

RESPONSE TO DAP RECOMMENDATIONS

2020-JAN-07

Development Permit Application: DP1161
per: 4157 VERTE PLACE

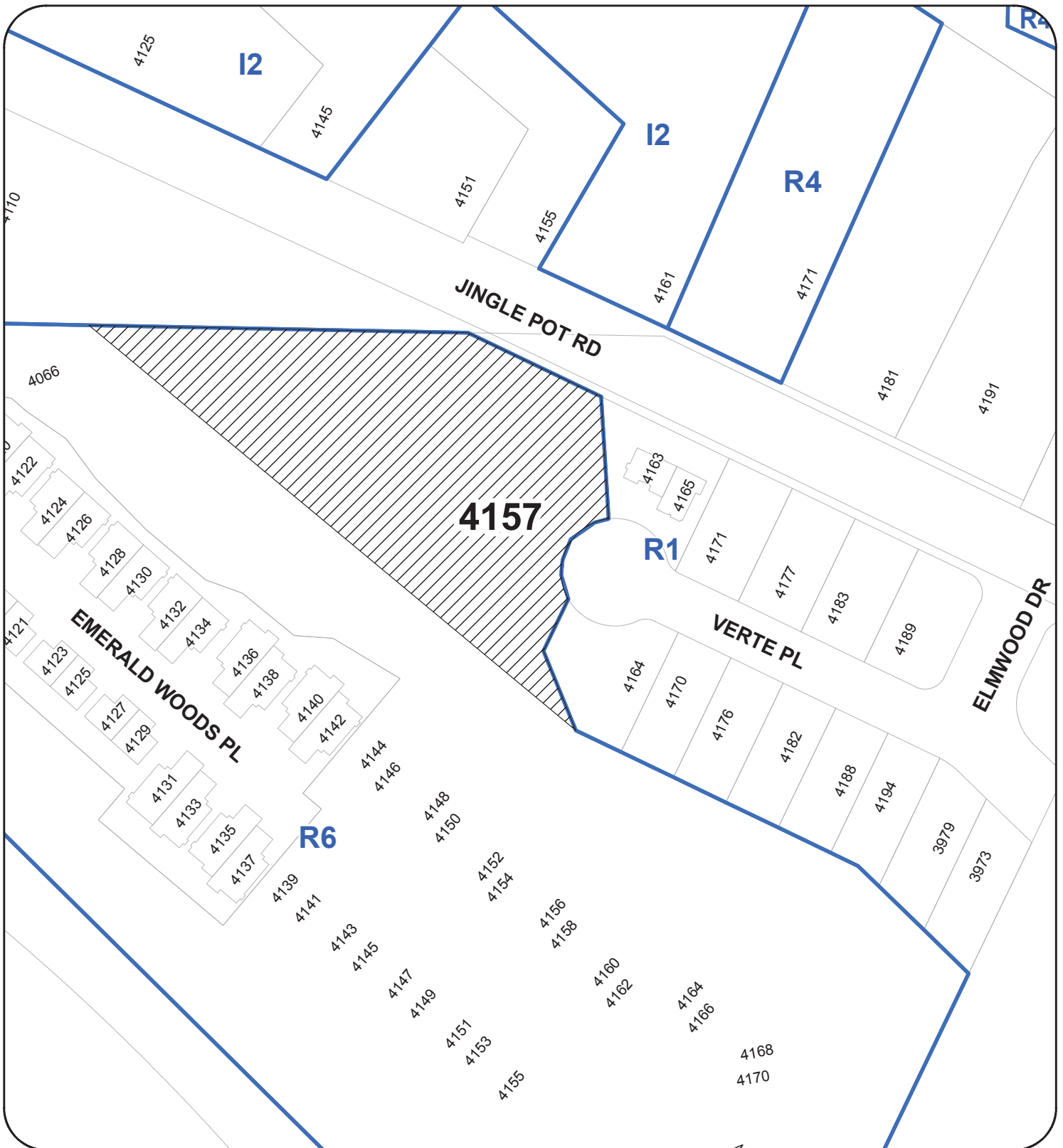
Hi Lisa;

Please accept this as our summarization of the changes made to address the DAP comments:

- We have addressed the CPTED issues by enclosing the corridors and added security gates to the parkade as recommended
- We have addressed the Verte entrance as shown on the plans by adding an angled staircase, upper deck with access to corridor and a belly band as recommended
- We have addressed the stonework issue by carrying it further up the columns
- We did not change the lower entrances on the north elevation
- We have added a belly band trim detail to break up the wall massing
- We did not change the siting of the building
- We have integrated the landscaping along Jinglepot Road with the addition of 'intermittent trellis' and an entry arbor
- We added an outdoor amenity space overlooking the wetland with picnic tables (See landscape plans, details page)
- The landscape plan has been refined and improved with a focus on the integration from Jinglepot Road to the lower parking area. The details of the retaining walls are specified on the plans but specifically are:
 - two concrete poured in place walls totaling 2.8m in height with concrete facing which is visible but screened with landscaping from the parking areas,
 - the top of the wall is treated with a wood fence and intermittent trellis detailing and an entry arbor all on the property but adding character to the Jinglepot Road streetscape.The concrete wall will not rise above the road grade more than 12" at Jinglepot Road and will be more of a wood fence (picket, not solid) with plantings on both sides.

Thank You
Blair Dueck

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001161

LOCATION PLAN

Civic: 4157 VERTE PLACE

Legal: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN EPP74158



Subject Property

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REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.	JAN 08/20	DP AMENDMENT
7.		
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DP001161
2020-JAN-10

PROJECT:

4157 VERTE
PLACE,
NANAIMO BC

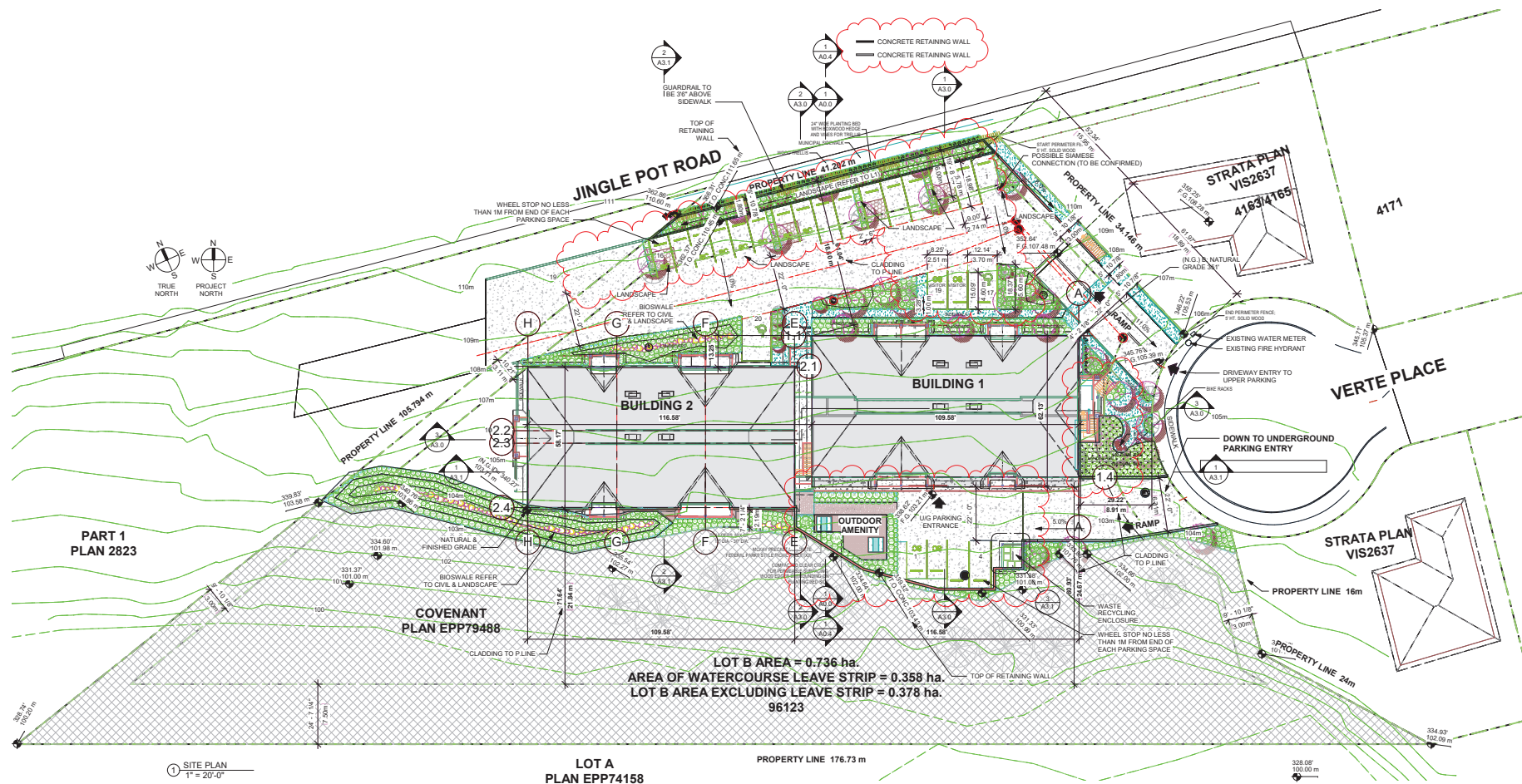
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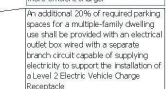
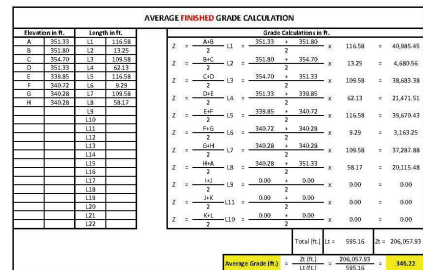
SITE PLAN

