

# DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 W.3<sup>rd</sup> St. North Vancouver BC V7P 3P9  
(604) 998-3381 FAX. (604) 998-2217

May 19 2020

## 361 Albert Street – Design Rationale.

361 Albert Street is a 5 storey residential building with 23 residential units. The 1056 sm site has a 14m grade change from the north west corner of the site to the south east corner. The parking structure is intergrated into the site so that the east façade is a 4 storey presentation. The construction of the underground parking structure requires retaining walls to be constructed on the south and east property lines.

The proposal density is for a 1.1 FAR. This is comprised of .85 for DT-9 zone and .25 for 100% provision of parking underground.

A large outdoor amenity area is located on the top of the parking structure. Programing and planting of the space is provided on the landscape drawings.

The building has 22 1 bedroom units and a single 2 bedroom unit. All units have large balconies, decks or private patio areas. The units are aligned off a double loaded corridor and face either Albert street or the east property line.

Under parking requirements for Area 5, 12 parking stalls are required while 21 stalls are provided.

The design is a modern contemporary building using low maintence high quality materials such as Hardi panel/siding and large window units. Frameless glass guards are used on the Albert street units and a glass canopy/structural steel support detail highlights the main entry.

## Site Design

### General

- Site parking is all provided in underground parking structure.

### Multiple Family

- Slopes in parking structures are not more than 5%

### 2. Pedestrian Circulation

#### General

- This is a small site with a defined entry to the main entrance.

### 3. Bicycle Facilities

- Secure bicycle storage is provide in the parkade with easy access to the main entrance lobby.

### 4. Open Space and Site Design

- The building faces the street and presents extensive glazing and private balconies on the street façade.
- Large outdoor amenity area is provided at rear of building
- Landscape design is provided by Landscape architect
- The site does have significant grades changes and retaining walls will be required at the rear of the site.
- A ground floor residential unit facing the street has a secure landscaped private yard and direct access to the street.

#### Setbacks and Buffers

##### General

- Frontyard setback is in keeping with the rhythm of street and follows the setback suggested by planning.
- The private yard of the ground floor residential unit facing Albert street is defined by a low 1.2 M fence.
- The building is not visually blocked by either fencing or landscaping allowing view penetration.

#### Safety and Security

##### General

- Fences are limited to small front yard of ground floor unit. Fence design is visually porous.
- Main entrance is well defined and will be well lit for both visitors and residents.
- Main entry is accessible and elevator provides accessible access through the building.
- Parking structure will be well lit and painted white.

#### Building Design

- The site has a surface parking lot on one side and a commercial building on the other side.
- The proposed massing is complementary to the existing building.
- Every suite in the residential building has large balcony or patio areas. The outdoor amenity area at the rear of the building is large and is a combination of programmed outdoor uses.
- The main entrance is well articulated and prominent on the street facing façade.

#### Height

- The site to the north currently has no structures on it and is a redevelopment candidate. To the south is a 2 storey building. Building grades rise from west to east and north to the south. The building integrates into the site with a 1 level grade change occurring across the building. The street façade is 5 storeys and the East Façade is 4 storeys. The grade change to the east is significant and views from adjacent sites should not be significantly impaired.

#### Facades

- Building is using durable high quality materials.
- Detailing is contemporary and adds to overall composition that should age well.
- The building façade has a rhythm of projecting elements for visual interest.
- Windows are large and expansive complimenting the overall composition.
- The building entry faces the street and is detailed with Deep blue structural steel and glass to emphasis its prominence on the façade.

### Siting

- The building follows DT-9 zoning and has zero lot line on the north and south property lines. The lots are small and we anticipate over time to have zero lot line structures on either side. A substantial outdoor amenity area is provided on the rear of the building.
- The significant grade change to the east means that current and future buildings to the east will not have views impacted in a significant way.

Yours truly,

*Douglas Johnson*

Doug Johnson  
Architect AIBC

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## **361 Albert Street – Variance Rationale.**

361 Albert Street is proposing a 5 storey residential building façade facing on Albert street with a building height of 14M. DT-9 zoning allows for 11M so a variance of 3M is requested.

The site has a significant grade change of approximately 14 M from east to west. The building is proposing to integrate the parking structure into the grade and have a 1 level grade change occur across the building. This means the east façade is a 4 storey presentation.

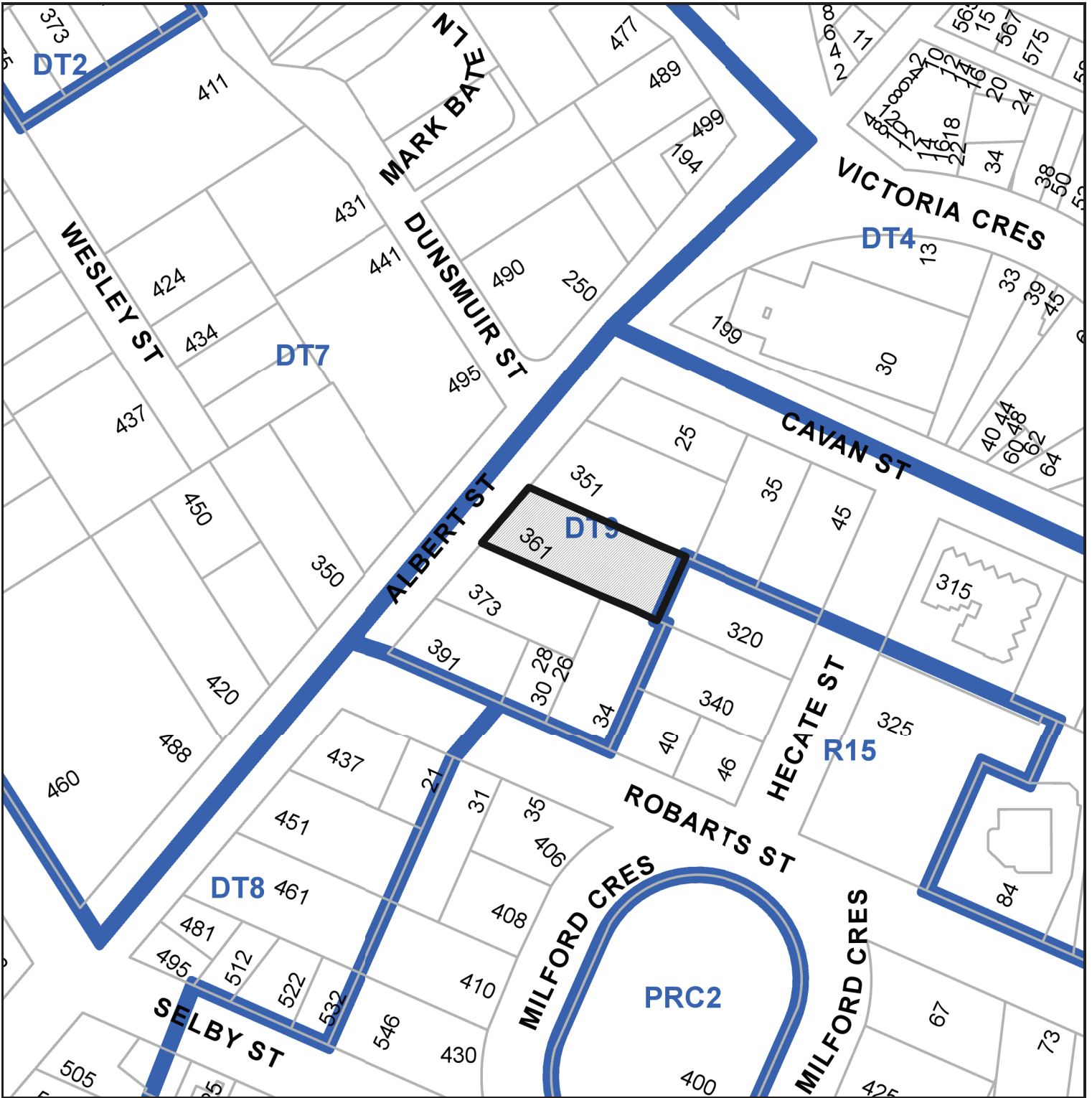
The additional building height is required to provide the density prescribed under the current zoning and will not significantly impact views of adjacent sites.

