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February 3, 2020

For the attention of:

Lainya Rowett

Manager, Current Planning Section
Development Approvals Department
City of Nanaimo

Re: Nanaimo Correctional Centre Replacement – Development and Variance Rationale

Lainya,

Please find enclosed the Nanaimo Correctional Centre Replacement – Architectural Development and Variance Rationale. Included below is an explanation of the development and summary of information relevant to zoning bylaws.

1. Project Overview

The Nanaimo Correctional Centre (NCC) Project involves the replacement of the Existing Correctional Centre at 3945 Biggs Road, Nanaimo BC. The Site is located beside Brannen Lake and includes DPA1, DPA2 overlays and CS2, ALR Zoning. **Drawing A101 Site Plan** outlines the scope of the development within the site and its proximity to the zoning boundaries.

Over several construction phases, the existing centre will be demolished and 12 new Buildings will be constructed within the Secure Perimeter fence. The development includes a new secure administration building, a Program Services Building and a variety of Residences throughout the site. **Drawing A003 Project Data** summarises the development areas and the relevant zoning data for review, with Bylaw References.

2. Site and Context

The Project Site is bounded by Millstone Creek to the West, Brannen Lake to the North, the Agricultural Land Reserve to the East and Biggs Road to the South. Within this large site is the NCC Campus, encompassed by the Secure Perimeter fencing.

The NCC masterplan is designed to reflect a typical college campus, to the greatest extent possible within a Correctional Centre. The site is divided into four quadrants of distinct scale and character, each with a distinct use. The Main Administration Building (Block AE) is located in quadrant 1, the Medium Neighbourhood (Blocks F1-F3) in Quadrant 2, the Guthrie Neighbourhood (Blocks GS, H1-H4) in Quadrant 3, the Landscape Storage and Horticulture Centre in Quadrant 4 and the Program Services Building (Block D1) at the centre.

The Site is highest at Biggs Road, and descends in terraces towards the edge of Brannen Lake. As a result, the South Façade of the Main Administration Building (Block AE) is the only visible building face from Biggs Road. Where possible, landscaped berms and planting has been used as screening to obscure the scale of the development when viewed from Biggs Road or Brannen Lake.



3. Massing, Form and Character

At the centre of the site, Block D1 contains educational and recreational components. This building is similar in scale to that of other Community Centres encountered across Vancouver Island and the Lower Mainland. The mass of the building is broken into 3 zones, with the Gym volume at the centre. From the South, a single storey is visible with the full mass of the building facing the lakeside residences to the north. The façade treatment reflects this building typology, with custom pattern metal cladding, fibre cement board cladding and generous curtainwall glazing.

The Medium Security and Guthrie Residences (Blocks F1-F3, H1-H4) are grouped in two distinct neighbourhoods of small, two storey buildings. The Guthrie Support Building (Block GS) forms a part of the Guthrie neighbourhood, similar in scale to the surrounding residences. The façade treatment is typical of multi-family developments, clad with fibre cement panels and horizontal lap siding. The building mass is broken down further with pattern elements inspired by traditional Coast Salish Architecture, with vertical trim elements extending the height of the buildings.

Each of these neighbourhoods contains a hardscape plaza, vehicle and pedestrian access.

Block AE, the main administration building, contains all the Secure populations, their supporting services, a healthcare component, staff offices and publicly accessible areas. The building massing ultimately reflects the functional program required for the efficient and safe operation of a Correctional Centre, with a focus on reducing the scale of the public facing façade. The resulting massing is a two storey institutional development, when viewed from Biggs Road. Across the length of the building the grade drops substantially. The building form varies across this length, appearing as 3 separate buildings due to setbacks and façade treatment. The public entry displays a large feature wall of natural wood cladding, fibre cement boards, pattern siding.

4. Vehicle Access and Circulation

The Nanaimo Correctional Centre is accessed from Biggs Road. Vehicular circulation is divided into two categories, Public and Secure.

The public parking lot is located close to the Biggs Road site entry, the visitor entrance plaza and the public lobby of Building AE. This parking lot contains Accessible Stalls and Electrical Vehicle Charging stands. A paved turnaround allows ambulant visitors to be dropped off close to the public entry. Public Vehicle Access is restricted at the end of the paved turnaround. Landscaping, Signage, monitored security and passive wayfinding elements enforce this restriction.

Secure Vehicle access continues beyond the entrance plaza to the North to the Staff Parking, Vehicle and Pedestrian Sallyports, Facilities and Maintenance Entrance and the exterior patrol road. Deliveries will be received at the loading bays. Fire Truck and Emergency Vehicle Access to the site is provided via the Vehicular Sallyport to the North of Block AE. Inside the NCC Campus a road provides access to all building entries, ending in a turnaround in front of Building D1.