CHECKED BY:	AT:
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DRAWN BY:	Auth
START DATE:	Issue Date
SCALE:	1" = 20'-0"

PROJECT NO. Project Number	DRAWING NO. A1.0
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REVISIONS:

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1.	FEB 19/19	PLANNING
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PROJECT:

4157 VERTE
PLACE,
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SHEET TITLE:

ELEVATIONS

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ATA

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Author

START DATE:

Issue Date

SCALE:

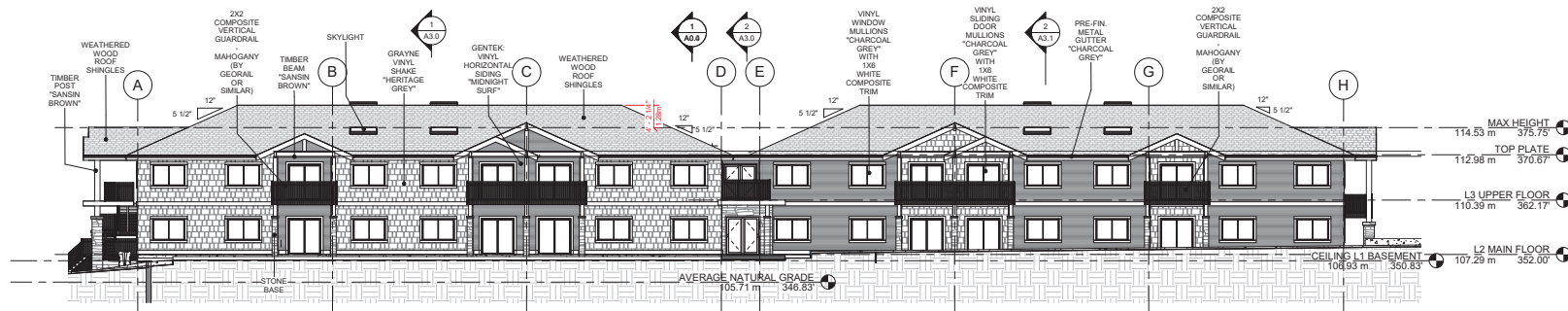
3/32" = 1'-0"

PROJECT NO.

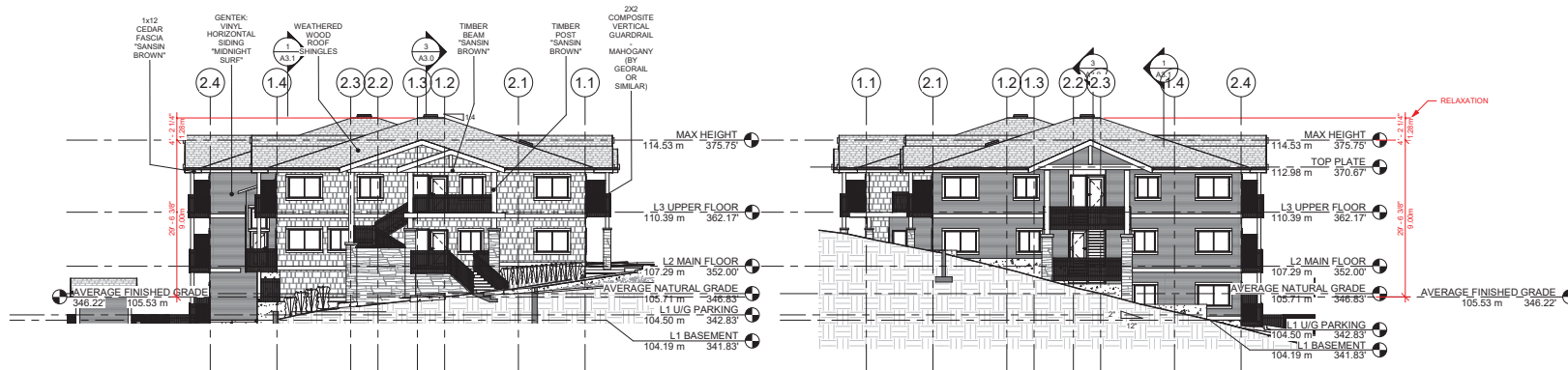
Project
Number

DRAWING NO.

A4.0

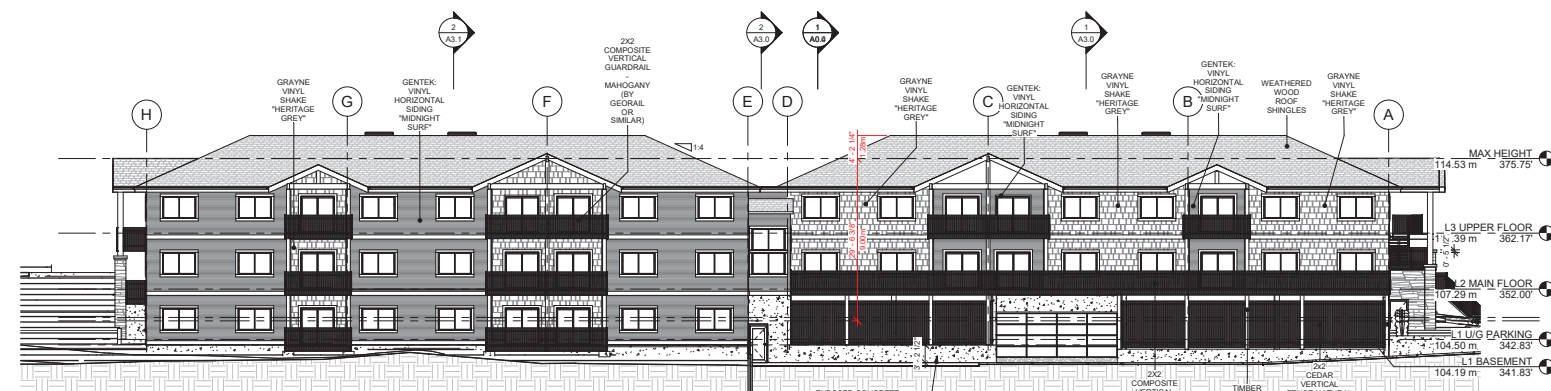


1 NORTH ELEVATION - JINGLE POT
3/32" = 1'-0"



2 EAST ELEVATION - VERTE PLACE
3/32" = 1'-0"

4 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



① VERTE ENTRY VIEW RIGHT



② VERTE VIEW



③ MAIN BUILDING ENTRY Copy 1

REVISIONS:		
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PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**ADP
COMMENTS**

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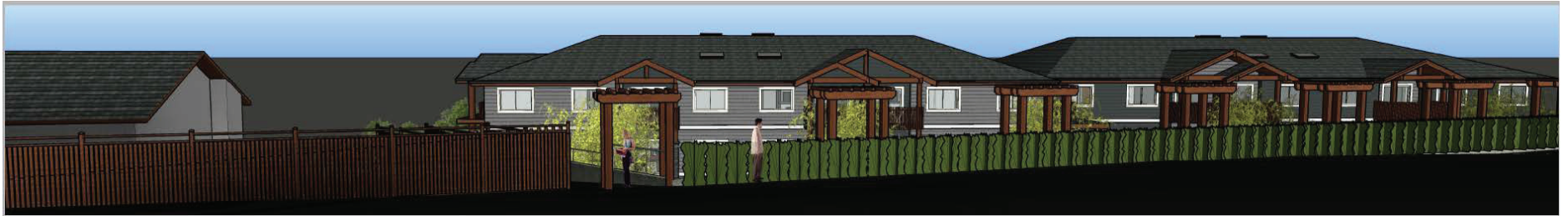
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START DATE: Issue Date

