

DESIGN CONCEPT AND NEIGHBORHOOD ANALYSIS

The neighborhood comprises of a variety of mid-sloped roofed traditional styled homes, some newer "craftsman" styled townhouses and combined with a variety of non-period/style specific homes. "Modern California Stucco", "Neo-Traditional", "Neo-Heritage", or "West Coast Modern" best describe existing compatible styles throughout the subject area.

The proposed design reflects many of the recommendations of the City of Nanaimo General Development Permit Area Guidelines as well as incorporating the Steep Slope Development Permit Area Guidelines with strong considerations for the neighborhood context, variety and landscaping opportunities. In addition it integrates to studies of the local existing neighborhood characteristics and similar emerging areas outside of this particular neighborhood.

The majority of the homes in this area are two-storey aged approximately 15 to 25 years with some newer developments emerging. The remainder of the homes are predominantly two-storey front entry, in excess of 50 years old and likely to be redeveloped within the next 10 to 15 years.

Most of the homes in the area are of small to medium size based on modern home sizes. Typical habitable areas range between 1200-2200sf. and incorporate an attached two-car. None of the homes appear to be over embellished with detail or significant design traits.

More than half of the existing newer homes have high mass characteristics. In addition, with regards to the front elevation of the homes and their direct relationship of the rear elevations, the upper floors do not exhibit a different setback than the lower floor(s). Most of the existing homes have a 1-storey entrance.

Flat and simple forms are abundant for the main roof with secondary roof forms equally simple and usually flat or economical low pitch (between 4-6/12) common truss roofs with simple gables and common hips on most of the homes. In most cases where the roofs are sloped a fascia gutter is used in place of a fascia board.

Use of exterior materials for the majority of nearby buildings is limited in the most part to one of the following; stucco with painted wood trims for an accent material (dominant) or wood siding for older buildings. Accent trims are not evident on most of the existing homes. Most of the homes do not incorporate neutral or natural colour schemes but rather bold and contrasting color and material schemes which also exhibit many years of fading and deterioration.

In general, landscaping improvements in this neighborhood is of low to moderate planting standards. Most homes in this neighborhood have a front driveway with exposed aggregate and brushed concrete being the common finished surface. In response to the topography and curved roadways the lengths and shapes of driveways and walkways vary throughout the area.

Collectively the homes in this neighborhood do not establish a consistent desirable character nor is there any notable design continuity or cohesiveness throughout the immediate area. The newer residential projects in the immediate area and surrounding neighborhoods reflect characteristics more favorable. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy would be to employ modern design, massing and finishing standards.

This physical characteristics, shape, topography and dimensions of this particular site impose significant constraints with respect to building placement, vehicular/pedestrian access, construction logistics and environmental protection to name a few. The proposed site layout promotes an inviting street front elevation for all of the units with simple and clear unobstructed access throughout. Per the recommendations of the City of Nanaimo a significant portion of the westerly lot (west of Mariposa Drive) has been preserved for storm water retention and natural landscaping.

The proposed building designs represents a more traditional west coast styled development standard especially with respect to the overall massing and balance in design and to proportional massing between individual elements. The quality of the design and selection of materials will make a positive contribution to the streetscape and satisfy the intention to provide affordable housing alternatives.

Each Unit has a distinct entry with an inviting covered front entry. Effectively all the units have visitor parking available either on their own private driveway in front of their garage or immediately adjacent to the unit. The siting of the buildings, selection and location of exterior finishes, landscaping and interior layouts all contribute to a successful design and differentiation between the dwelling units without compromising functionality or aesthetics. The variation of building exterior finishes and horizontal and vertical rhythms reinforces the individuality and respects the site topography. In consideration of the steep backyards the overall building heights proposed are consistent with the majority of the newer surrounding developments and blend into the natural landscaping.

The roof design is consistent with the intended style. The projection of the roof eaves within the allowable setbacks with the custom designed ground floor entry canopies provides shade and greater articulation to the building. The moving shadows created by these architectural features mitigate a monotonous elevation. The various façade projections combined with the variation of exterior finishes on all the facades results in the achievement of an overall balance in the design.

The use of cultured stone cladding anchors the building to the ground as well as to create a stronger vertical element to minimize the horizontal effect and break up the mass of the building. All soffits incorporate natural stained cedar tongue and groove material which will complement the use of prefinished metal wood like siding, smooth hardipanel board and batten. The final product shall provide a distinctive west coast feel apparent from the pedestrian and vehicular traffic as well as the users.

Black anodized aluminum framed windows and black powder coated aluminum railings correspond to the overall design intent. The front entries are in scale and proportion with all the other elements on the building facade on which they appear.

Generous sized front yards and greenspace between buildings, combined with existing and new landscaping throughout the site minimize the density achieved and provide ample outdoor space for landscaping and user-friendly spaces.

The proposed design, style, theme, roof forms, volume allocations and detailing features provides a high degree of compatibility between any new home or townhome project introduced and newer existing homes in the area.



13 UNIT TOWNHOUSE DEVELOPMENT 3201 LAUREN MARY PLACE, NANAIMO, BC

 **G3 ARCHITECTURE INC.**
UNIT #130, 1959 - 152ND STREET
SURREY, BC V4A 0C4
604-916-8582 gus@g3projects.com

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MAY 3, 2019

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With regards to specific zoning variance rationale, below is a brief description for your reference and based on R6 Zoning.

Density/FAR - no variance required

Lot Coverage - no variance required

Siting/Setbacks - only variance required is for building Block #1, rearyard proposed of 7.24M. This variance for approx. .26M (10-1/4") is due to the irregular shape of the property. Note, we have modified the design of this particular building to be as "shallow" in building depth as possible while preserving a functional and efficient residential floor plan. Also, this minimum setback occurs only at the northwest corner of Building Block #1.

Building Height - This steep slope site and unique vehicular access, combined with the preservation of a large area of site at the north end of the property (as requested by City of Nanaimo Planning staff) results in a final site plan and building design that, in our opinion, addresses all of the guidelines of both the Steep Slope Development Permit Area Guidelines and General Development Permit Area Design Guidelines. Each typical Building Block is based on standard wood frame construction, we have proposed standard 8'-0" ceilings at the lowest floor (garage and main entry), 9'-0" ceilings at the middle floor (kitchen/living) and 8'-0" ceilings at the top floor (bedrooms). The roofs are proposed to be 4:12 roof slope using standard pre-engineered wood trusses. Effectively each building (x3) is a three storey building with the lowest floor being set into the terrain below the finished grade at the rear and at finished grade at the front for vehicular access. This creates an approximate building height of a typical building block of 9.70M which is slightly over the stipulated 9.0M height in the R6 zoning. We therefore ask for a variance to allow the heights as proposed and not to exceed a maximum of 10.0M.

We look forward to your review of our application and should you require any additional information or clarification please contact myself anytime.

