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March 30, 2020

Nanaimo Ocean View Senior Living
388 Machleary Street
Nanaimo, BC

NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE

ARCHITECTURAL RATIONALE

Context and Zoning

The proposed Senior Living project occupies a prominent site on Machleary Street, also bounded by Franklyn and Kennedy Streets, at the top of a ridge above the old city centre. This makes views in all direction possible. The site drops 11 metres from Machleary to Kennedy and slopes gently toward Fitzwilliam Street from Kennedy. The streets surrounding the site are oriented at approximately 45 degrees to the cardinal points, the proposal refers to the Machleary Street boundary as project south and Kennedy Street as project north.

Pawson Park is across Franklyn Street on Machleary and the St. Peters Roman Catholic Church is located across Machleary Street at Fitzwilliam Street. Fitzwilliam Street is a major crosstown artery with transit stops 200 metres from the site and close proximity to the Old City Quarter. Albert Street also has transit service within walking distance. The site is well connected to surrounding regional roadways.

The site is zoned CS-1 and was formerly occupied by the Malaspina Hospital. The proposal conforms to the existing zoning and will provide 149 units of seniors rental accommodation with generous interior and exterior amenities on the 11,588.91 square metre site. The proposal is considerate of the intent of “Nanaimo’s Old City Multiple Family Residential Design Guidelines” in developing design character. Although the guidelines do not apply to the directly to the site, surrounding sites are single family houses of styles ranging from Craftsman, to Arte Moderne up to current modern design.

Response to Site

The housing units are arranged around the south, east and west perimeters of the site to define the street edge and to create a central space occupied entirely by interior and exterior common areas. On the north the five storey building is set back generously from the street and articulated as 3 narrow buildings. This mitigates the height above the street, allows the buildings to be screened from the street by landscaping and opens the entire project up to views of the Georgia Strait and downtown from all levels.

On Machleary, two 3 floor housing blocks flank a one floor entrance pavilion. The lower entry pavilion allows light and views through from houses to the south. Ground floor units facing outward have direct connection to the street to reinforce street activity and ‘eyes on the street’. On the east and west sloped sides the housing blocks terrace down toward the north to reduce

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the volume at the lower end of the site. The outdoor areas are described in detail in the Landscape Design Rationale.

Parking and Loading are accessed from the north-south lane to the west of the site.

Building Program

Upon entry to the facility the lobby from Machleary Street at Level 3 immediately opens up to views to the north open up through the Recreation Lounge. The common areas in the central volume include a Dining Hall at Level 1 and Terrace Lounge at Level 2. The Common area pavilion is surrounded by landscaping and opens up to exterior spaces on each level. The roof is occupied with additional common areas and communal gardening plots.

On either side of the entry there are elevators to the east and west residential wings as well as Concierge and resident facilities such as visiting doctors offices. One floor below the lobby is the parking lot and storage areas.

A Fitness Facility is located on Level 1 of the east wing on the corner of Kennedy and Franklyn, with connection to the common landscape and an exercise terrace.

The residential units are a mix of one bedroom, one bedroom + den/bed and two bedroom units. All units have private balconies or patios.

Materials

The intention of materiality for the project is to develop a palette of naturalistic materials of varying colour and texture. The residential wings use a combination of wood siding texture and light coloured concrete textured panels with stone at grade at the north end. The Central Common Area pavilion is made of timber construction with stone and glass infill. Architectural concrete elements are used around the base at parking levels and for some retaining walls.

LANDSCAPE RATIONALE

Overall Landscape Concept

The landscape for Ocean View Senior Living is designed to reinforce and enhance the existing neighbourhood character, complying with City guidelines, while providing a diverse program of outdoor spaces that meets the needs of its senior residents. The concept for the landscape is “A Sheltered Inlet,” inspired by the way the building footprint creates landscape bays that resemble the coves and inlets found on the Vancouver Island shoreline. This concept also relates to the residential demographics, retirement aged folks who are likely downsizing and looking for a community that evokes the comforts of home and memories of the beautiful, native landscape of Vancouver Island.

Overall, the Ocean View landscape is composed of three zones: the perimeter landscape, the interior landscape and the roof garden. Each of these three zones is described in detail below:

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The Perimeter Landscape

Ocean View is bounded on three sides by public streets – Machleary Street to the south, Franklyn Street to the east and Kennedy Street to the north. The western edge abuts a Lane, which extends parallel to the property from Machleary Street (for a distance of 47 meters), before turning westward away from the Ocean View property. The remaining western edge from the Lane to Kennedy Street abuts a residential property. The entire perimeter landscape is designed to comply with the character of Old Nanaimo and the minimum landscape buffer (Level 1d) as set forth in Part 17 of the City of Nanaimo Zoning Bylaws.

Where possible, existing trees have been retained and identified for protection during construction. Seven trees within the site are slated for removal due to their conflict with the new building and site development. Along all three bordering streets, 32 existing street trees are to be protected, with nine multi-stemmed trees and three small caliper columnar trees along Machleary Street identified for removal due to their minimal contribution to the streetscape.

The topography around the Ocean View site drops 11 meters from the high point at Machleary Street to the low point at the northwest corner on Kennedy Street. Outdoor patios for ground floor residential units on the perimeter of the Ocean View residences engage this topography in varying conditions depending on location. In some locations, the patios are above existing grade, some are nearly flush with grade and others are sunken below – like conditions with the previous hospital. These conditions are shown in drawing sections in the drawing package that accompanies this Design Permit application.

The perimeter landscape is designed to unify these varying conditions in a way that creates a cohesive rhythm that conveys a townhouse style character and contributes positively to the surrounding streetscape. Within the landscape treatment buffer zone, the design is composed of trees spaced an average of 6m apart, with understory shrubs, groundcover, and perennials. At the building side of this buffer, a low stone veneer wall topped with a high-grade opaque cedar board fence forms a landscape backdrop and secure enclosure for ground floor residents. Where necessitated by grade, but with pleasing regular intervals, the wall is stepped. The fence is 1.8m high, above the low wall. The perimeter landscape extends into the public right of way, to the back of existing sidewalk. This perimeter landscape will be maintained by Ocean View, including the .7m – 1.3m wide margins within the right of way.

Machleary Street

The main entrance to Ocean View is on Machleary Street, where two walks (one with steps and one sloping at 4%) lead to a terrace that serves as a forecourt to the front door. The terrace is set .84 meters below the public sidewalk to provide a flush, accessible entrance into the building. Two large green walls flank the entry, and understory ornamental trees, shrubs, perennials and groundcover plantings are arranged symmetrically to frame the entrance, providing a landscape that clearly signals where the front door is located, while contributing lush, multi-layered plantings to the Machleary streetscape. This entry landscape extends to the east and west until meeting ground floor residential patios which front on Machleary Street.

The residential patios to the west of the front entrance engage the site either at grade or slightly above sidewalk grade. Unlike all other ground level apartments facing the Ocean View perimeter, these six residences, on Machleary Street, are provided entry walks that connect directly out to the public sidewalk, in a manner that resembles entrances to the

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single-family residences in the neighbourhood. The outdoor spaces for these six residences are bound by a low steel picket fence. Three ground level residential patios to the east of the main entrance on Machleary, near the corner of Franklyn Street, are sunken below the sidewalk grade so walkway connections to the public sidewalk are not feasible. For these residences, the design provides a garden setting between the back of the cedar fence/stone wall enclosure and the edge of the residential patios. Ornamental trees within this garden setting will peek above the fence enclosure, adding additional softness and texture to the streetscape edge.

Franklyn Street

The multi-layered landscape at the corner of Machleary and Franklyn Streets continues the full frontage of Ocean View facing Franklyn Street, where again patios meet the grade at different elevations (below, near flush and above) due to the topographic change from south to north. Again, drawing sections are provided to illustrate these changing conditions.

Given the linear extent of the Franklyn Street enclosure, the fence and wall design includes notched reveals at seven intervals (two providing gated connections to building egress doors and five referencing similar reveals in the building façade). The wide garden setting continues the full length of Franklyn between the perimeter enclosure and the residential patios. The 1.8 m wide landscape treatment buffer zone follows the same pattern established on Machleary Street. The plantings along Franklyn Street are selected for shade tolerance as they will be in the shadow of nine (9) mature existing chestnut trees in the western verge of the street. This landscape design incorporates three (3) new trees to fill the gap in the verge created by the former hospital driveway.

Kennedy Street

The landscape treatment buffer zone continues along Kennedy Street, with some variation at the secondary (north) pedestrian entrance to the site. The overall landscape character along the Kennedy Street frontage also responds to site topography, which slopes down from the east to the west.

The pedestrian entrance on Kennedy Street includes two walks (one with steps and the other gently sloping), like the entrance on Machleary Street. However, unlike Machleary, where the entrance is sunken below existing sidewalk grade, the entrance from Kennedy is set above the public sidewalk grade. Given the need to enclose the perimeter for residents' sense of security and comfort and to minimize physical exertion for residents, the proposed north entry design turns the steps parallel to the public sidewalk, behind a wide, sloped landscape that presents a new welcoming display for the enjoyment of the general public, adding to the enhancement of the overall streetscape character.

After careful consideration of the City's request for Ocean View to keep the existing hospital stairs, it seems that to do so would not be a welcoming gesture for the public. Given the need to enclose the perimeter of the project, leaving the existing stairs – leading only to a locked gate at the top - would be unfriendly to the general public. Further, while recognizing that the existing staircase is a remnant piece of historic character, if retained in the current location, the stairs would set up a false expectation

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of a grand, formal arrival that would be in sharp contrast to the intimately scaled, informal landscape to be found within the interior campus.

Mitigating the proposed redesign of the existing historic stairs, it should be noted that site grading requires only 10 treads at the new Kennedy Street entrance whereas the existing historic stairs include 14 treads. Additionally, the site design includes a new staircase associated with the new public walkway being proposed along the western boundary of the project. This new staircase seems to offer both an appropriate reference to the historic stairs while offering a new amenity for the neighbourhood.

As the Kennedy Street grade drops to the west, away from the abovementioned north site pedestrian entrance, the height of the stone veneer wall rises. To help mitigate the perception of this grade change, the design of the perimeter wall and fence steps back from the street, forming two garden tiers. The wall and fence segment immediately to the west of the pedestrian entrance is held level at the top with the wall height ranging from 1.67m to 2.27m east to west. Since the top of wall is above eye level, the proposed fence is a guardrail-height transparent metal grill, allowing residents an opportunity to look out into the neighbourhood. Once past this transparent “overlook” fence segment, which is centred on the width of the amenity building, the fence enclosure atop the second-tier wall reverts to the opaque cedar board fence.

The planting style along Kennedy follows the general pattern established for Machleary and Franklyn, while responding to the changes at the entrance and tiered wall. Trees at the Kennedy entrance are clustered tighter together, to call attention to the entry point and to afford a gap in the 6m o.c. spacing in front of the transparent fence segment. Tree spacing returns to the required average 6m o.c. placement west of the overlook.

Western Edge and The Lane

Turning the corner from Kennedy, at the western site boundary, the design provides a new public walk that links Kennedy to the Lane. A landscape buffer treatment and tiered wall and fence combination are provided for a length of 20 meters along the western perimeter - providing privacy screening for both the abutter and the Ocean View residents. This new public walk, which requires steps, due to the grade change, ties into the Lane that runs perpendicular from the Ocean View boundary out to Fitzwilliam Street.

The western edge from Machleary Street abuts a Lane that runs north to meet the Lane connecting west to Fitzwilliam. Residents and service vehicles will use the Lane from Machleary to access the underground parking garage on Level Two. The vehicular entrance to the garage will be screened on four sides, except at the driveway opening, with 1.8 m height stone veneer wall enclosure and 1.8m wide landscape treatment.

The Interior Landscape

The interior landscape is located on the north side of the Ocean View residences in the aforementioned bays between the two residential wings and the central amenity building. This landscape is highly programmed to create a diverse array of destinations for residents, tailored to their age and varying, but diminishing, physical agility and range of movement.

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The social hub of this landscape is located around the central amenity building. On the north side of the building is a gathering terrace that looks out onto a level lawn with a promenade beyond, overlooking Kennedy Street below. The gathering terrace extends around to the east of the amenity building, where residents can dine outdoors, sit under a pergola for shade, taking in views to the south of the water wall or to the north of a lively bocce game or putting tournament or tranquil tai chi class on the lawn. To the north of the east residential wing an enclosed courtyard is provided for more private exercise.