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5. Pedestrian and Bicycle Access

The Nanaimo Correctional Centre is accessed from Biggs Road, the Public parking and Staff parking lots. Bicycle parking is located adjacent to the Public and Staff entrances. Landscaping, Signage, monitored security and passive wayfinding elements are used to reinforce and naturally delineate public access. Staff are provided with a dedicated entry in to the facility, that is discrete and separate from the main Reception and Visitation area used by the Public. Pedestrian walking paths are numerous, located throughout the campus to provide barrier free access to each building.

6. Sustainability

The Nanaimo Correctional Centre Replacement Project is designed to meet a high level of environmental stewardship. In addition to meeting the mandatory ASHREA 90.1 requirements, the new school is designed to achieve LEED Gold. The design places an emphasis on energy efficiency, indoor environmental quality, water efficiency, sustainable site design and waste management. The LEED score card will summarize the specific strategies used for this project.

7. Zoning

Please refer to **Drawing A003 Project Data** for a detailed summary of applicable Zoning Calculations with rationale and Bylaw references included.

8. Variance Rationale

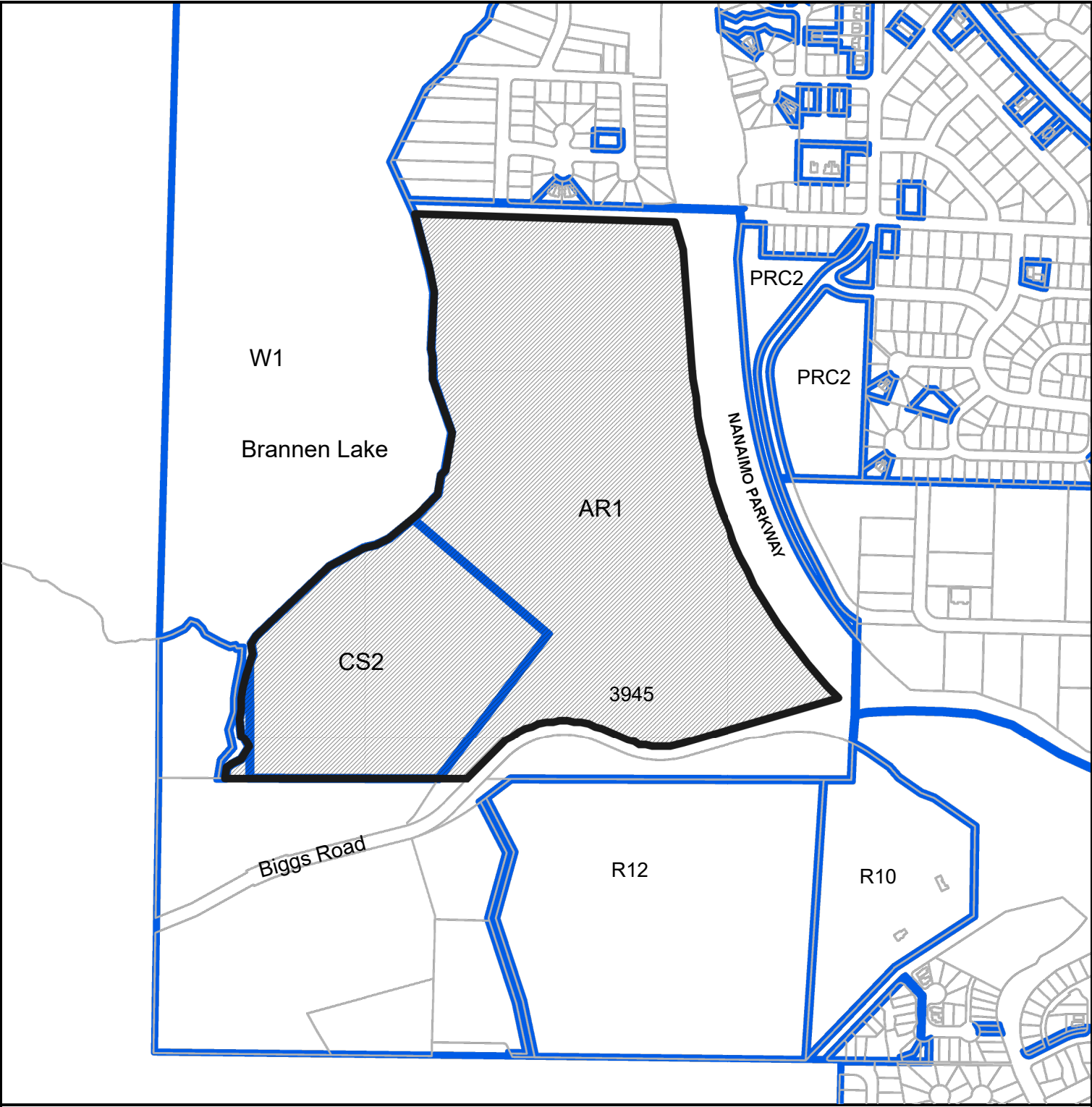
A small portion of the Block AE Development infringes on the Maximum Allowable Building Height. The Infringing Area is comprised of the Central Control and Security System for the entire Prison Campus. This location is ideal for the function of this space, as view lines from the Central Control to the Public Entry, Public Parking Lot, Staff Parking Lot and the NCC Campus are essential for the safety of staff and inmates. The Central Control is set back from the South Façade and is partially obscured from view from Biggs Road. In addition to this, the finished grade at the public entry is a Storey above the Average Grade, further diminishing the appearance of the building height to the public. The infringing area is approximately 120m² of the total 16,912m² development.