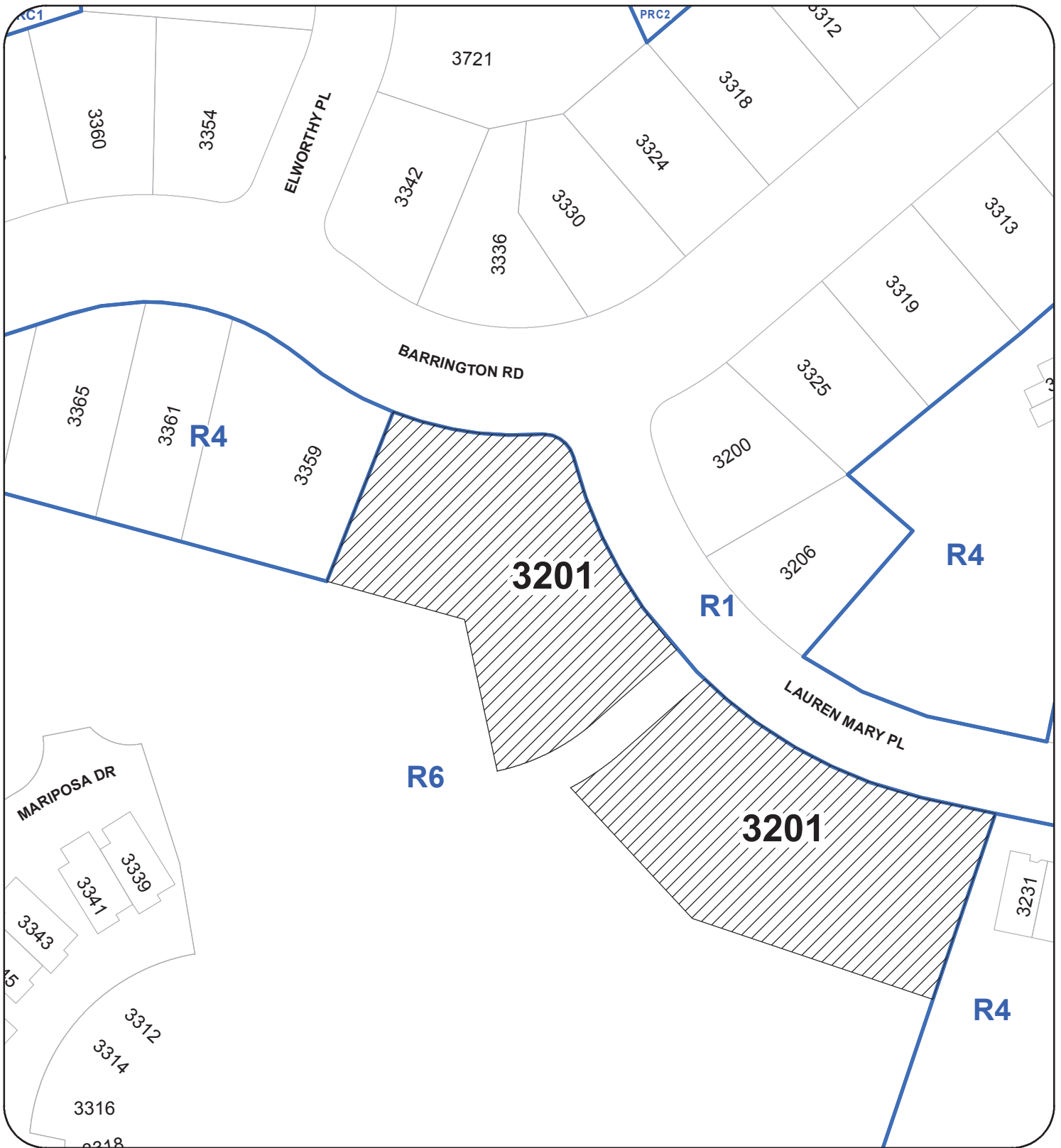
Regards,

Gus da Roza III B.Sc., M.Arch, MRAIC, NCARB
Architect AIBC

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LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001146

LOCATION PLAN

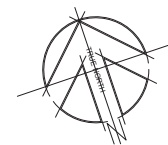
Civic: 3201 LAUREN MARY PLACE

Legal: LOT 1, DISTRICT LOT 56

WELLINGTON DISTRICT, PLAN EPP47501



Subject Properties



KEY SITE PLAN
(N.T.S. FOR REFERENCE ONLY)

19/05/02	PRELIMINARY DESIGN
19/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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ARCHITECT: **G3 ARCHITECTURE INC.**
#130 - 1959 - 152ND STREET
SURREY, B.C.
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EMAIL: gus@g3projects.com

**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE: KEY SITE PLAN	
SCALE: N.T.S.	DRAWING NO.: A100
DATE: 19/05/03	

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ZONING SUMMARY

ZONING: BASED ON R6 - RESIDENTIAL

BUILDING SETBACKS:

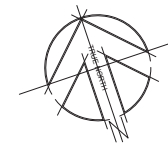
BLOCK #1 PROPOSED SETBACKS		
BUILDING SETBACK #1 (FRONT)	33.66 FT	10.26 M
BUILDING SETBACK #2 (REAR)	23.75 FT	7.24 M
BUILDING SETBACK #3 (EAST SIDE)	13.17 FT	4.01 M
BUILDING SETBACK (WEST SIDE)	N/A	

BLOCK #2 PROPOSED SETBACKS		
BUILDING SETBACK #4 (FRONT)	39.16 FT	11.94 M
BUILDING SETBACK #5 (REAR)	24.41 FT	7.44 M
BUILDING SETBACK #6 (WEST SIDE)	12.92 FT	3.94 M
BUILDING SETBACK (EAST SIDE)	N/A	

BLOCK #3 PROPOSED SETBACKS		
BUILDING SETBACK #7 (FRONT)	38.67 FT	11.79 M
BUILDING SETBACK #8 (REAR)	30.33 FT	9.25 M
BUILDING SETBACK #9 (WEST SIDE)	9.83 FT	3.00 M
BUILDING SETBACK (EAST SIDE)	N/A	

PARKING:

TOTAL STALLS REQUIRED @ 1.5 STALLS PER UNIT =	20 STALLS
STALLS PROVIDED = 2 PER UNIT X 13 UNITS	26 STALLS
VISITOR STALLS PROVIDED =	2 STALLS
TOTAL STALLS PROVIDED =	28 STALLS



18/05/02	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
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**13 UNIT
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3201 LAUREN MARY PLACE
NANAIMO, BC**

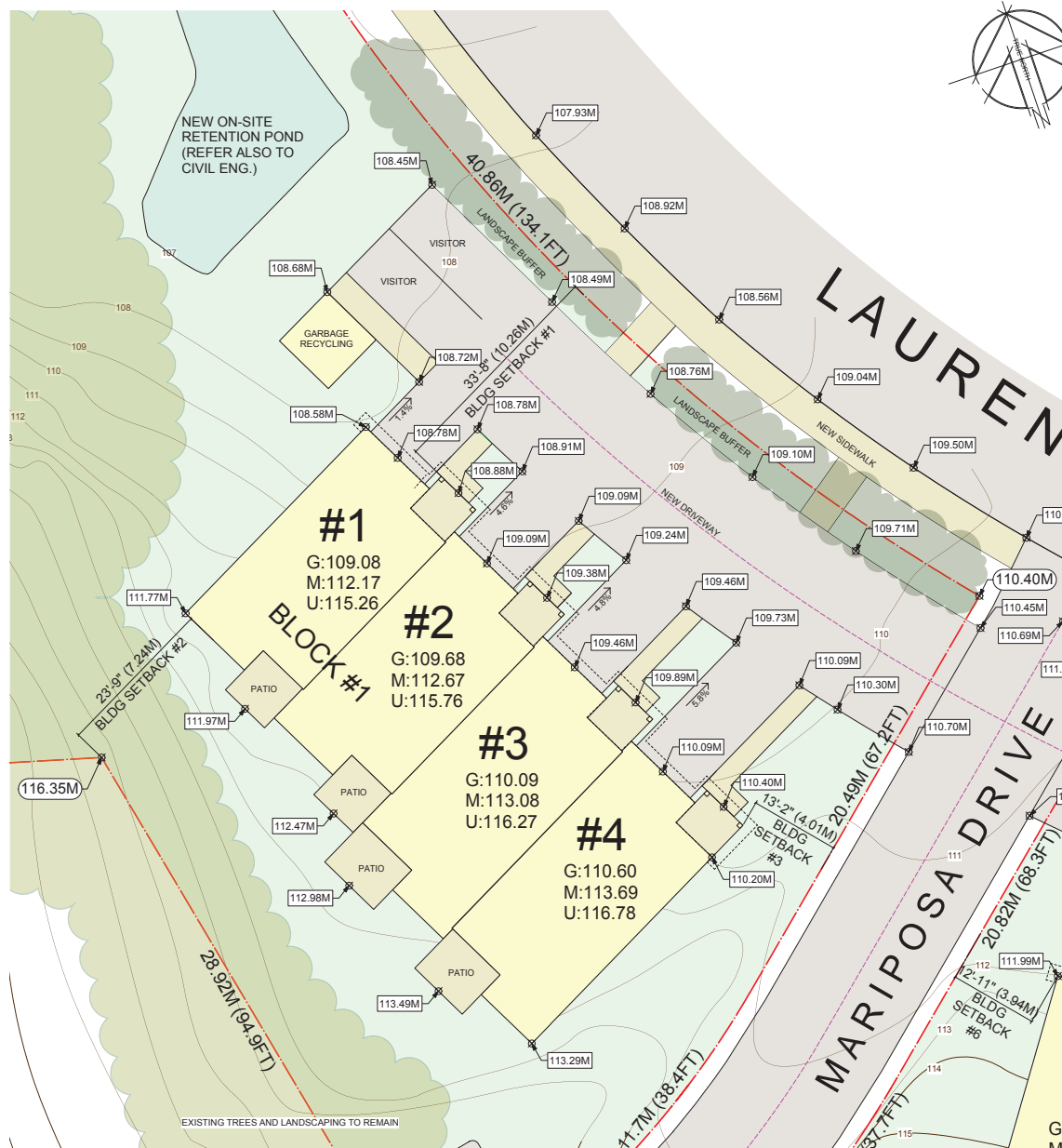
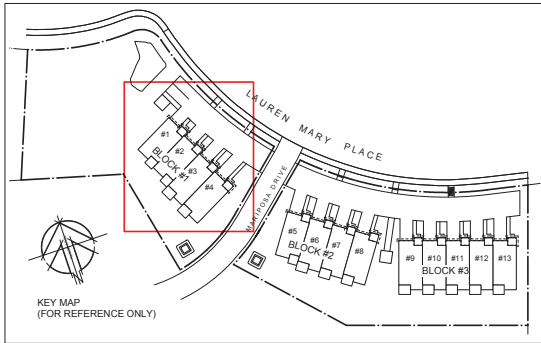
TITLE:
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"	DRAWING NO.: A110
DATE: 19/05/03	

20.00M INDICATES DESIRED NATURAL GRADE
120.00M INDICATES PROPOSED FINISHED GRADE

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120.00M INDICATES EXISTING NATURAL GRADE
120.00M INDICATES PROPOSED FINISHED GRADE