Yours truly,

*Douglas Johnson*

Douglas Johnson  
Architect AIBC

# LOCATION PLAN



## DEVELOPMENT PERMIT NO. DP001198

CIVIC: 361 ALBERT STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP93852

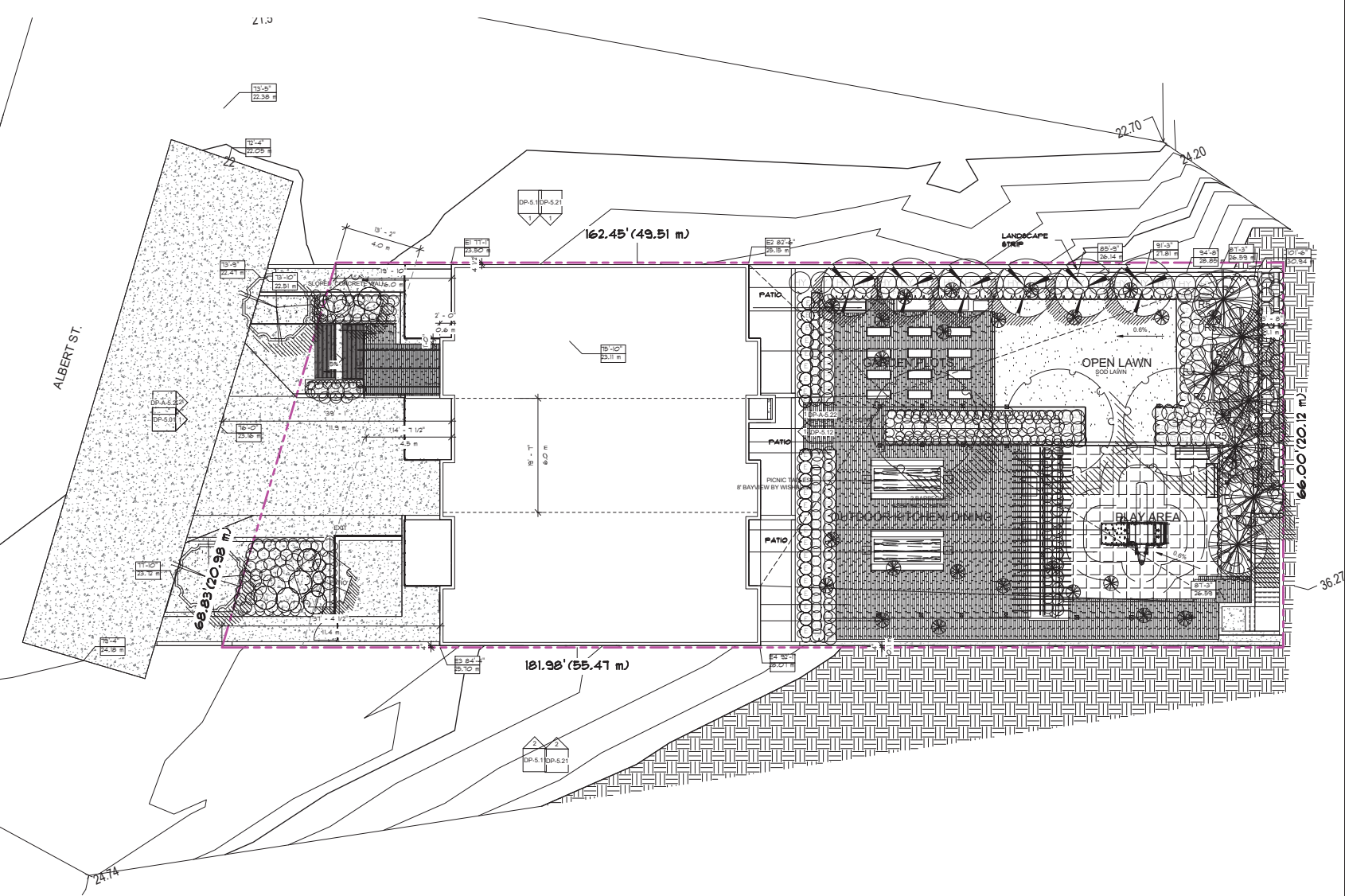


**Subject Property**

# 361 ALBERT STREET, NANAIMO

## DATA SHEET

<b>361 Albert St. APARTMENT</b>		21.01/20 00:00											
<b>PROJECT NAME :</b>		361 Albert St. APARTMENT											
		NANAIMO, BRITISH COLUMBIA											
<b>LEGAL DESCRIPTION</b>													
<b>GROSS SITE AREA</b> 11365.00 Sft OR 1055.84 Sq mts OR 0.26 Acres													
<b>DEDICATION AREA</b> Sft OR Sq mts OR Acres													
<b>NET SITE AREA</b> 11365 Sft OR 1055.84 Sq mts OR 0.26 Acres													
<b>TOTAL FLOOR AREA BUILDING</b>		<b>NO.OF.UNITS</b>											
<b>MAIN FLOOR AREA EXCLUDING [ (LOBBY) +9.2 SQ.M N (BIKE STORAGE + GARAGE AREA ) ]</b>													
		1		1251.00 Sft		116.22 SqM							
<b>SECOND FLOOR AREA</b>													
		6		3140.00 Sft		291.72 SqM							
<b>THIRD FLOOR AREA</b>													
		6		3120.00 Sft		289.86 SqM							
<b>FOURTH FLOOR AREA</b>													
		6		3120.00 Sft		289.86 SqM							
<b>FIFTH FLOOR AREA</b>													
		4		2427.00 Sft		225.48 SqM							
<b>TOTAL AREA FOR FSR (EXCLUDING PARKADE)</b>		<b>23</b>		<b>13958 Sft</b>		<b>1213.13 SqM</b>							
<b>FLOOR AREA RATIO:</b>													
F.A.R. = NET AREA / NET SITE AREA													
		13958.00		/		11365		1.1		<b>FSR</b>			
<b>UNIT TYPES &amp; AREAS</b>													
<b>TYPE</b>		<b>UNITTYPE</b>		<b>AREAS(SFT)</b>		<b>AREAS(SqM)</b>		<b>NO OF UNITS IN FLOORS</b>					
								<b>MAIN 2ND 3RD 4TH 5TH</b>				<b>TOTAL ALL FLOORS</b>	
TYPE-A1		1 BED		397.51		36.93		1				1 397.51	
TYPE-A		1 BED		485.98		45.15		1 1 1				3 1457.94	
TYPE-B		1 BED		498.79		46.34		1 1 1				3 1496.37	
TYPE-C		1 BED		463.00		44.87		1 1 1				3 1449.00	
TYPE-D		1 BED		488.08		45.34		1 1 1				3 1464.24	
TYPE-E		1 BED		405.90		37.71		1 1 1				3 1217.70	
TYPE-F		1 BED		525.58		48.83		1 1 1				3 1576.74	
TYPE-G		2 BED		749.58		69.64						1 749.58	
TYPE-H		1 BED		533.39		49.55						1 533.39	
TYPE-J		1 BED		520.23		48.33						1 520.23	
TYPE-K		1 BED		624.07		57.98						1 624.07	
<b>TOTAL AREA.</b>								<b>1 6 6 6 4</b>				<b>23 11486.77</b>	
		<b>TOTAL 1 BED</b>										22	
		<b>TOTAL 2 BED</b>										1	
<b>REQUIRED INDOOR AMENITY</b>				736 Sft		68.38 SqM							
<b>REQUIRED OUTDOOR AMENITY</b>				736 Sft		68.38 SqM							
<b>PROVIDED INDOOR AMENITY</b>				Sft		SqM							
<b>PROVIDED OUTDOOR AMENITY</b>				4518 Sft		419.74 SqM							
<b>REQUIRED PARKING FOR BLDG</b>													
0.5 STALLS FOR EACH 1-BED UNIT ( 0.5*22 UNITS )								11					
0.9 STALLS FOR EACH 2-BED UNIT( 0.9*1 UNIT )								0.9					
<b>TOTAL PARKING STALLS REQUIRED</b>								<b>11.9 STALLS</b>					
<b>TOTAL PARKING PROVIDED( INCLUD NG HANDICAP STALL)</b>								<b>21 STALLS</b>					



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



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MARK	DATE	DESCRIPTION
2	JAN. 2020	ISSUED FOR PRELIMINARY DESIGN
1	15 MAR. 2020	ISSUED FOR DP APPLICATION
2		

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**SITE PLAN**

OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604)998-3381  
FAX. (604)998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: 21 JAN 2020	SHEET: -----
DRAWN: -----	REVISIONS: DP-2.11

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DP-1199  
2020-AUG-26  
CONCEPT PLANNING



495

351

35

361

320

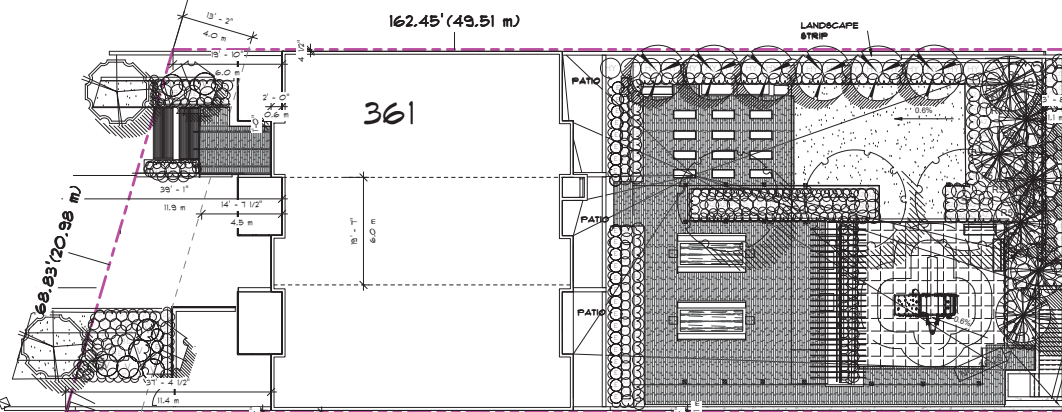
373

COMMERCIAL BUILDING

340

391

ALBERT St



1 CONTEXT / SITE PLAN DETAILS  
3/32" = 1'-0"



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2	JAN. 2020	ISSUED FOR PRELIMINARY DESIGN
1	15 JAN. 2020	ISSUED FOR CP APPLICATION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION:  
**CONTEXT / SITE PLAN**  
DETAILS

OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604) 998-3381  
FAX. (604) 998-0217

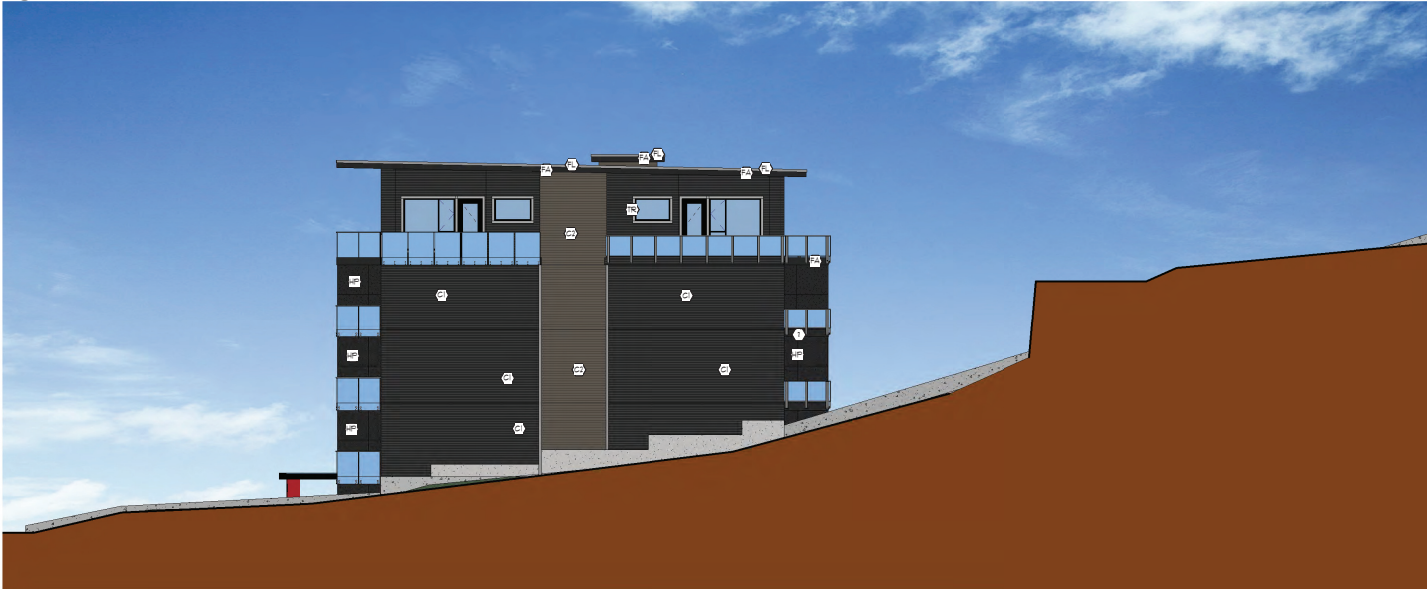
SCALE:	PROJECT NO:
3/32" = 1'-0"	
DATE:	
21 JAN 2020	
DRAWN:	SHEET:
	DP-2.12
REVISIONS:	
2	

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DP 1199  
2020-AUG-26





1 COLORED NORTH ELEVATION  
N.T.S



2 COLORED SOUTH ELEVATION  
N.T.S

**MATERIAL LEGEND :**

MATERIAL	COLOR
FA1 FASCIA	SW 6258-BLACK
FA2 FASCIA	SW 1004-SNOWBOUND
GR1 GUARD/RAILING	SILVER
TR/FA TRIM / FLASHING	SILVER
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1047-PROFISE
HP HARDI PANEL	SW 6258-BLACK
GARAGE DOOR	SILVER
DOORS WINDOWS	BLACK

NOTE: SW- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 FEB 2020	ISSUED FOR CP APPLICATION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**COLORED ELEVATIONS**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 21 JAN 2020	DRAWN: ---
REVISIONS: 2	SHEET: DP-5,21

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DP-1199  
2020-AUG-26  
CLAYTON PLUMBING



1 COLORED EAST ELEVATION  
N.T.S



2 COLORED WEST ELEVATION  
N.T.S

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6298-BLACK	
FA2 FASCIA	SW 1004-SNOUBOUND	
GR GUARD/RAILING	SILVER	
TR(FA) TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6298-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-PROPISE	
HP HARDI PANEL	SW 6298-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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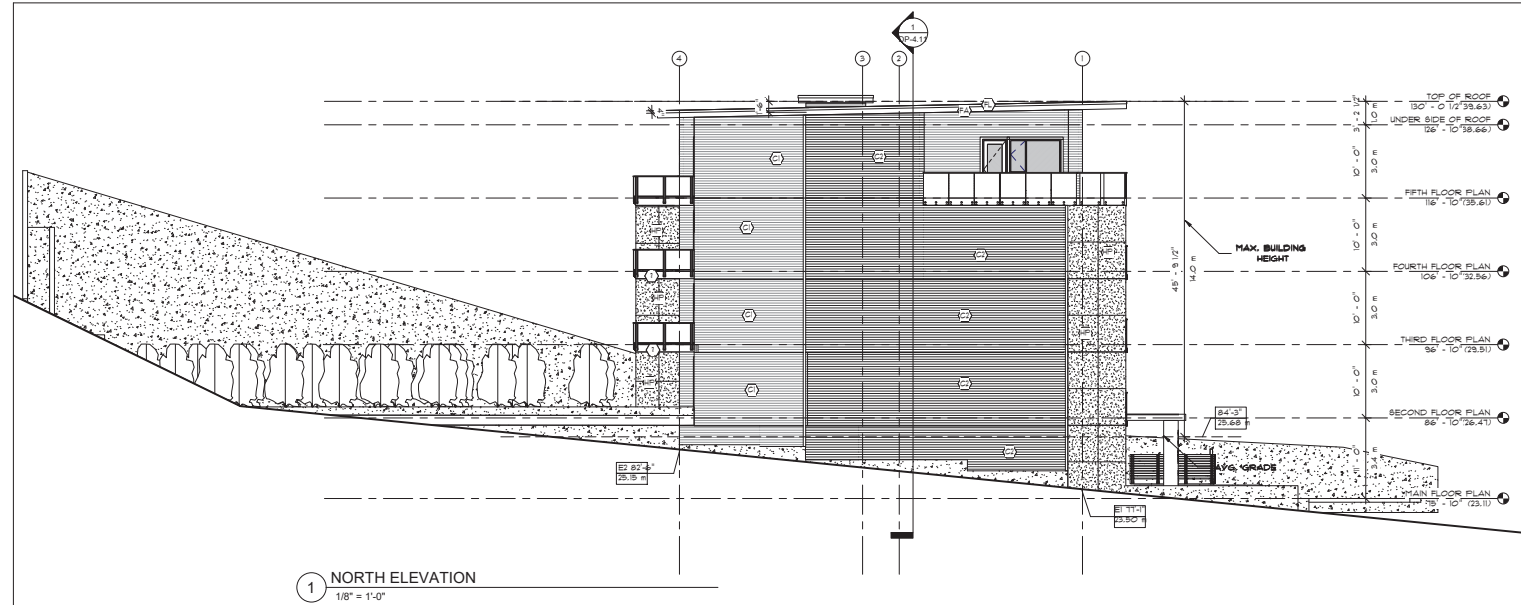
MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION:  
**COLORED ELEVATIONS**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604)998-3381  
FAX: (604)998-0217