The Average Grade Calculation, Maximum Building Height, Infringing Area and proximity to Biggs Road are outlined on **Drawings A5000** and **A5500**.

Yours truly,

Tony Gill, Architect MAIBC, MRAIC, AIA
Global Director

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001221



Subject Property

CIVIC: 3945 BIGGS ROAD

LEGAL: LOT 1, DISTRICT LOT 22G, WELLINGTON DISTRICT, PLAN VIP73819

NANAIMO CORRECTIONAL CENTRE REDEVELOPMENT

Project Data

Civic Address: 3945 Biggs Road, Nanaimo, B.C.
 Legal Description: LOT 1, DISTRICT LOT 22G, WELLINGTON DISTRICT, PLAN VIP73819
 PID: 025-024-030
 Zoning: CS-2, AR-1 (Split-zoned site. New building construction under this application confined to CS-2 zone)

Lot Area:
 Overall: 542,370 m²
 CS-2 Zone: 114,320 m²
 AR-1 Zone: 428,050 m²

Item	Required/Permitted	Existing	Proposed	Calculation	Bylaw Reference	Rationale
Principle Use: Occupants: Inmates: Staff:	Jail	Jail 190 124	Jail 202 165		4500 - 14.2.1	
Building Height: Building: AE D F GS H	14 m		Proposed Building Height 18.730 m 8.846 m 8.450 m 8.300 m 7.700 m	Ave Finished Grade Calculation: SEE BUILDING AE SHEET AE-A5000 FOR CALCS. AVE. FIN GRADE = 95.02 m SEE BUILDING SHEET D1-A1000 FOR CALCS. AVE. FIN GRADE = 94.904m ALL CORNERS AT 84.25 m AVE. FIN GRADE = 84.25 m ALL CORNERS AT 85.50 m AVE. FIN GRADE = 85.50 m ALL CORNERS AT 84.50 m AVE. FIN GRADE = 84.50 m	4500 - 14.6.1 & Part 5 - Height, Building	AE building control tower footprint area is a small portion of total building footprint. Excess control tower height is pushed well back from building front such that it is screened by the lower portion of the building and by landscape elements. Elevator perthouses exempt.
Lot Coverage	50%		8.65%	(AE + D + F + G + H + Lt + Ldsc) / CS-2 Area (5758.00 + 1359.93 + 418.32 + 417.38 + 209.99 + 120.1 + 141.1) / 114,320		
Floor Areas Building AE: Building D: Buildings F: Buildings H: Building G: Landscape Equipment Shed LE: Horticulture Center HT:			Net Area 10651.38 m ² 1758.24 m ² 2276.03 m ² 680.61 m ² 1313.63 m ² 111.1 m ² 141.1 m ² 16912.09 m ²	Base Area Service Rm Lobby Byc/Rec Storage Green Equip. Net Area 10679.07 m ² 9.29 m ² 10.9 m ² 7.5 m ² 0 m ² 10651.38 m ² 1757.53 m ² 9.29 m ² 0 m ² 0 m ² 0 m ² 1758.24 m ² 2276.32 m ² 9.29 m ² 0 m ² 0 m ² 0 m ² 2276.03 m ² 1322.927 m ² 9.29 m ² 0 m ² 0 m ² 0 m ² 680.61 m ² 689.90 m ² 9.29 m ² 0 m ² 0 m ² 0 m ² 1313.63 m ² 120.1 m ² 9.00 m ² 0 m ² 0 m ² 0 m ² 111.1 m ² 141.1 m ² 0 m ² 0 m ² 0 m ² 0 m ² 141.1 m ²		Exterior walls > 165mm thick. Interior face of wall used as area boundary for Base Areas.
FAR	1.25		0.1479	16912.09 m ² / 114,320 m ² (CS-2 zone only)	4500 - 14.3.1	
Setbacks Front: Front - Major Street: Side: Flanking Side: Rear: Watercourse - Brannen Lake: Watercourse - Millstone River:	7.5 m 10 m 7.5 m 7.5 m 7.5 m 15 m 30 m		N/A 75.763 m 20.256 m N/A N/A 35.378 m 34.527 m		4500 - 14.5.1 4500 - 6.3.1.1 & Sched C 4500 - 6.3.1.4	
Flood Control Elevation			81.7 m per Civil consultant		7226 - 7.2 Table 4	Proposed lowest floor level: 84.25 m (Building F)
Off-Street Parking Secure: Special: Staff: Visitor: Total: Accessible Stalls: EV Charging Stalls:		0 12 72 15 99	18 15 110 30 173		7226 - 7.2 Table 4 7226 - 7.5 Table 6 7226 - 7.7	Proposed inmate population increase: 12/190 = 6.31% increase Proposed staff increase: 41/124 = 33.1% increase Proposed parking stall increase: 74/99 = 74.7% increase. Proposed parking increase is much greater than proposed inmate and staff population increase.
Off-Street Loading Stalls	4	4	4		7226 - 6.1((b))	
Bicycle Parking	Not defined	0	4 Public plus 4 Employee - Total: 8		7226 - 7.6 Table 7	Similar to hospital use

