

# ATTACHMENT E PROPOSED BUILDING ELEVATIONS



**SOUTH ELEVATION**  
- FACING MANZANITA

SEE PAGE 3.3 FOR BUILDING HEIGHTS



**EAST ELEVATION**



**NORTH ELEVATION** - FACING LANE



**WEST ELEVATION** - FACING LANE

HORIZONTAL LAPPED FIBER CEMENT SIDING BLUE GREY CONCRETE TRIMS TO MATCH	WOODS LOOK VENEER	PANOS - ARTIC. WHITE	ROOFING / GUTTERS - WHITE
<b>COLOUR SCHEDULE</b>			
	WINDOW TRIMS / TRIMS AS NOTES - BRUSHED NICKEL	RAILINGS / GARAGE DOOR	

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.  
2122 Brandon Rd.  
Shawinigan Lake B.C.  
V8R 2W3  
Ph: 250-891-1502

PROJECT #: 49193018  
ISSUED: 14 NOV 2019  
MEETING: 25 JULY 2019  
D.P.: 26 SEPT 2019  
CLIENT: 31 JAN 2020  
DP-SUPPLEMENTAL: 11 AUG 2020  
REVISIONS: V08 2W3  
ISSUED: 27 AUG 2020

**RECEIVED**  
**DP1163**  
**2020-AUG-11**  
Current Planning

**1220 MANZANITA PLACE**

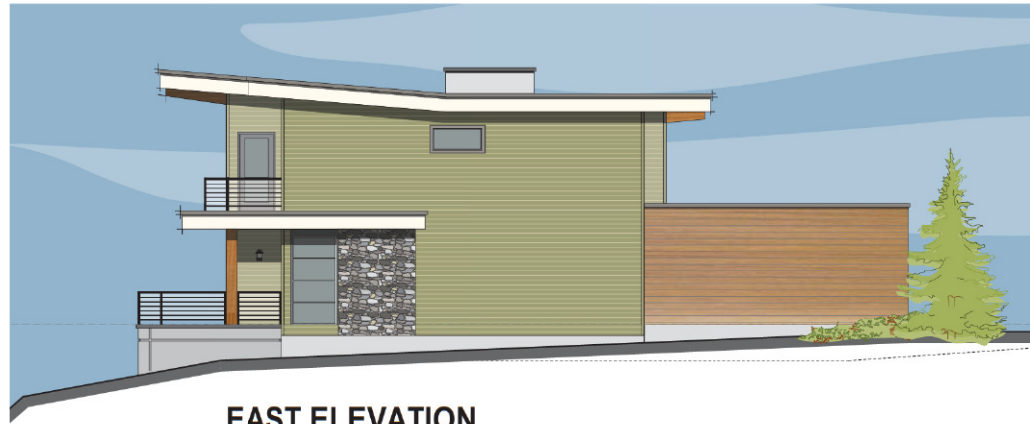
1220 Manzanita Place  
UNIT 1  
PR3.1



**SOUTH ELEVATION**

- FACING MANZANITA ROAD

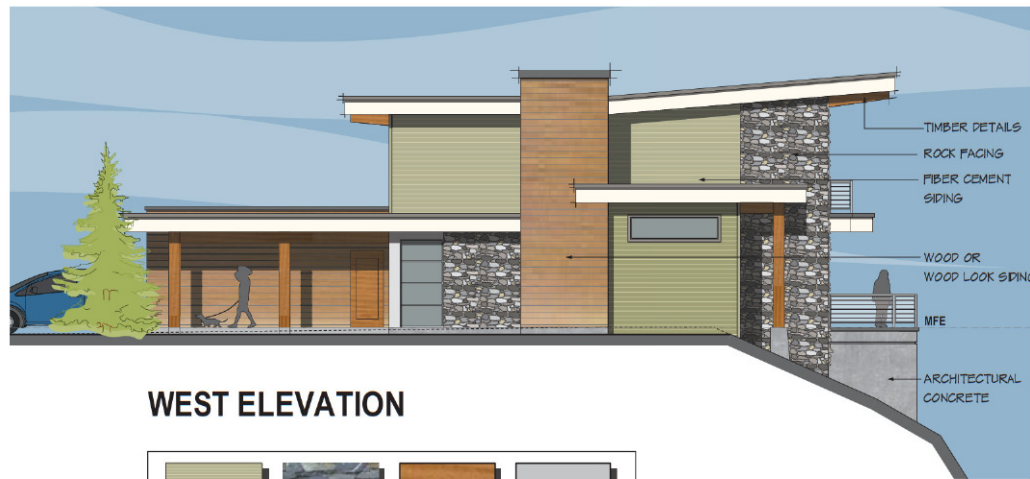
SEE PAGE 3.3 FOR BUILDING HEIGHTS



**EAST ELEVATION**



**NORTH ELEVATION - FACING LANE**



**WEST ELEVATION**

HORIZONTAL LAPPED FIBER CEMENT SIDING BRIEZE GREY CORNER TRIMS TO MATCH	LEDGESTONE VENEER	TIMBER / WOOD SIDING	ROOFING - GREY
		FASCIA - ARCTIC WHITE	WINDOWS / SOFFITS - WHITE
		WINDOW TRIMS / TRIMS - AS NOTED - BRUSHED NICKEL	RAILINGS / GARAGE DOOR

**COLOUR SCHEDULE**

**RECEIVED**  
**DP1163**  
**2020-AUG-11**  
 Current Planning  