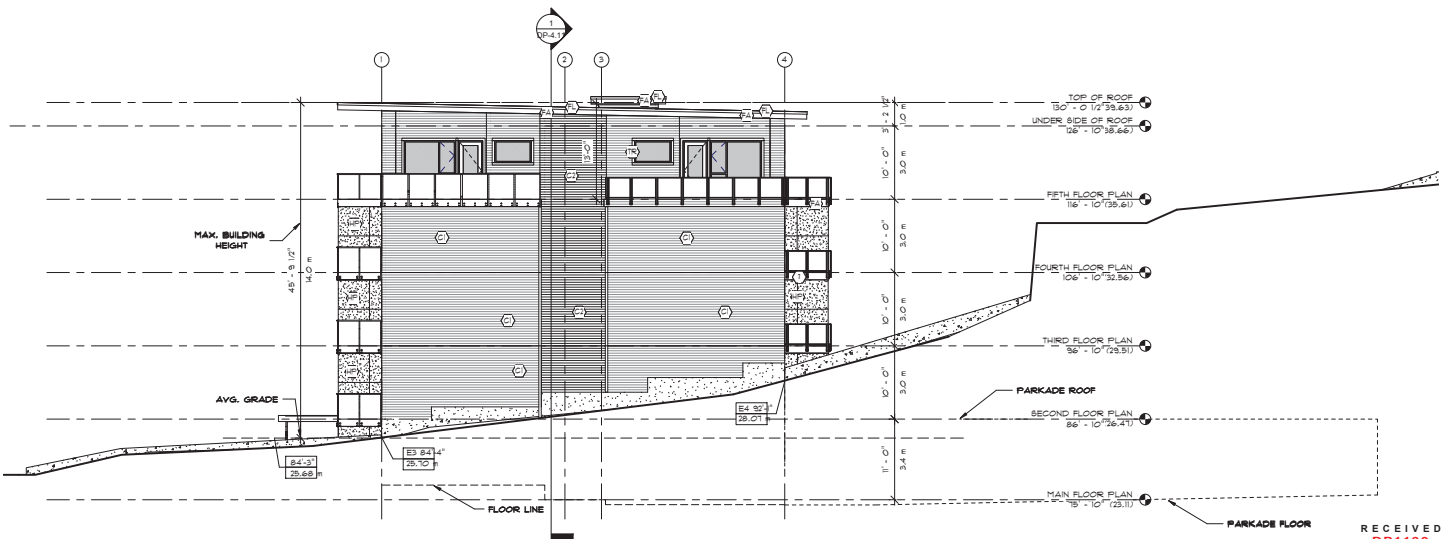
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As indicated	----
DATE: 21 JAN 2020	DATE: ----
DRAWN:	SHEET: ----
REVISIONS: 2	DP-A-5.22

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2020-AUG-26



1 NORTH ELEVATION  
1/8" = 1'-0"

<b>AVERAGE EXISTING GRADE</b>	
$\frac{E1(23.50M)+E2(25.15M)+E3(25.70M)+E4(28.07M)}{4} = 25.60 M$	
<b>MAX BUILDING HEIGHT</b>	
$25.60 M + 14 M = 39.60 M$	



2 SOUTH ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND :**

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 7004-SNOWBOUND	
GR GUARD/RAILING	SILVER	
TR/FA TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7047-PROPRISE	
SP HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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2020-AUG-26

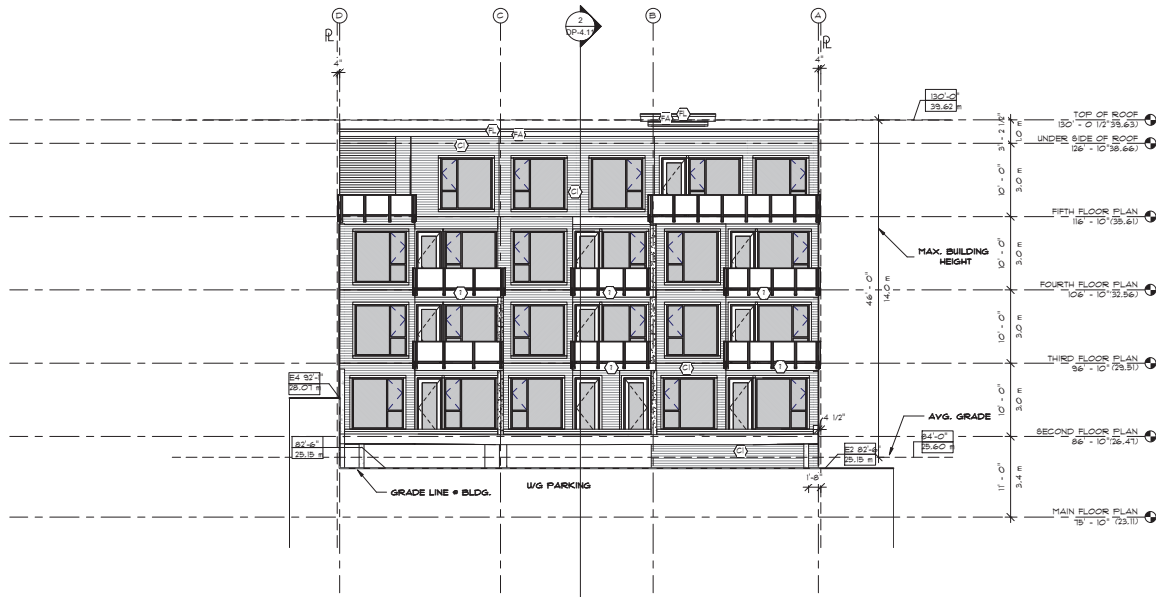
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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT: **361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
SHEET DESCRIPTION: **BUILDING ELEVATIONS**

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

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DATE: 21 JAN 2020	SHEET: _____
DRAWN: _____	DP-5.11
REVISIONS:	

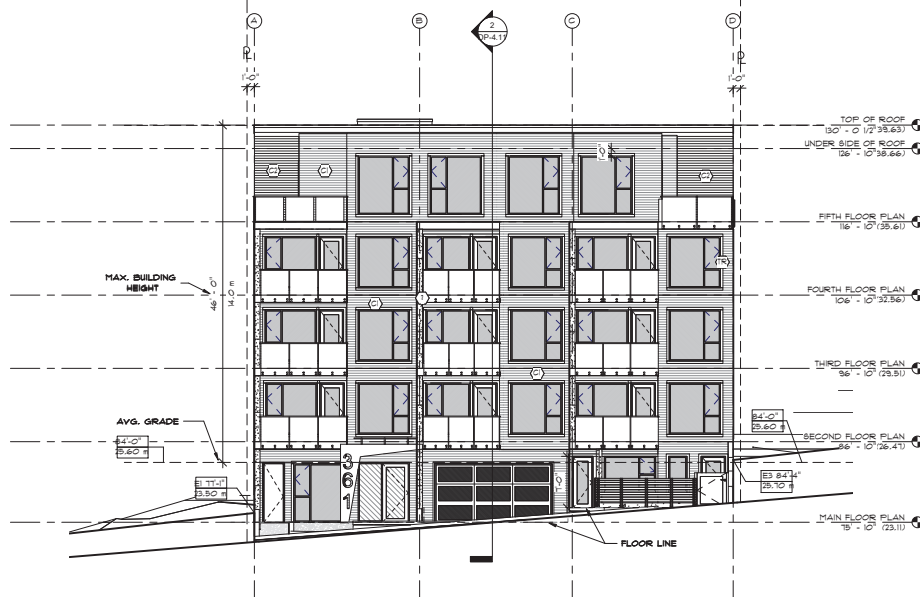


1 EAST ELEVATION  
1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOWBOUND	
GR1 GUARD/RAILING	SILVER	
TR1FA TRIM / FLASHING	SILVER	
C11 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C12 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-FROPISE	
SP1 HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS



2 WEST ELEVATION  
1/8" = 1'-0"

AVERAGE EXISTING GRADE  

$$\frac{E1(23.50M)+E2(25.15M)+E3(25.10M)+E4(28.07M)}{4} = 25.60 M$$

MAX BUILDING HEIGHT  

$$25.60 M + 14 M = 39.60 M$$

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PROJECT:  
**361 Albert St. APARTMENT**  
 361 Albert STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION  
**BUILDING ELEVATIONS**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE:	PROJECT NO:
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2

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1 STREET SCAPE VIEW  
 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
2	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
1	15 JAN 2020	ISSUED FOR APPLICATION
1		
2		

PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION:  
**STREET SCAPE VIEW**  
 OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: ----
DATE: 21 JAN 2020	
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REVISIONS: 2	

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① 3D VIEW-1

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PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION  
**3D VIEW-1**  
 OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE:	PROJECT NO:
DATE: 21 JAN 2020	---
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① 3D VIEW-2

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**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION:  
**3D VIEW-2**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH. (604) 998-3381  
 FAX. (604) 998-0217

SCALE:	PROJECT NO:
DATE: 21 JAN 2020	---
DRAWN:	SHEET:
REVISIONS: ②	DP-0.03

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 DP1199  
 2020-AUG-26



1 MATERIAL BOARD  
N.T.S

- ① SW 6258-BLACK COLOR FASCIA
- ② SW 1004-SNOWBOUND COLOR FASCIA
- ③ SILVER COLOR GUARD/RAILING
- ④ SILVER COLOR TRIM / FLASHING
- ⑤ SW 6258-BLACK COLOR HARDI SIDING - HORIZONTAL 4" EXPOSED
- ⑥ SW 1041-PROPISE COLOR HARDI SIDING - HORIZONTAL 4" EXPOSED
- ⑦ SW 6258-BLACK COLOR HARDI PANEL
- ⑧ SILVER COLOR GARAGE DOOR
- ⑨ BLACK COLOR DOORS & WINDOWS