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5	ISSUED FOR CLIENT REVIEW	2021-03-17
6	DRAFTED ISSUED FOR PID	2021-10-08
7	FINANCIAL SUBMISSION 2	2021-11-19
8	SCHEMATIC DESIGN SUBMITTAL	2021-01-16
9	OF SUBMISSION	2021-03-05

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PROJECT
NANAIMO CORRECTIONAL CENTRE
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO:
 122747

DRAWN BY: Author
 CHECKED BY: Checker

PROJECT MGR: Designer
 APPROVED BY: Approver

SHEET TITLE
PROJECT DATA

SHEET NUMBER
A003

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1 SITE PLAN-LEVEL 01-Existing
 A100 Scale: 1:1000 CL = 0.5 m

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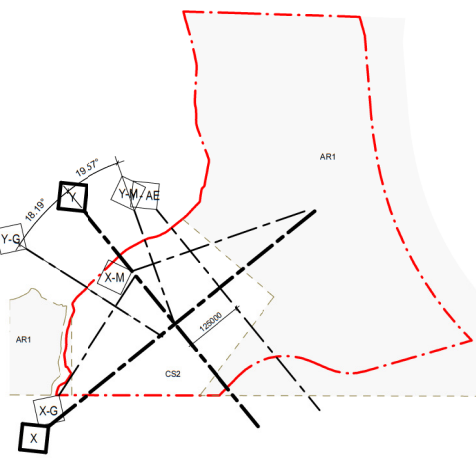
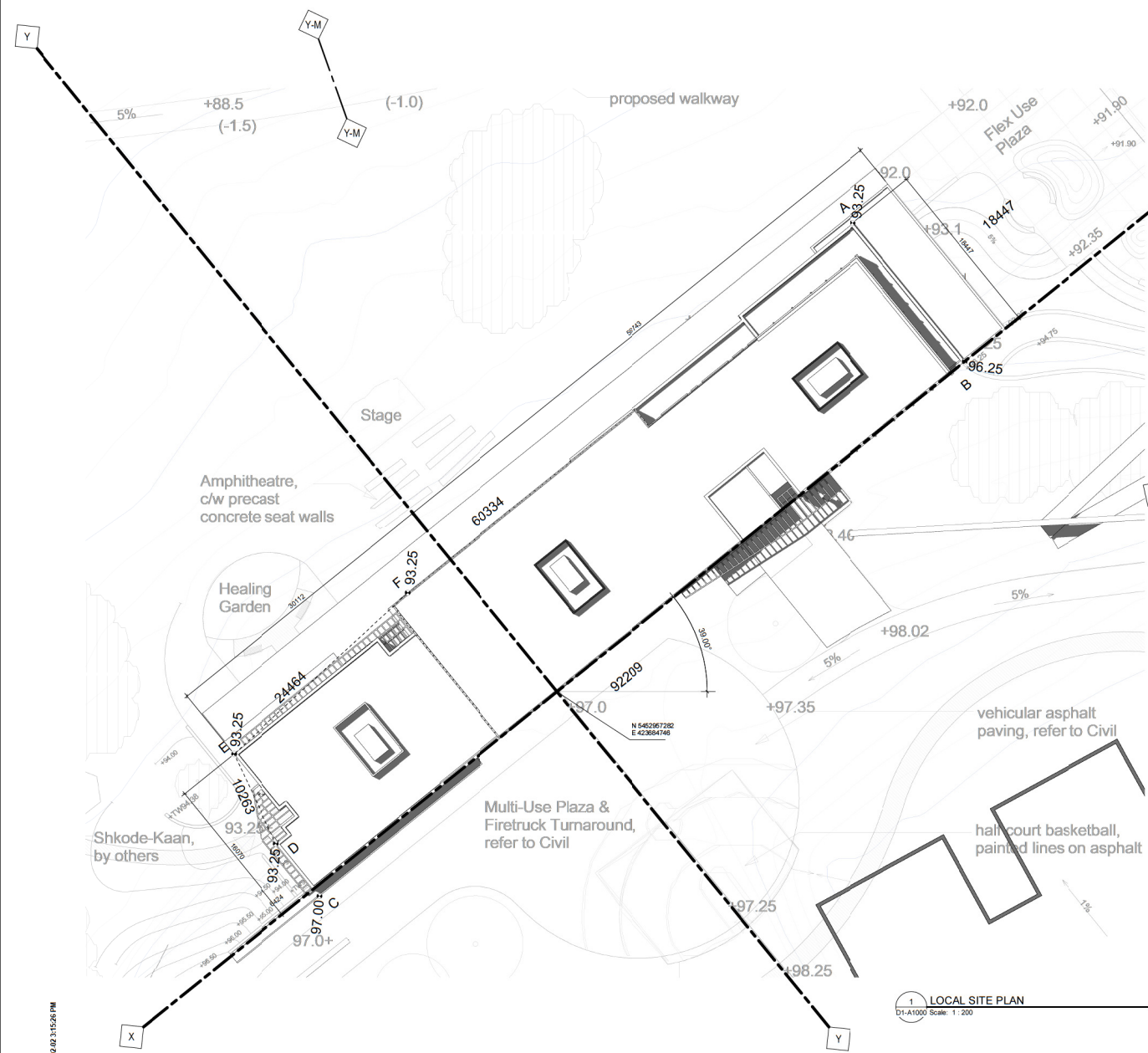
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Finished Grade Calculation - Building D