The landscape bay between the east residential wing and the amenity building steps up to provide a secluded swimming pool deck that is aligned with building Level Two. A generous landscape garden with fencing is provided for buffer screening and restricted access between the pool area and the three Level Two residential patios.

The landscape bay between the west residential wing and the amenity building extends from the fence at Kennedy to the northern face of the garage that is within the Machleary Street building. Whereas the east side of the amenity building is programmed for social activity and gentle recreation, the west side is a more pastoral environment, designed for strolling within a woodland setting that includes gentle sloping walks and steps up to an elevated landscape where residents will discover curated views and changing vantage points of the landscape below.

Two other small gathering spaces are provided – one midway between entrances to the amenity building and west residential wing and a second near the Kennedy Street perimeter.

The Roof Garden

Gardening is a popular activity for seniors that would ideally be located in proximity to the general social center of such a residential complex. Unfortunately, due to the northern orientation of the at grade landscape, there is little opportunity to provide outdoor garden space for the residents at that level. Accordingly, a small garden area, with raised planters, is located on the roof of the amenity building where the solar orientation is more inviting for planting. A simple, pergola structure is provided to give residents a chance to take shelter from the sun and to enjoy the views and fruits of their labour in the community garden. Other areas of this roof are planted with perennials and grasses.

Planting Palette

The planting design reflects both the Owner's and the design team's concern for protecting local habitat and for creating an environment of mutual benefit between the residents and the flora and fauna in their "backyard." The planting palette is composed of native species, selected for larval hosting, pollination and native bird habitat. This palette is sorted further to respond to different solar conditions, the need for privacy screening, neighbourhood streetscape enhancement and placemaking associated with specific programming of the interior campus and perimeter treatment zones. Altogether, the planting design is intended to provide residents with a nurturing, year-round connection to nature while supporting a sustainable native habitat. As such, lawn is limited to the areas immediately adjacent to the social gathering terrace, where space is provided for a small putting green, tai chi and a bit of passive recreation such as lawn

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games with grandchildren or croquet with neighbours. The planting design is more detailed where people will gather and spend time near the terraces and sitting areas.

In the western landscape bay, the design provides a place for residents to stretch their legs and hike a bit on a gentle incline to a “mountain aerie.” From here, there is an opportunity to take in the landscape from a new, elevated vantage point. The plantings here represent a Douglas-fir plant community, with layers of shade tolerant woody and herbaceous companion plants, such as vine maple, sword fern, Oregon grape, Hooker’s fairybells, and salal. Vegetated landscape swales from this gentle mound are directed to a central low point which will be planted with herbaceous plants, shrubs, and trees that tolerate moist conditions. This palette includes Pacific crabapple, snowberry, lady fern, deer fern, western maidenhair fern and false Solomon’s seal. At the perimeter, the planting palette is simpler than the interior campus, to convey a cohesive, yet informal streetscape image. As required by zoning bylaws, canopy trees are proposed 6m o.c., except where varied at building entries and the short overlook promenade along Kennedy.

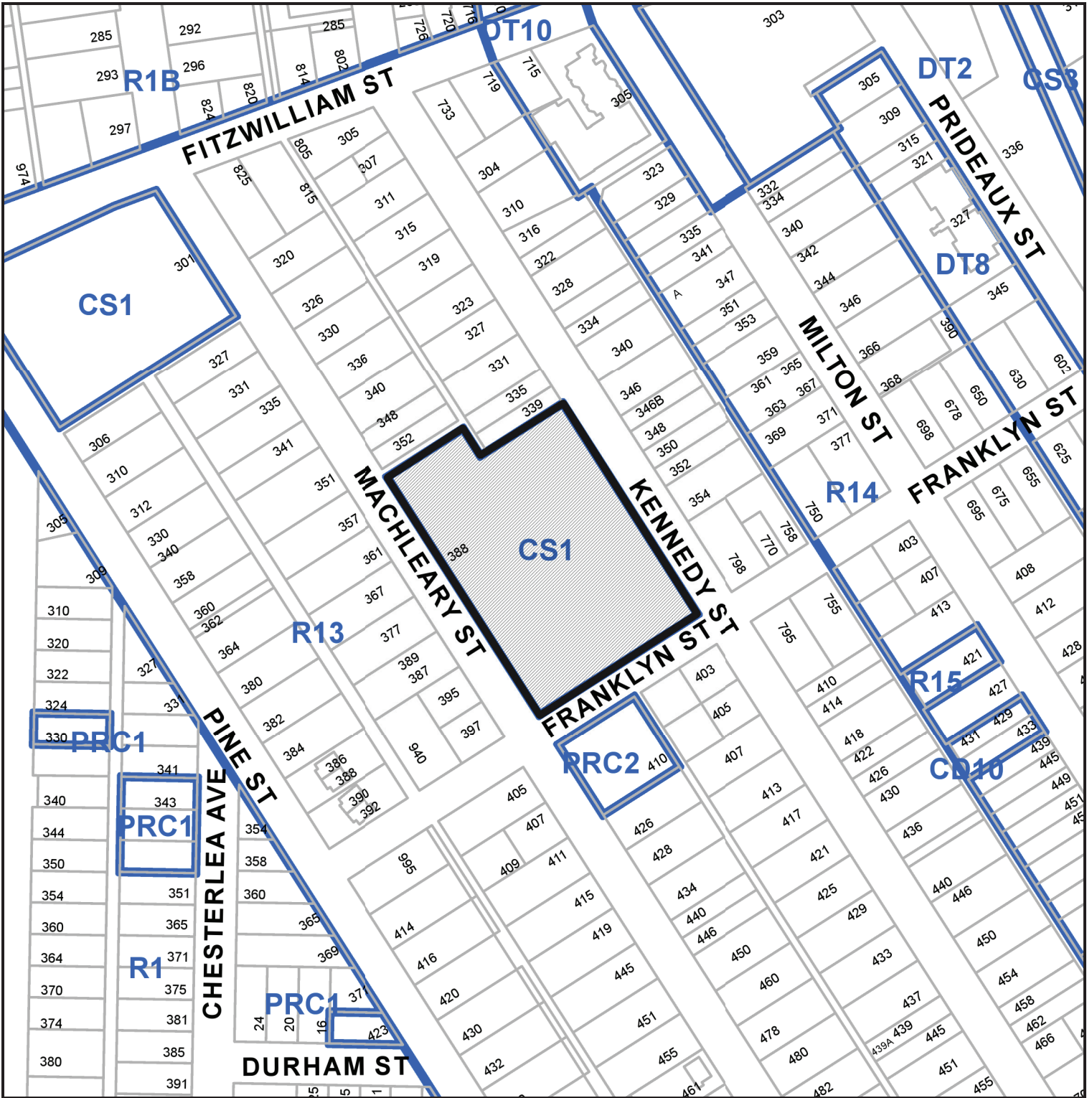
All plantings will be irrigated with an automatic irrigation system.

Materials Palette

As described previously, the perimeter landscape is composed of stone veneer walls, cedar fencing and gates and a segment of architectural metal grill fencing. Pavement materials include architectural cut stone pavers for the Machleary Street entry walk, forecourt, amenity terraces and residential patios. The interior walks will be concrete with an architectural exposed aggregate finish. Steps will be stone at the entry and interior landscape. The public walk will be broom finished concrete with stop steps. All handrails will be bronze (or black powder coated painted galvanized steel) to complement the warm landscape character and the building architecture.

Building entries will be lit from the building. LED lighting will be included in handrails to illuminate stairs. The walk connector from Kennedy to the Lane will be illuminated with bollard lights, to minimize disturbance of abutting and Ocean View residents.

LOCATION PLAN



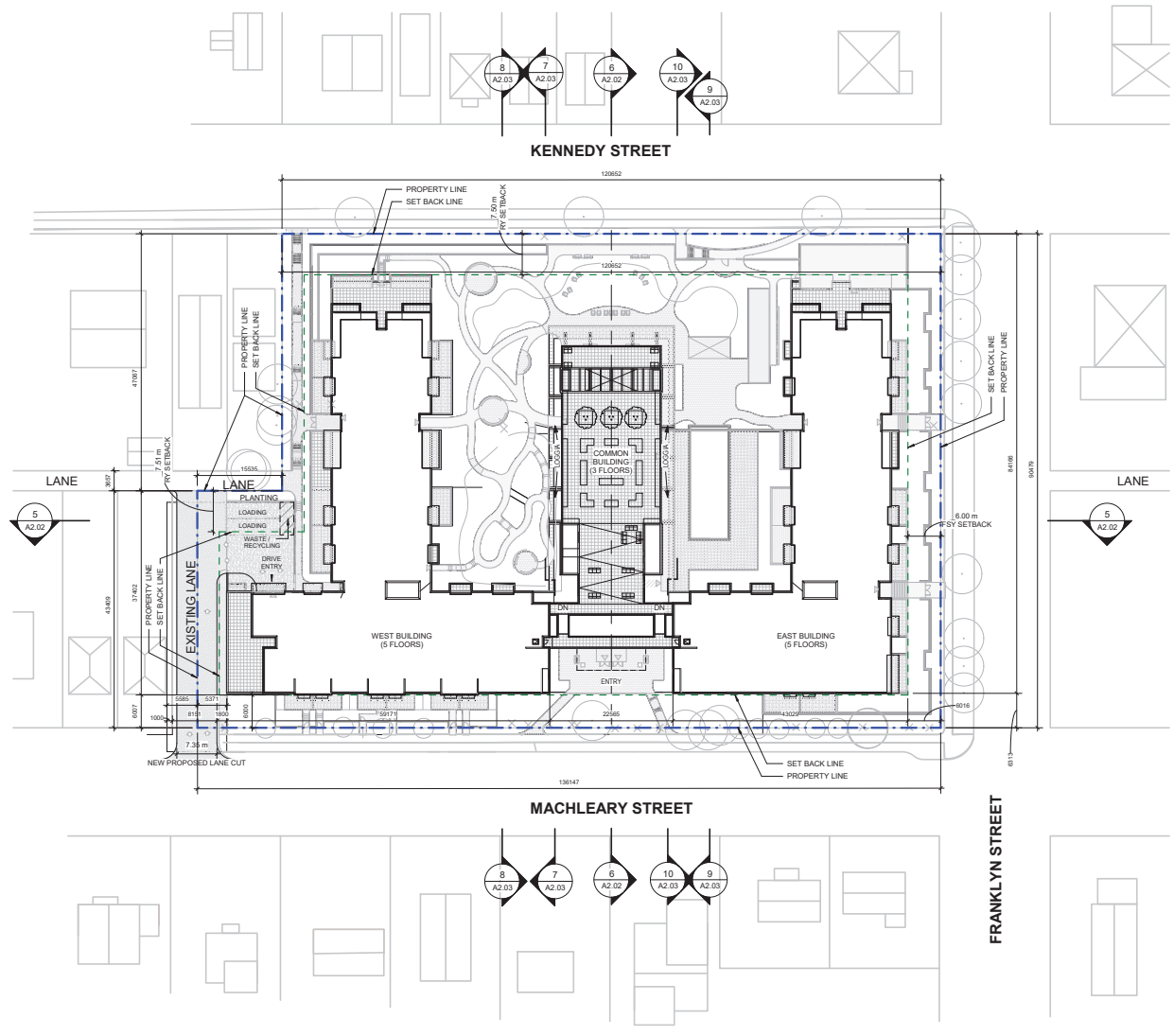
DEVELOPMENT PERMIT NO. DP001185

CIVIC: 388 MACHLEARY STREET



Subject Property

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876

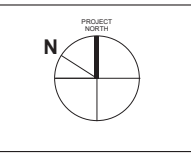


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1	03-08-2020		ISSUED FOR DP			
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PROJECT TITLE
Nanaimo Ocean View Senior Living
 388 MACHLEARY STREET
 NANAIMO, BC