SCALE:

PROJECT NO. **Project Number**
DRAWING NO. **A0.5**

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6.	JAN 08/20	DP AMENDMENT
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SHEET TITLE:

**L1 BASEMENT
& U/G PARKING**

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START DATE:	Issue Date
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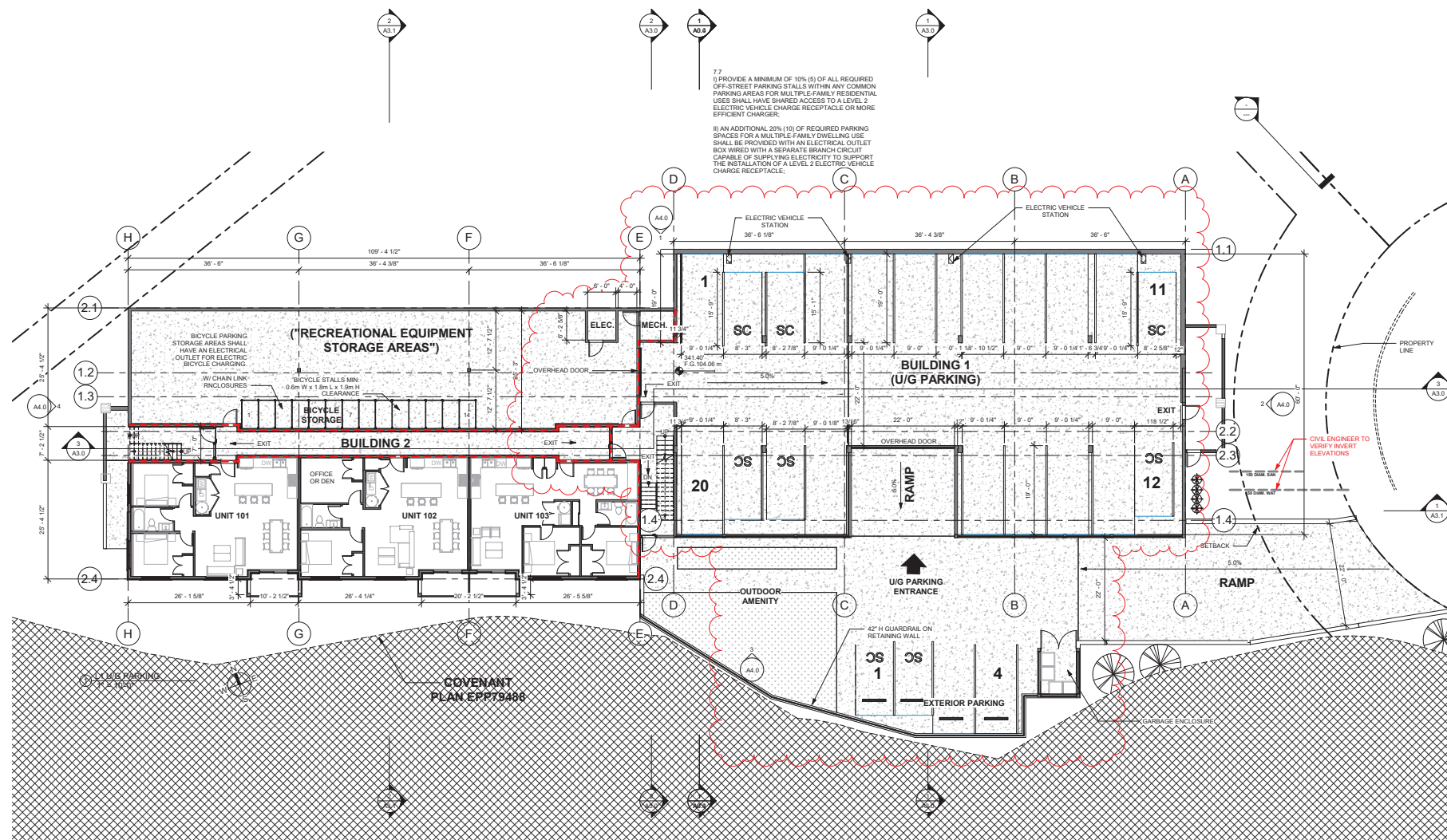
START DATE:	Issue Date
SCALE:	1" = 10'-0"

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Project Number

DRAWING NO.

A2.0



REVISIONS:

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NANAIMO BC**

SHEET TITLE:

L2 MAIN FLOOR

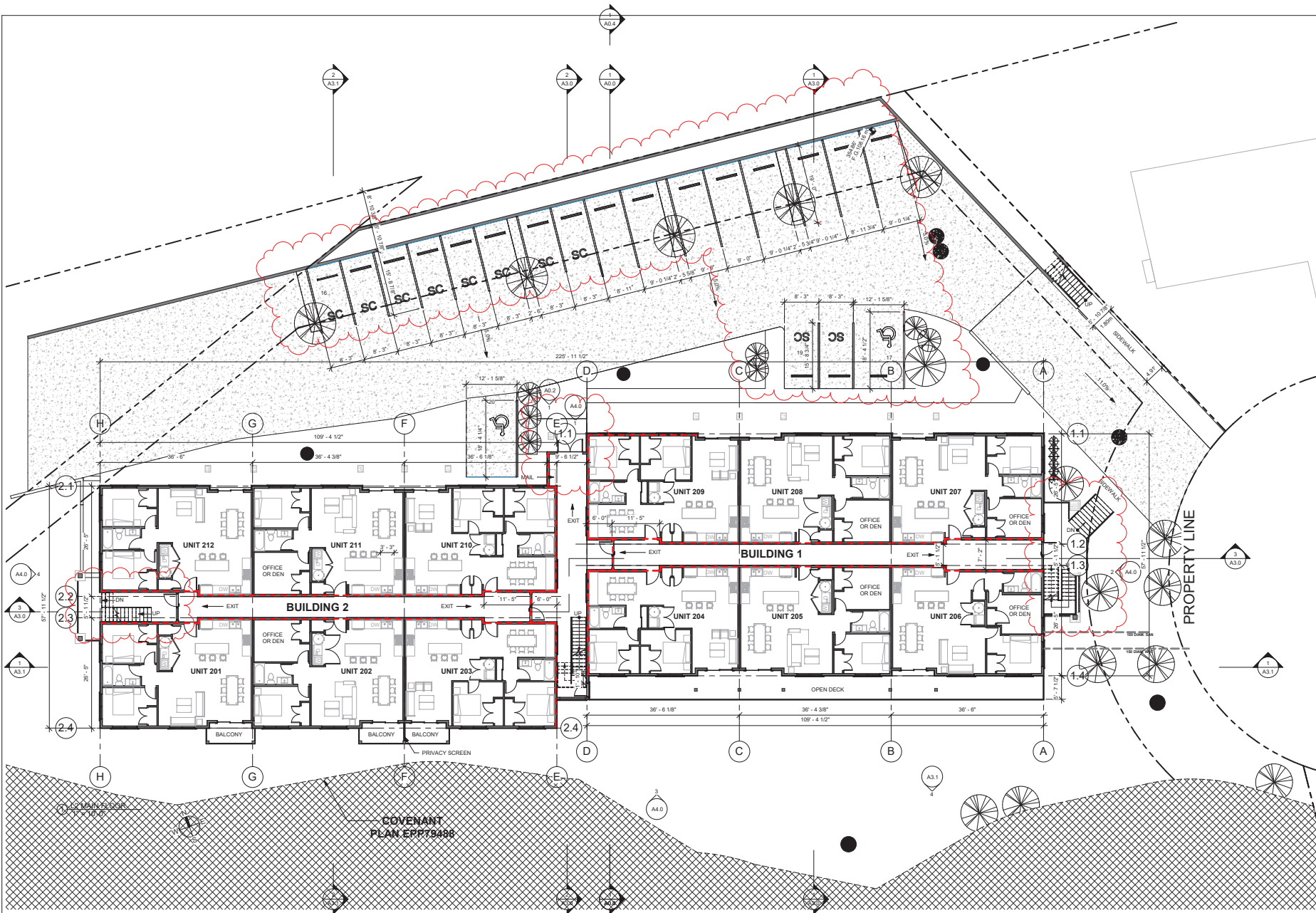
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START DATE: Issue Date

SCALE: 1" = 10'-0"

PROJECT NO. **Project Number**
DRAWING NO. **A2.1**



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PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**L3 UPPER
FLOOR**