Corner	Grade at Corner	Face Length (mm)	Ave Gr x Length
A	93.25	18447	1747853.25
B	96.25	92209	8909694.625
C	97	6424	611083
D	93.25	10263	957024.75
E	93.25	24464	2281268
F	93.25	60334	5626145.5
A	93.25	212141	20133069.13
			Ave Finished Grade
		20133069.13	/ = 94.90419

1 LOCAL SITE PLAN
D1-A1000 Scale: 1:200

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6	DP SUBMISSION	2024-01-05	

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Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

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LOCAL SITE PLAN

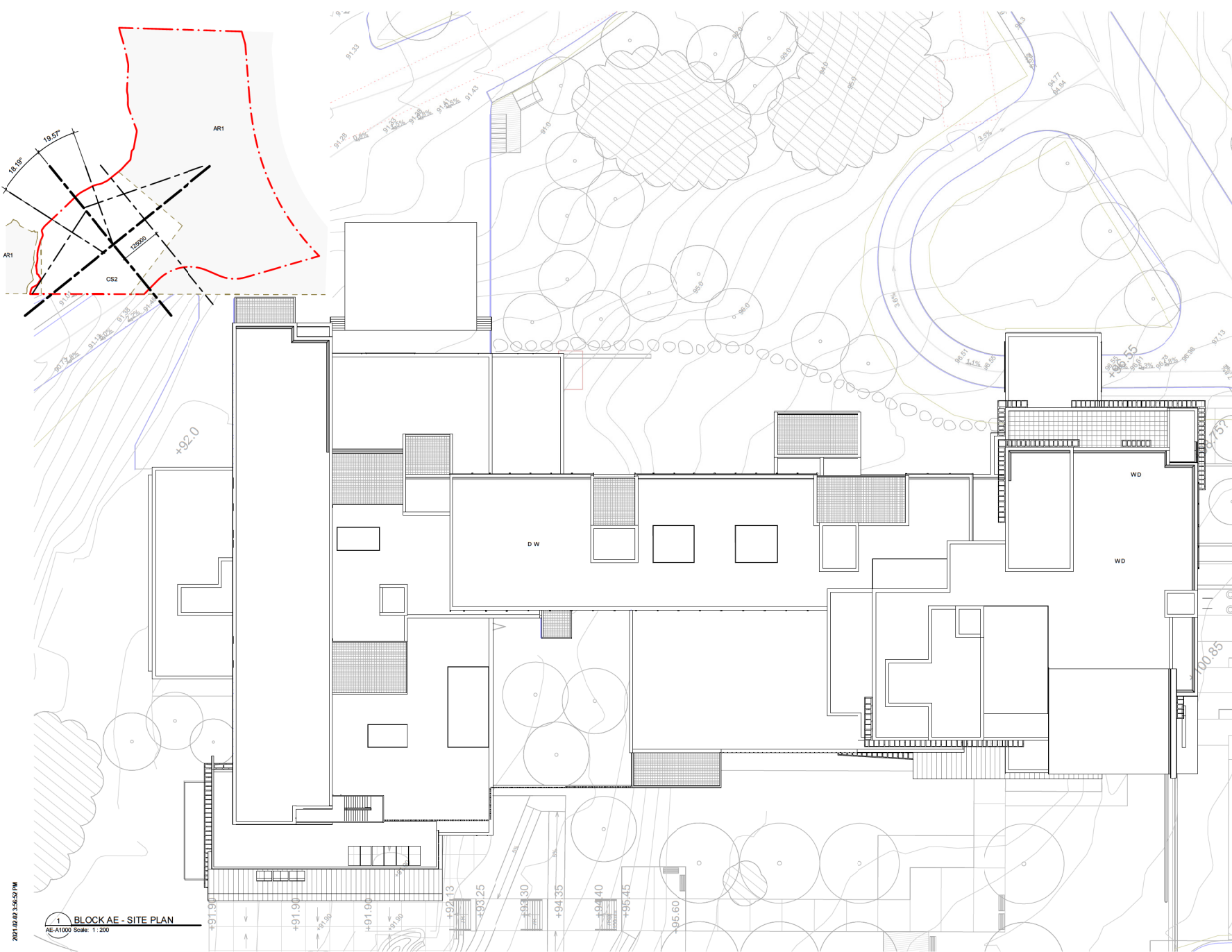
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1 BLOCK AE - SITE PLAN
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BLOCK AE LOCAL SITE PLAN