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT: **361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA  
SHEET DESCRIPTION: **MATERIAL BOARD**  
OWNER:

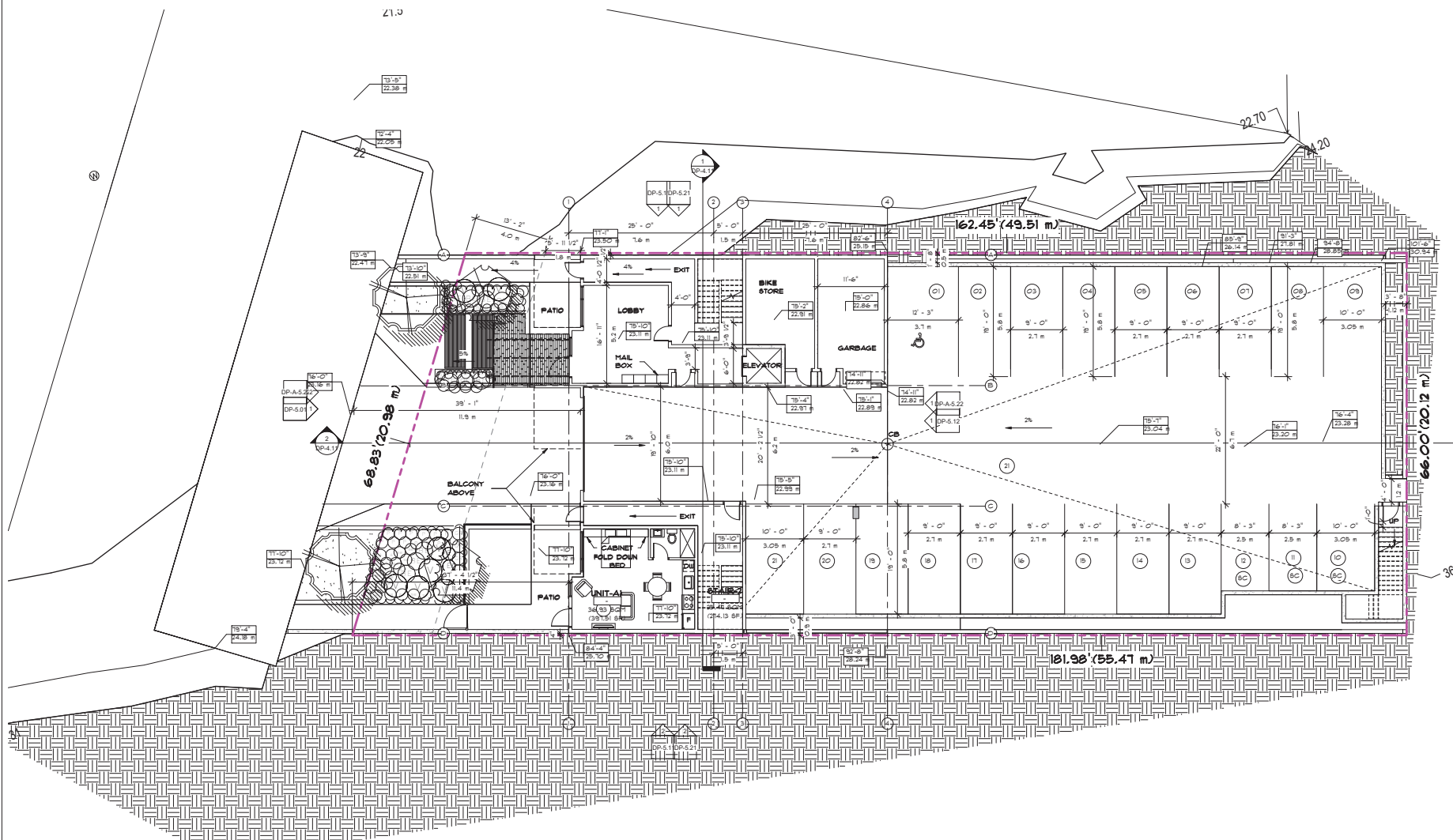
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
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SCALE: 1/4" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN:	REVISIONS: ②

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2020-AUG-26  
CURRENT PLANNING

DP-2.13





1 MAIN FLOOR PLAN  
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

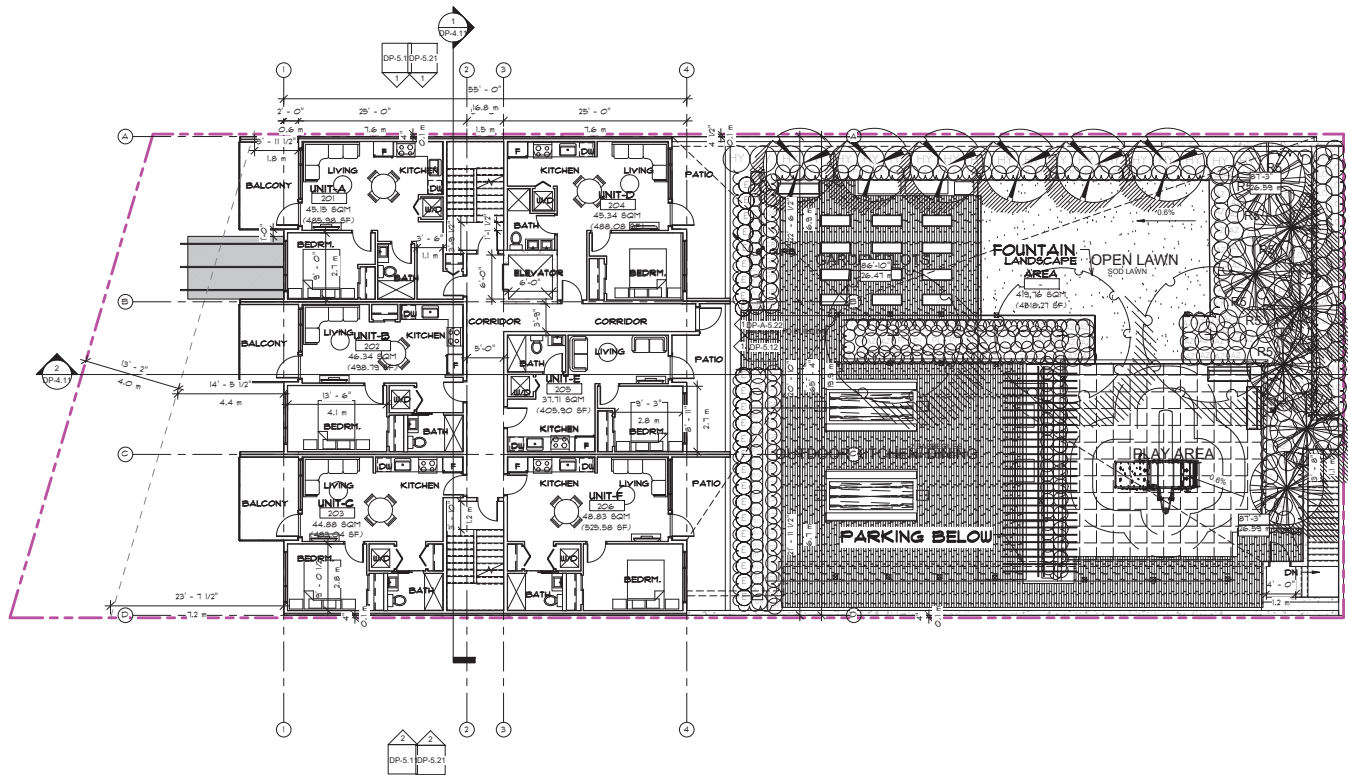
PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**MAIN FLOOR PLAN**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE:	PROJECT NO:
1/8" = 1'-0"	-----
DATE:	SHEET:
21 JAN 2020	DP-3,11
REVISIONS:	
2	

