



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	
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F21	STEEL DARK GREY OVERHEAD DOOR	
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F23	BLACK ALUMINUM PRIVACY SCREEN WITH FROSTED GLASS	
F24	PREFINISHED BLACK ALUMINUM PICKET FENCE	
F25	WOODEN CEDAR FENCE	

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client:



issue / revisions:

No.	Issue / Revisions	Date
8	ISSUED FOR REZONING & DEVELOPMENT PERMIT	11 DEC '25
7	ISSUED FOR REVIEW	25 NOV '25
6	FOR COORDINATION	12 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

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A3.0



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"

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F25	WOODEN CEDAR FENCE			

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REGISTERED ARCHITECT
ALAN LOWE
BRITISH COLUMBIA
2025-12-11

project title:
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2778, 2768 104TH ST. AND
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NANAIMO, BC
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A3.1



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



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

EXTERIOR FINISHES :

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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

9'-9 1/2" = 2.98 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	
F2	HARDIE PLANK DEEP OCEAN	
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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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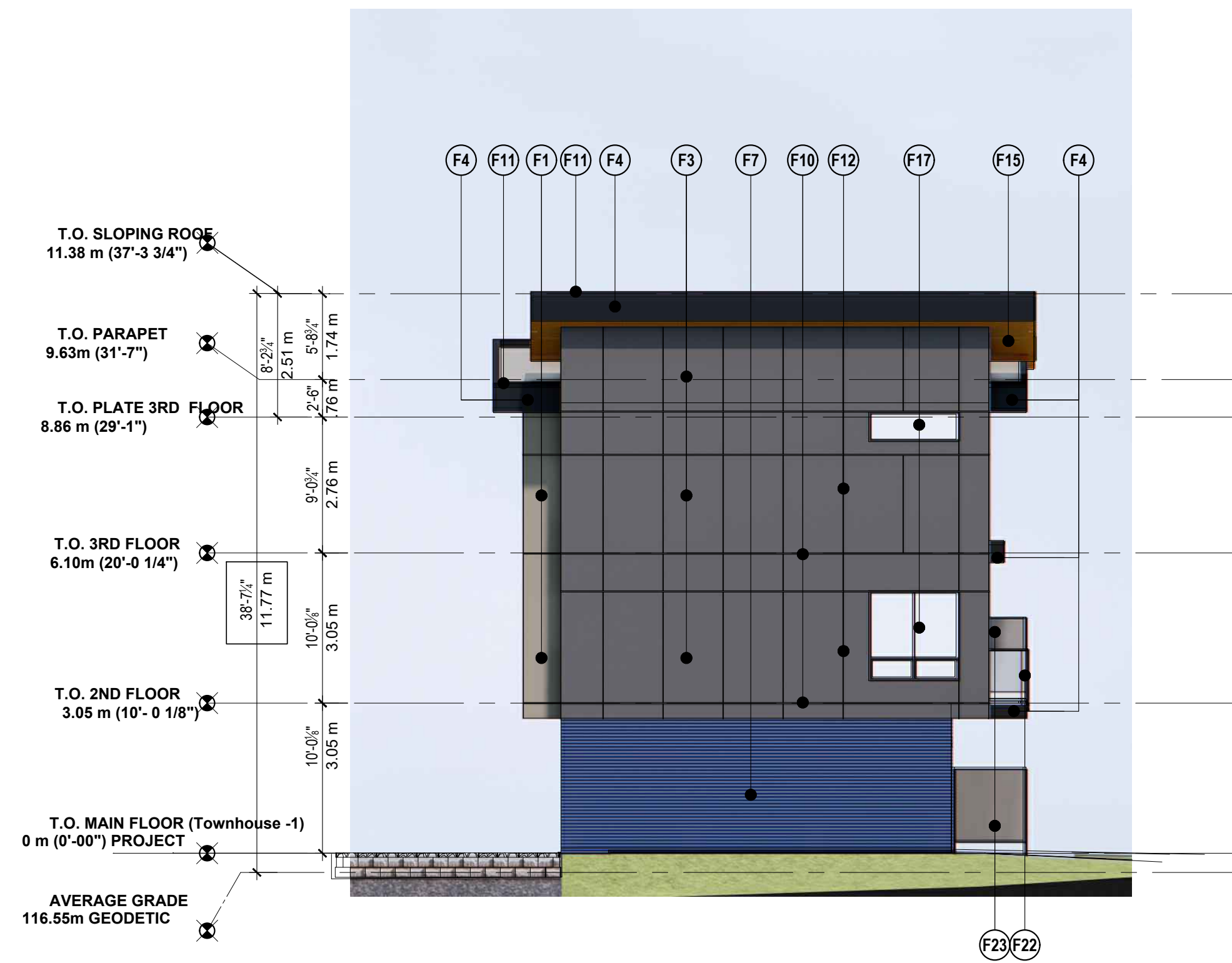
project no.: 22.725