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DP 1185
 2020-MAR-06

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PROJECT NO: 123366

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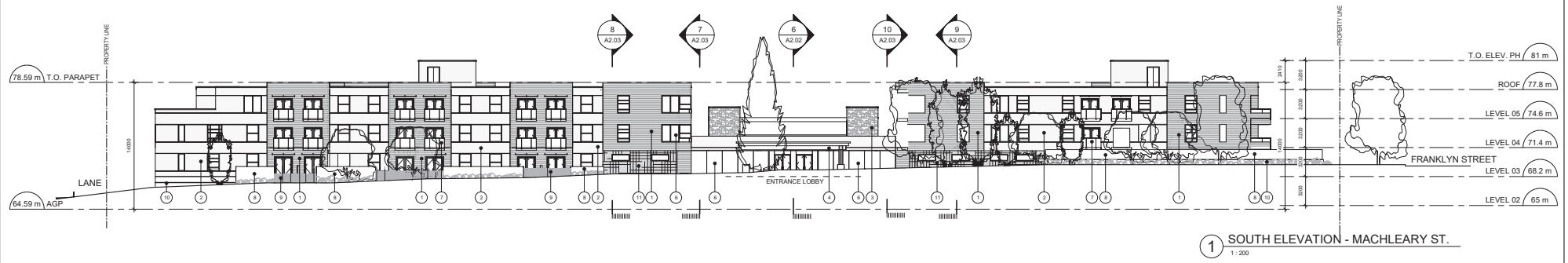
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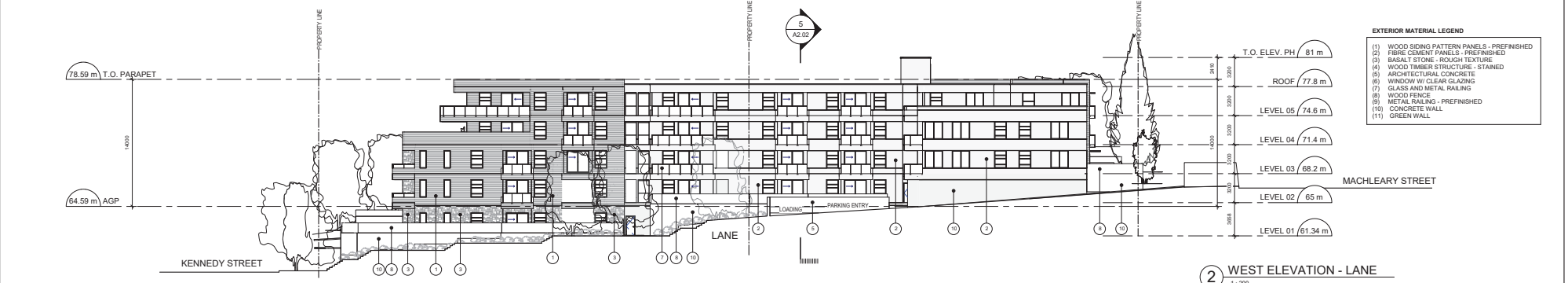
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SITE PLAN

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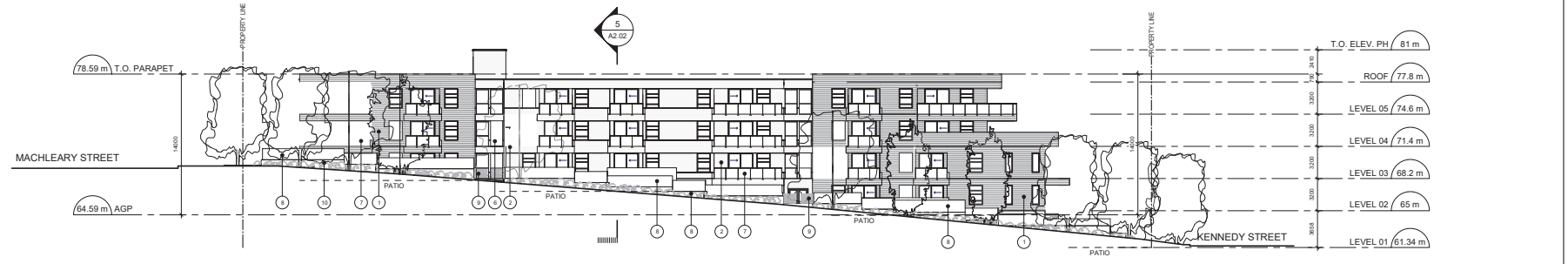
REV



1 SOUTH ELEVATION - MACHLEARY ST.
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2 WEST ELEVATION - LANE
1:200



3 EAST ELEVATION - FRANKLYN
1:200

EXTERIOR MATERIAL LEGEND

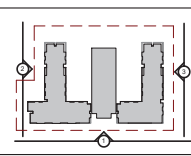
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- (2) FIBRE CEMENT PANELS - PREFINISHED
- (3) BASKET STONE - ROUGH TEXTURE
- (4) WOOD TRIMBER STRUCTURE - STAINED
- (5) ARCHITECTURAL CONCRETE
- (6) WINDOW W/ CLEAR GLAZING
- (7) GLASS AND METAL RAILING
- (8) WOOD FENCE
- (9) METAL RAILING - PREFINISHED
- (10) CONCRETE WALL
- (11) GREEN WALL

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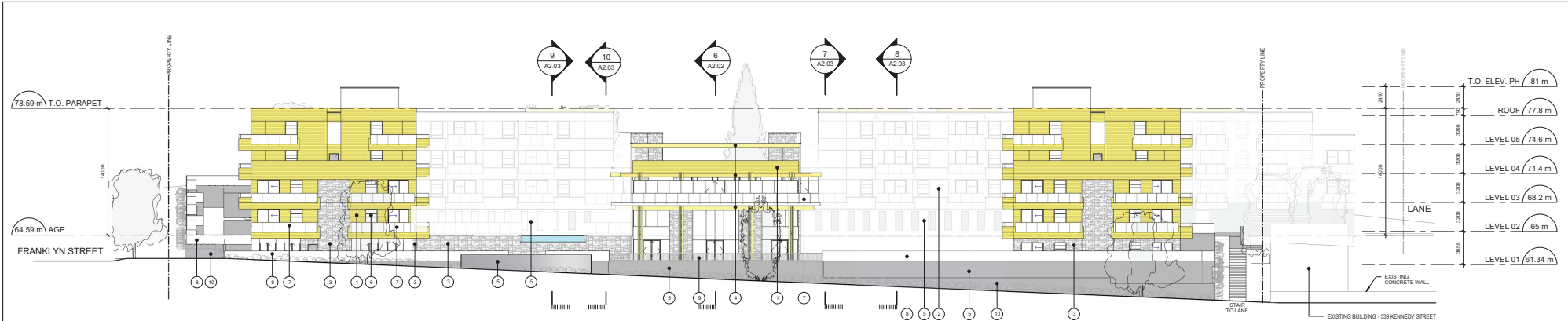
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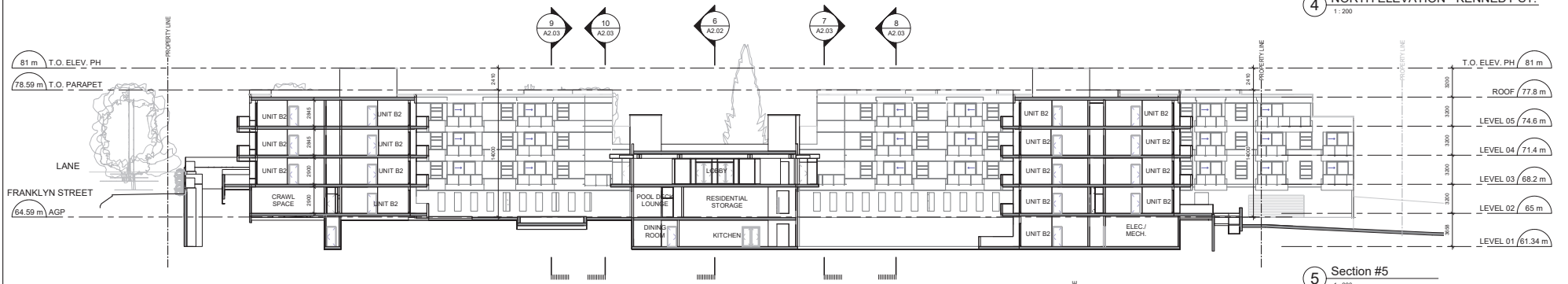
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BUILDING ELEVATIONS/SECTIONS

SHEET NUMBER
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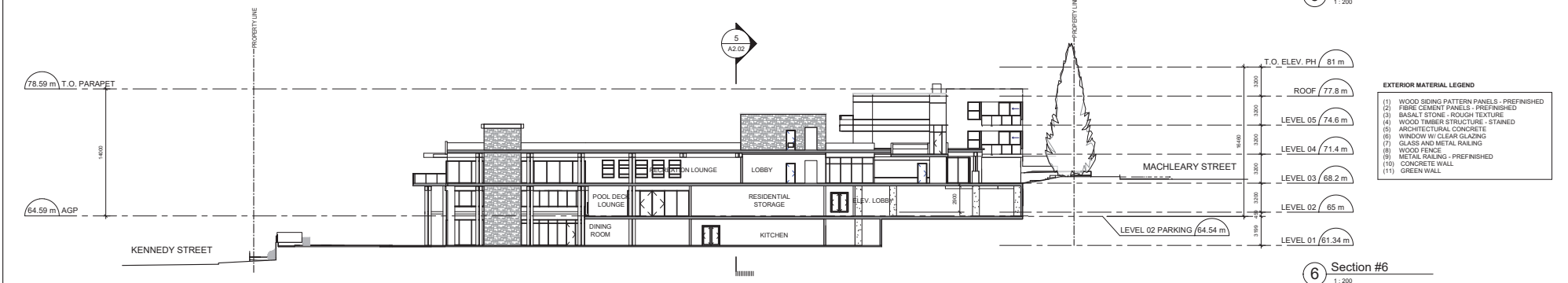
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4 NORTH ELEVATION - KENNEDY ST.
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5 Section #5
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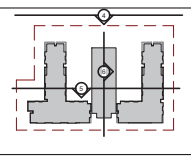
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- EXTERIOR MATERIAL LEGEND**
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 - (5) ARCHITECTURAL CONCRETE
 - (6) WINDOW W/ CLEAR GLAZING
 - (7) GLASS AND METAL RAILING
 - (8) WOOD FENCE
 - (9) METAL RAILING - PREFINISHED
 - (10) CONCRETE WALL
 - (11) GREEN WALL

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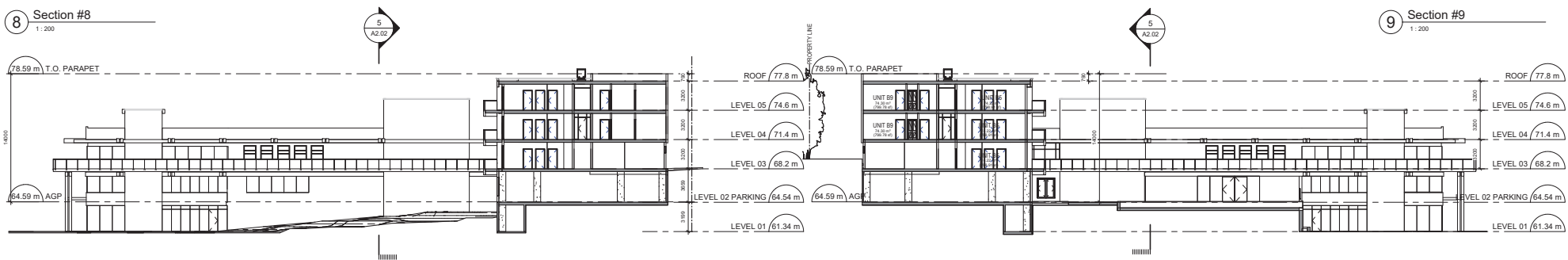
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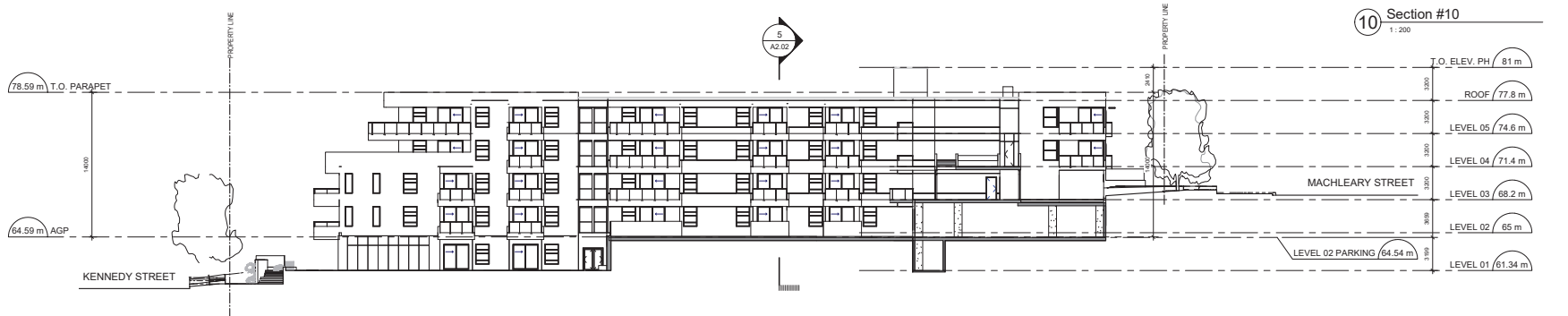