**1220 MANZANITA PLACE**

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



**bjk architecture inc.**  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2W8  
 Ph: 250-691-1622

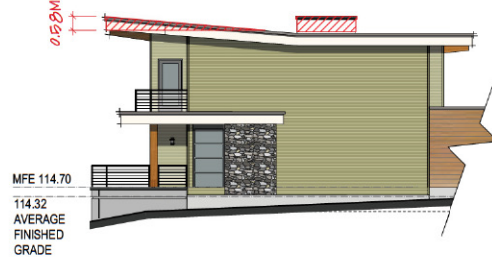
PROJECT # 11163-20-11  
 ISSUED: 14 NOV 2019  
 MEETING: 26 JUL 2019  
 D.P.: 24 SEPT 2019  
 CLIENT: 27 JUL 2020  
 DP SUPPLEMENTAL: 11 AUG 2020  
 INFORMATION: 27 AUG 2020

1220 Manzanita Place  
 UNIT 2-5  
**PR3.2**



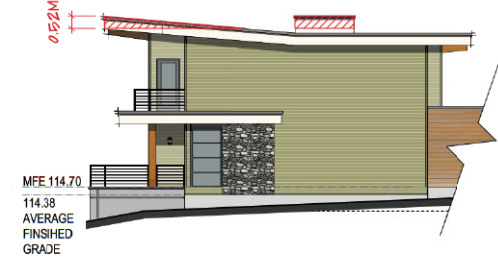
**EAST ELEVATION  
UNIT 1**

LOT 3 - UNIT 1	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.15
MAX. ALLOWABLE:	7.75
VARIANCE:	7.00
	0.75M



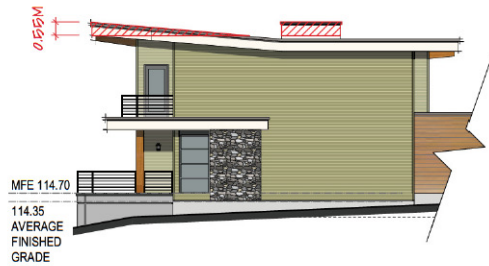
**EAST ELEVATION  
UNIT 2**

LOT 3 - UNIT 2	
M.F.E.:	114.70
	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.32
BUILDING HEIGHT:	7.58
MAX. ALLOWABLE:	7.00
VARIANCE:	0.58M



**EAST ELEVATION  
UNIT 3**

LOT 3 - UNIT 3	
M.F.E.:	114.70
	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.38
BUILDING HEIGHT:	7.52
MAX. ALLOWABLE:	7.00
VARIANCE:	0.52M



**EAST ELEVATION  
UNIT 4**

LOT 3 - UNIT 4	
M.F.E.:	114.70
	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.35
BUILDING HEIGHT:	7.55
MAX. ALLOWABLE:	7.00
VARIANCE:	0.55M



**EAST ELEVATION  
UNIT 5**

LOT 3 - UNIT 5	
M.F.E.:	114.70
	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.32
BUILDING HEIGHT:	7.58
MAX. ALLOWABLE:	7.00
VARIANCE:	0.58M