18/05/22	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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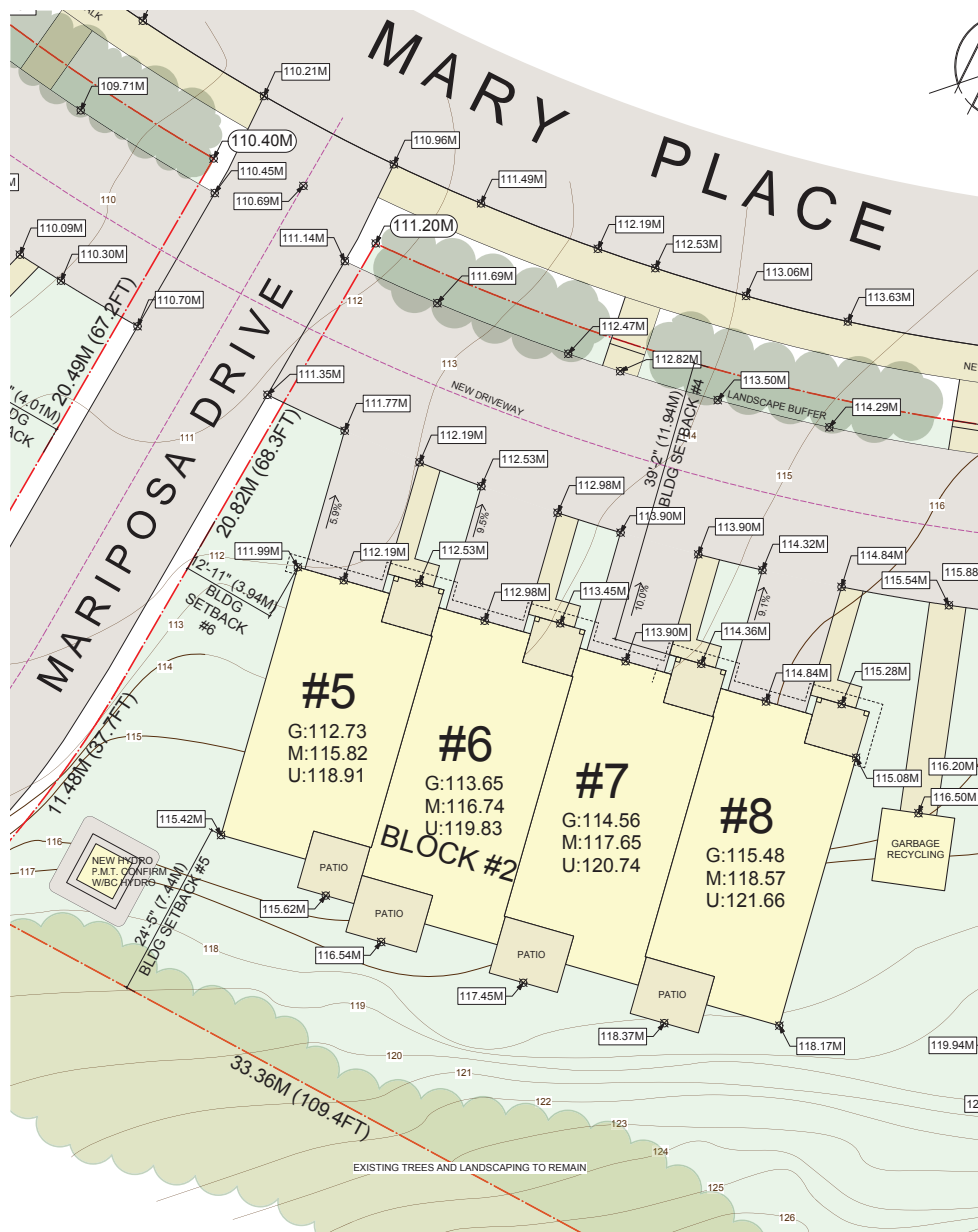
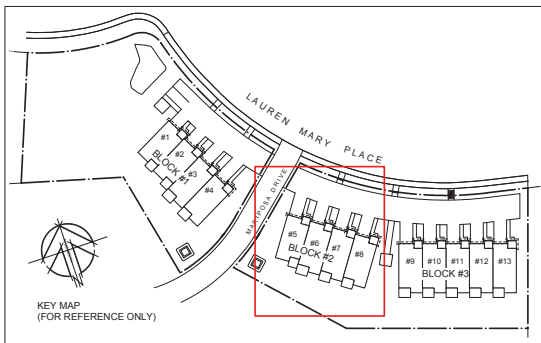
**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE:
**PARTIAL SITE PLAN
BLOCK #1**

SCALE: 1/8" = 1'-0"
DATE: 19/05/03
DRAWING NO.: **A120**

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120.00M	INDICATES EXISTING NATURAL GRADE
120.00M	INDICATES PROPOSED FINISHED GRADE

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18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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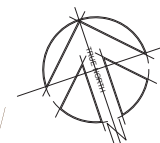
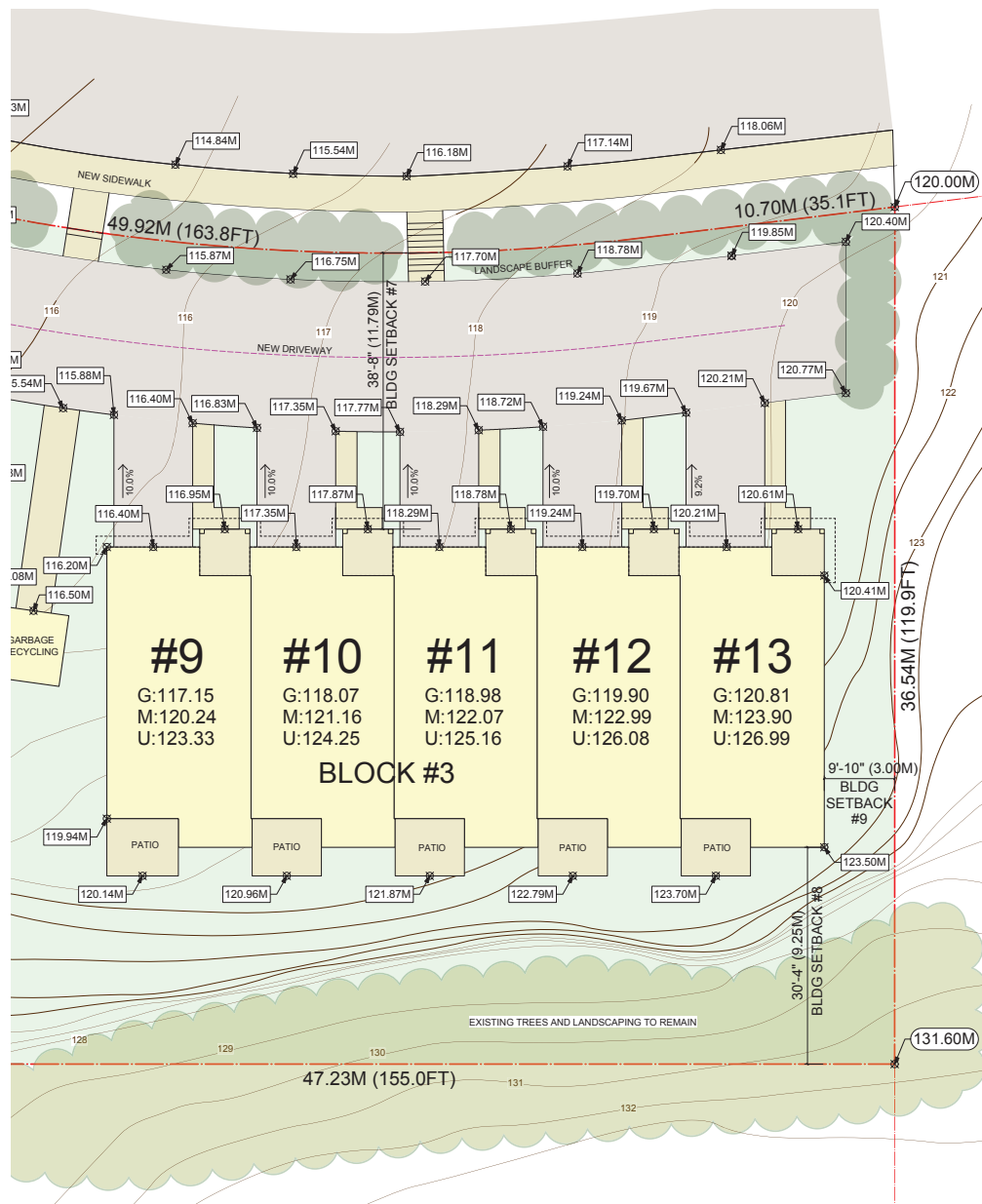
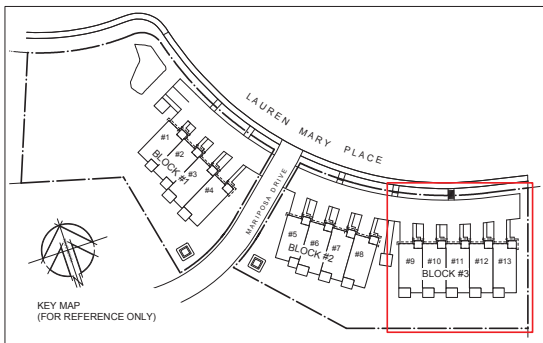
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3201 LAUREN MARY PLACE
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TITLE:
**PARTIAL SITE PLAN
BLOCK #2**