SHEET NUMBER
AE-A1000

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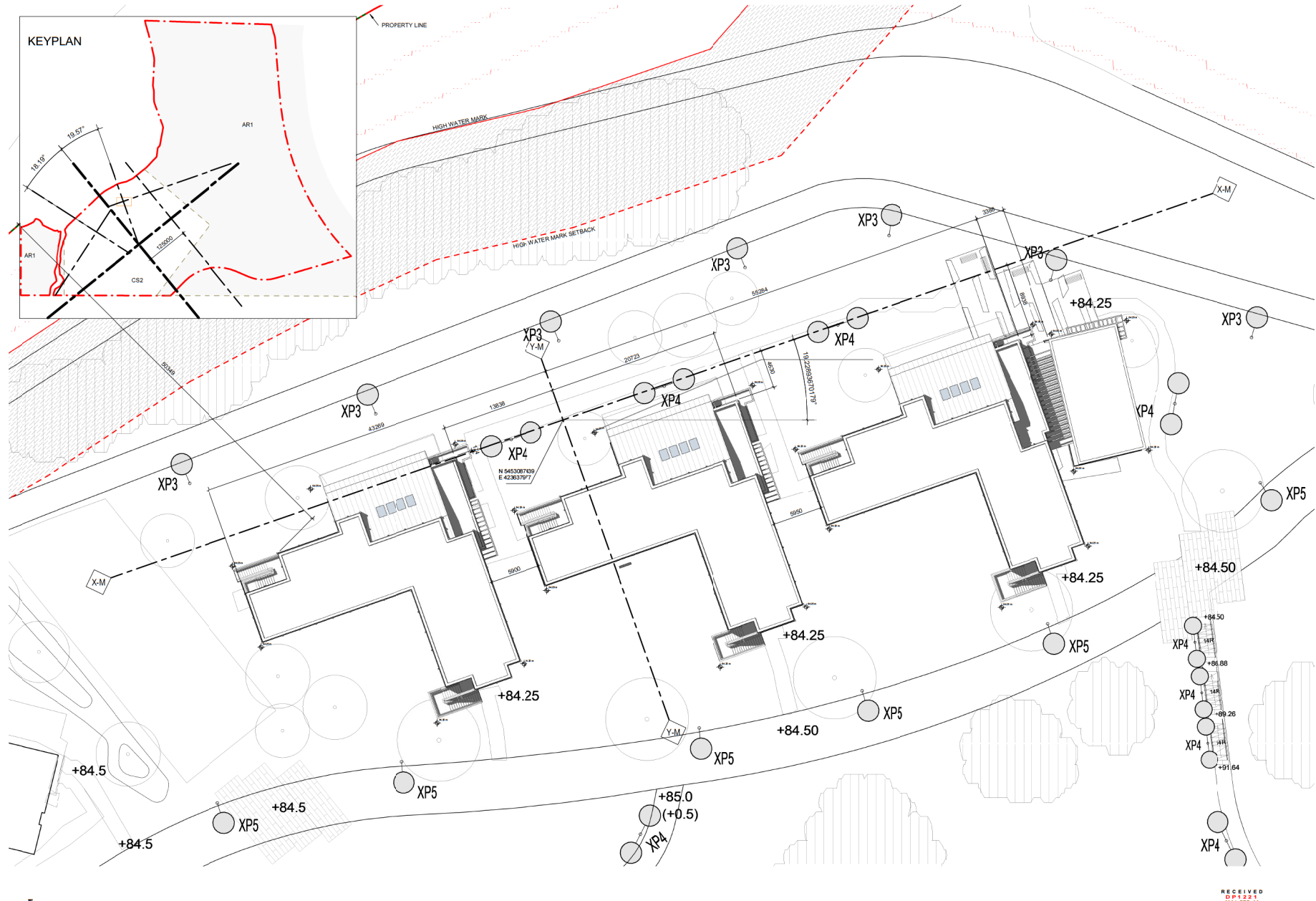
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PROPERTY LINE