 **AREA OF REQUESTED  
HEIGHT VARIANCE**

**PROPOSED DEVELOPMENT**  
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



**bjk architecture inc.**

2122 Brandon Rd.  
Shawnigan Lake B.C.  
V8R 2W5  
Ph: 250-891-1602

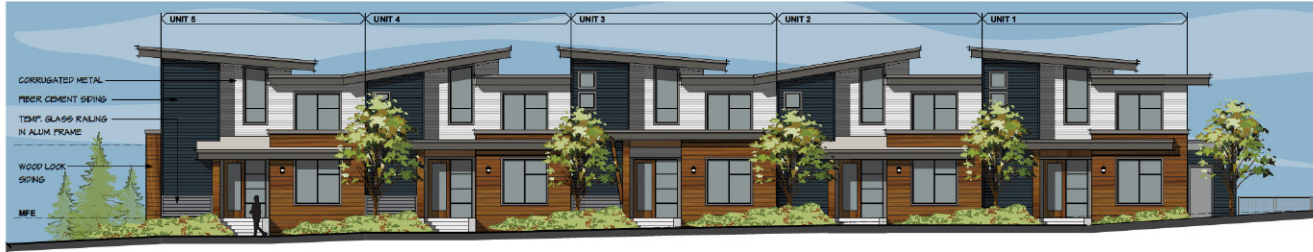
PROJECT # 01519.08.18  
DP SUPPLEMENTAL 11 AUG. 2020  
INFORMATION

RECEIVED  
DP 1163  
2020-AUG-11

**1220 MANZANITA PLACE**

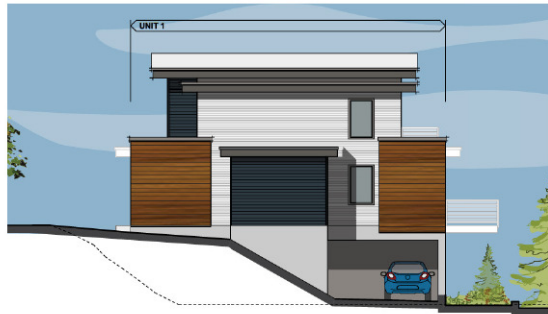
1220 MANZANITA PLACE  
BLDG. HEIGHTS  
PR3.3





**NORTH ELEVATION** - FACING MANZANITA

SEE PAGE 5.3 FOR BUILDING HEIGHT



**WEST ELEVATION**



**EAST ELEVATION**

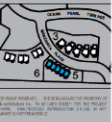


**SOUTH ELEVATION**

HORIZONTAL LAPPED FIBER CEMENT SIDING	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME
IRON GRAY CORNER TRIMS TO MATCH	
ARCH CONCRETE - NATURAL	WOOD LOOK SIDING
ROOFING - GREY	FASCIA - BRUSHED NICKEL
RAILING/SOFFITS - CHARCOAL	WINDOWS/SOFFITS - BLACK

**COLOUR SCHEDULE**

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



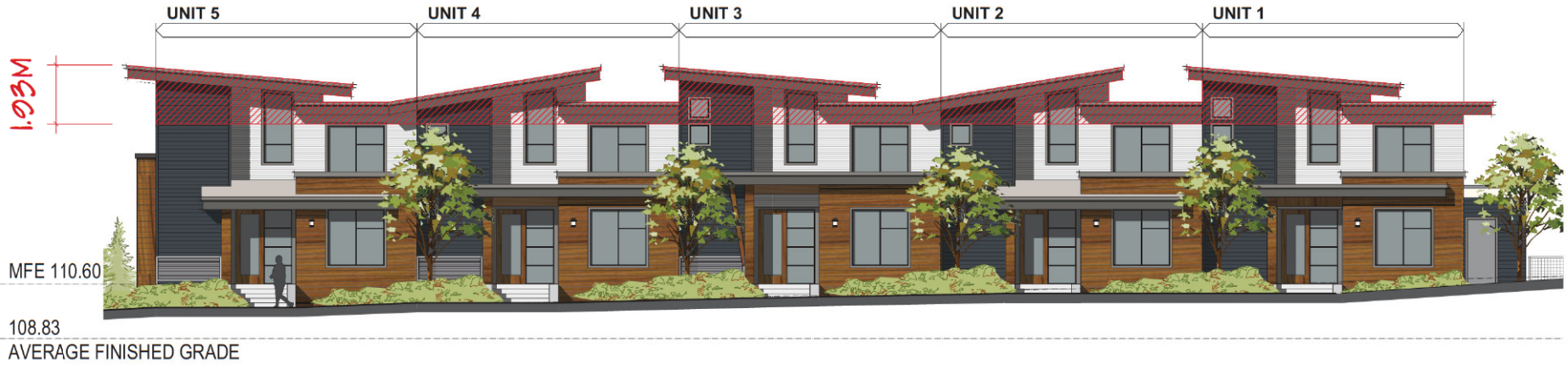
**bjk architecture inc.**  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2W3  
 Ph: 250-891-1602