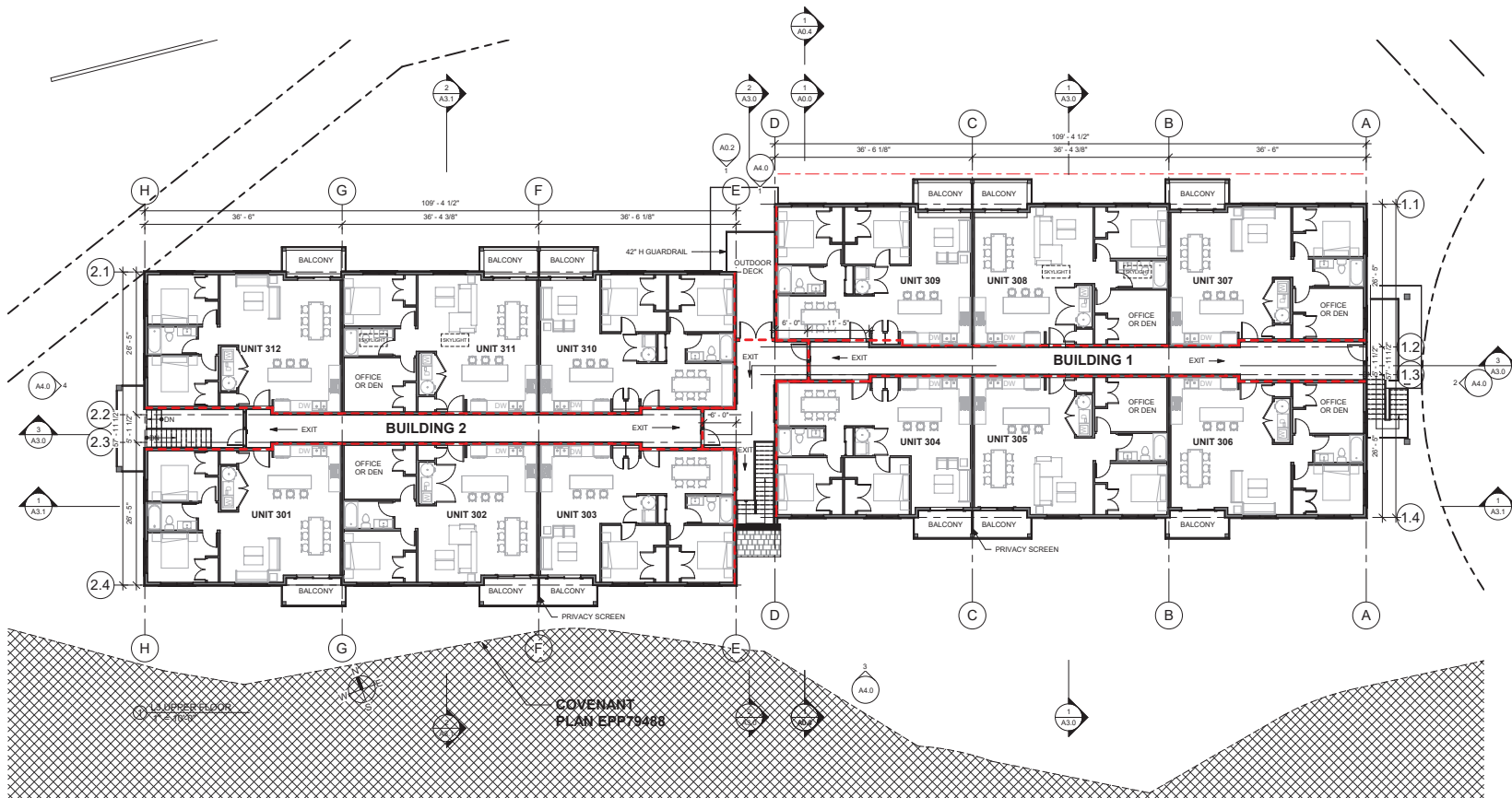
CHECKED BY: ATA

DRAWN BY: Author

START DATE: Issue Date

SCALE: 1" = 10'-0"

PROJECT NO. **Project Number**
DRAWING NO. **A2.2**



REVISIONS:

rev.	date	description
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3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
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A4.0

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PROJECT:

**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:

ROOF PLAN

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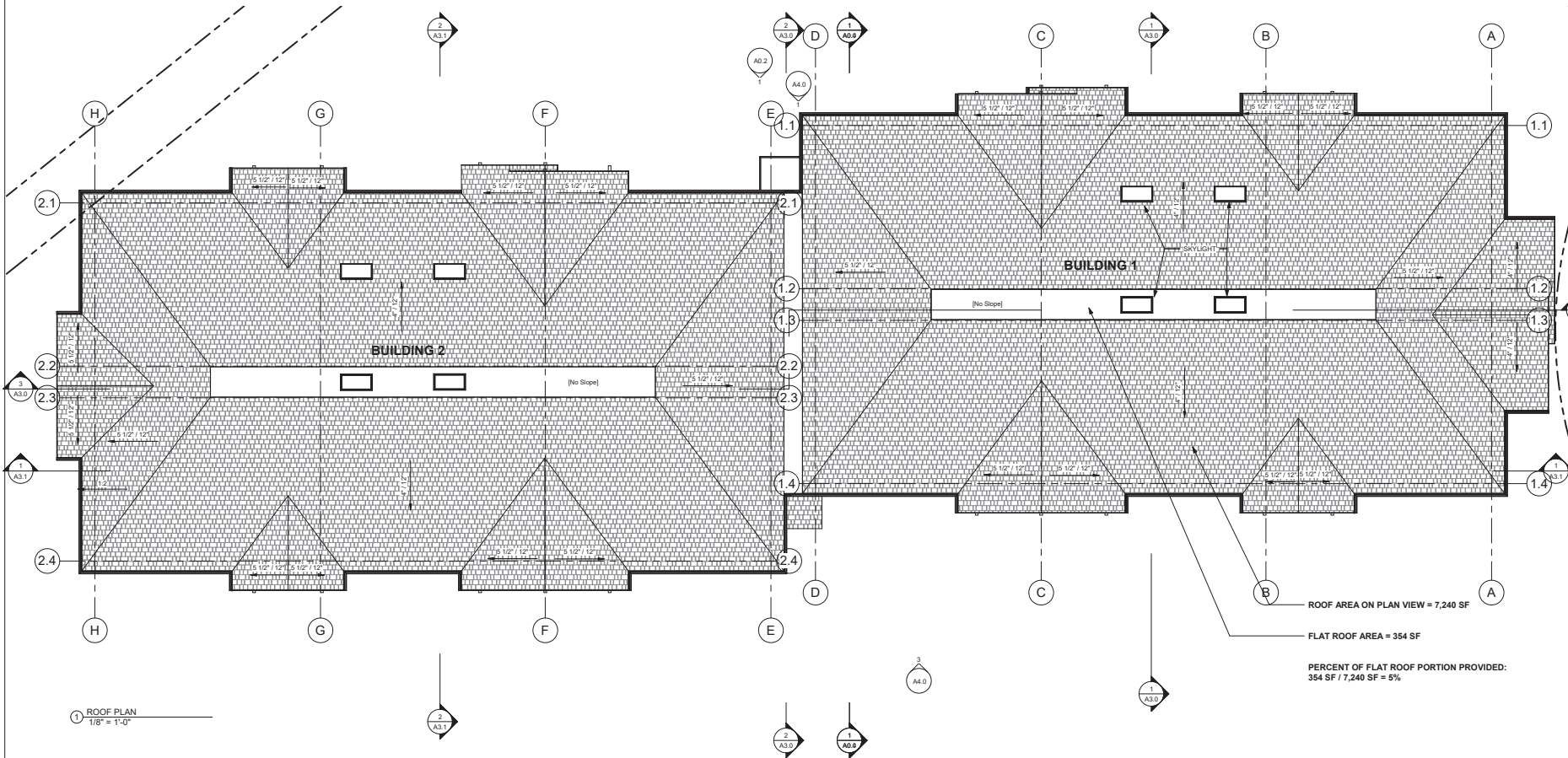
DRAWN BY: Author

START DATE: Issue Date

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

PROJECT NO. **Project Number**
DRAWING NO. **A2.4**

1 ROOF PLAN
1/8" = 1'-0"



ROOF AREA ON PLAN VIEW = 7,240 SF

FLAT ROOF AREA = 354 SF

PERCENT OF FLAT ROOF PORTION PROVIDED:
354 SF / 7,240 SF = 5%



AUSTRIAN BLACK PINE



SHEET GUM SLENDERS



BOWHALL MAPLE



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NO.	DATE	REVISION DESCRIPTION	DR.
1	2020-01-10	REV. PER DAP COMMENTS	MTM
2	2020-01-10	PRELIMINARY PLAN	TK

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2020-JAN-10
Current Planning