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DP1199  
2020-AUG-26



DP-A.5.2  
DP-5.0

DP-5.1 DP-5.21

1 SECOND FLOOR PLAN  
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR DP APPLICATION

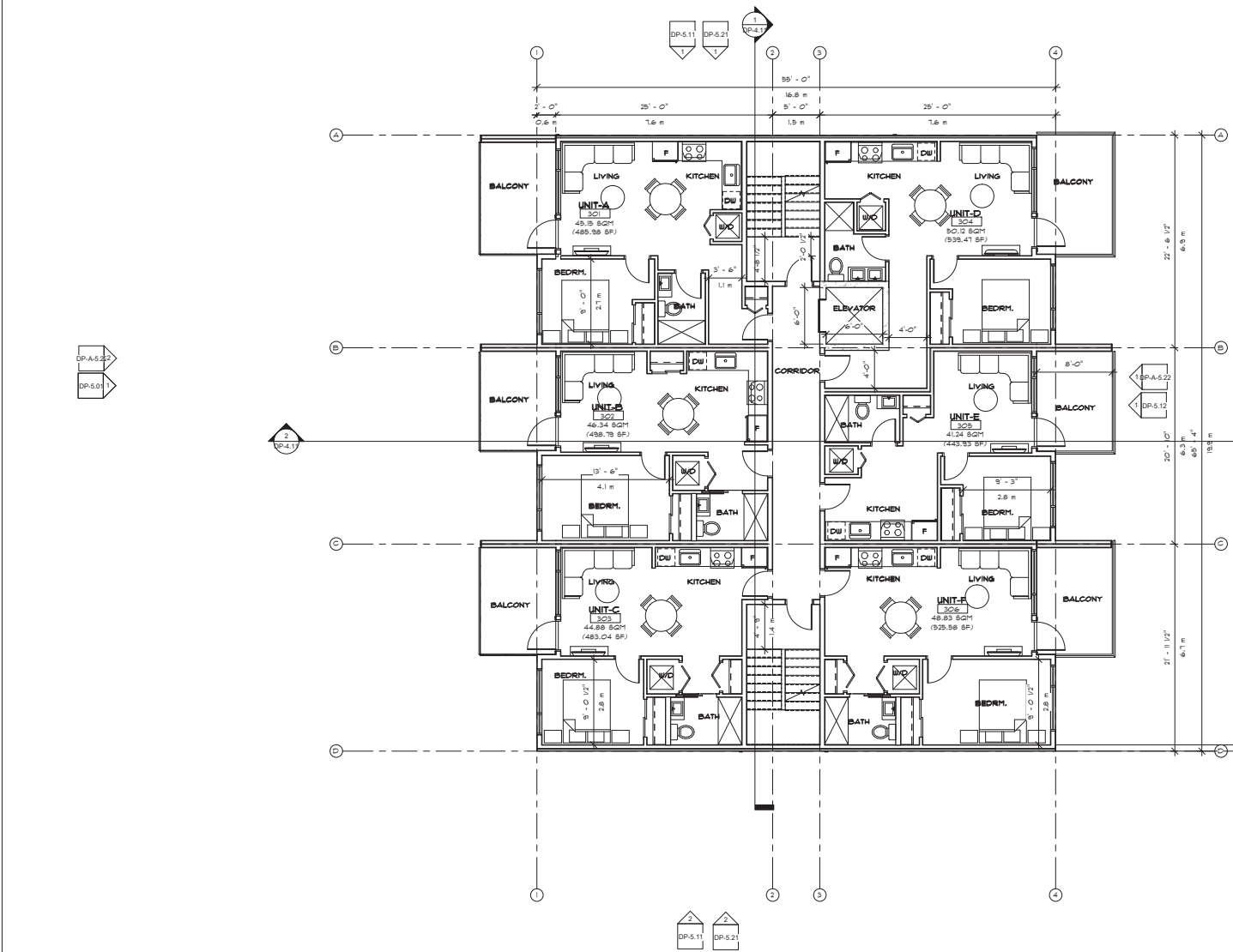
PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**SECOND FLOOR PLAN**

OWNER

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FAX: (604) 998-0217

SCALE:	PROJECT NO:
1/8" = 1'-0"	---
DATE:	SHEET:
21 JAN 2020	---
DRAWN:	REVISIONS:
---	DP-3.21

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2020-AUG-26  
CLIMATE PLANNING



1 THIRD FLOOR PLAN  
3/16" = 1'-0"



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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**THIRD FLOOR PLAN**

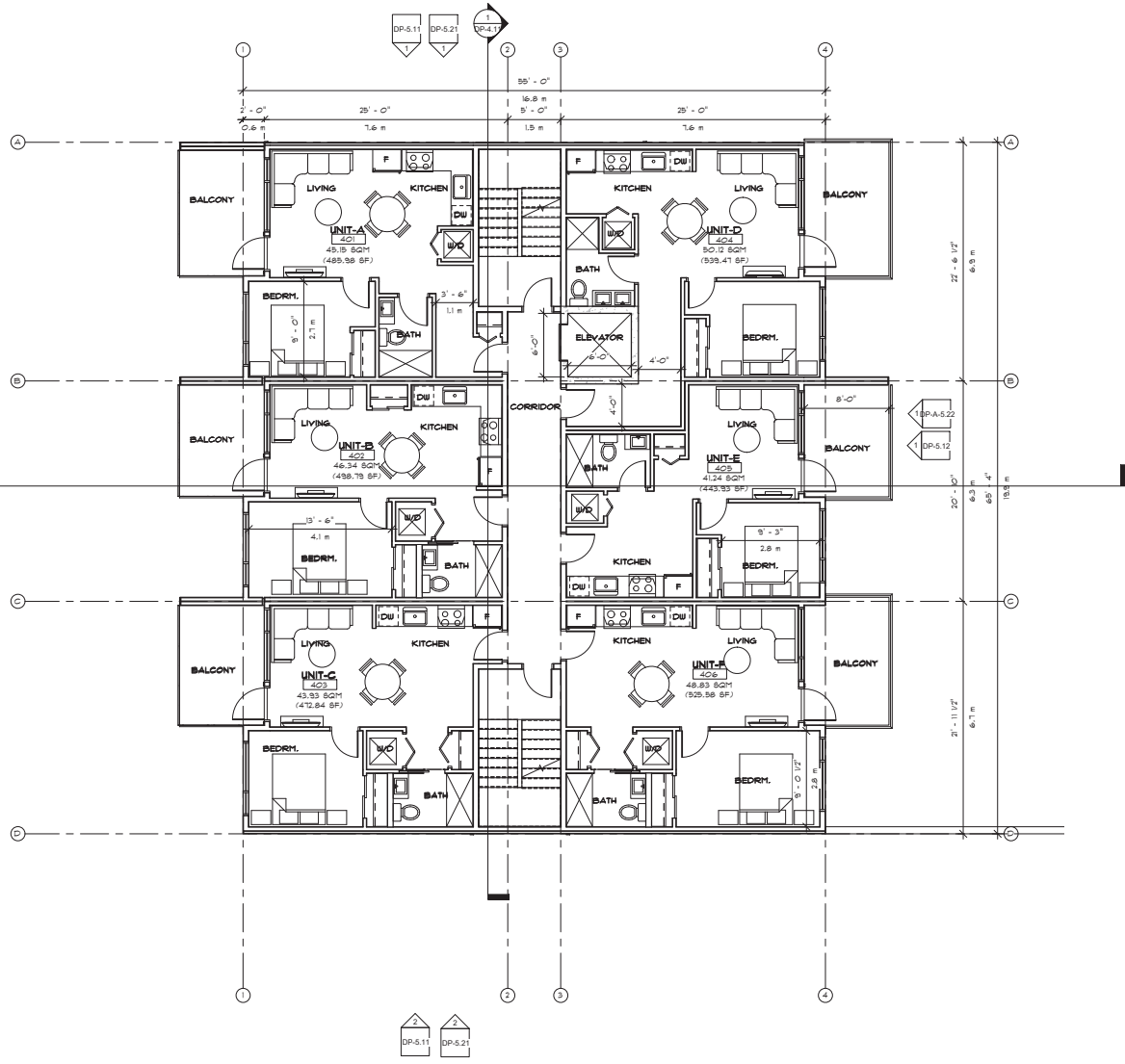
OWNER

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NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE: 3/16" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN:	REVISIONS: 2
	DP-3.31