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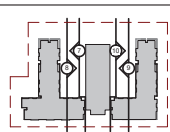


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SHEET NUMBER

A2.03

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Machleary St. South East View



Kennedy St. North East View



Machleary St. South West View



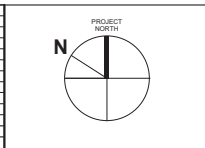
Kennedy St. North West View

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3D VIEWS 1

SHEET NUMBER
A0.08

REV



Machleary St. Main Entrance View



Pavilion View



Pool View

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1	03/08/2020		ISSUED FOR DP			
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PROJECT TITLE
Nanaimo Ocean View Senior Living
 388 MACHLEARY STREET
 NANAIMO, BC
RECEIVED
DP 1185
2020-APR-03
CLERK OF RECORD

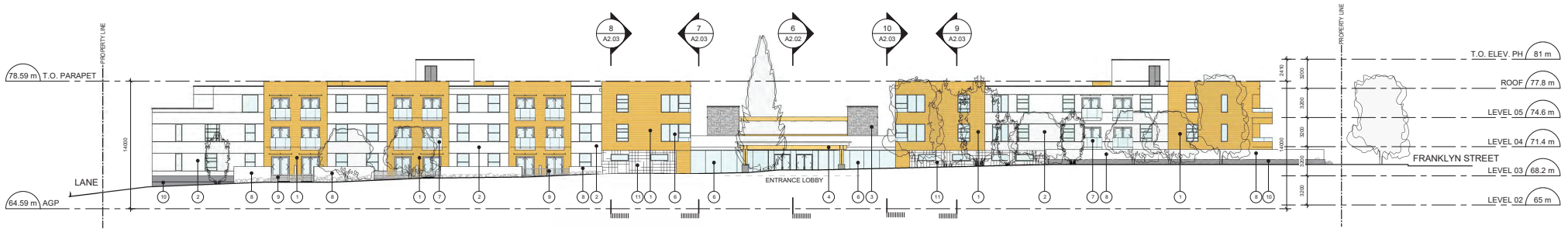
PRIME CONSULTANT
IBI IBI GROUP ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC V6E 4S1 Canada
 Tel: 604 683 8797 Fax: 604 683 0492
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 PROJECT NO: 123366
 DRAWN BY:
 CHK'D BY:
 SCALE:
 DATE: 04/03/20

SHEET TITLE
3D VIEWS 2

SHEET NUMBER
A0.09

REV

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EXTERIOR MATERIAL LEGEND

- (1) WOOD SIDING PATTERN PANELS - PREFINISHED
- (2) FIBRE CEMENT PANELS - PREFINISHED
- (3) BASALT STONE - ROUGH TEXTURE
- (4) WOOD TIMBER STRUCTURE - STAINED
- (5) ARCHITECTURAL CONCRETE
- (6) WINDOW W/ CLEAR GLAZING
- (7) GLASS AND METAL RAILING
- (8) WOOD FENCE
- (9) METAL RAILING - PREFINISHED
- (10) CONCRETE WALL
- (11) GREEN WALL

WOOD GRAIN PLANKS



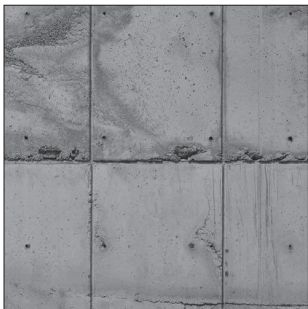
FIBRE CEMENT PANEL



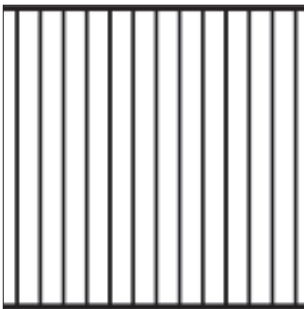
BASALT STONE



ARCHITECTURAL CONCRETE



METAL FENCING



GREEN WALL



PROJECT SITE



MACHLEARY STREET NORTH - STREETSCAPE



MACHLEARY STREET SOUTH - STREETSCAPE

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NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED FOR	DESCRIPTION																						
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REVISIONS				ISSUED																									



FRANKLYN STREET SOUTH - STREETSCAPE

PROJECT SITE



FRANKLYN STREET NORTH - STREETSCAPE



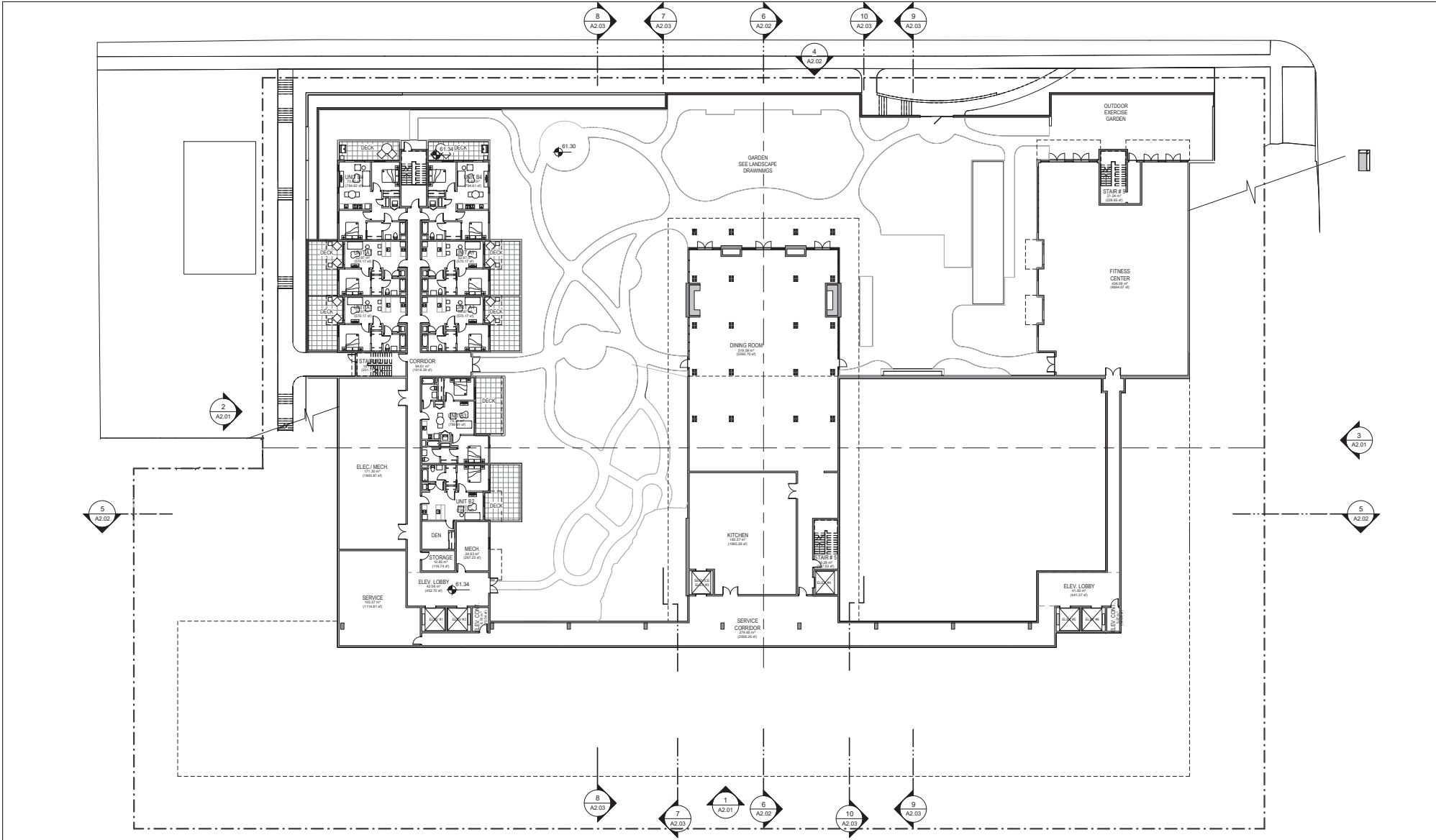
KENNEDY STREET NORTH - STREETSCAPE

PROJECT SITE



KENNEDY STREET SOUTH - STREETSCAPE

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1	03-06-2020					ISSUED FOR OP																									
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PROJECT NO.: 123366 DRAWN BY: CHKD BY: SCALE: DATE: 03-05-2020	SHEET NUMBER A0.04	REV																													

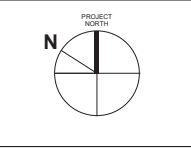


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PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

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2020-MAR-06
CONTRACT SERVICES

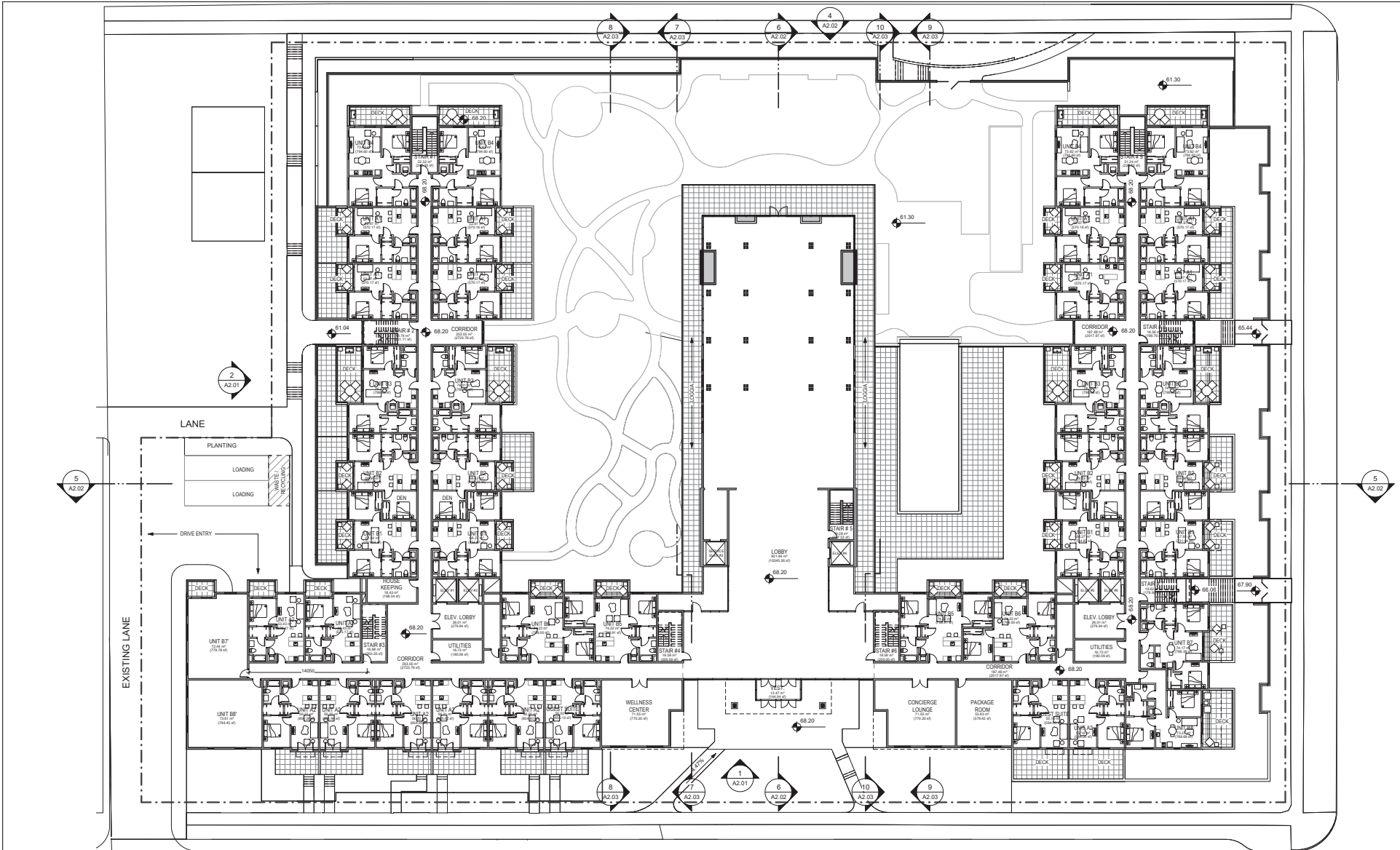
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PROJECT NO: 123366
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SCALE: 1:200
DATE: 03-05-2020