PROJECT: 4157 VERTE PLACE, NANAIMO, BC

DRAWING TITLE: TREE PLAN

DATE: JUN 06, 2014

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

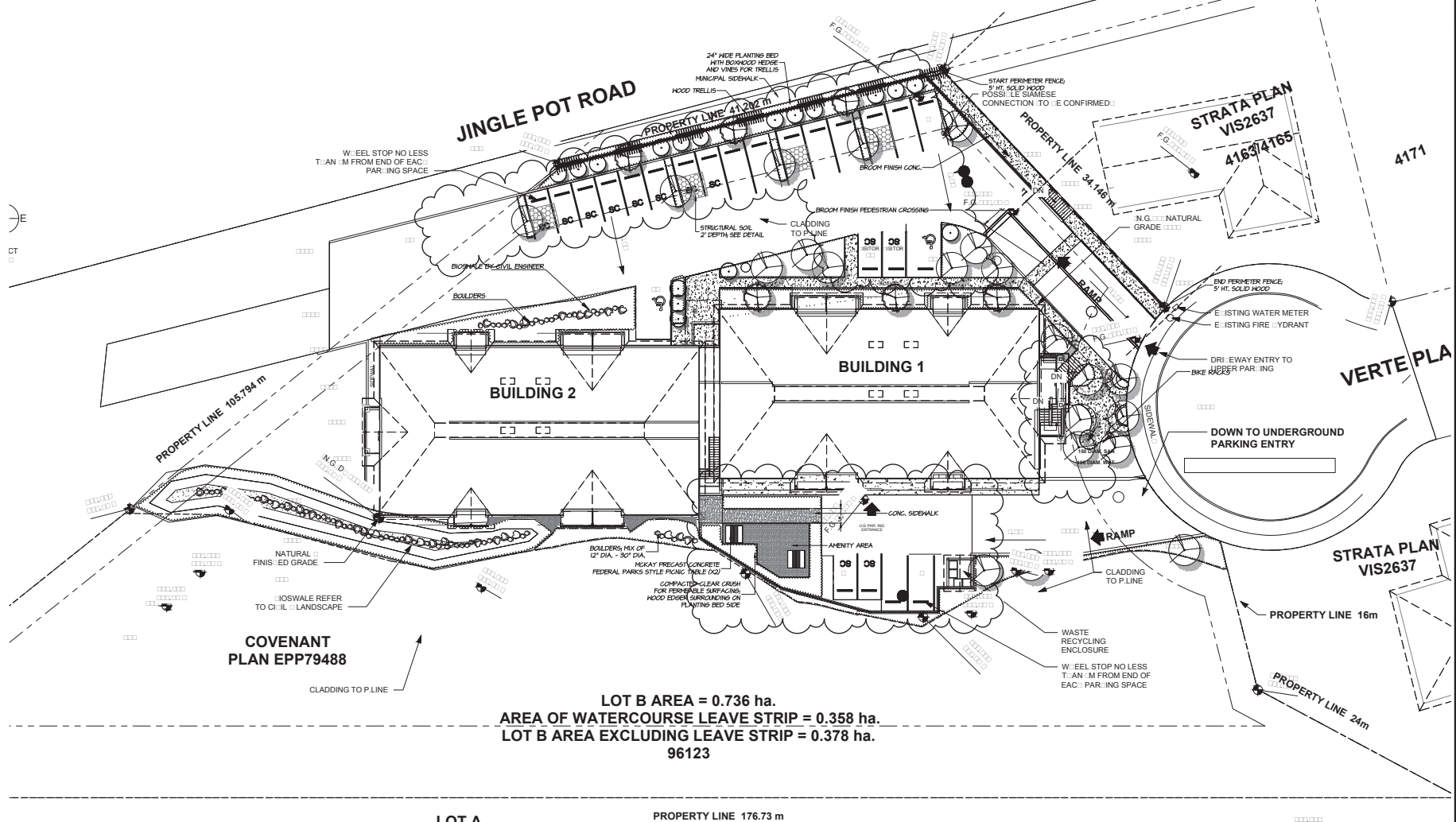
DRAWN: TK

DESIGN: TK

CHK'D: MTM

M2LA PROJECT NUMBER: 19-003

OF 4



COVENANT
PLAN EPP79488

LOT B AREA = 0.736 ha.
AREA OF WATERCOURSE LEAVE STRIP = 0.358 ha.
LOT B AREA EXCLUDING LEAVE STRIP = 0.378 ha.
96123

LOT A
PLAN EPP74158

PROPERTY LINE 176.73 m

DRAWING TITLE: TREE PLAN

DATE: JUN 06, 2014

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

DRAWN: TK

DESIGN: TK

CHK'D: MTM

M2LA PROJECT NUMBER: 19-003

OF 4



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V3M 3L7
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NO.	DATE	REVISION DESCRIPTION	DR.
1	2020-01-10	REV. PER DAP COMMENTS	MLM
2	2020-01-10	PRELIMINARY PLAN	TK

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PROJECT:

4157 VERTE PLACE,
NANAIMO, BC

DRAWING TITLE:

SHRUB
PLAN

DATE: JUN 06, 2014 DRAWING NUMBER:

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

DRAWN: TK

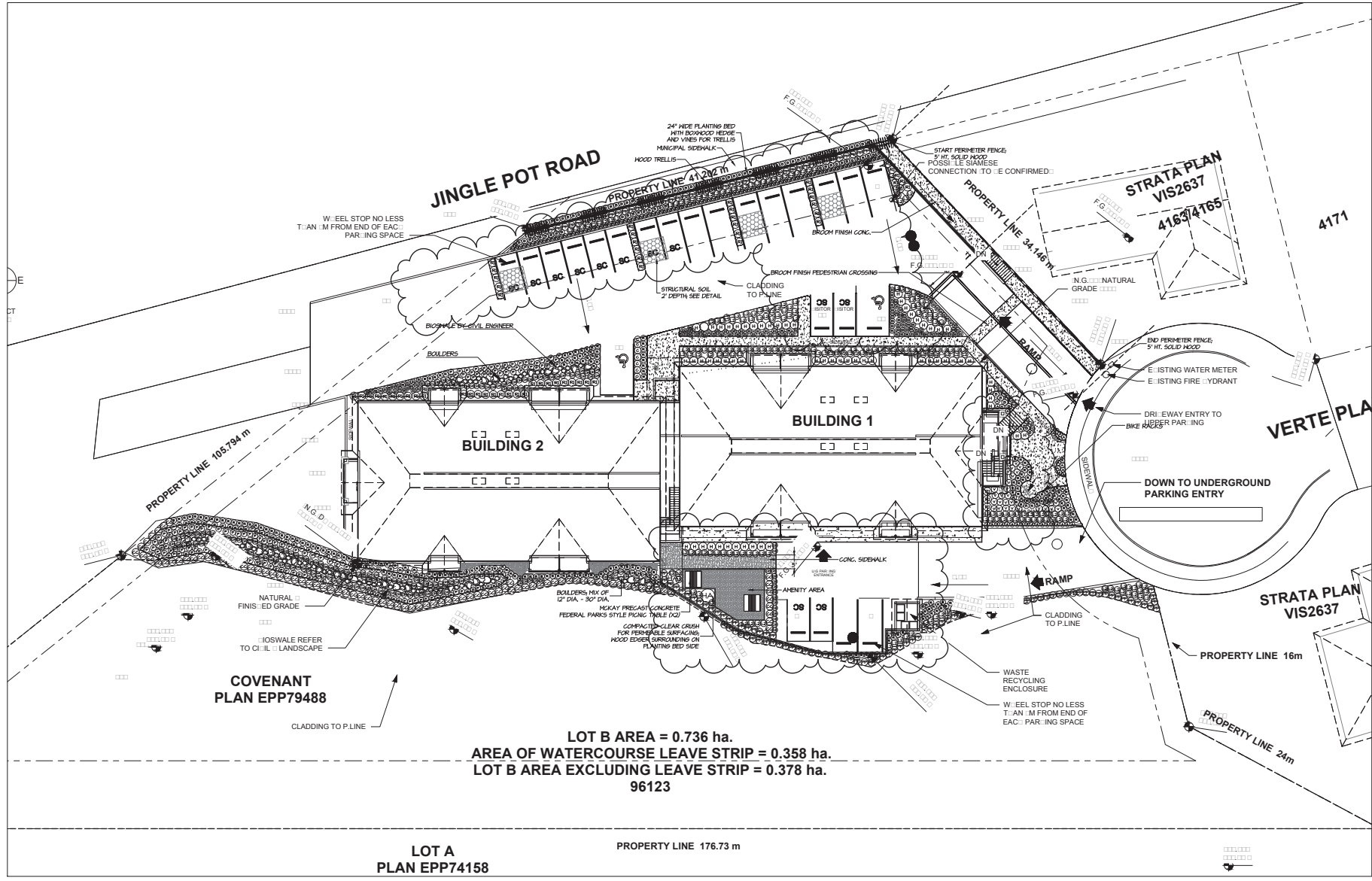
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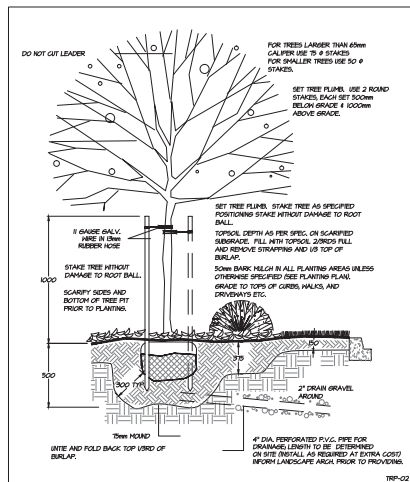
CHK'D: MLM