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2020-AUG-26

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DP-A-5.22  
 DP-5.01

2  
 10-4-1

2  
 DP-5.11  
 4  
 DP-5.21

1 FOURTH FLOOR PLAN  
 3/16" = 1'-0"



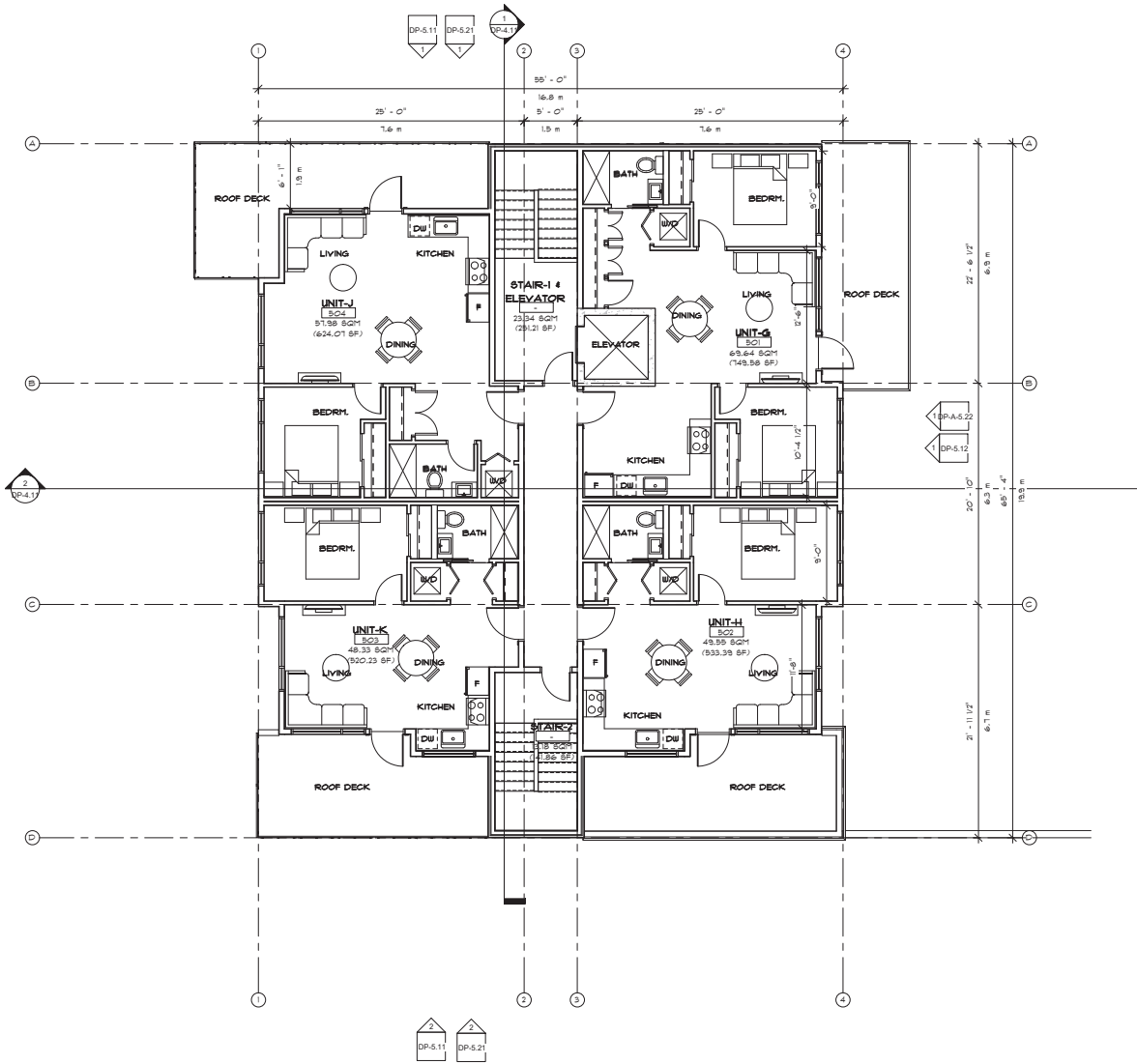
MARK	DATE	DESCRIPTION
2	JAN. 2020	ISSUED FOR PRELIMINARY DESIGN
1	15 JAN. 2020	ISSUED FOR CP APPLICATION
2		

PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION  
**FOURTH FLOOR PLAN**  
 OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH. (604) 998-3381  
 FAX. (604) 998-0217

SCALE: 3/16" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN:	REVISIONS: 2
	DP-3.41

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MARK	DATE	DESCRIPTION
2	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
1	15 JAN 2020	ISSUED FOR CP APPLICATION
2		

PROJECT:  
**361 Albert St. APARTMENT**  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
 SHEET DESCRIPTION  
**FIFTH FLOOR PLAN**  
 OWNER

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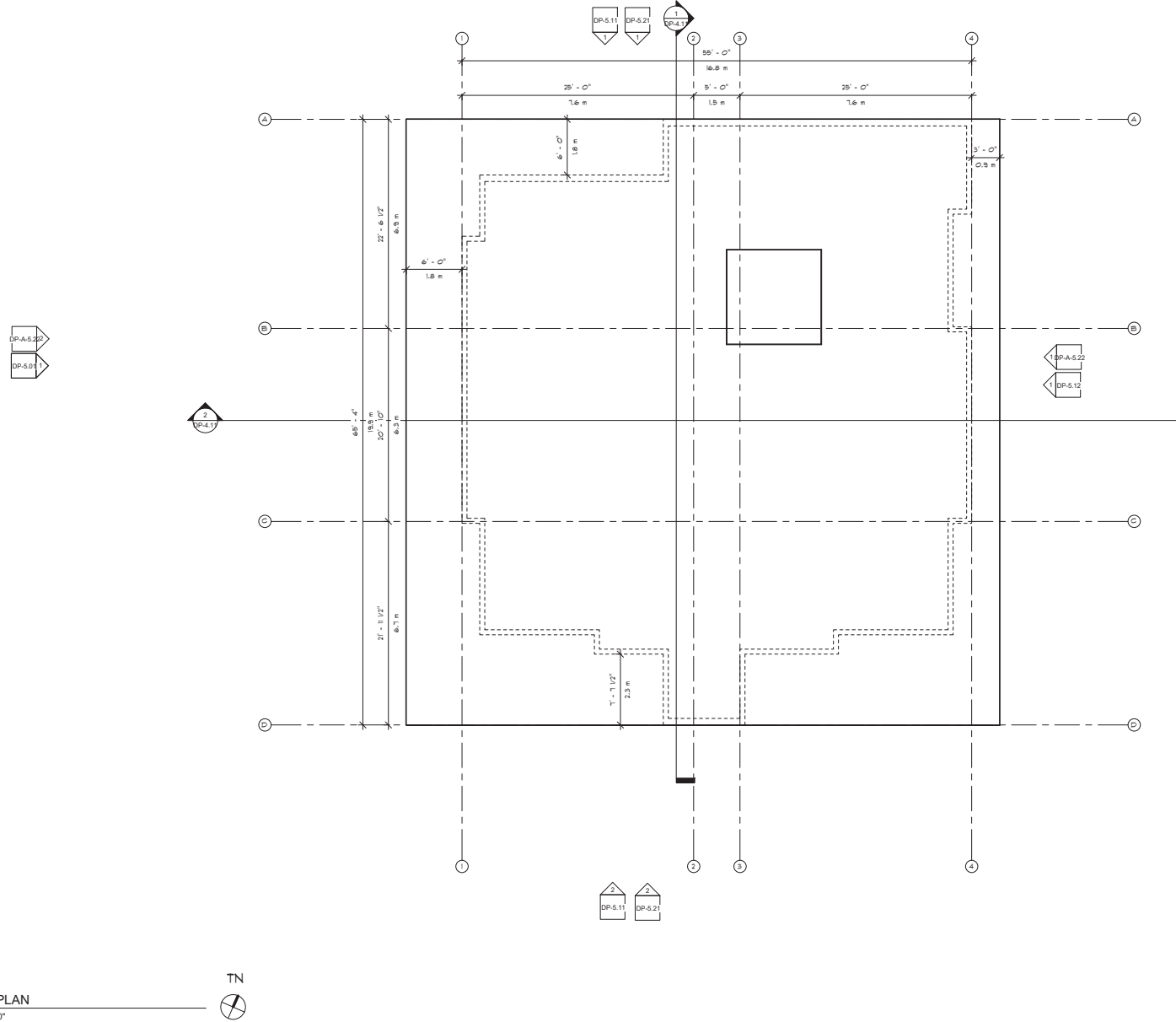
SCALE: 3/16" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISIONS: 2
	DP-3.51

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 2020-AUG-26  
 CURRENT PLOTTING

**1 FIFTH FLOOR PLAN**  
 3/16" = 1'-0"



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**1 ROOF PLAN**  
 3/16" = 1'-0"



MARK	DATE	DESCRIPTION
1	2 JAN. 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN. 2020	ISSUED FOR CP APPLICATION

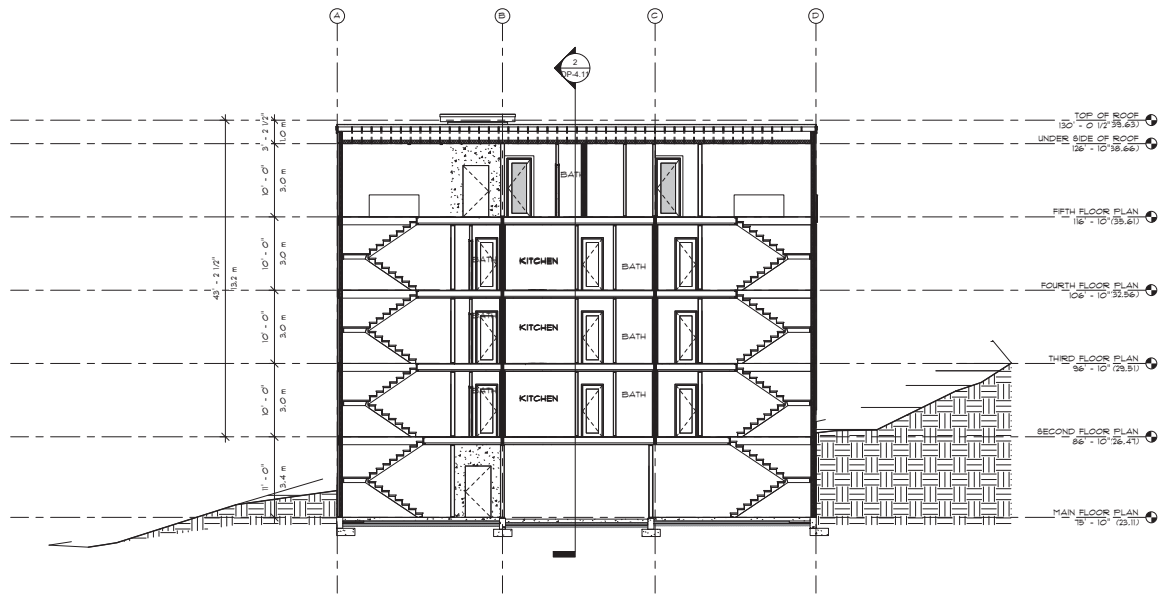
**PROJECT:**  
 361 Albert St. APARTMENT  
 361 ALBERT STREET, NANAIMO,  
 BRITISH COLUMBIA  
**SHEET DESCRIPTION:**  
 ROOF PLAN

