



1 NORTH ELEVATION (AT VICTORIA AVENUE)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (AT VICTORIA AVENUE)
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES :

F1	HARDIE PANEL NAVAJO BEIGE	
F2	HARDIE PLANK DEEP OCEAN	
F3	HARDIE PANEL NIGHT GREY	
F4	HARDIE PANEL MIDNIGHT BLACK	
F5	HARDIE PANEL PAINTED IN AUTUMN ORANGE	
F6	HORIZONTAL CORRUGATED METAL CLADDING SPORTSMAN YELLOW	
F7	HORIZONTAL CORRUGATED METAL CLADDING ROYAL BLUE	
F8	PAINTED CONCRETE W/ REVEAL LINES TO MATCH F3	
F9	EXPOSED CONCRETE W/ REVEAL LINES	
F10	THROUGH WALL FLASHING TO MATCH ADJACENT COLOR	
F11	PRE-FINISHED METAL CAP FLASHING TO MATCH ADJACENT COLOR	
F12	HARDIE EASYTRIM TO MATCH ADJACENT CLADDING COLOUR	
F13	BASE WALL FLASHING IN DARK GREY	
F14	VENTED METAL SOFFIT COLOUR TO MATCH F5	
F15	VENTED METAL SOFFIT COLOUR TO MATCH F8	
F16	VENTED METAL SOFFIT TO MATCH ADJACENT COLOUR	
F17	BLACK VINYL WINDOW/DOOR	
F18	STOREFRONT GLAZING WITH BLACK MULLION	
F19	DOOR COLOUR TO MATCH F5	
F20	STEEL DARK GREY DOOR	
F21	STEEL DARK GREY OVERHEAD DOOR	
F22	PREFINISHED BLACK ALUMINUM GUARDRAILS W/ GLAZING	
F23	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F24	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F25	WOODEN CEDAR FENCE	

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7	ISSUED FOR REVIEW	25 NOV '25
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3	PLANNING PRE-APP MEETING	28 OCT '25
2	FOR MEETING	16 OCT '25
1	FOR REVIEW	03 SEP '25

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:
**6-STOREY RESIDENTIAL
BUILDING & 5 TOWNHOUSES**
2778, 2768 104TH ST. AND
3841, 3817 VICTORIA AVE.
NANAIMO, BC

drawing title:

ELEVATIONS

project no.: 22.725

date: 11 DEC 2025 scale: AS NOTED

checked by: LOWE drawn by: NA, RM

sheet no.:

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1 SOUTH ELEVATION (AT ISLAND HIGHWAY)
A3.1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (AT ISLAND HIGHWAY)
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES :

F1	HARDIE PANEL NAVAJO BEIGE
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SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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A3.2

T.O. SLOPING ROOF
21.64 m (71'-0 1/8")

T.O. PARAPET
19.39m (63'-7 1/4")

T.O. PLATE 6TH FLOOR
18.32m (60'-1 1/4")

T.O. 6TH FLOOR
15.56m (51'-0 1/2")

T.O. 5TH FLOOR
12.51m (41'-0 3/8")

T.O. 4TH FLOOR
9.46 m (31'-0 1/4")

T.O. 3RD FLOOR
6.40m (21'-0 1/8")

T.O. 2ND FLOOR
3.35 m (11'-0")

T.O. MAIN FLOOR
0 m (0'-00") PROJECT
116.86 m GEODETIC
AVERAGE GRADE
116.53 m. GEODETIC

1 WEST ELEVATION (AT 104th STREET)
A3.3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES :

F1	HARDIE PANEL NAVAJO BEIGE	
F2	HARDIE PLANK DEEP OCEAN	
F3	HARDIE PANEL NIGHT GREY	
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A3.3

T.O. SLOPING ROOF
11.38 m (37'-3 3/4")

T.O. PARAPET
9.63m (31'-7")

T.O. PLATE 3RD FLOOR
8.86 m (29'-1")

T.O. 3RD FLOOR
6.10m (20'-0 1/4")

T.O. 2ND FLOOR
3.05 m (10'-0 1/8")