SCALE: 1/8" = 1'-0"	DRAWING NO.: A121
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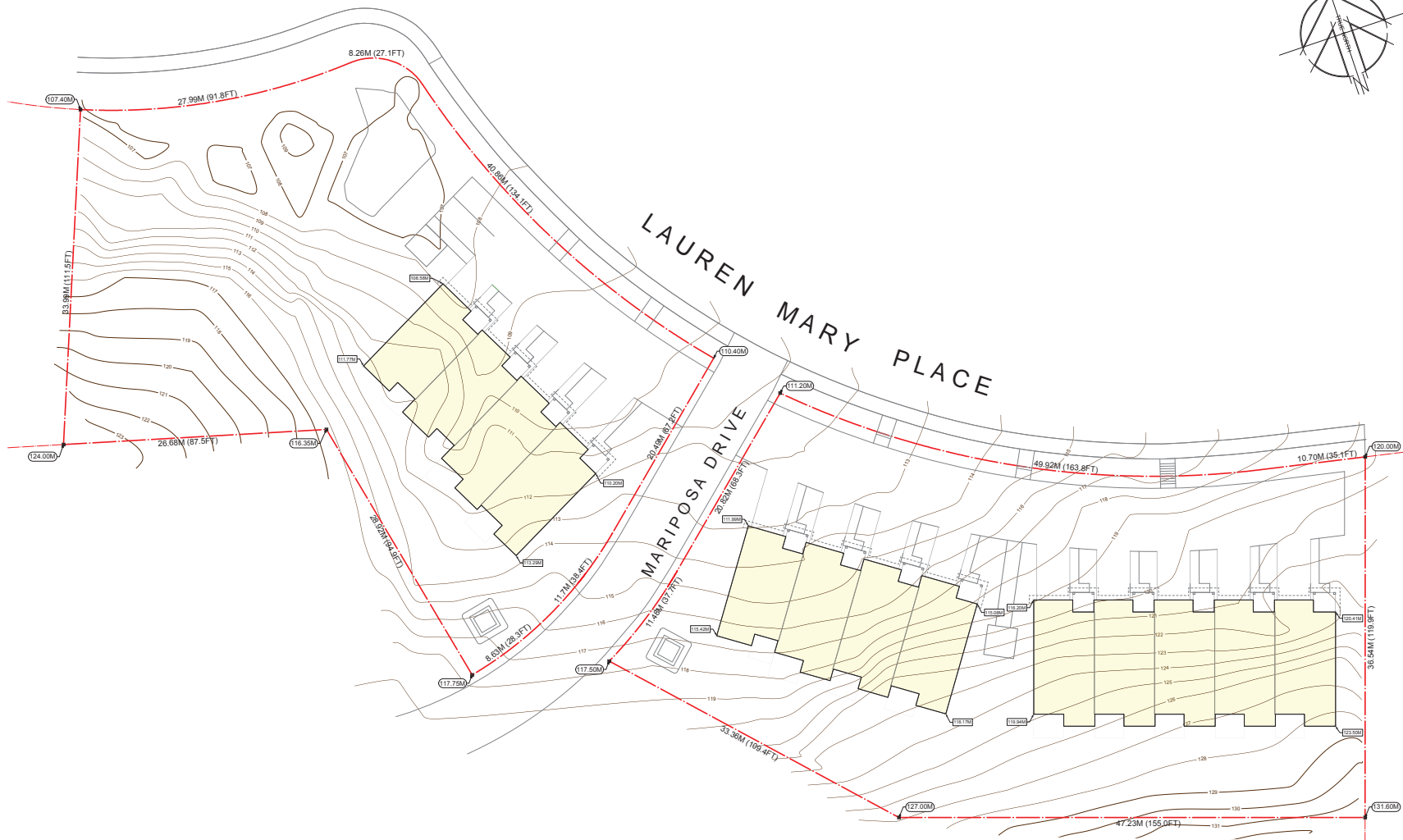
**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE:
**PARTIAL SITE PLAN
BLOCK #3**

SCALE: 1/8" = 1'-0"	DRAWING NO.: A122
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18/05/02	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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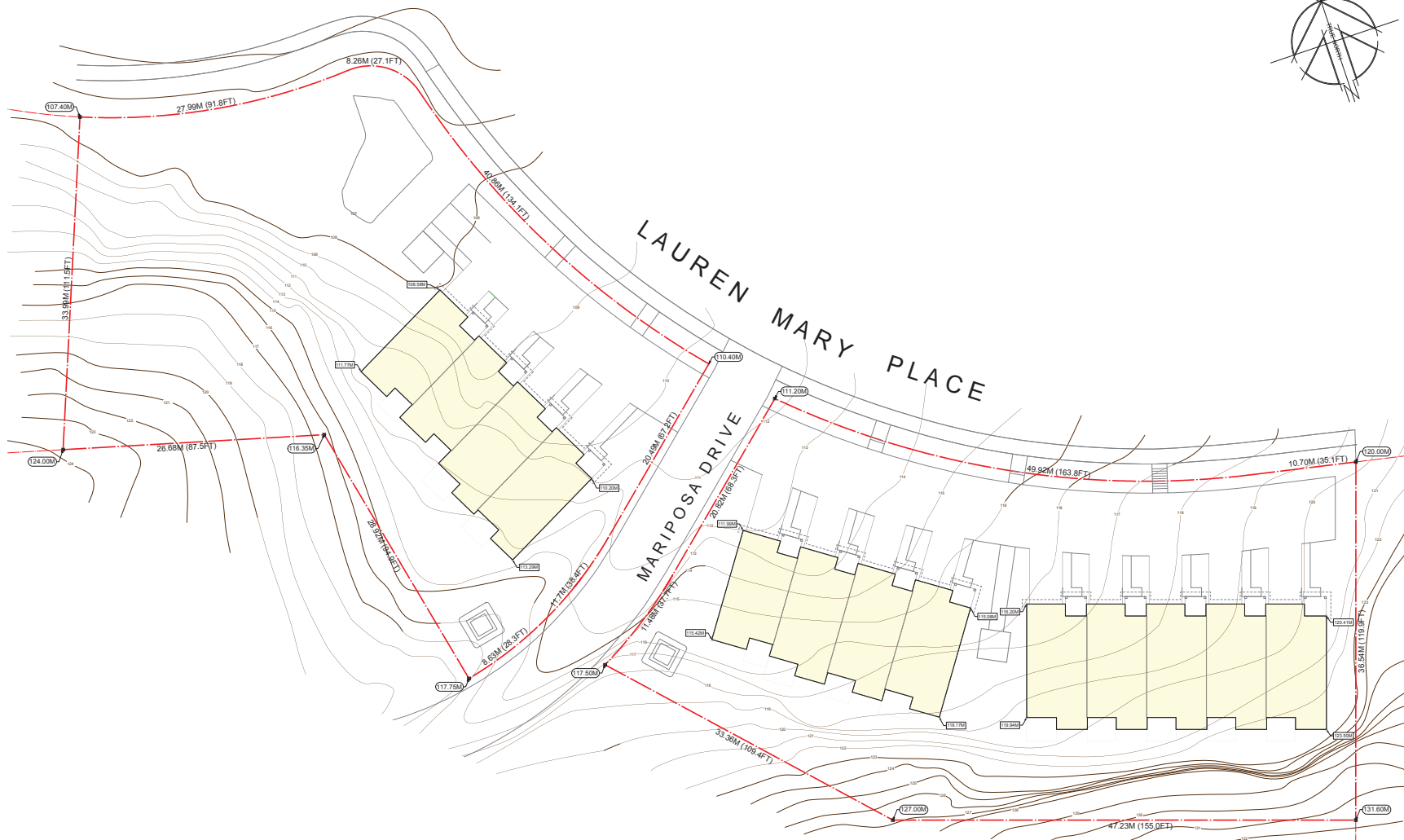
ARCHITECT:
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**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE:
EXISTING TOPOGRAPHIC

SCALE: 1/16" = 1'-0"	DRAWING NO.: A130
DATE: 19/05/03	

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INDICATES EXISTING NATURAL GRADE
INDICATES PROPOSED FINISHED GRADE

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13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:
NEW TOPOGRAPHIC

SCALE: 1/16" = 1'-0"	DRAWING NO.: A131
DATE: 19/05/03	

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BUILDING SITE SECTION

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BUILDING HEIGHT: (NOTE BUILDING IS STEPPED INTO HILLSIDE)