**OWNER**

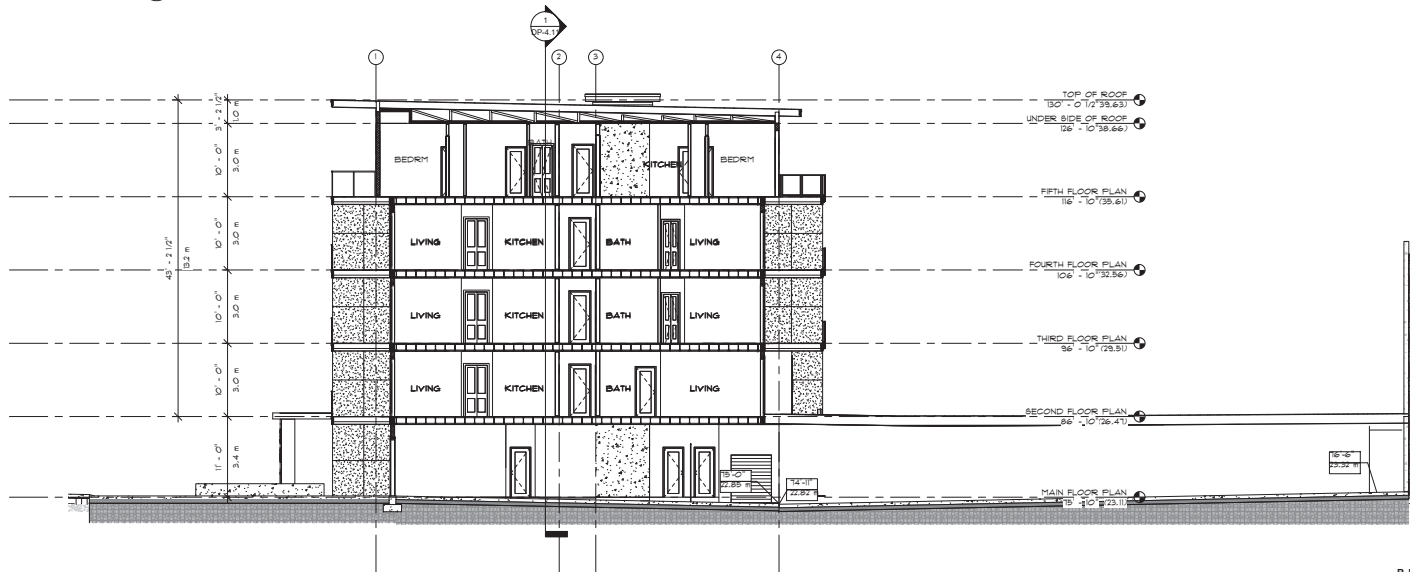
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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 PH: (604)998-3381  
 FAX: (604)998-0217

SCALE: 3/16" = 1'-0"	PROJECT NO: ----
DATE: 21 JAN 2020	SHEET: DP-3.61
DRAWN: REVISIONS: <b>2</b>	

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**DP 1199**  
 2020-AUG-26  
 LAYERS PRINTING



1 Section 1  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT:  
**361 Albert St. APARTMENT**  
361 ALBERT STREET, NANAIMO,  
BRITISH COLUMBIA  
SHEET DESCRIPTION  
**BUILDING SECTION**

OWNER

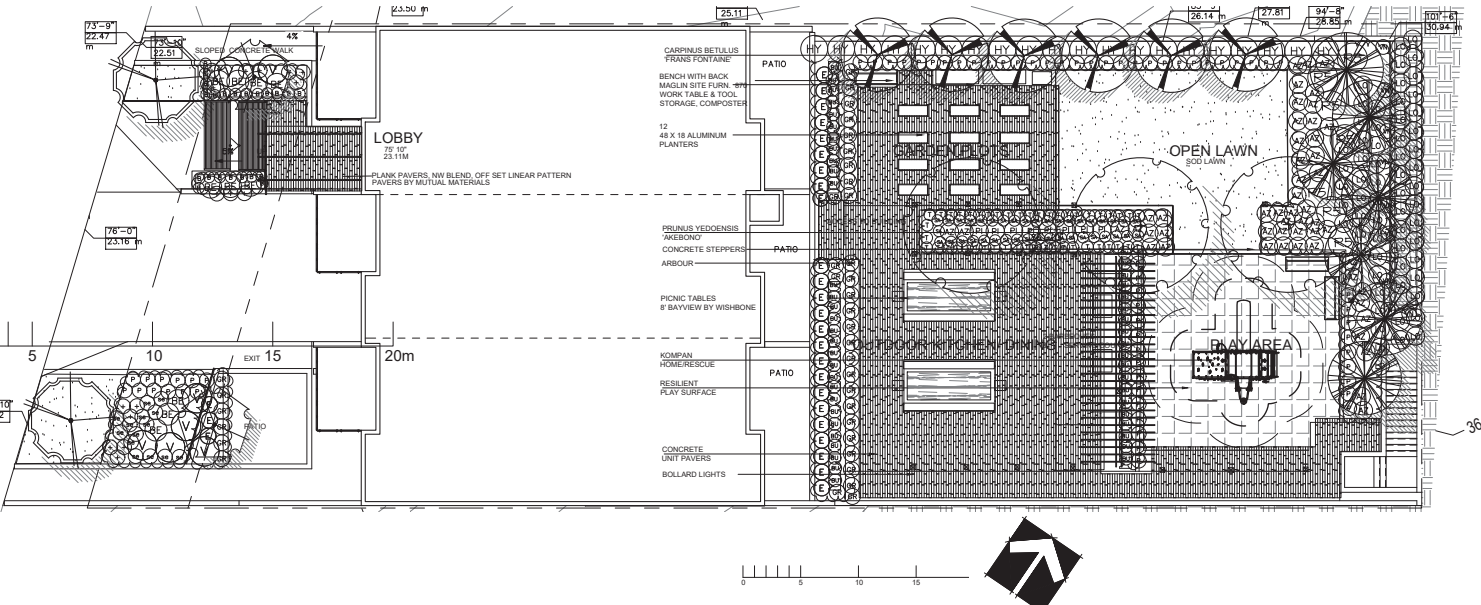
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604) 998-3381  
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SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISIONS: 2

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DP1199  
2020-AUG-26  
DATE RECEIVED

DP-4.11

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

**PLANT SCHEDULE Trees**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
		TREE		
(A)	2	ACER RUBRUM 'KARPIK'	COLUMNAR KARPIK MAPLE	6CM CAL; 2M STD; B&B
(B)	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1M STD.
(C)	6	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; B&B
(D)	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
(E)	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B

**Shrubs & Groundcovers**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(F)	52	AZALEA JAPONICA 'MARTHA HITCHCOCK'	AZALEA; SPREADING WHITE	#2 POT; 25CM
(G)	10	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM
(H)	22	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD	#2 POT; 25CM
(I)	48	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3 POT; PRUNE TO HEDGE
(J)	20	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
(K)	8	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
(L)	7	RHODODENDRON 'SNOW LADY'	RHODODENDRON; WHITE	#3 POT; 50CM
(M)	46	THYMUS VULGARIS	CULINARY THYME	9CM POT
(N)	7	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
(O)	35	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
(P)	67	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
(Q)	63	LONICERA FLEATATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(R)	16	ARTEMESIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	15CM POT
(S)	27	EUPHORBIA CYPARISSIAS 'FENS FUBY'	FENS RUBY SPURGE	15CM POT
(T)	39	SALVIA OFFICINALIS PURPUREA	PURPLE LEAFED SAGE	11 CM POT
(U)	14	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**NOTE:**  
- All soft landscape areas to be irrigated with efficient automatic underground design-build irrigation system. Irrigation design and installation to I.I.A.B.C. Standards, latest edition.

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DP1198  
2020-MAY-22  
Current Planning

PROJECT:  
**4-STORY APARTMENT BUILDING**  
361 ALBERT STREET  
NANAIMO

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 20.APR.27 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: JR  
DESIGN:  
CHKD: PC

**L1**  
OF 1



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001198**



361 ALBERT STREET