HIGH WATER MARK

HIGH WATER MARK SETBACK



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SHEET TITLE
BLOCK F LOCAL SITE PLAN

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1 F LOCAL SITE PLAN
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H Local Site Plan
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BLOCK GS & H - LOCAL SITE PLAN

SHEET NUMBER
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1 BLOCK D SOUTH ELEVATION
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2 BLOCK D NORTH ELEVATION
D1-A3000 Scale: 1:200



3 BLOCK D WEST ELEVATION
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4 BLOCK D EAST ELEVATION
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CENTRE
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PROJECT NO:
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PROJECT MGR:
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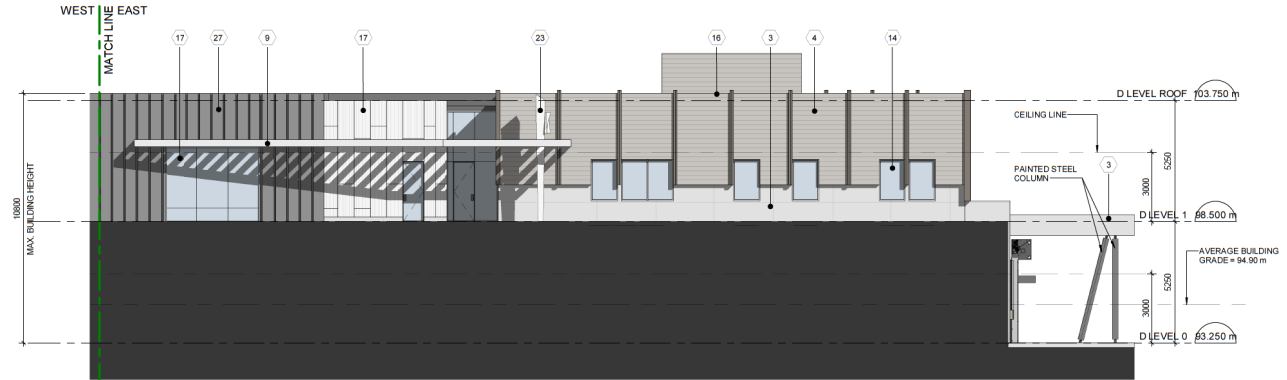
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BLOCK D - BUILDING
ELEVATIONS KEY

SHEET NUMBER
D1-A3000

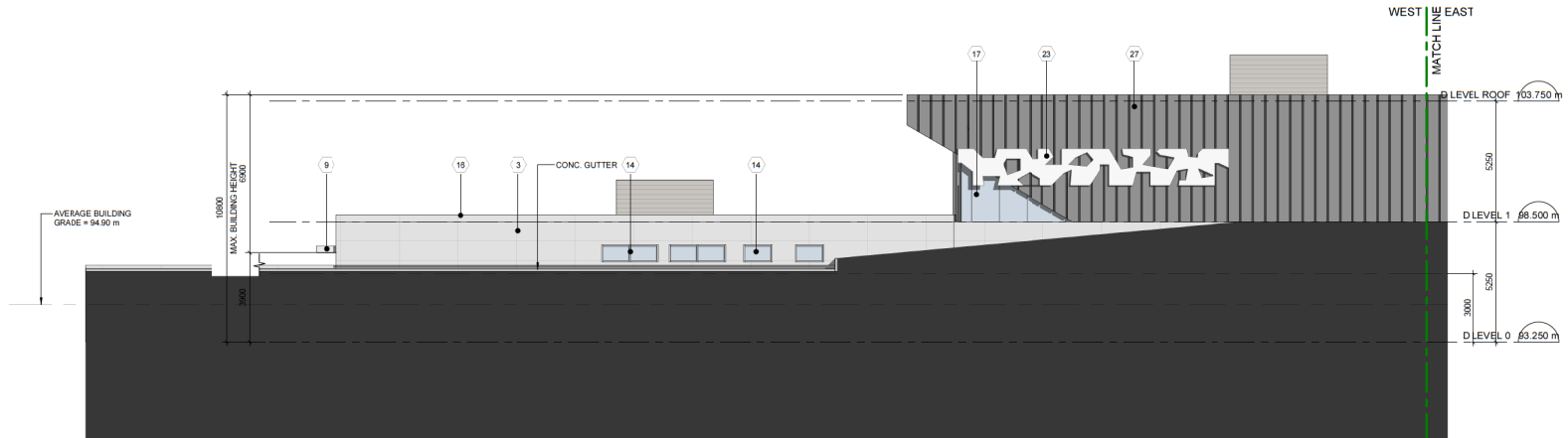
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EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
⑤	WOOD HORIZONTAL LAF SIDING
⑥	ARCHITECTURAL CONCRETE, PATTERN FINISH
⑦	CAST IN PLACE CONCRETE
⑧	CONCRETE FACED INSULATION
⑨	PREFINISHED METAL EYEBROW
⑩	2 PLY MODIFIED BITUMEN MEMBRANE ROOFING
⑪	STANDING SEAM METAL ROOF
⑫	VINYL WINDOWS
⑬	DETENTION / SECURE WINDOW
⑭	COMMERCIAL WINDOW - HEAVY DUTY
⑮	STEEL DOOR
⑯	PREFINISHED METAL FLASHING / FASCIA
⑰	ALUMINUM CURTAIN WALL - COMMERCIAL WINDOW
⑱	RESIDENTIAL SKYLIGHT
⑲	PLANTER BOX
⑳	STEEL FRAMED STAIR, GUARD
㉑	CIRCULAR WOOD POST
㉒	WOOD SOFFIT
㉓	FUTURE ARTWORK
㉔	ROLL UP DOOR
㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING



