEVELOPMENT PERMIT	220613
6	TENDER	220613

SCALE:



DRAWING TITLE:
LANDSCAPE DETAILS
PAVING & FENCING

DWG NO:

SCALE: AS NOTED

L5

RECEIVED
DP1266
2022-SEP-14
Current Planning



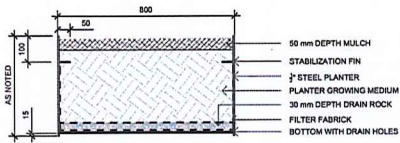
1606 Camouan Street, Victoria BC V8T 3E9
 info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:
Jake Steiner, 51561 BC Ltd.

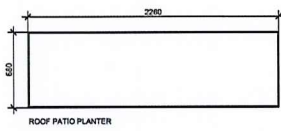
PROJECT NAME:
1 Commercial

PROJECT ADDRESS:
**303-305 Terminal Ave and
 1 Commercial Ave
 Nanaimo, BC**

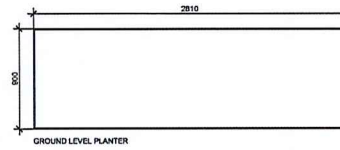
DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **EB / KT**



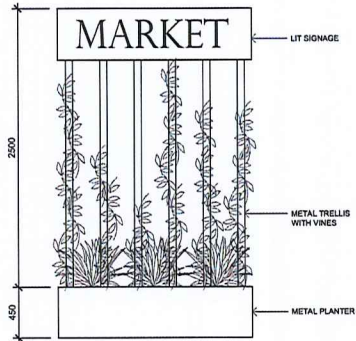
1 METAL PLANTER TYP.
 L6 / 1:10



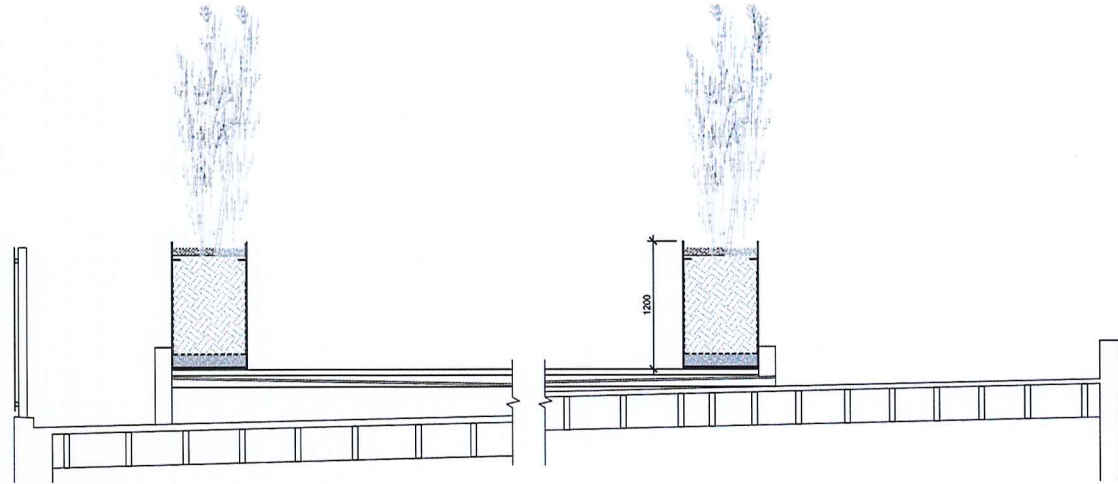
2 ROOF PATIO PLANTER
 L6 / 1:20



3 GROUND LEVEL PLANTER
 L6 / 1:20



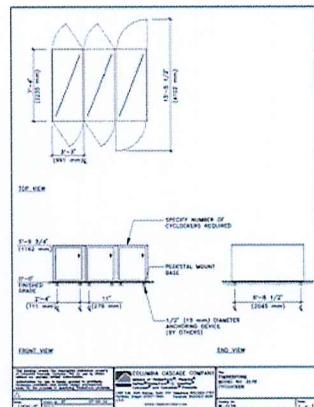
4 MARKET PLANTER
 L6 / 1:10



5 ROOFTOP PATIO PLANTER
 L6 / 1:10



6 BIKE STORAGE
 L6 / NTS



7 BIKE RACK
 L6 / NTS

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	230218
2	MPL BUILDING PERMIT	230413
3	BUILDING PERMIT	230507
4	DEVELOPMENT PERMIT	230609
5	NEEDED FOR DEVELOPMENT PERMIT	230613
6	TENDER	230913

SCALE:

NORTH ARROW



DRAWING TITLE:
**LANDSCAPE DETAILS
 SITE FURNITURE**

GRID NO:

SCALE: AS NOTED

L6

RECEIVED
DP1266
2022-SEP-14
 Current Planning



1608 Camosun Street, Victoria BC V8T 3E6
 info@biophylliacollective.ca 250 590 1156

CLIENT: Jake Steiner, 51561 BC Ltd.