TYPICAL UNIT TYPE A	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ FRONT	36.39 FT	11.09 M
PROPOSED BUILDING HEIGHT @ REAR	25.93 FT	7.90 M
AVERAGE PROPOSED BUILDING HEIGHT	31.16 FT	9.50 M
TYPICAL UNIT TYPE B	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ FRONT	37.06 FT	11.30 M
PROPOSED BUILDING HEIGHT @ REAR	26.60 FT	8.11 M
AVERAGE PROPOSED BUILDING HEIGHT	31.83 FT	9.70 M



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ARCHITECT:



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13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

BLOCK #1
BUILDING ELEVATIONS
AND SITE SECTIONS

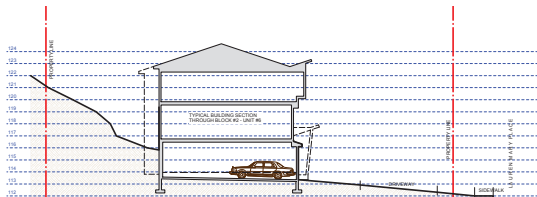
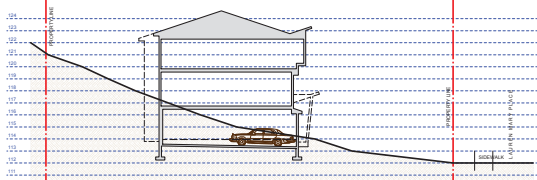
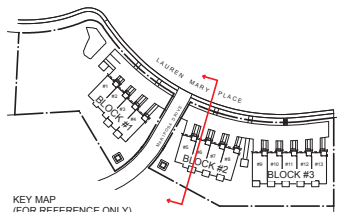
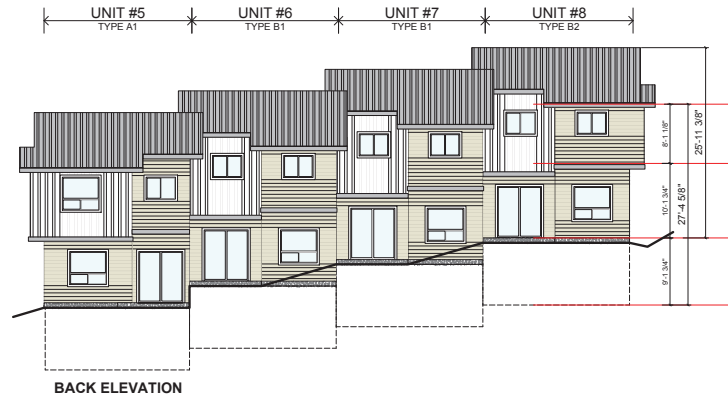
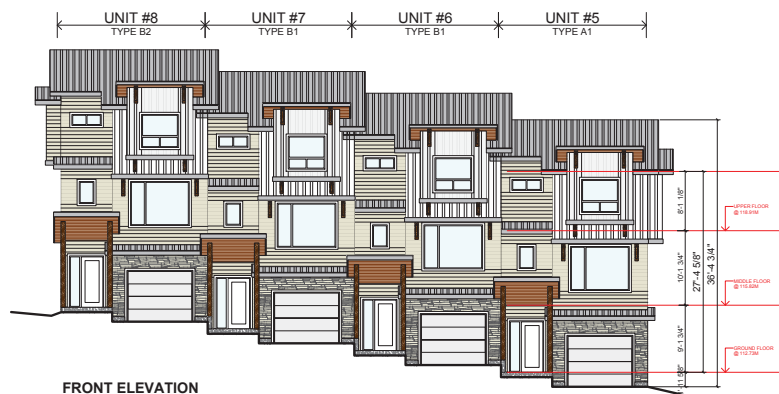
SCALE: $1/8" = 1'-0"$

DATE: 19/05/03

DRAWING NO.:

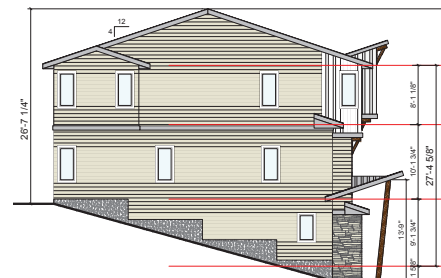
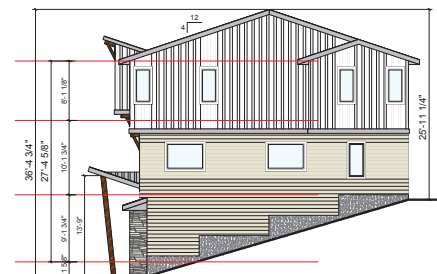
A300

LPLC / 180337



BUILDING SITE SECTION

BUILDING HEIGHT: (NOTE BUILDING IS STEPPED INTO HILLSIDE)		
TYPICAL UNIT TYPE A	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ FRONT	36.39 FT	11.09 M
PROPOSED BUILDING HEIGHT @ REAR	25.93 FT	7.90 M
AVERAGE PROPOSED BUILDING HEIGHT	31.16 FT	9.50 M
TYPICAL UNIT TYPE B	227.39 FT	69.31 M
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PROPOSED BUILDING HEIGHT @ REAR	26.60 FT	8.11 M
AVERAGE PROPOSED BUILDING HEIGHT	31.83 FT	9.70 M



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13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

**BLOCK #2
BUILDING ELEVATIONS
AND SITE SECTIONS**

SCALE:	1/8" = 1'-0"	DRAWING NO.: A310
DATE:	19/05/03	

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BUILDING SITE SECTION

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BUILDING HEIGHT: (NOTE BUILDING IS STEPPED INTO HILLSIDE)		
TYPICAL UNIT TYPE A		
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PROPOSED BUILDING HEIGHT @ REAR	36.39 FT	11.09 M
AVERAGE PROPOSED BUILDING HEIGHT	25.93 FT	7.90 M
TYPICAL UNIT TYPE B		
PROPOSED BUILDING HEIGHT @ FRONT	31.16 FT	9.50 M
PROPOSED BUILDING HEIGHT @ REAR	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ REAR	37.06 FT	11.30 M
AVERAGE PROPOSED BUILDING HEIGHT	26.80 FT	8.11 M
AVERAGE PROPOSED BUILDING HEIGHT	31.83 FT	9.70 M



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13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

**BLOCK #3
BUILDING ELEVATIONS
AND SITE SECTIONS**

SCALE: $1/8" = 1'-0"$

DATE: 19/05/03

DRAFTING NO.:

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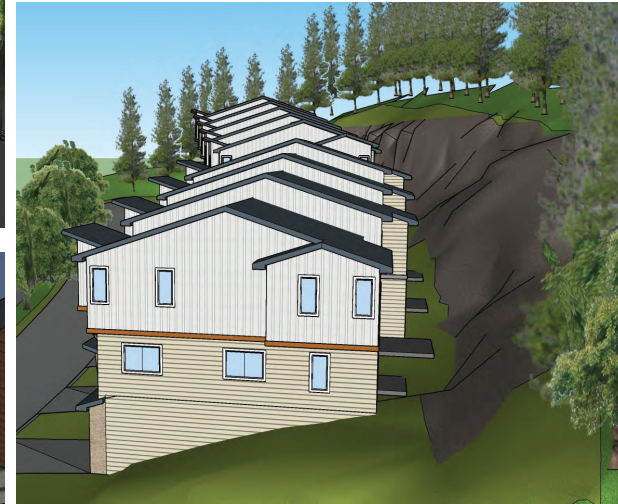
**13 UNIT
 TOWNHOUSE DEVELOPMENT
 3201 LAUREN MARY PLACE
 NANAIMO, BC**

TITLE:
3D RENDERINGS

SCALE:	N.T.S.	DRAWING NO.:
DATE:	19/05/03	A600

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 Current Planning

UPLD: 00001

[illegible]

ARCHITECT:

 **G3 ARCHITECTURE INC.**
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4

TEL: 604-916-8582
EMAIL: gus@g3projects.com

TITLE:

3D RENDERINGS

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DATE:	19/05/03	

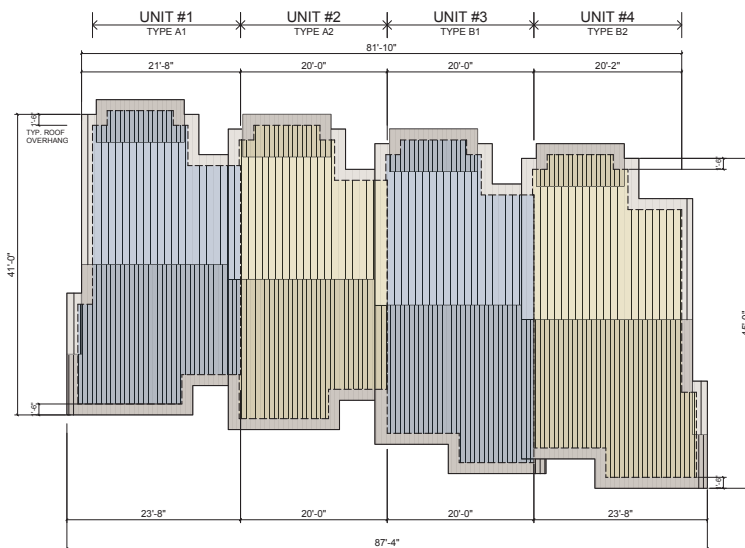
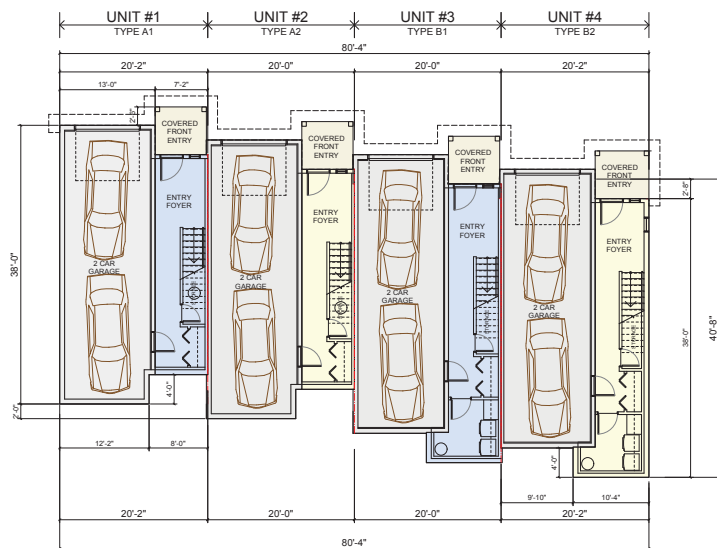
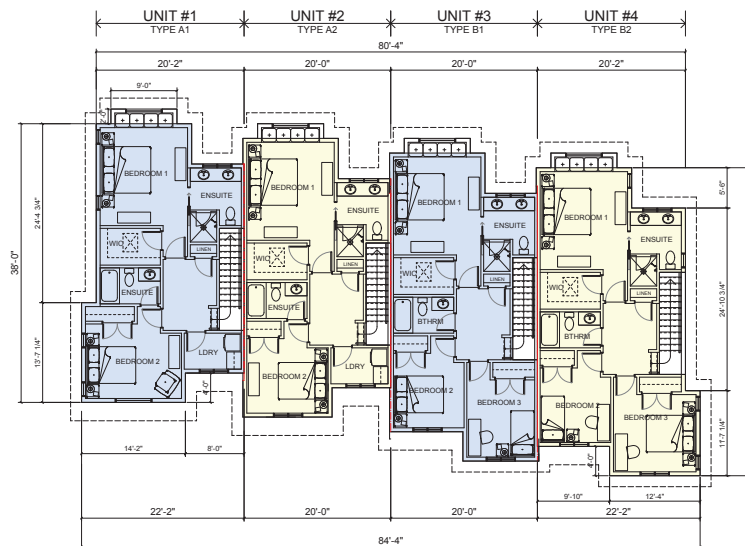
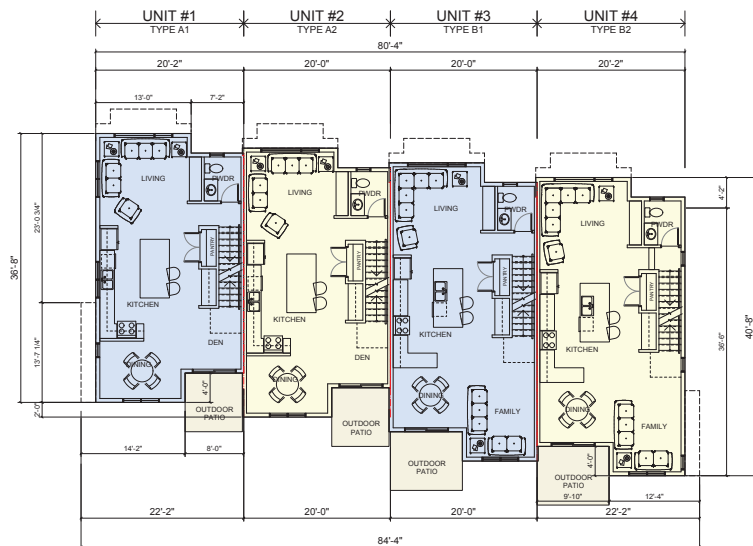
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Current Planning

LC / 180327



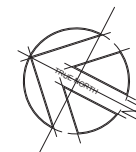
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[illegible]

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



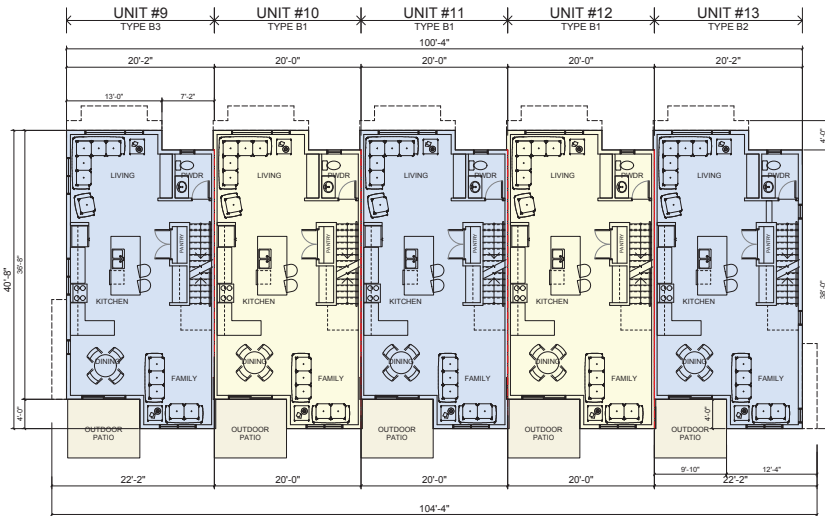
13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

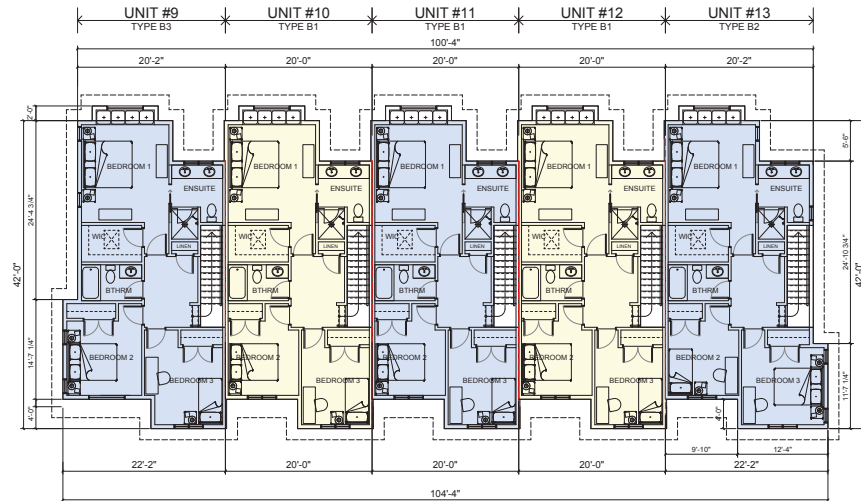
**BLOCK #1
FLOOR PLANS**

SCALE:	1/8" = 1'-0"	DRAWING NO.: A200
DATE:	19/05/03	

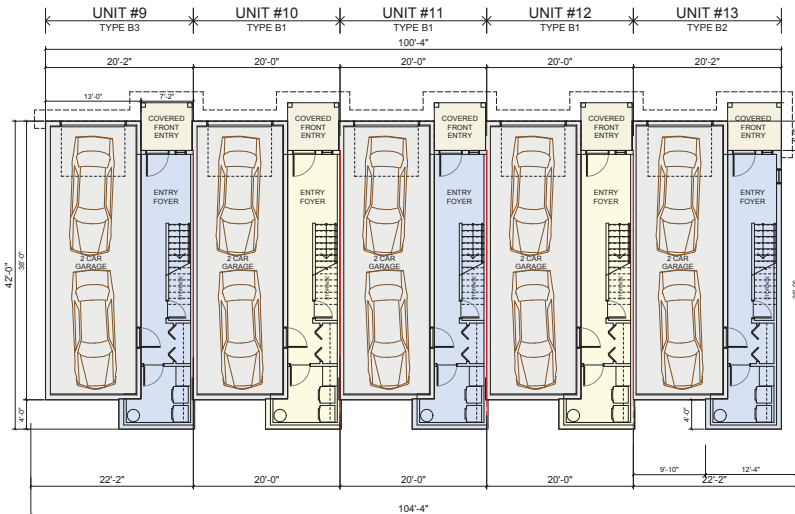
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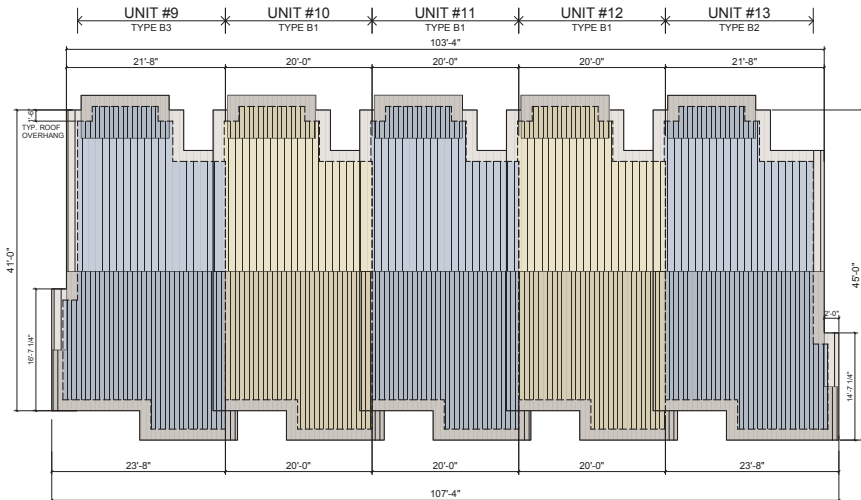
MIDDLE FLOOR PLAN