T.O. MAIN FLOOR (Townhouse -1)
0 m (0'-00") PROJECT

AVERAGE GRADE
116.55m GEODETIC

1'-3 1/8"
.39 m

38'-7 1/2"
11.77 m

10'-0 1/2"
3.05 m

10'-0 1/2"
3.05 m

9'-9 1/2"
2.76 m

7'-6 1/2"
2.31 m

5'-8 1/2"
1.75 m



1 NORTH ELEVATION (AT VICTORIA AVENUE)
A3.4 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (AT VICTORIA AVENUE)
A3.4 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES :

F1	HARDIE PANEL NAVAJO BEIGE	
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1 SOUTH ELEVATION (AT ISLAND HIGHWAY)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (AT ISLAND HIGHWAY)
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES :

F1	HARDIE PANEL NAVAJO BEIGE	
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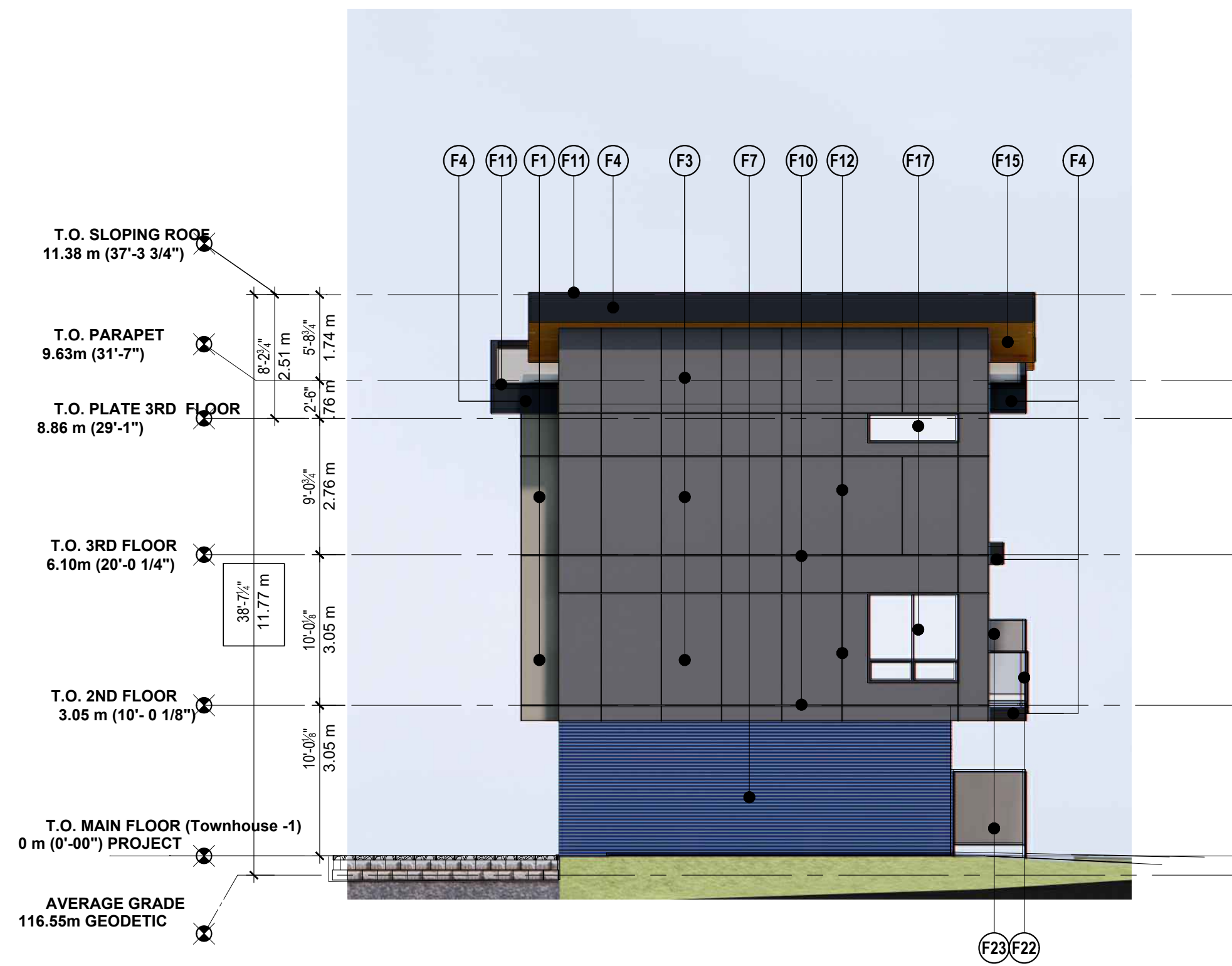
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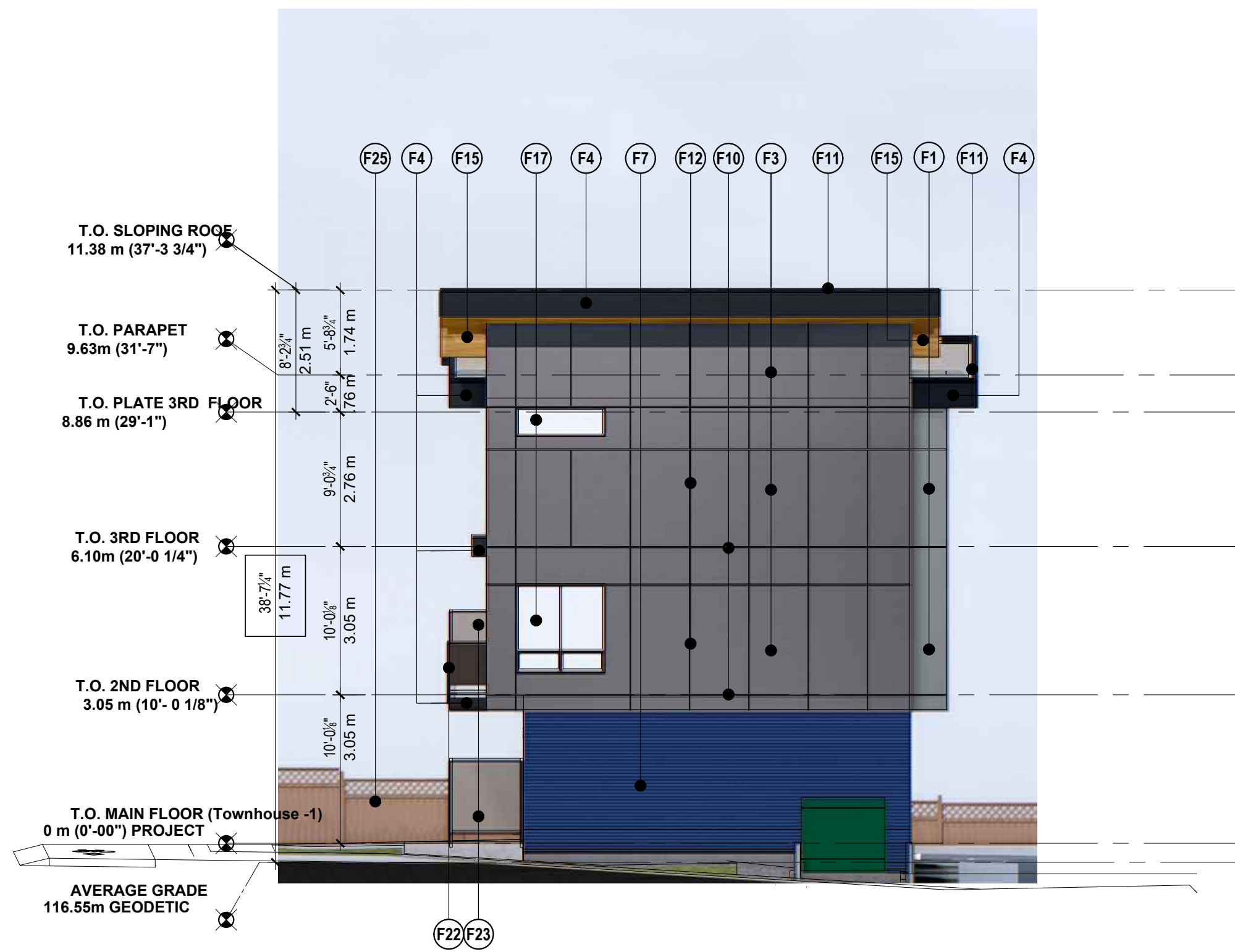
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1 EAST ELEVATION
A3.6 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (AT 104th STREET)
A3.6 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A3.6 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (AT 104th STREET)
A3.6 SCALE: 1/8" = 1'-0"

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