M2LA PROJECT NUMBER: 19-003

L2

OF 4

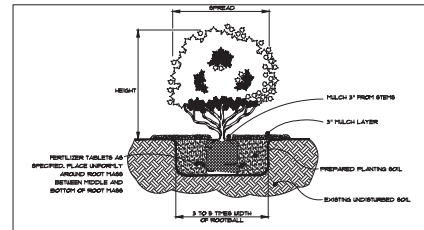




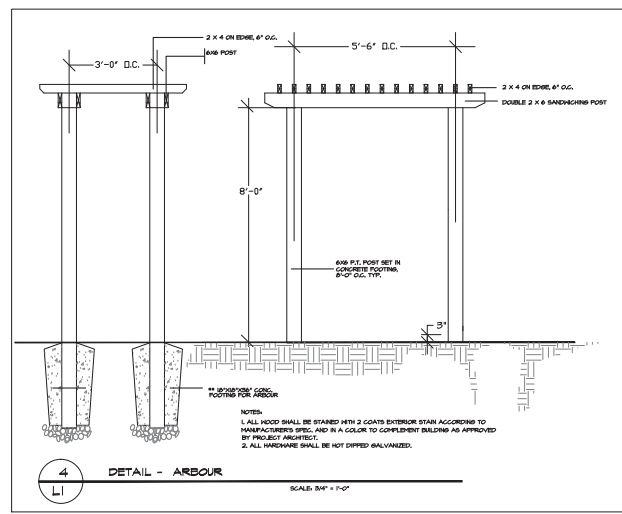
1 TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



3 MCKAY PICNIC TABLE
SCALE: 1/8"=1'-0"

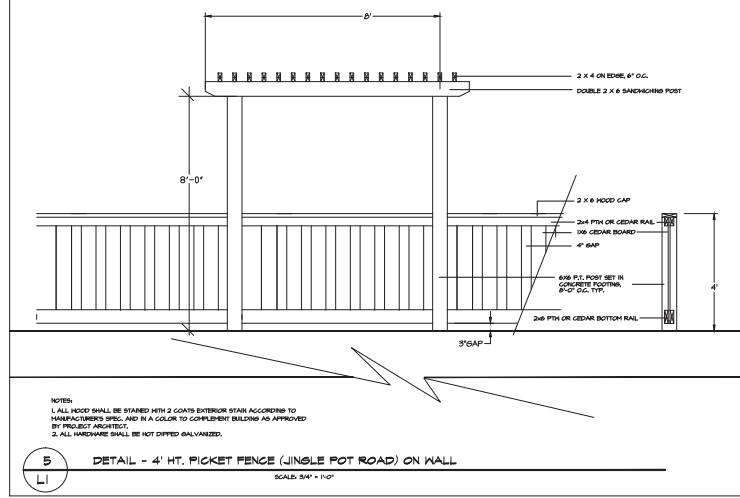
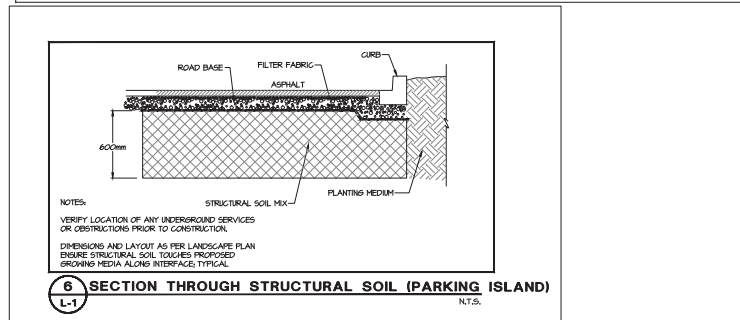


2 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: 1/8"=1'-0"



4 DETAIL - ARBOUR
SCALE: 3/8"=1'-0"

PLANT SCHEDULE				M2 JOB NUMBER: 18-003
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	21	ACER RUBRUM BONHALL	BONHALL MAPLE	60M CAL; 2H STD; B&B
	17	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SLEETISIM SLENDER SILHOUETTE	60M CAL; B&B
	6	PRUNUS NERA	AUSTRIAN BLACK PINE	3H 1H; B&B
	100	BUXIS SEPPERVIRENS AIRED-VAREGATA	VAREGATED ENGLISH BOXWOOD	#1 POT
	40	CORONIA ALBA ELEGANTISSIMA	VAREGATED SHRUB DOGWOOD	#2 POT
	2	CORYLUS AVELLANA 'CONTORTA'	CORKSCREW HITCHHAZEL	#5 POT; 60CM
	110	BUNYMS FORTUNEI 'COLORATIS'	WINTERCREEPER	#2 POT; 30CM
	1H	HYDRANGEA NAKURA 'ALL GOLD'	JAPANESE FOREST GRASS	#2
	61	HYDRANGEA PANGULATA 'BONSHILL'	WHITE LACECAP HYDRANGEA	#5 POT; 60CM
	234	LONGICERA PILEATA	SHRUB HONEYBUCKLE	#2 POT
	144	PRUNUS LUSITANICA	PORTUGUESE LAUREL	15 M B&B
	62	ROSA RAUBRAZZ	RAUBRAZZ ROSE, RED	#2 POT; 40CM
	21	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
	1	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FOERSTER REED GRASS	#1 POT
	174	FENISTEM ALOPECUROIDES HAMELIN	DWARF FOUNTAIN GRASS	#1 POT
	12	HISTERIA FLORIBUNDA 'LIPSTICK'	HISTERIA 'LIPSTICK'	#2 POT; 60CM; STAKED TO TRELLIS
	31	ANEMONE 'NONORINE JOBERT'	WINDFLOWER	15CM POT
	224	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDLOOKRUDBECKIA'	RUDBECKIA	#1 POT
	103	PACHYSTANDRA TERMINALIS	JAPANESE SPURGE	#1 POT



5 DETAIL - 4' HT. PICKET FENCE (JINGLE POT ROAD) ON WALL
SCALE: 3/8"=1'-0"

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1	2020-01-10	REV. PER DAP COMMENTS	MLM
2	2020-01-10	PRELIMINARY PLAN	TK

SEAL:

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DP001161
2020-JAN-10
COURT FILING

PROJECT:
4157 VERTE PLACE,
NANAIMO, BC

DRAWING TITLE:
LANDSCAPE
DETAILS

DATE:	JUN06, 2014	DRAWING NUMBER:	
SCALE:			
DRAWN:	TK		
DESIGN:	TK		
CHKD:	MLM		
M2LA PROJECT NUMBER:	18-003		

L3

OF 4

REVISIONS:		
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PROJECT:

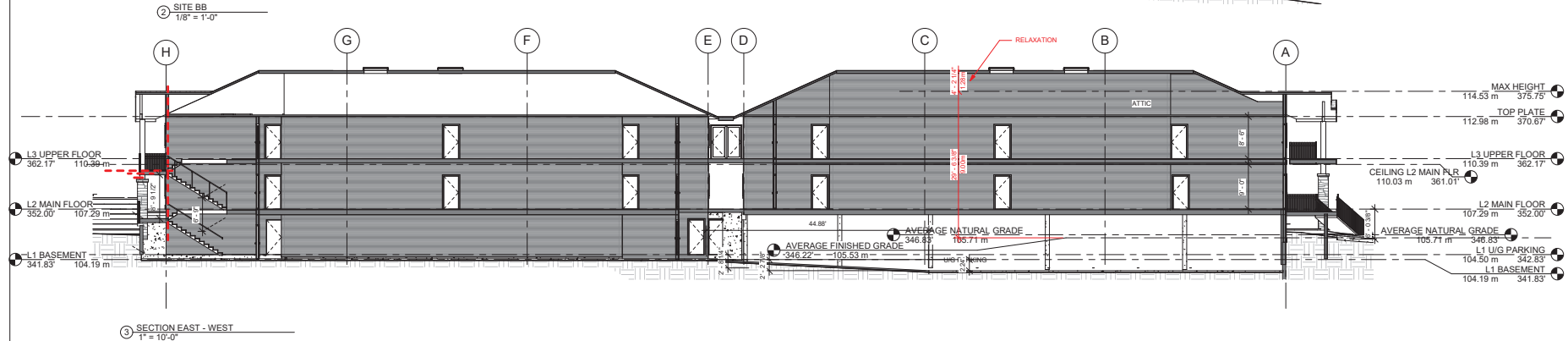
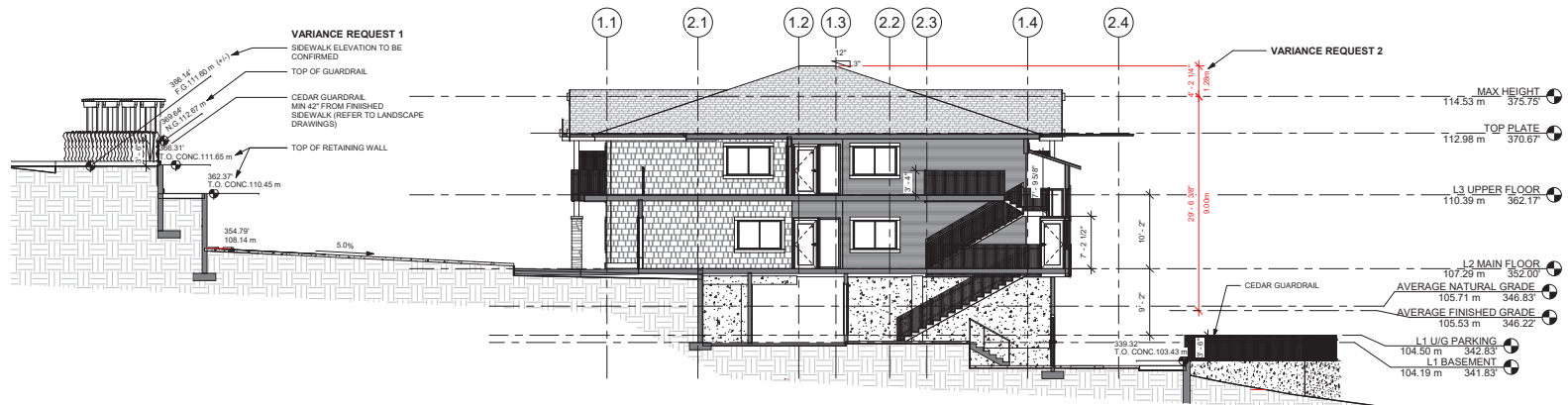
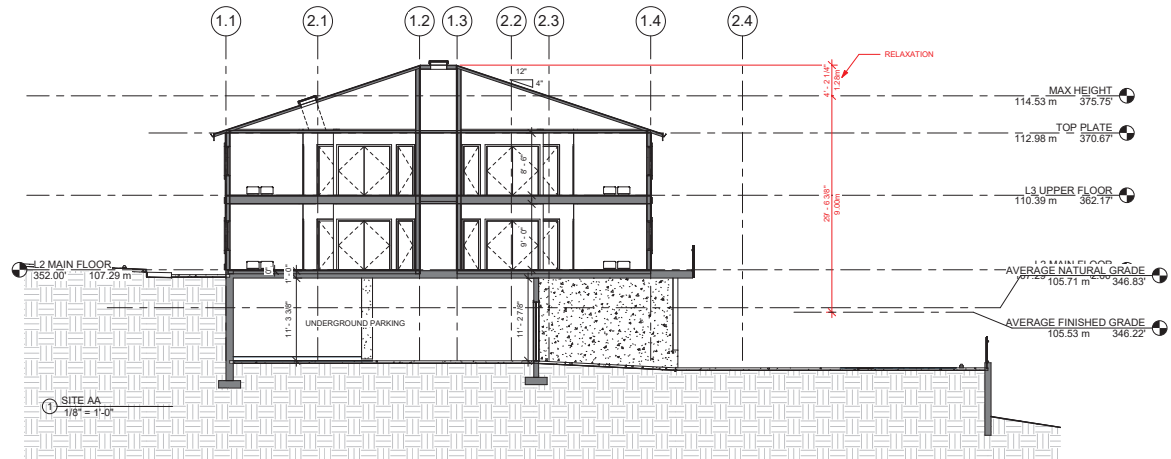
4157 VERTE
PLACE,
NANAIMO BC

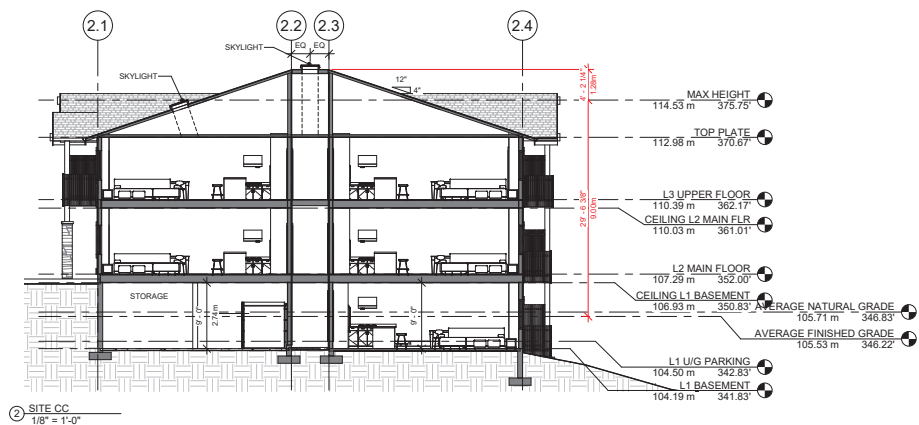
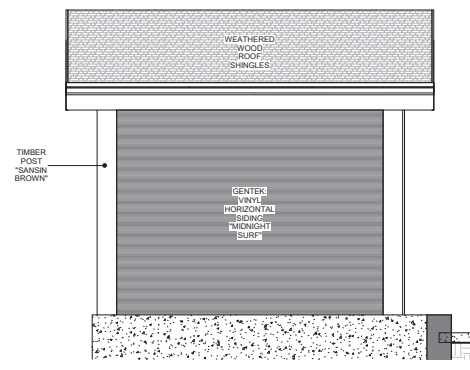
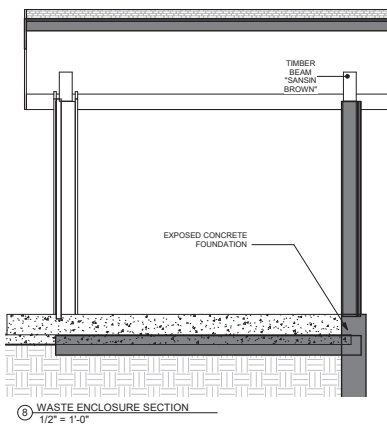
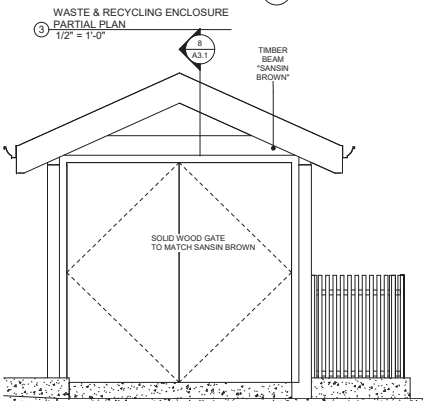
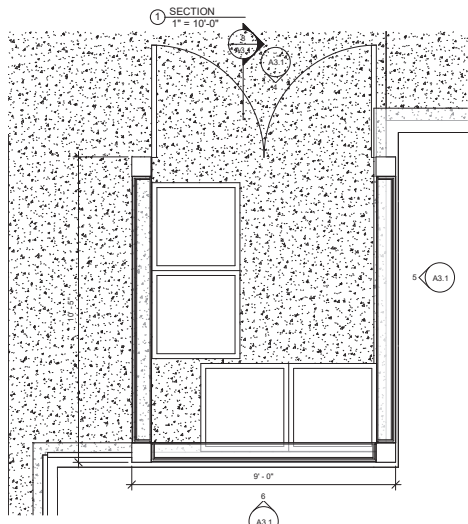
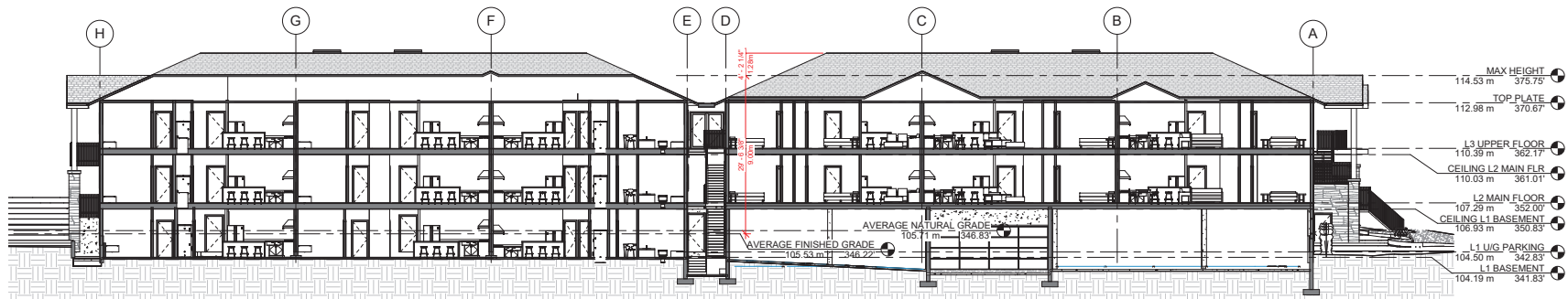
SHEET TITLE:

SECTIONS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: Issue Date
SCALE: As indicated

PROJECT NO. Drawing No.
Project Number A3.0





2.1 SITE CC
1/8" = 1'-0"

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REVISIONS:

rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.	JAN 08/20	DP AMENDMENT
7.		
8.		
9.		