PROJECT NAME: 1 Commercial

PROJECT ADDRESS: 303-305 Terminal Ave and 1 Commercial Ave
 Nanaimo, BC

DESIGNED BY: BIANCA BODLEY
 DRAWN BY: EB/KT

NO	ISSUED FOR	DATE
1	DEVELOPMENT PERMIT	220214
2	BUILDING PERMIT	220413
3	BUILDING PERMIT	220627
4	DEVELOPMENT PERMIT	220606
5	ISSUED FOR DEVELOPMENT PERMIT	220613
6	TENDER	220613

SCALE:

NORTH ARROW



DRAWING TITLE: **PLANTING DETAILS**

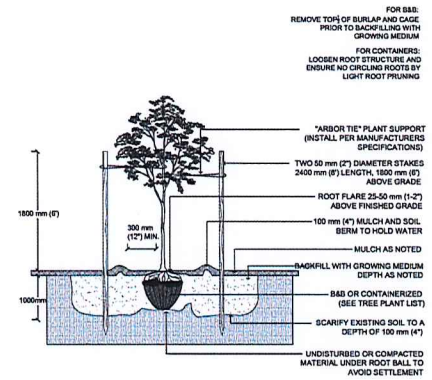
DWG NO:

SCALE: AS NOTED

L7

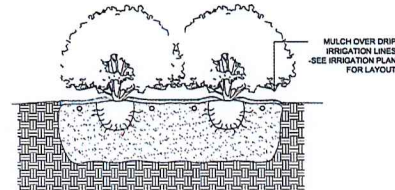
RECEIVED
DP1266
2022-SEP-14

Current Planning

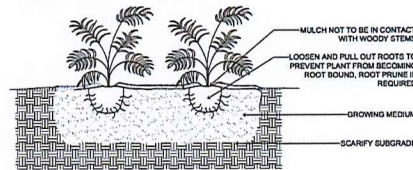
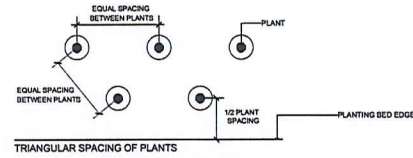


- NOTES:
- CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
 - STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS
 - TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL

4 TREE PLANTING
 L7 1:30

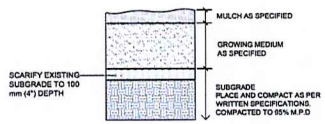


3 SECTION THROUGH DRIP IRRIGATION FOR GROUND LEVEL METAL PLANTER
 L7 1:30

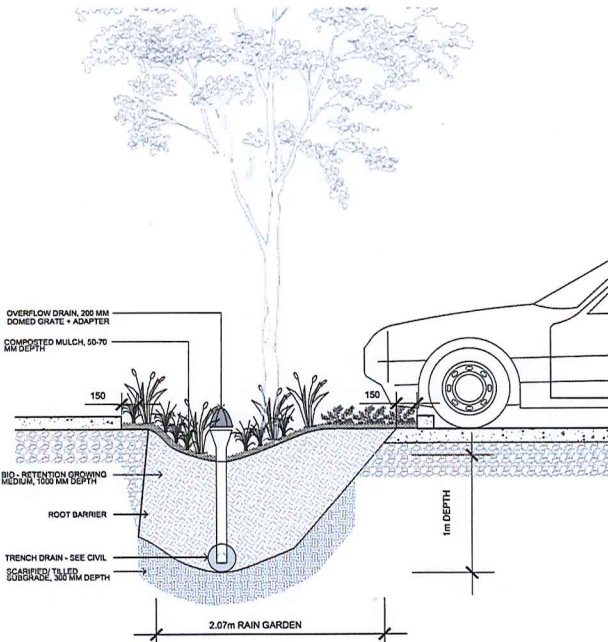


- NOTE:
- FOR B&B AND WIRE BASKET SHRUBS, REMOVE TOP THIRD OF BURLAP OR WIRE BASKET PRIOR TO BACKFILLING WITH GROWING MEDIUM

2 SHRUB, GRASS & PLUG PLANTING
 L7 1:30



1 PLANTING BED
 L7 1:20



5 RAIN GARDEN
 L7 1:30