SHEET TITLE
LEVEL 01 FLOOR PLAN

SHEET NUMBER
A1.01

REV

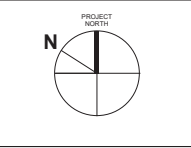


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1	03-08-2020	ISSUED FOR DP



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PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

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DP # 195
2020-MAR-06
COURTESY PLANNING

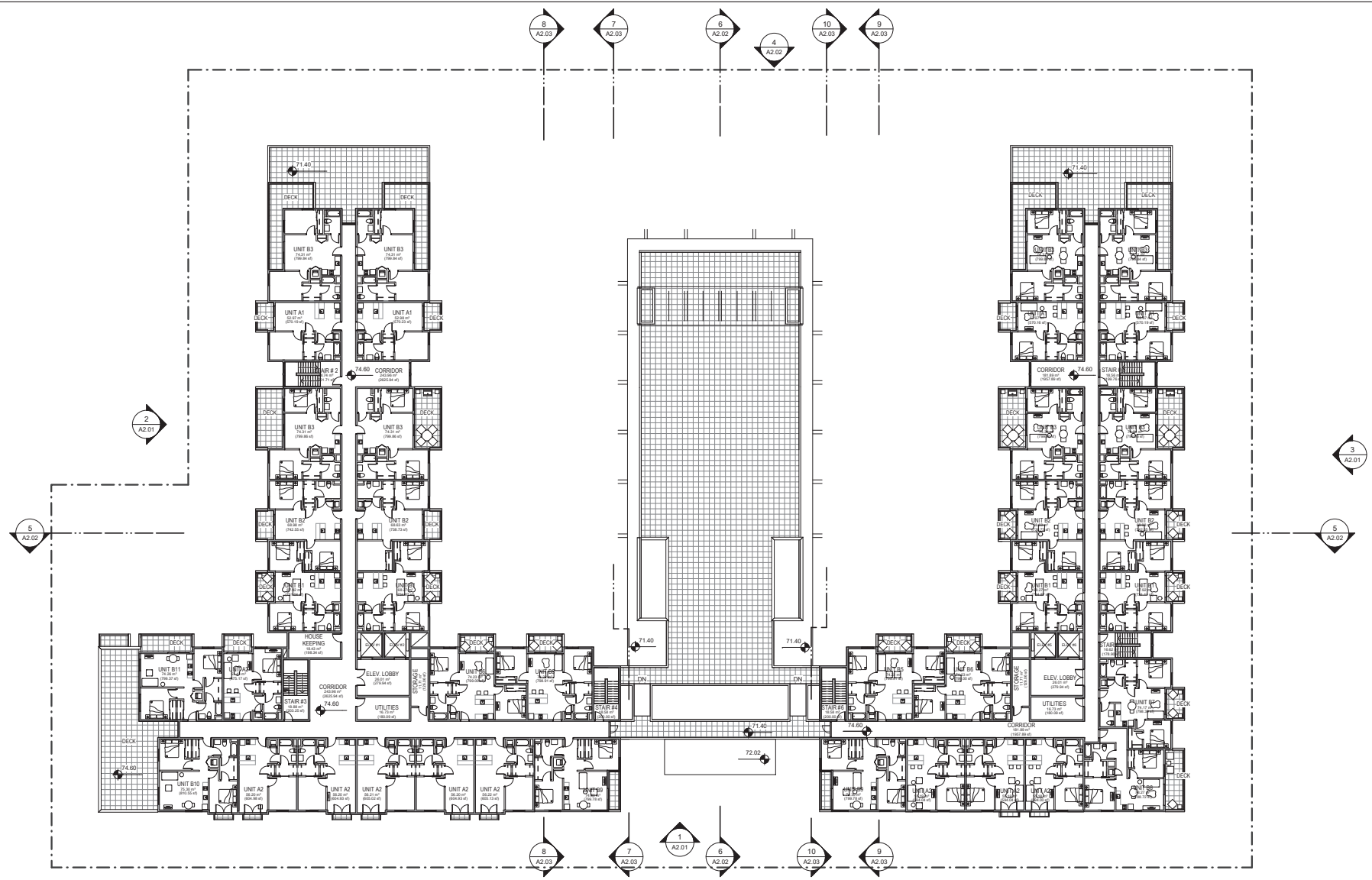
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ibigroup.com

PROJECT NO: 123396
DRAWN BY:
CHK'D BY:
SCALE: 1:200
DATE: 03-05-2020

SHEET TITLE
LEVEL 03 FLOOR PLAN

SHEET NUMBER
A1.03

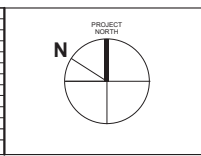
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PROJECT TITLE
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388 MACLEARY STREET
NANAIMO, BC

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DP 1185
2020-MAR-06

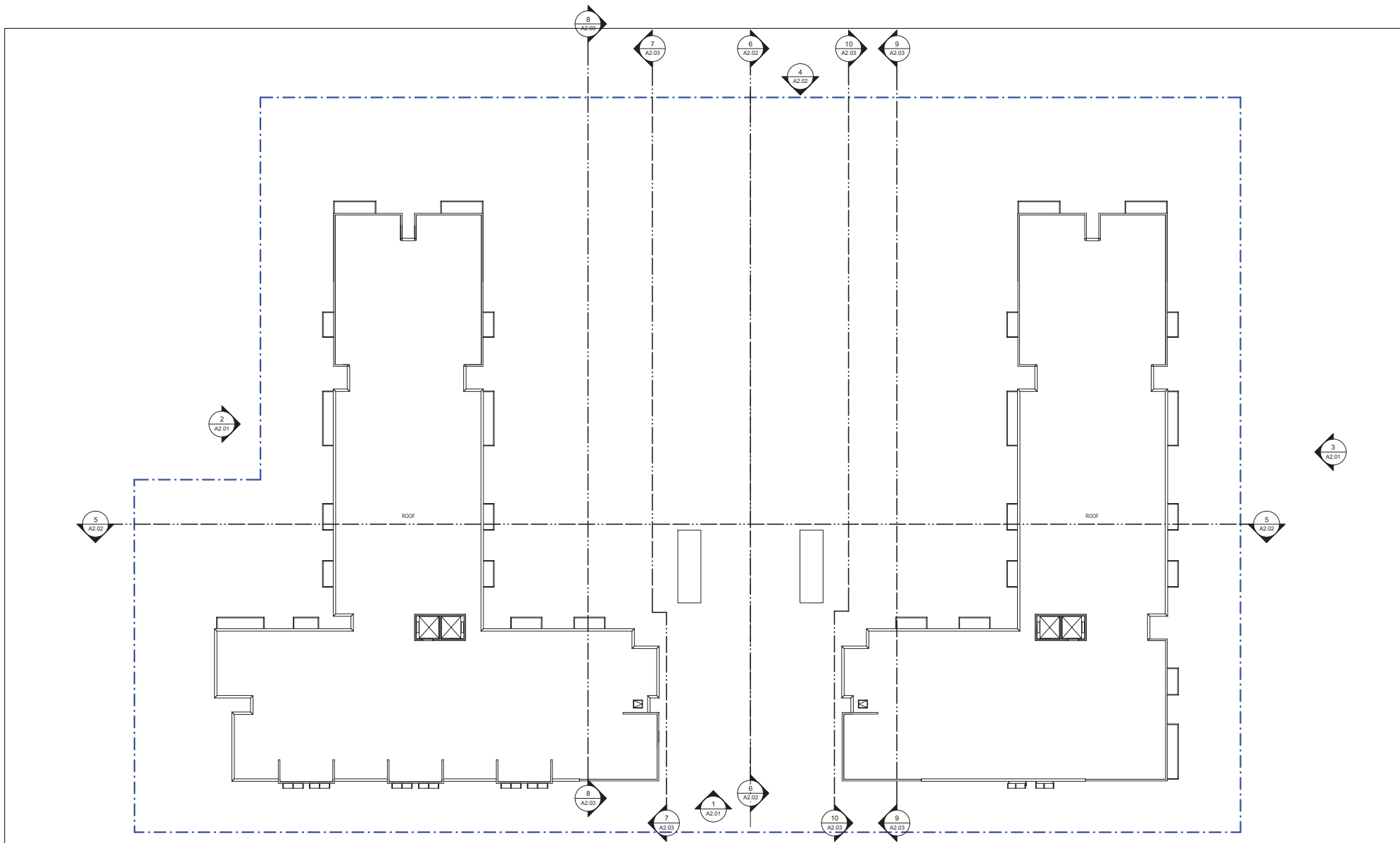
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Vancouver BC V6E 0S1 Canada
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ibi@group.com

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DATE: 03-05-2020

SHEET TITLE
LEVEL 05 FLOOR PLAN

SHEET NUMBER
A1.05

REV

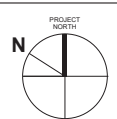


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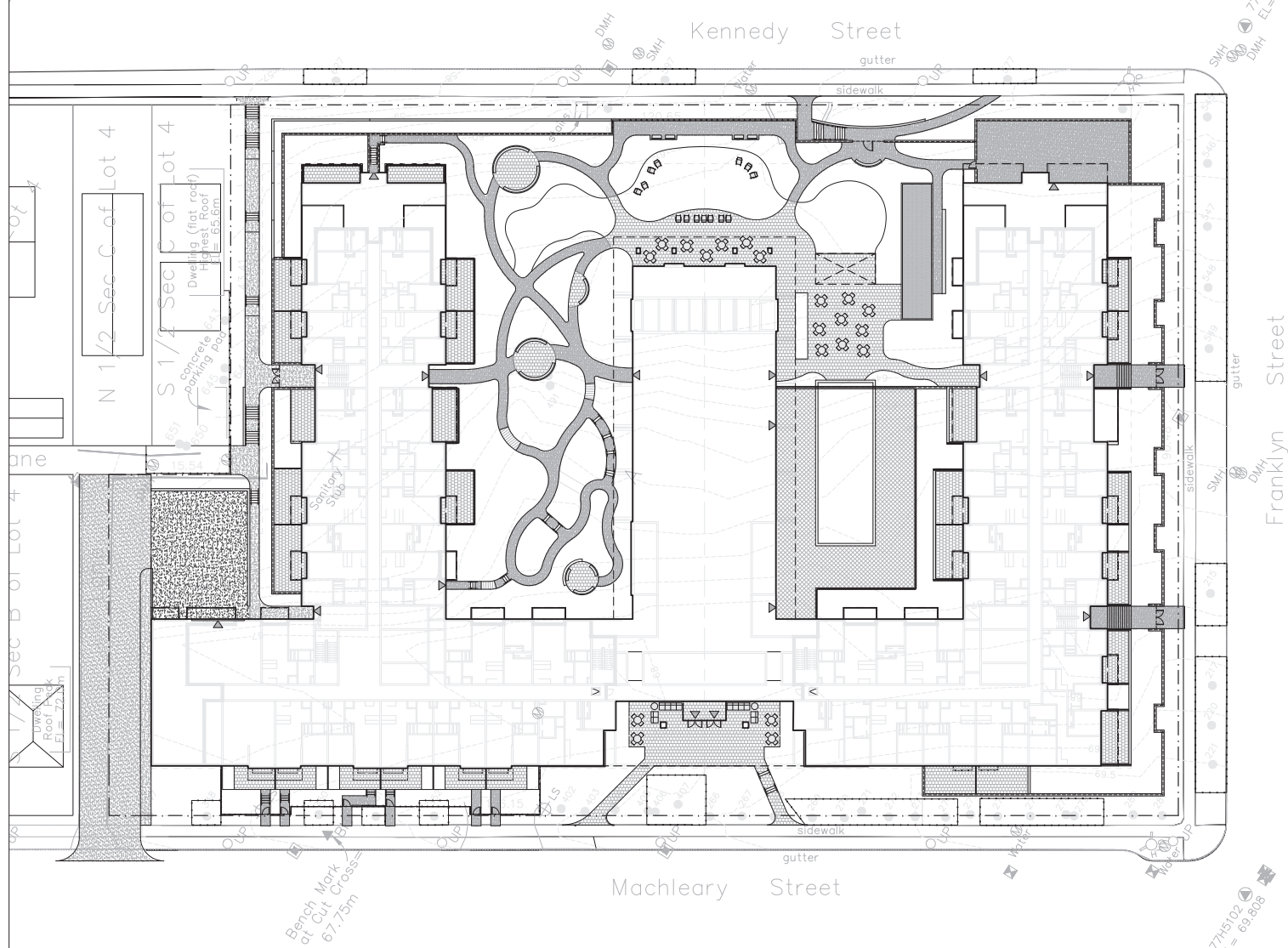
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PROJECT NO:	123366
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CHECK BY:	
SCALE:	1:200
DATE:	03-05-2020