PROJECT # 41119/30.18  
 ISSUED: 14 NOV 2019  
 MEETING: 28 JULY 2019  
 D.P.L.: 28 SEP 2019  
 CLIENT: 31 JULY 2020  
 DP SUPPLEMENTAL INFORMATION: 11 AUG 2020

1225 MANZANITA PLACE  
 UNITS 1 - 5  
**PR5.2**

RECEIVED  
**DP1163**  
 2020-AUG-11  
CLERK OF DISTRICT

**1225 MANZANITA PLACE**



# NORTH ELEVATION - FACING MANZANITA

LOT 5	
M.F.E.:	110.60
	7.16
RIDGE HEIGHT:	117.76
AVERAGE FINISHED GRADE:	108.83
BUILDING HEIGHT:	8.93
MAX. ALLOWABLE:	7.00
VARIANCE:	1.93M



**AREA OF REQUESTED HEIGHT VARIANCE**

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.

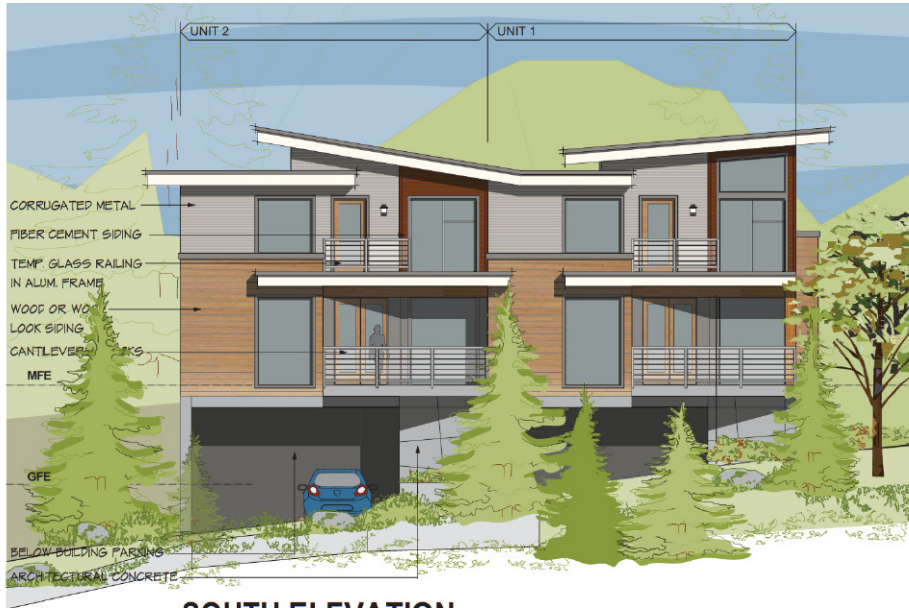


bjk architecture inc.  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2W3  
 Ph. 250-891-1602