SEAL:

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED.

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THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY REVISIONS AND AMENDMENTS TO THE ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

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DP001161
2020-JAN-10
CLIMATE PLANNING

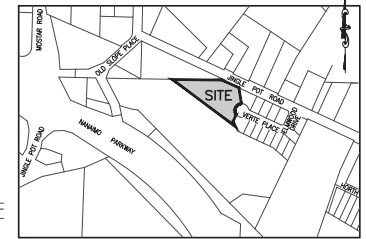
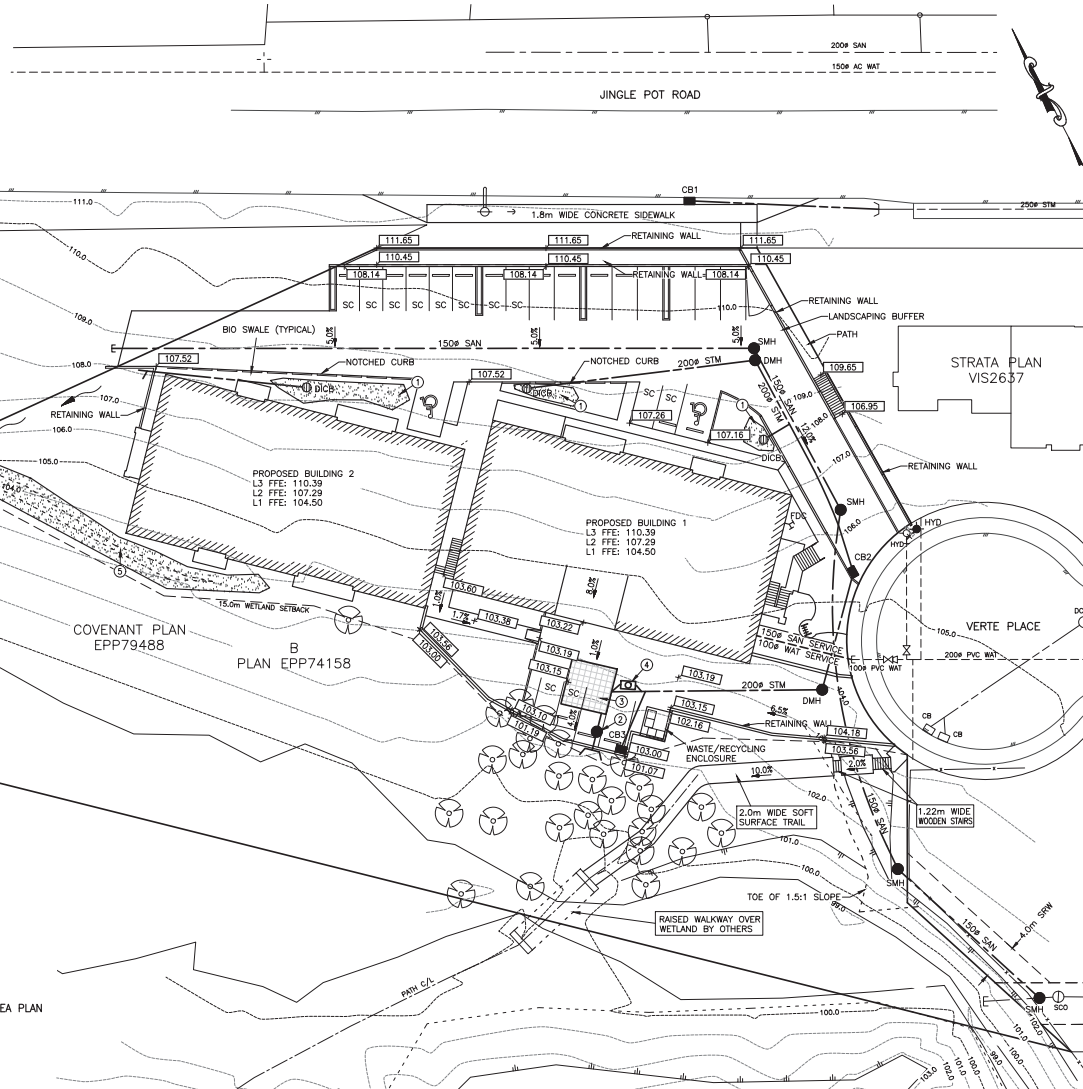
PROJECT:
**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:
**SECTIONS &
WASTE
ENCLOSURE**

CHECKED BY: ATA
DRAWN BY: Author
START DATE: Issue Date
SCALE: As indicated

PROJECT NO. **Project Number**
DRAWING NO. **A3.1**

- ① PARKING LOT BIO-SWALE WITH 150W PERFORATED DRAIN SEE DETAIL 0420-016-101.
SEE LANDSCAPE PLAN FOR PLANTING DETAILS.
- ② STORM SEWER DETENTION MANHOLE.
- ③ STORM WATER DETENTION SYSTEM.
- ④ OIL/WATER SEPARATOR.
- ⑤ RAINGARDEN WITH OVERFLOW TO WETLAND AREA SEE DETAIL 0420-016-101.
SEE LANDSCAPE PLAN FOR PLANTING DETAILS.



LOCATION PLAN
N.T.S.

10
PLAN VIP55344

8 7
PLAN VIP55344

DRAWING SCHEDULE

CITY DWG No.	NEL DWG No.	REVISION	TITLE
.	0420-016-100	REV02	PRELIMINARY SITE SERVICING AND GRADING PLAN
.	0420-016-101	REV02	POST DEVELOPMENT STORM SEWER TRIBUTARY AREA PLAN



PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

RECEIVED
DP001161
2020-JAN-10
CURRENT PLANNING

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND				SITE LEGAL DESCRIPTION		ENGINEER'S SEAL		DESIGN	CLIENT NAME	DRAWING TITLE									
00	05/23/19	KE	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	DB	PROP.	EXIST.	PROP.	EXIST.	LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN EPP74158			DB	DUECK GENERAL CONTRACTING	PRELIMINARY SITE SERVICING AND GRADING PLAN										
01	08/29/19	KE	SUBMITTED TO CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION	DB	--- WATERMAIN	--- STORM SEWER	--- SANITARY SEWER	--- GAS MAIN								--- ELECTRICAL DUCT	--- INLET/OUTLET HEADWALL	--- DITCH INLET/OUTLET	--- SINGLE	--- EDGE OF PAVEMENT	--- VALVE BOX	--- LIMIT OF CONSTRUCTION	4-3175 BARROWS ROAD NANAIMO, B.C. V9S 5K5 PHONE (250) 756-6553	
02	01/07/20	KE	REVISED SITE PLAN - NOT FOR CONSTRUCTION	DB	--- HYDRO POLE	--- STREETLIGHT	--- FENCE	--- DITCH INLET CB								--- MANHOLE	--- CLEANOUT	--- CAP	--- HYDRO POLE	--- STREETLIGHT	--- FENCE	--- DITCH INLET CB		PROJECT NO. 0420-016
					--- BENCH MARK	--- BENCH MARK	--- BENCH MARK	--- BENCH MARK								--- BENCH MARK	--- BENCH MARK	--- BENCH MARK	--- BENCH MARK	--- BENCH MARK	--- BENCH MARK	--- BENCH MARK		
					BENCHMARK DESCRIPTION					ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT 89H5622 LOCATED AT THE INTERSECTION OF JINGLE POT ROAD AND OLD SLOPE PLACE. ELEVATION 103.309m					REVISION NO. 02									
					HORIZONTAL SCALE 1:250					VERTICAL SCALE					CITY PLAN FILE NO.									

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001161

Legend

 Subject Property