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1.06

NOTE: SEE SHEET L.04 FOR ROOF DECK MATERIALS PLAN

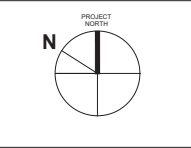


MATERIALS LEGEND	
GENERAL	
---	PROPERTY LINE
---	BUILDING OVERHANG
---	TREE PROTECTION FENCING
PA	PLANTING AREA
PAVING	
P1	CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH
P2	CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH
P3	CONCRETE PAVEMENT - PEDESTRIAN - EXPOSED AGGREGATE FINISH
P4	STONE PAVERS - AT GRADE - LINEAR PATTERN
P5	STONE PAVERS - POOL DECK
P6	STONE PEDESTAL PAVERS - ROOF DECK
P7	STONE DUST AT BOCCO COURT
P8	WOOD FOOTBRIDGE
P9	ASPHALT ROADWAY PAVING - VEHICULAR (SEE CIVIL DRAWINGS)
WALLS, STAIRS, & CURBS	
W1	STONE STAIR TREAD WITH PAINTED GALVANIZED STEEL HANDRAIL
W2	STAIR CHEEKWALL - STONE VENEER
W3	STONE VENEER WALL - ASHLAR PATTERN
W4	WOOD BOCCO CURB
FENCES & GUARDRAILS	
F1	CEDAR BOARD FENCE - ON WALL AND ON GRADE
F2	CEDAR BOARD GATE - ON GRADE
F3	CEDAR LATTICE FENCE - ON WALL AND ON GRADE
F4	METAL GUARD RAIL - ON WALL
F5	GLASS GUARDRAIL - ON WALL - SEE ARCHITECTURE DRAWINGS
F6	3' HT. METAL PICKET FENCE
F7	3' HT. METAL PICKET FENCE GATE
OTHER SITE ELEMENTS	
S1	SHADE STRUCTURE TYPE 1 - DINING TERRACE
S2	SHADE STRUCTURE TYPE 2 - ROOF DECK
S3	WATERWALL
S4	POOL WITH INFINITY EDGE
S5	TABLES & CHAIRS
S6	MOVEABLE LOUNGE FURNITURE
S7	STRAIGHT BENCH
S8	CURVED BENCH
S9	LONG BENCH
S10	CEDAR RAISED PLANTERS

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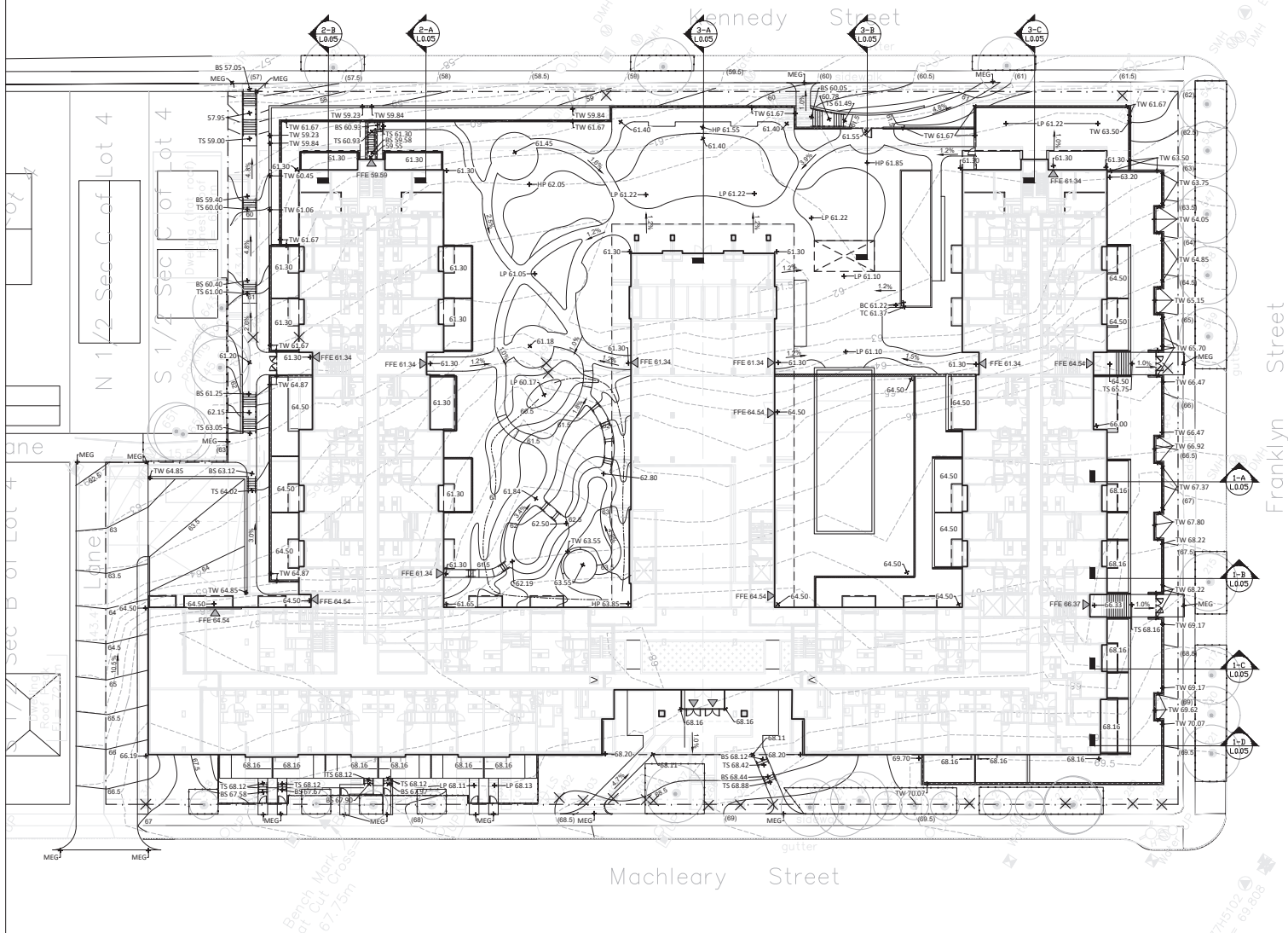
DESIGN ARCHITECT
CLIENT
PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

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PROJECT NO.: 123366
DRAWN BY: JB, RL, LS
CHKD BY: CO
SCALE: 1:250
DATE: 2020-02-27

SHEET TITLE
MATERIALS SITE PLAN
SHEET NUMBER
L0.01
REV

NOTE: SEE SHEET L.04 FOR ROOF DECK GRADING PLAN



GRADING LEGEND

GENERAL

- PROPERTY LINE / LIMIT OF WORK
- - - BUILDING OVERHANG
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED (20)

GRADING

- 61.00 → EXISTING GRADE
- 61.00 → PROPOSED GRADE
- 1.2% PROPOSED SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- MEG MEET EXISTING GRADE
- FFE FINISH FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- TC / BC TOP OF CURB / BOTTOM OF CURB
- TW / BW TOP OF WALL / BOTTOM OF WALL
- TS / BS TOP OF STAIRS / BOTTOM OF STAIRS

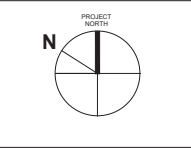
NOTE: SEE CIVIL DRAWINGS FOR DRAINAGE STRUCTURES

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DESIGN ARCHITECT
 CLIENT

PROJECT TITLE
Nanaimo Ocean View Senior Living
 388 MACHLEARY STREET
 NANAIMO, BC

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 700 - 1285 West Pender Street
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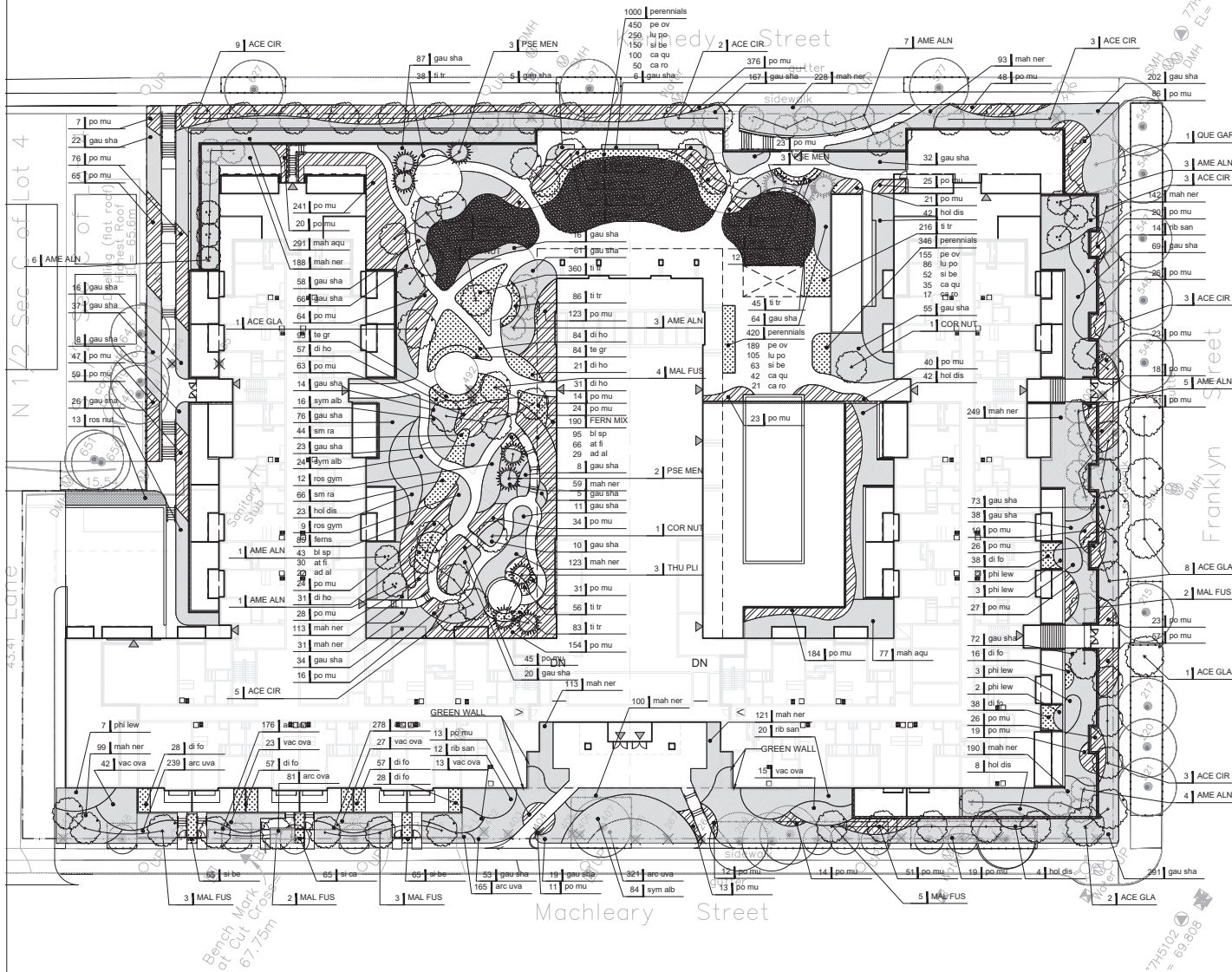
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 DRAWN BY: JB, RL, US
 CHECK BY: CO
 SCALE: 1:250
 DATE: 2020-02-27

SHEET TITLE
GRADING PLAN

SHEET NUMBER
L0.02

REV

NOTE: SEE SHEET L.04 FOR ROOF DECK PLANTING PLAN



PLANTING LEGEND

GENERAL

- PROPERTY LINE / LIMIT OF WORK
- BUILDING OVERHANG
- TREE PROTECTION FENCING

PLANTING

- EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE
- MULTI-STEM FLOWERING TREE
- EVERGREEN TREE
- SHRUBS
- PERENNIALS AND GRASSES
- FERNS
- LAWN
- RAISED PLANTING BEDS FOR TENANT INSTALLED PLANTING
- GREEN WALL (DESIGNED FOR SOLAR ORIENTATION AND MICROCLIMATE)