PROJECT # 0151036.10  
 CLIENT: 20 JULY 2020  
 SUPPLEMENTAL INFORMATION: 11 AUG. 2020  
 REVISED: 27 AUG. 2020

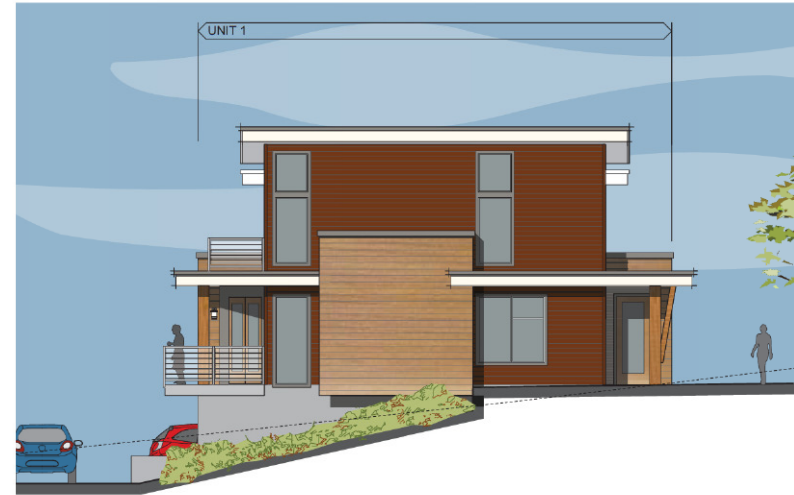
**RECEIVED**  
**DP1163**  
 2020-AUG-11  
 Current Planning  
**1225 MANZANITA PLACE**

1225 MANZANITA PLACE  
 BLDG. HEIGHTS  
**PR5.3**



**SOUTH ELEVATION**

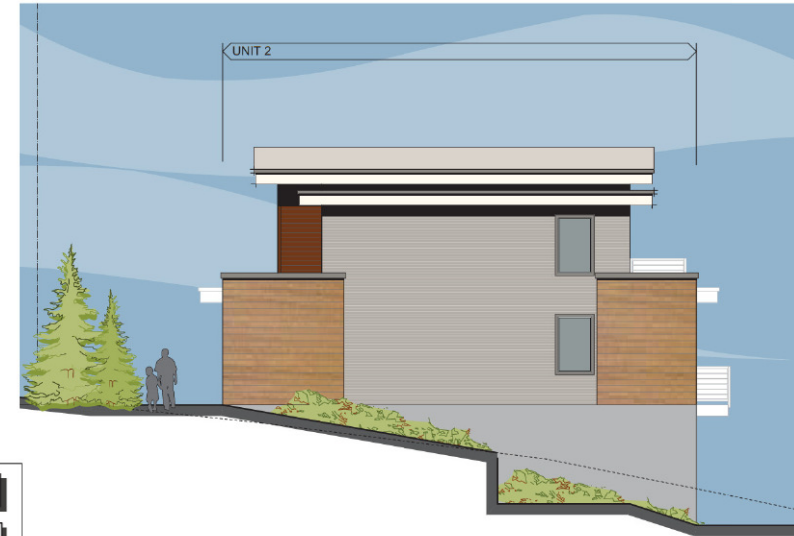
SEE PAGE 6.4 FOR BUILDING HEIGHTS



**EAST ELEVATION - FACING MANZANITA**



**NORTH ELEVATION**



**WEST ELEVATION**

<small>HORIZONTAL-LAPPED FIBER CEMENT SIDING TRADITIONAL KEEL CORNER TRIMS TO MATCH</small>	<small>HORIZONTAL CONCRETE TILE METAL SIDING - GALVALUME</small>	<small>HIGH CONCRETE - NATURAL</small>	<small>TRIMMS - MCTO WHITE</small>	<small>TRIMMS/SUPPLY - WHITE</small>
<b>COLOUR SCHEDULE</b>				
			<small>WINDOW TRIM / TRIM AS NOTED - BRIGHTEST WHITE</small>	<small>RAILINGS</small>