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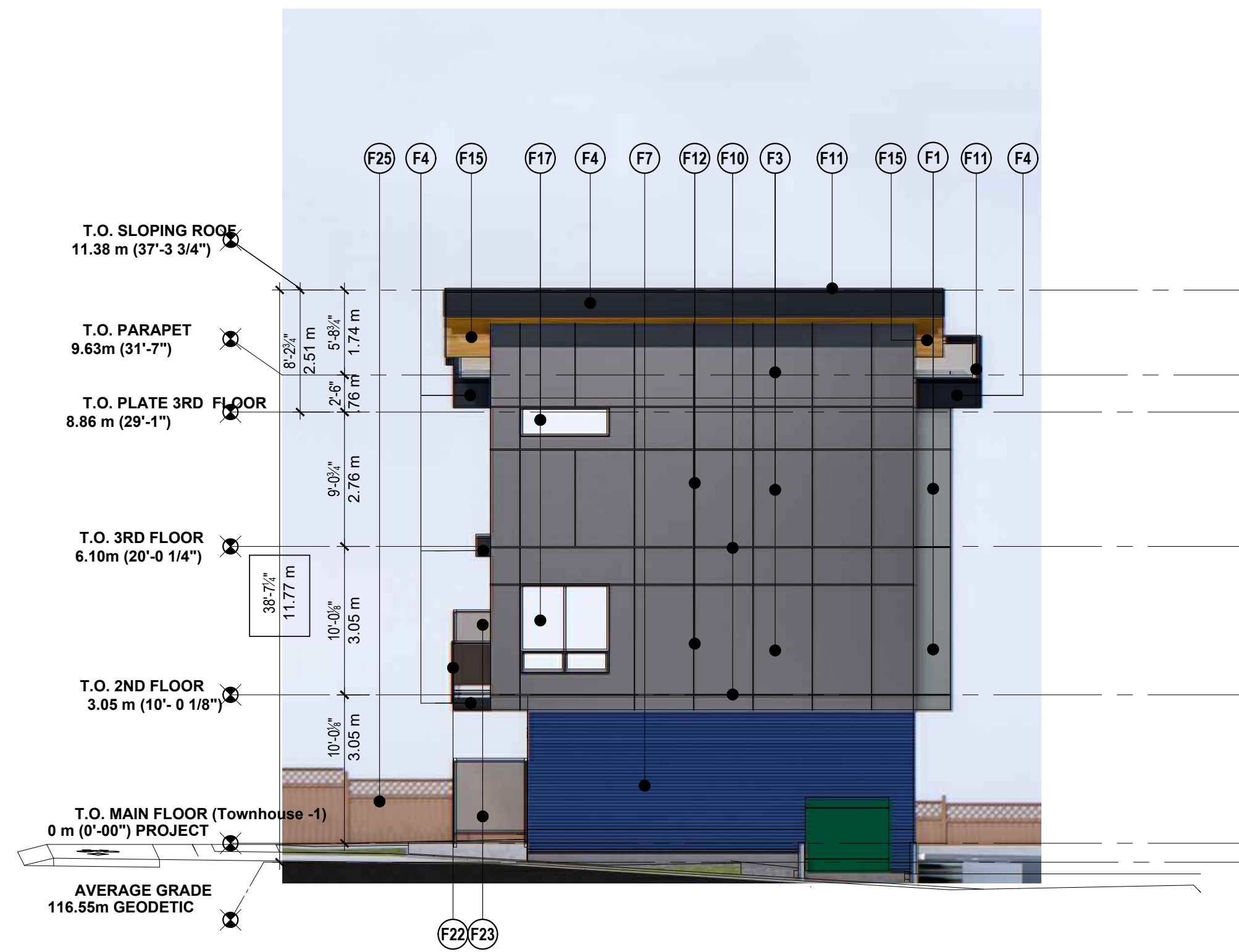
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A3.5



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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