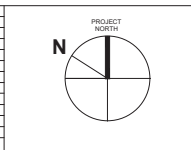
NOTE: ALL PLANTING SHALL BE IRRIGATED WITH AUTOMATED SYSTEM

PLANT SCHEDULE

Qty	Symbol	Botanical Name	Common Name	Size	Spacing
Trees					
33	ACE CIR	<i>Acer crinitatum</i>	Vine maple	6cm cal.	
12	ACE GLA	<i>Acer glabrum</i>	Douglas maple	6cm cal.	
30	AME ALN	<i>Amelanchier alnifolia</i>	Serviceberry	6cm cal.	
9	COR NUT	<i>Cornus nuttallii</i>	Pacific flowering dogwood	6cm cal.	
19	MAL FUS	<i>Malus fusca</i>	Pacific crabapple	6cm cal.	
8	PSE MEN	<i>Pseudotsuga menziesii</i>	Douglas-fir	3.5m ht.	
1	QUE GAR	<i>Quercus garryana</i>	Garry oak	12cm cal.	
3	THU PLI	<i>Thuja plicata</i>	Western red cedar	3.5m ht.	
Shrubs					
1400	arc uva	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 Pot	30-60cm oc
1868	gau sha	<i>Gaultheria shallon</i>	Sallal	#2 Pot	90cm oc
139	hol dis	<i>Hebe x exoniensis</i>	Cherry spray	#5 pot	120cm oc
368	mah aqu	<i>Mahonia aquifolium</i>	Tall Oregon grape	#5 pot	90-120cm oc
1873	mah ner	<i>Mahonia nervosa</i>	Oregon grape	#2 Pot	60-75cm oc
17	phi lew	<i>Philadelphus lewisii</i>	Lewis' mock orange	#5 pot	180cm oc
46	rib san	<i>Ribes sanguineum</i>	Red-flowering currant	#5 pot	150cm oc
21	ros gym	<i>Rosa gymnocarpa</i>	Baldhip rose	#5 pot	120cm oc
13	ros nut	<i>Rosa nutkana</i>	Nootka rose	#5 pot	150cm oc
74	sym alb	<i>Symphoricarpos albus</i>	Common snowberry	#5 pot	90cm oc
158	vac ova	<i>Vaccinium ovatum</i>	Evergreen huckleberry	#5 pot	90-120cm oc
Perennials and Grasses					
96	al ce	<i>Allium cernuum</i>	Nodding onion	#2 Pot	30cm oc
414	aq fo	<i>Aquilegia formosa</i>	Red columbine	#2 Pot	30cm oc
200	ar ma	<i>Arenaria montana</i>	Thrift	#2 Pot	25cm oc
241	ca qu	<i>Camassia quamash</i>	Camas	#2 Pot	20cm oc
88	ca ro	<i>Campanula rotundifolia</i>	Common harebell	#2 Pot	20cm oc
160	ca pa	<i>Carex pens.</i>	Meadow sedge	#2 Pot	30cm oc
262	di fo	<i>Diastema formosa</i>	Pacific bleeding heart	#2 Pot	45cm oc
236	di ho	<i>Dispernum hookeri</i>	Hooker's fairybells	#2 Pot	60cm oc
285	es ca	<i>Eschscholzia californica</i>	California poppy	#2 Pot	30cm oc
132	fe fj	<i>Festuca ovina glauca</i>	Blue fescue	#2 Pot	25cm oc
171	fr ch	<i>Fragaria chiloensis</i>	Bush strawberry	#2 Pot	30cm oc
128	fr vi	<i>Fragaria virginiana</i>	Wild strawberry	#2 Pot	30cm oc
441	lu po	<i>Lupinus polyphyllus</i>	Large leaved lupine	#2 Pot	20cm oc
794	pe ov	<i>Pennisetum ovatum</i>	Broad-leaved penstemon	#2 Pot	20cm oc
395	si be	<i>Sisyrinchium bellum</i>	Blue-eyed grass	#2 Pot	20cm oc
65	si ca	<i>Sisyrinchium californicum</i>	Golden-eyed grass	#2 Pot	15-30cm oc
100	sm ra	<i>Smilacina racemosa</i>	False Solomon's seal	#2 Pot	45-60cm oc
218	te gr	<i>Tellima grandiflora</i>	Fringecup	#2 Pot	30cm oc
884	ti tr	<i>Taraxacum officinale</i>	Dandelion	#2 Pot	30cm oc
Ferns					
51	ad al	<i>Adiantum aleuticum</i>	Western maidenhair fern	#2 Pot	60-75cm oc
96	at fi	<i>Athyrium filix-gramma</i>	Lady fern	#2 Pot	60-75cm oc
138	bl sp	<i>Blechnum spicant</i>	Deer fern	#2 Pot	60-75cm oc
2467	po mu	<i>Polystichum multum</i>	Sword fern	#2 Pot	60-90cm oc

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DESIGN ARCHITECT
CLIENT
PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

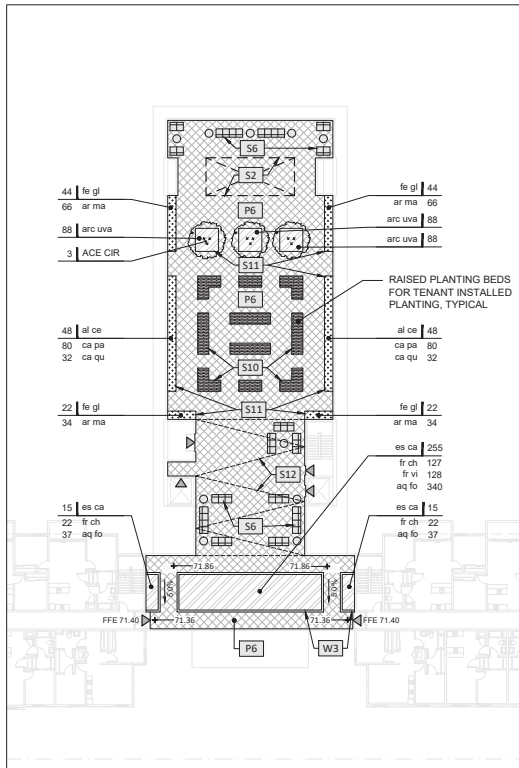
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DP 1185
2020-MAR-06

PRIME CONSULTANT
I&I GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4E1 Canada
tel 604 683 8797 fax 604 683 0492
iandgroup.com

SHEET TITLE
PLANTING PLAN
SHEET NUMBER
L0.03
REV

DATE: 2020-02-27

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MATERIALS LEGEND

- GENERAL**
- PROPERTY LINE
 - - - BUILDING OVERHANG
 - - - - - TREE PROTECTION FENCING
- PLANTING AREA**

- PAVING**
- P1 CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH
 - P2 CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH
 - P3 CONCRETE PAVEMENT - PEDESTRIAN - EXPOSED AGGREGATE FINISH
 - P4 STONE PAVERS - AT GRADE - LINEAR PATTERN
 - P5 STONE PAVERS - POOL DECK
 - P6 STONE PEDESTAL PAVERS - ROOF DECK
 - P7 STONE DUST AT BOCCO COURT
 - P8 WOOD FOOTBRIDGE
 - P9 ASPHALT ROADWAY PAVING - VEHICULAR (SEE CIVIL DRAWINGS)

- WALLS, STAIRS, & CURBS**
- W1 STONE STAIR TREAD WITH PAINTED GALVANIZED STEEL HANDRAIL
 - W2 STAIR CHEEKWALL - STONE VENEER
 - W3 STONE VENEER WALL - ASHLAR PATTERN
 - W4 WOOD BOCCO CURB

- FENCES & GUARDRAILS**
- F1 CEDAR BOARD FENCE - ON WALL AND ON GRADE
 - F2 CEDAR BOARD GATE - ON GRADE
 - F3 CEDAR LATTICE FENCE - ON WALL AND ON GRADE
 - F4 METAL GUARD RAIL - ON WALL
 - F5 GLASS GUARDRAIL - ON WALL - SEE ARCHITECTURE DRAWINGS
 - F6 3' HT. METAL PICKET FENCE
 - F7 3' HT. METAL PICKET FENCE GATE

- OTHER SITE ELEMENTS**
- S1 SHADE STRUCTURE TYPE 1 - DINING TERRACE
 - S2 SHADE STRUCTURE TYPE 2 - ROOF DECK
 - S3 WATERWALL
 - S4 POOL WITH INFINITY EDGE
 - S5 TABLES & CHAIRS
 - S6 MOVEABLE LOUNGE FURNITURE
 - S7 STRAIGHT BENCH
 - S8 CURVED BENCH
 - S9 LONG BENCH
 - S10 CEDAR RAISED PLANTERS

PLANTING LEGEND

- GENERAL**
- PROPERTY LINE / LIMIT OF WORK
 - - - BUILDING OVERHANG
 - - - - - TREE PROTECTION FENCING

- PLANTING**
- EXISTING TREE TO REMAIN
 - ✕ EXISTING TREE TO BE REMOVED
 - DECIDUOUS TREE
 - MULTI-STEM FLOWERING TREE
 - EVERGREEN TREE
 - SHRUBS
 - PERENNIALS AND GRASSES
 - FERNS
 - LAWN
 - RAISED PLANTING BEDS FOR TENANT INSTALLED PLANTING
 - GREEN WALL (DESIGNED FOR SOLAR ORIENTATION AND MICROCLIMATE)

GRADING LEGEND

- GENERAL**
- PROPERTY LINE / LIMIT OF WORK
 - - - BUILDING OVERHANG
 - - - - - TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
 - ✕ EXISTING TREE TO BE REMOVED (20)

- GRADING**
- (61.00) → EXISTING GRADE
 - 61.00 → PROPOSED GRADE
 - 1.8% PROPOSED SLOPE
 - 81.10 EXISTING CONTOUR
 - 61.5 PROPOSED CONTOUR
 - MEG MEET EXISTING GRADE
 - FFE FINISH FLOOR ELEVATION
 - HP HIGH POINT
 - LP LOW POINT
 - TC / BC TOP OF CURB / BOTTOM OF CURB
 - TW / BW TOP OF WALL / BOTTOM OF WALL
 - TS / BS TOP OF STAIRS / BOTTOM OF STAIRS

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2020-MAR-06

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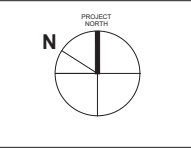
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NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-06-2020		ISSUED FOR DP			



DESIGN ARCHITECT

CLIENT

PROJECT TITLE

Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

PRIME CONSULTANT

IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
Tel: 604 683 8797 Fax: 604 683 0492
ibi@group.com

PROJECT NO.: 123366
DRAWN BY: JB, RL, US
CHECK BY: CO
SCALE: 1:250
DATE: 2020-02-27

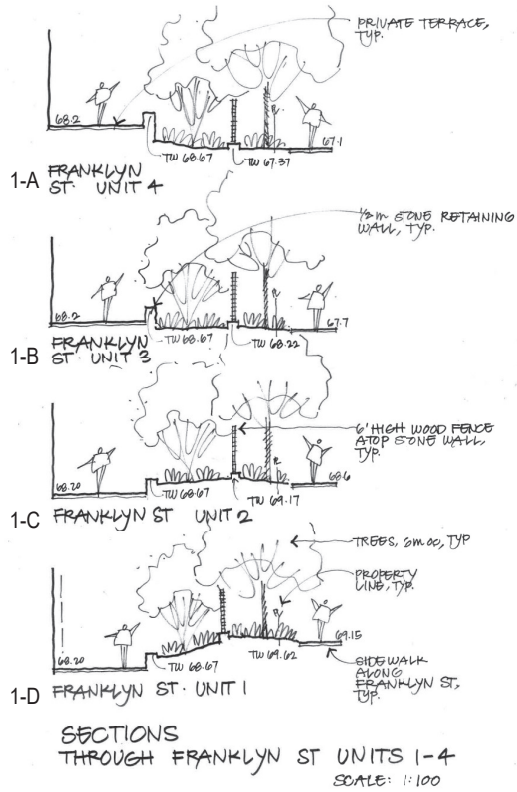
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ROOF DECK SITE PLAN