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8K 2W3  
 Ph: 250-891-1602

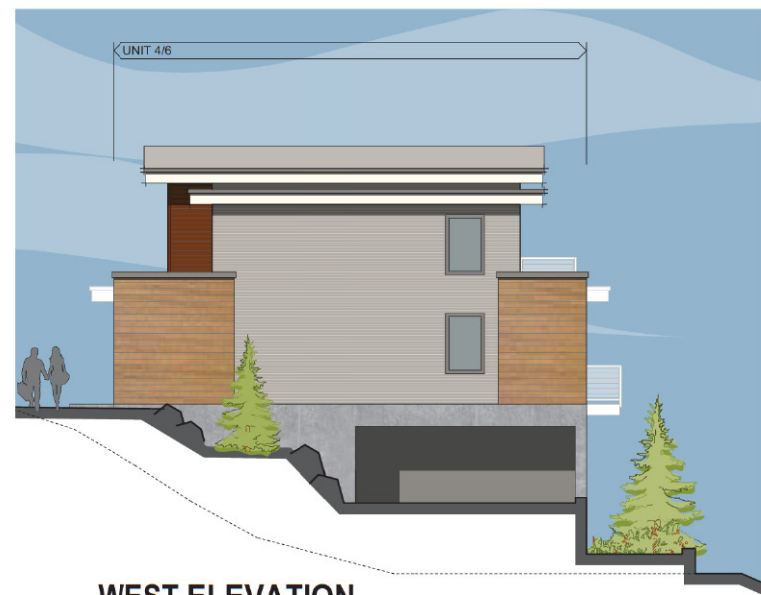
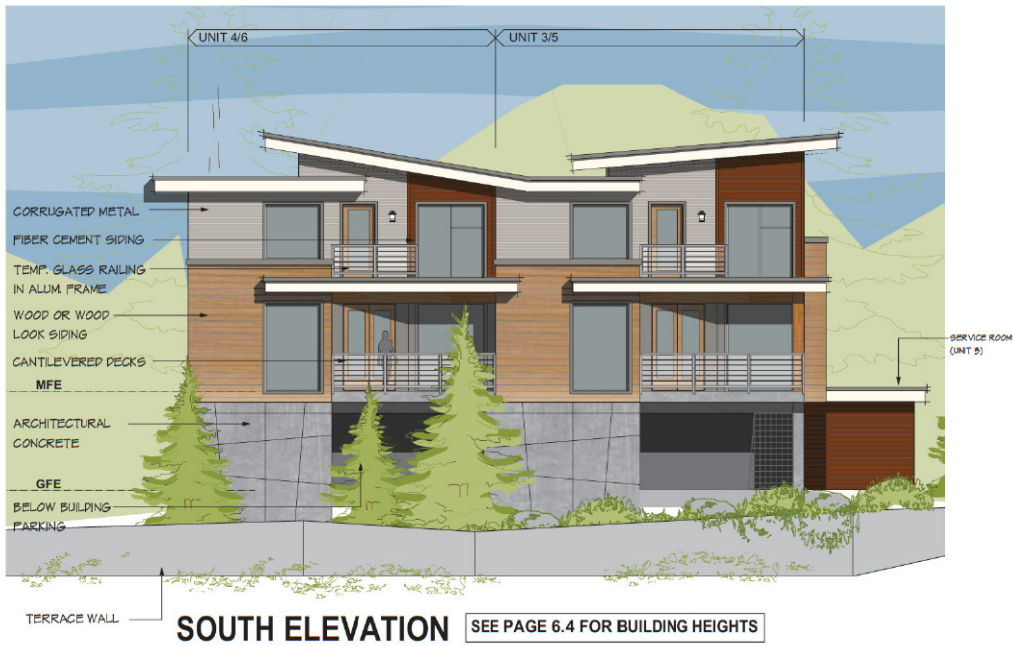
PROJECT # 2019-06-18  
 DESIGNED 14 NOV. 2019  
 MEETING 26 JULY 2019  
 D.P. 24 SEPT. 2019  
 C.D. 18 JULY 2020  
 SUPPLEMENTAL INFORMATION 11 AUG. 2020  
 ISSUED 27 AUG. 2020

**RECEIVED**  
**DP1163**  
 2020-AUG-11  
 Current Planning

**1221 MANZANITA PLACE**

1221 MANZANITA PLACE  
 UNITS 1 & 2  
**PR6.1**





**COLOUR SCHEDULE**

HORIZONTAL LAPPED FIBER CEMENT SIDING TRADITIONAL RES. CORNER TRIMS TO MATCH	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME	ARCHITECTURAL CONCRETE - NATURAL	WOOD / WOOD LOOK SIDING	ROOFING - GRAY
			PAINT - MTC2 WHITE	WINDOWS/DOORS - WHITE
			WINDOW TRIM / DOORS AND NOTES - BRUSHED NICKEL	RAILINGS