UPPER FLOOR PLAN



GROUND FLOOR PLAN

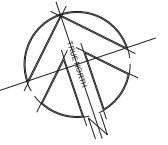


ROOF PLAN

18/05/02	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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



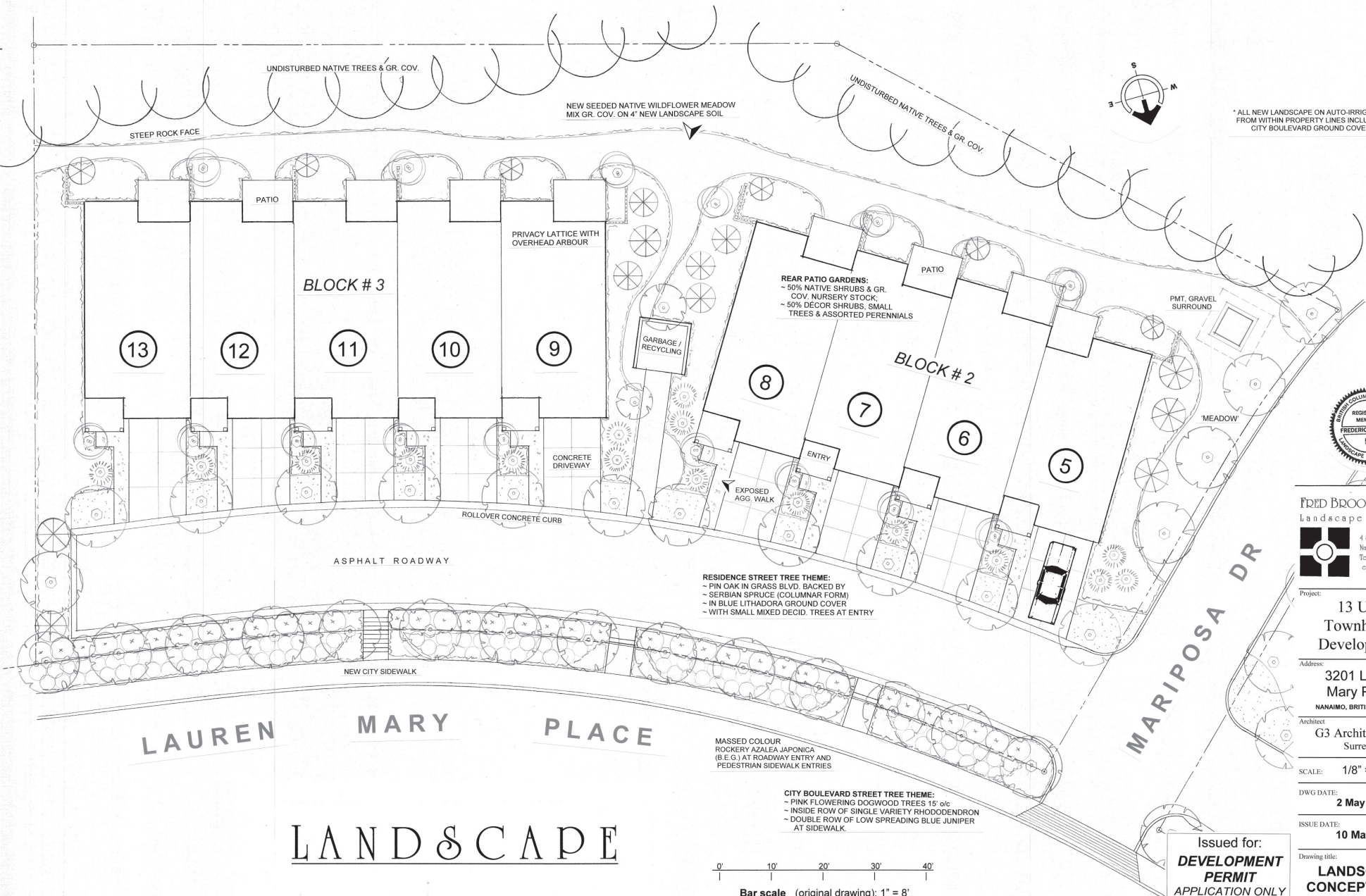
**13 UNIT
TOWNHOUSE DEVELOPMENT**
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:
BLOCK #3
FLOOR PLANS

SCALE: 1/8" = 1'-0"	DRAWING NO.: A220
DATE: 19/05/03	

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 Current Planning

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LANDSCAPE SITE PLAN

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2019-JUL-29
COURT PLANNING

Issued for:
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APPLICATION ONLY**
10 May 2019
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OR CONSTRUCTION PURPOSES



FRED BROOKS DCRA CMA
Landscape Architect

4845 Laguna Way
Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0990
email: f.brooks@bc.ca

Project:
**13 Unit
Townhouse
Development**

Address:
**3201 Lauren
Mary Place
NANAIMO, BRITISH COLUMBIA**

Architect
**G3 Architecture Inc.
Surrey, B.C.**

SCALE: **1/8" = 1' (Orig.)**

DWG DATE: **2 May 2019**

ISSUE DATE: **10 May 2019**

Drawing title:
**LANDSCAPE
CONCEPT PLAN**

Sheet number:
L - 1 OF 2

WORKMANSHIP Fred Brooks BCLA Nanaimo, BC ©

The objective is to supply the required amount of water to the landscape planting/ soil areas for the successful establishment and continued health of all existing and new plant material without under-watering, over-watering or missed spot watering due to either design, parts or installation factors, timing controls or blockage or screening by existing or new plant material, structures or site grading & contours. It is recommended that the bidder carefully review the site and bid documents and base his price on the overall intent of the drawings and these specifications.

The responsibility of an acceptable operating system rests solely with the on-site installer of the system, and not the designer, unless they are the same party.

Therefore, compliance with or deviation from any drawings is not an acceptable reason for lack of owner's acceptance of part or all of the system when it is charged & declared operational. The landscape irrigation contractor/installer shall ensure the delivery of a fully functional system with all trees and plants receiving adequate water for a healthy landscape.

All system to be single manufacturer brand, TORO quality or approved equal. **Be aware** that the use of 'thin wall' piping is usually not a savings for the owner in the long run. Selection & use of optimum materials and best workmanship methods in the beginning will usually result in a quality job, avoiding call-backs and plant failure problems when plant material is under landscaper's warranty. **Note on your bid** what wall thickness & brand of piping you are proposing to use, as this will be confirmed at installation.

- 1.2. Locate all U/G control valve boxes in convenient but unobtrusive locations.
- 1.3. I-CC shall ensure that all new trees receive not less than 4 litres of water daily during summer growing season, and more water if subject to dry, hot or wind desiccating environment.
- 1.4. Irrig. Contractor shall provide two sets of "**as-built**" **irrigation drawings** and specifications to owner prior to acceptance of system, and provide one copy of manufacturer's control station manual to owner and leave one copy securely attached to controller in clear protective case
- 1.5. Irrig. Contractor shall provide **one year warranty** on workmanship and all parts of the system from date of first operational start up of the system, with confirming letter to owner.
- 1.6. A signed/dated copy of this spec. shall be attached to your quote.