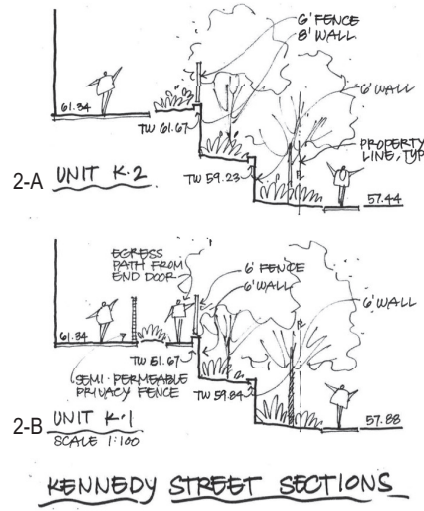
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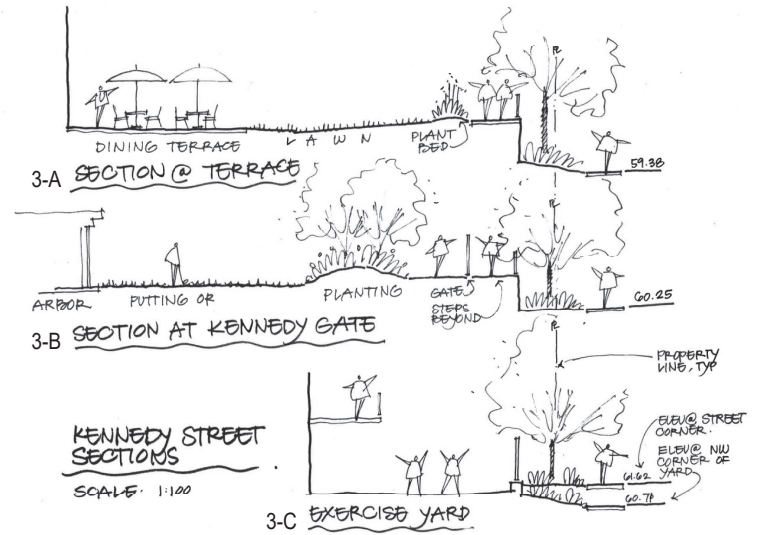
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1 FRANKLYN STREET - SECTIONS
1:100



2 KENNEDY STREET WEST - SECTIONS
1:100



3 KENNEDY STREET EAST - SECTIONS
1:100

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DP 1185
2020-MAR-06
CITY OF NANAIMO

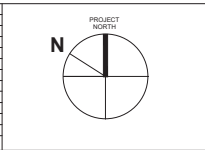
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IBI GROUP ARCHITECTS (CANADA) INC.

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REVISIONS			ISSUED			

PROJECT NORTH	DESIGN ARCHITECT	CLIENT	PROJECT TITLE	PRIME CONSULTANT	SHEET TITLE
			Nanaimo Ocean View Senior Living 388 MACHLEARY STREET NANAIMO, BC	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4S1 Canada Tel: 604 683 8797 Fax: 604 683 0482 ibigroup.com	SITE SECTIONS
				PROJECT NO: 123366	SHEET NUMBER
				DRAWN BY: JB RL US	REV
				CHECKED BY: CO	L0.05
				SCALE: AS SHOWN	
				DATE: 2020-02-27	



PROJECT NORTH

DESIGN ARCHITECT

CLIENT

PROJECT TITLE

PRIME CONSULTANT

SHEET TITLE

Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4S1 Canada
Tel: 604 683 8797 Fax: 604 683 0482
ibigroup.com

PROJECT NO: 123366
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CHECKED BY: CO
SCALE: AS SHOWN
DATE: 2020-02-27

SHEET NUMBER
L0.05
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SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L0.05

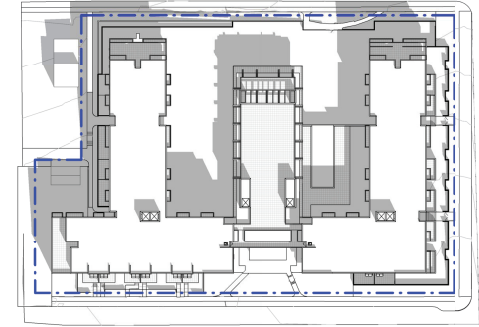
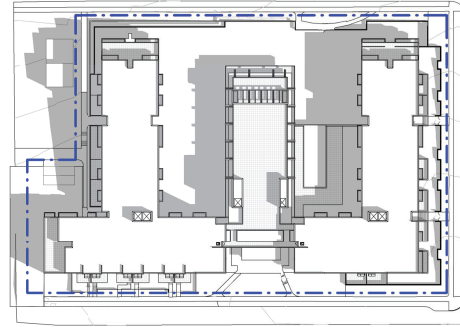
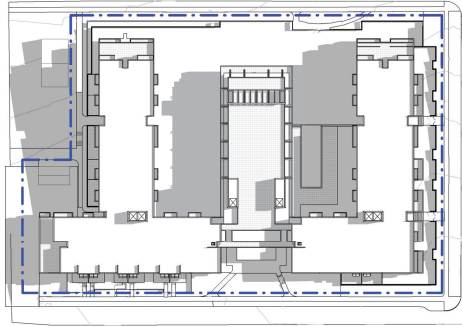
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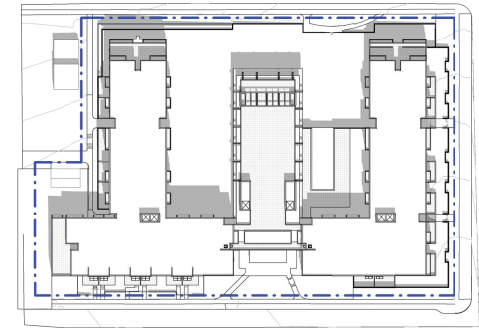
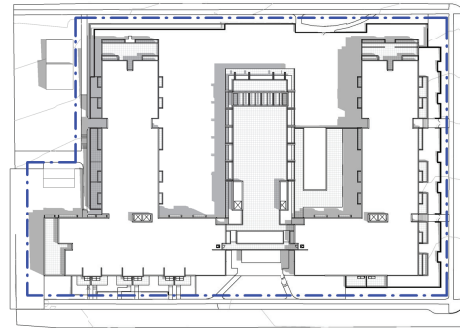
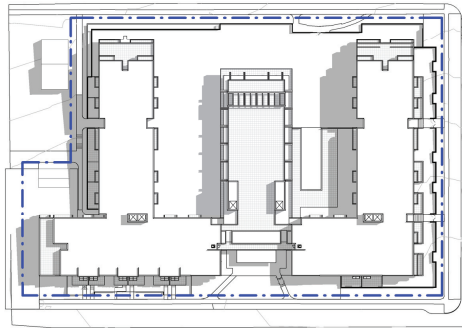
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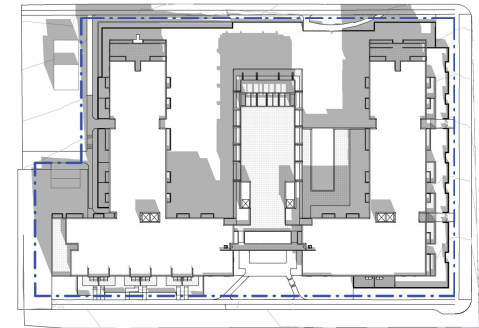
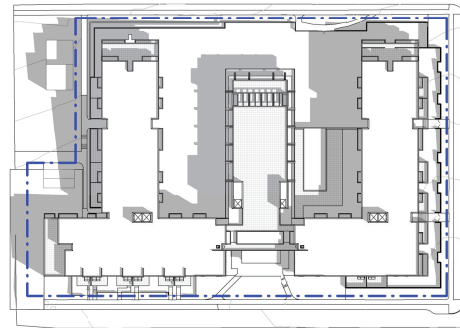
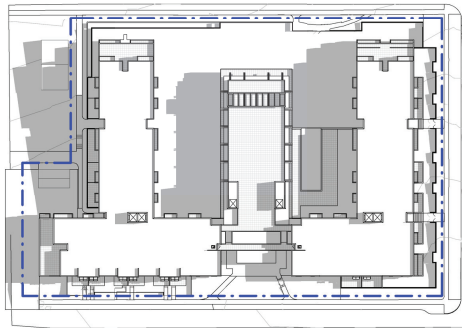
SPRING EQUINOX



SUMMER SOLSTICE



FALL EQUINOX



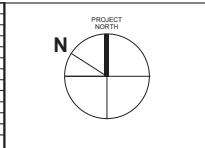
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1	03-08-2020						
REVISIONS							

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1	03-08-2020						
REVISIONS							



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PROJECT TITLE
Nanaimo Ocean View Senior Living
 388 MACLEARY STREET
 NANAIMO, BC
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DP 1485
2020-MAR-06
CREATED PLANING

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 Vancouver BC, V6E 4S1, Canada
 Tel: 604 683 8797 Fax: 604 683 0492
 ibigroup.com

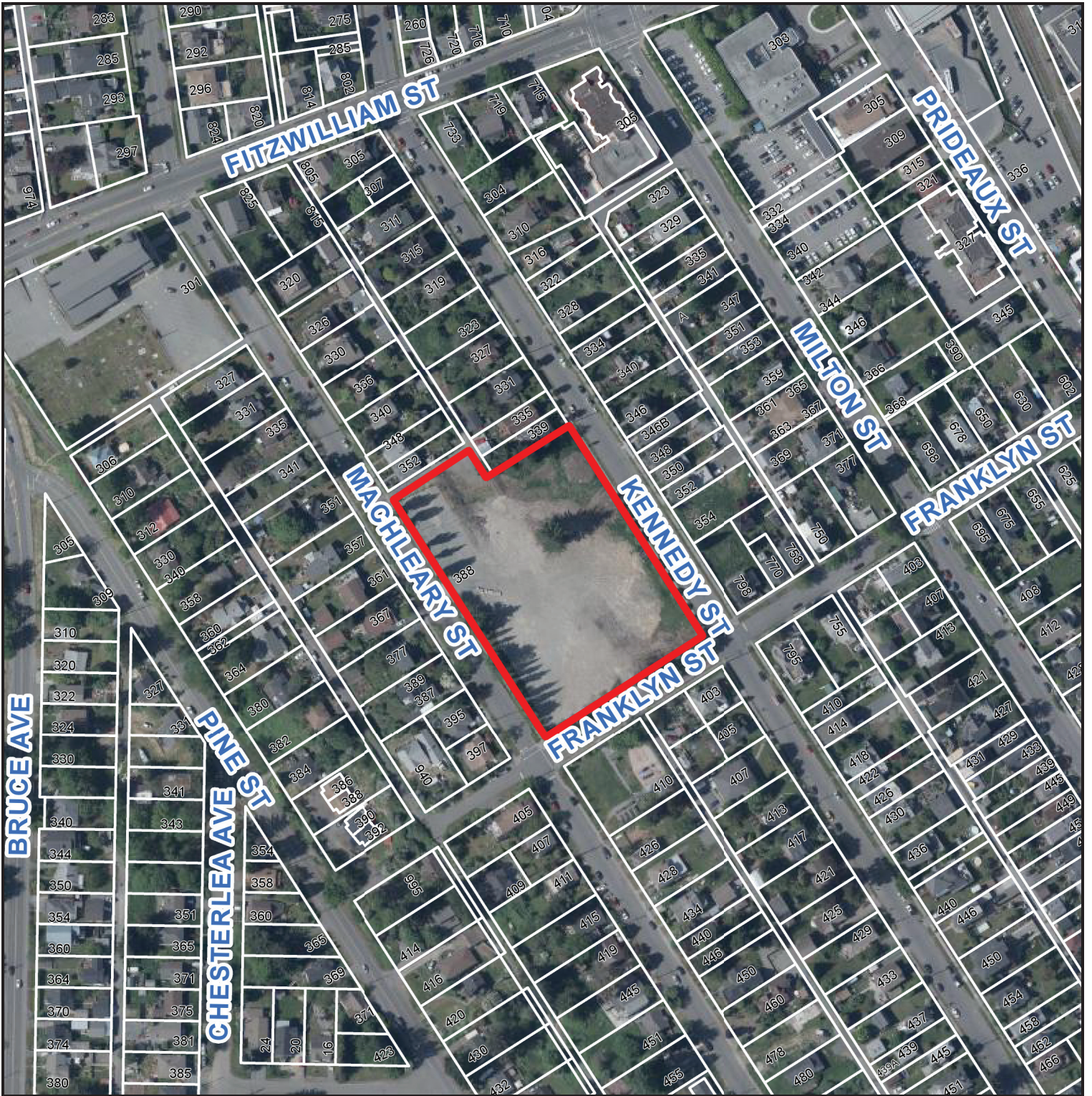
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 CHK'D BY:
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 DATE: 03-05-2020

SHEET TITLE
SUN/SHADOW STUDY

SHEET NUMBER
A0.06

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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001185

 388 MACHLEARY STREET