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2V9  
 Ph: 250-699-1602

PROJECT #      181918-03-18  
 ISSUED      14 NOV. 2018  
 MEETING      23 JUL. 2018  
 D.P.      26 SEPT. 2018  
 CLIENT      13 JUL. 2018  
 SUPPLEMENTAL INFORMATION      11 AUG. 2020  
 ISSUED      27 AUG. 2020

**RECEIVED**  
**DP1163**  
 2020-AUG-11  
 Current Planning

**1221 MANZANITA PLACE**

1221 MANZANITA PLACE  
 UNITS 3-6  
 PR6.2



### SOUTH ELEVATION - 1221 MANZANITA PLACE

NOT TO SCALE

PROPOSED DEVELOPMENT  
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



**bjk architecture inc.**  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2W3  
 PH. 250-891-1602

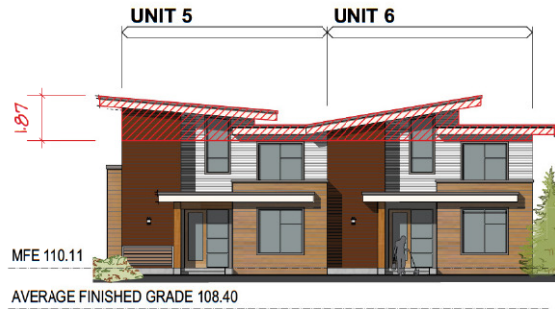
PROJECT # 015193518  
 CLIENT 31 JULY 2020  
 FOR SUPPLEMENTAL INFORMATION 11 AUG 2020

RECEIVED  
**DP 1163**  
 2020-AUG-11  
 CURRENT PLANNING

1221 MANZANITA PLACE  
 BLDG. HEIGHTS  
**PR6.3**

1221 MANZANITA PLACE

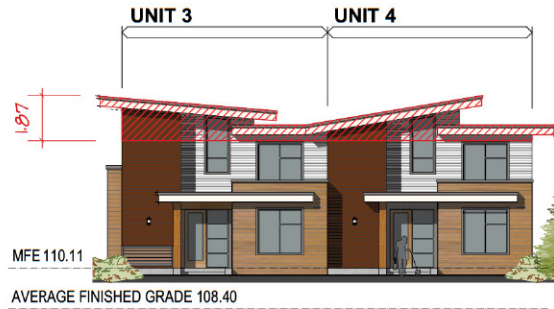




**NORTH ELEVATION**

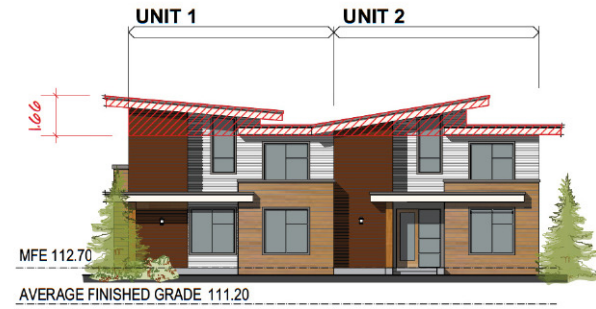
 AREA OF REQUESTED HEIGHT VARIANCE

LOT 6 - UNITS 5/6	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



**NORTH ELEVATION**

LOT 6 - UNITS 3/4	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



**NORTH ELEVATION**

LOT 6 - UNITS 1/2	
M.F.E.:	112.70
	7.16
RIDGE HEIGHT:	119.86
AVERAGE FINISHED GRADE:	111.20
BUILDING HEIGHT:	8.66
MAX. ALLOWABLE:	7.00
VARIANCE:	1.66

**PROPOSED DEVELOPMENT**  
 1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



**bjk architecture inc.**  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V8R 2W3  
 PH: 250-891-1602

PROJECT # ©1919-30-18  
 CLIENT: 31 JULY 2020  
 FOR SUPPLEMENTAL INFORMATION: 11 AUG. 2020

1221 MANZANITA PLACE  
 BLDG. HEIGHTS  
**PR6.4**

RECEIVED  
**DP1163**  
 2020-AUG-11  
CITY OF NANAIMO

**1221 MANZANITA PLACE**