Irrigation Contractor: _____ Date: _____

* ALL NEW LANDSCAPE ON AUTO-IRRIGATION
FROM WITHIN PROPERTY LINES INCLUDING
CITY BOULEVARD GROUND COVER

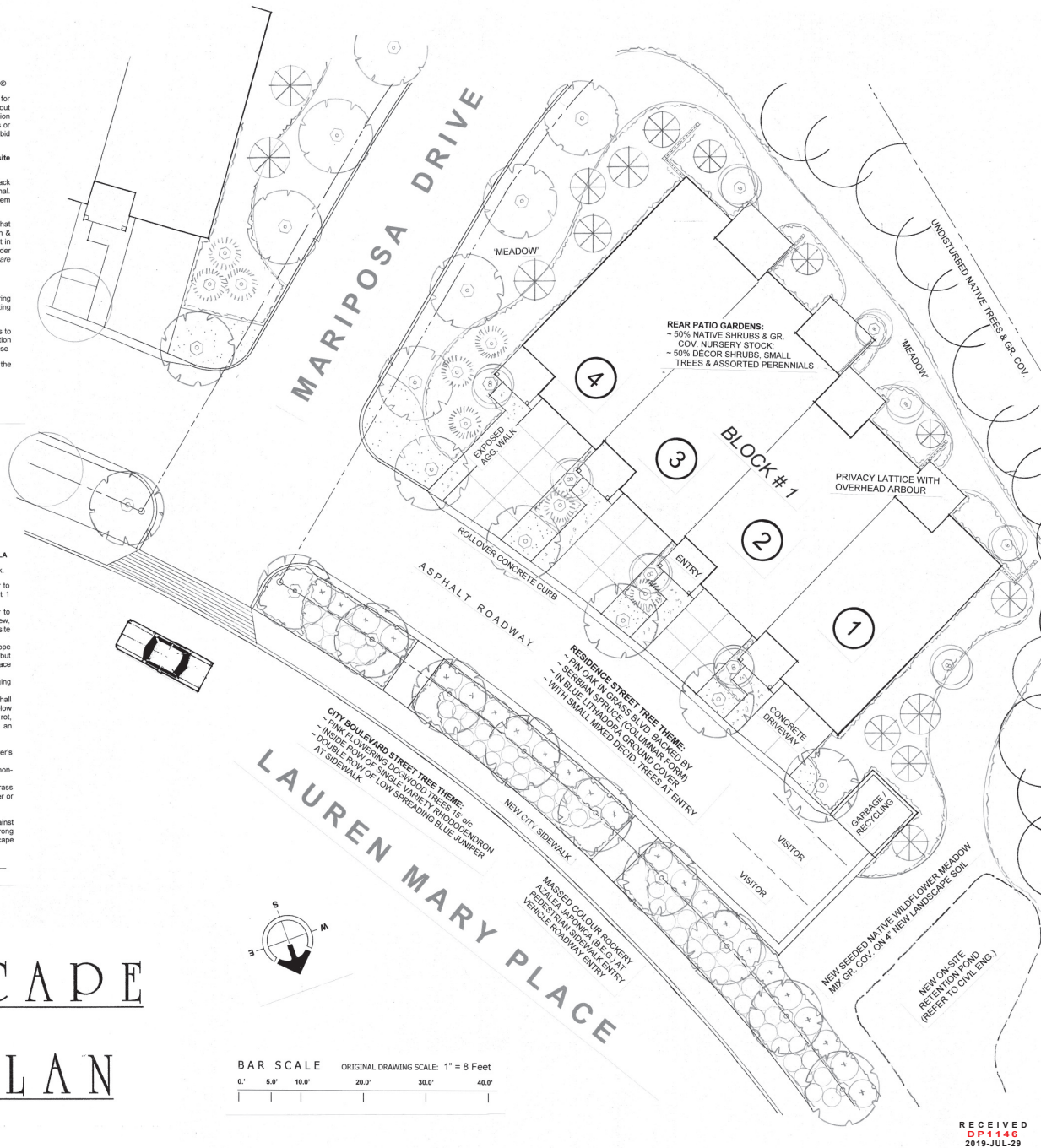
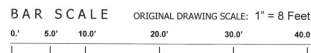
LANDSCAPE SPECIFICATION

Fred Brooks BCLA

- 1). Plant material to conform to current BCNAT/BCSLA Guide Spec. for Nursery stock.
- 2). Landscape Contractor shall be responsible to locate all underground services prior to any excavation by referencing available city drawings (by others) or "Call First" line # 1 at 800-451-7243.
- 3). Landscape Contractor to provide seven days notice to the Landscape Architect prior to commencement of any excavation work.
- 4). Landscape Contractor shall be responsible for obtaining all necessary permits for any possible building/architect changes or other non-conforming site conditions.
- 5). Landscape Contractor shall ensure that all slopes or paved surfaces which may slope or direct surface water into a landscape area shall not collect or puddle in a soil area but be directed and removed to an adjacent paved surface.
- 6). – Planning for root free wells shall be structurally and nutritionally sound, encouraging healthy vegetation growth and root growth to a depth of 10 to 15 feet.
- 7). – Grass areas (turf or seed) shall have #5 new soil base. Shrub planting areas shall have 10" new soil base.
- 8). – Tree hole excavations shall drain immediately (field test) to prevent root rot, suffocation and freezing. Hardpan subgrades shall be fractured (or trench) to root zone.
- 9). If B&B, cut all cords and peen back or cut away B&B sagging and trunk wrap.
- 10). Apply Arborcoat to all trees and shrubs.
- 11). – After final grading, planting #2 of approved landscape mulch over planting areas.
- 12). – Stake all trees to 6 foot height (1.5m) with approved wood or steel stakes and approved ties.
- 13). – All trees and shrubs shall be protected with approved tree protection stakes and ties.
- 14). – Install approved tree trunk bark protectors (Arborguard or equal) on all trees in grass or turf areas which may be at risk of wildlife injury from deer, rabbit, moose, skunks, and other animals.
- 15). – Remove all nursery material bags and leave on plant names tags.
- 16). – The Landscape Contractor shall be responsible for providing the owner for one year against death due to unhealthy supply or improper installation conditions and/or wrong selection of plant variety or plants. One year period begins at date of Landscape Contractor final invoice.

Landscape Contractor: _____ Date: _____

LANDSCAPE
SITE PLAN



LAUREN MARY PLACE, NAINAIMO, BC				
9/04, 2019		FRED BROOKS, BCIA		
LANDSCAPE CONCEPT PLANT LIST (SUBJECT TO CHANGE)				
LINE		BOTANICAL NAME	COMMON NAME	SIZE
7	KEY	TREES - DECIDUOUS		
8	MPL 8	acer crinitum	red maple	10
9	WM 13	Acer orbiculatum	vine maple	10
10	JEPN 4	Quercus laevis "tatarus"	Japanese maple, green	9
11	JPN 2	Acer palmatum atropurpureum	Japan red maple	9
12	DOGW 23	Cornus florida rubra	pink flowering dogwood	15
13	CHY 4	Prunella serotina	flowering cherry	7
14	OAK 16	Quercus palustris	pin oak	15
15	71			
16		TREES & SHRUBS - CONIFEROUS		
17	PINE 5	Pinus nigra	Austrian pine	7
18	UMBR 4	Scopodugla verticillata	Japan umbrella pine	7
19	JEPN 4	Thuja plicata aurea	golden veined cedar	7
20	SERB 21	Thuja omorika	Serbian spruce	7
21	FIR 6	Pseudotsuga menziesii	Douglas fir	5
22	42			
23		SHRUBS - BROAD LEAF EVERGREEN		
24	AZA 75	Azalea japonica	Japan azalea, mixed mass	2
25	RHOW 16	Rhodod. - mid size bush	rhododendron, mid size	5
26	RHOW 16	Rhodod. - standard selected	rhododendron, single var.	5
27	SKIM 20	Skimmia indica	skimmia	3
28	VB 18	Viburnum duRoi	viburnum	3
29	198			
30		SHRUBS - DECIDUOUS		
31	ROSE 24	Rosa rugosa - deciduous	Maidland rose	3
32	HYD 9	Hydrangea	hydrangea	3
33	33			
34		GROUNDCOVER		
35	FERN 36	Fern varieties	large evergreen	1
36	SAL 12	Gaultheria shadblow	Sally (Ribbon)	4
37	MAH 14	Mahonia aquifolium	Cregon grape vine	4
38	NERV 18	Mahonia nervosa	Mahonia, low	1
39	SARG 26	Sarcococca	Christmas holly	1
40	LYTH 14	Lythrum hyssarifolia	purple loosestrife	1
41	TAMX 96	Juniper sibirica tamariocifolia	blue tamaris juniper	1
42	296			
43		PERENNIALS & FILERS		
44	BOST 16	Pharmacosissis tri	Boston ivy, valls	1
45	CLEM 14	Clematis vitalba	Clematis flowering valls	1
46	47			
47		PERENNIALS & FILERS		
48	P 20	Rubusida goldstrom	Rubusida leucanthemum	1
49	FOX 30	Digitalis purpurea	purple foxglove	1

FRED BROOKS BCALA CBLA
Landscape Architect



4845 Laguna Way
Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0950
email: fblog@shaw.ca

Project:

13 Unit
Townhouse
Development

Address:

3201 Lauren
Mary Place
NANAIMO, BRITISH COLUMBIA

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Architect

G3 Architecture Inc.
Surrey, B.C.

SCALE: 1/8" = 1' (Orig.)

DWG DATE:
2 May 2019

ISSUE DATE:
10 May 2019

Drawing title:

LANDSCAPE CONCEPT PLAN

Sheet number:

L - 2 OF 2

Issued for:
**DEVELOPMENT
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APPLICATION ONLY

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Legend

 Subject Properties