1 BLOCK D1 SOUTH ELEVATION - EAST PART
D1-A3001 Scale: 1 : 100



2 BLOCK D1 SOUTH ELEVATION - WEST PART
D1-A3001 Scale: 1 : 100

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05
2	ISSUED FOR REVIEW	2021-01-20
3	DRAWING FOR CONSTRUCTION	2021-02-04
4	FINAL SUBMISSION 2	2021-01-15
5	SCHEMATIC DESIGN SUBMITTAL	2021-01-15
6	DP SUBMISSION	2021-01-05

CONSULTANTS

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ibi@ibi.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO.
122747

DRAWN BY:
NEN/MS/P

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE
BLOCK D - BUILDING ELEVATIONS SOUTH

SHEET NUMBER
D1-A3001

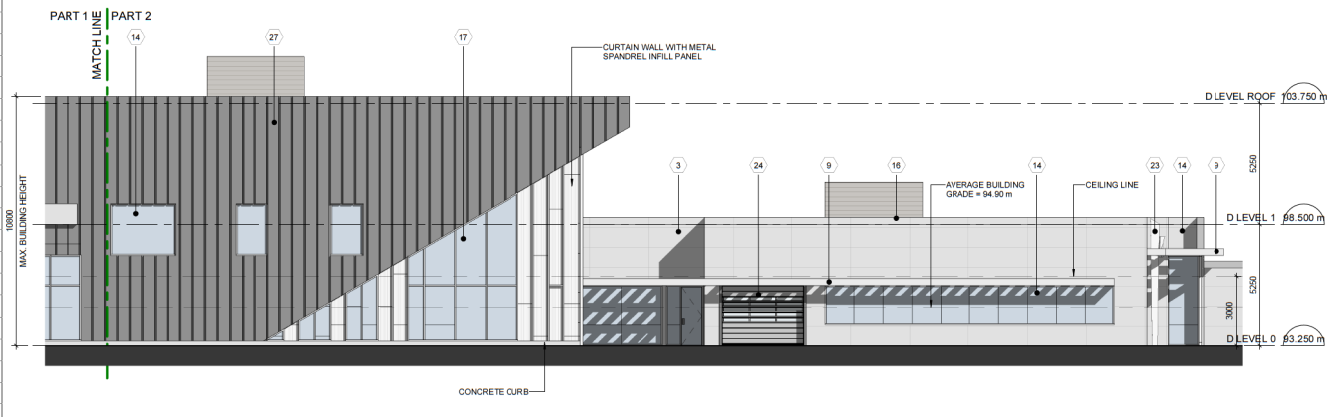
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IBI 881 3001 122747 - Nanaimo Correctional Centre Renovation (2020) 122747 - NCC - 0200 - Building.dwg

EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
⑤	WOOD HORIZONTAL LAF SIDING
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㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING



2 BLOCK D1 NORTH ELEVATION - WEST PART
D1-A3002 Scale: 1:100



1 BLOCK D1 NORTH ELEVATION - EAST PART
D1-A3002 Scale: 1:100

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1	ISSUED FOR TECHNICAL SUBMISSION	2024-05-09
2	ISSUED FOR REVIEW	2024-01-20
3	DRAFT ISSUE FOR IFC	2024-12-04
4	FINAL SUBMISSION 2	2024-01-15
5	SCHEMATIC DESIGN SUBMITTAL	2024-01-15
6	DP SUBMISSION	2024-03-08

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PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NEIN/SP

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE
BLOCK D - BUILDING ELEVATIONS NORTH

SHEET NUMBER
D1-A3002

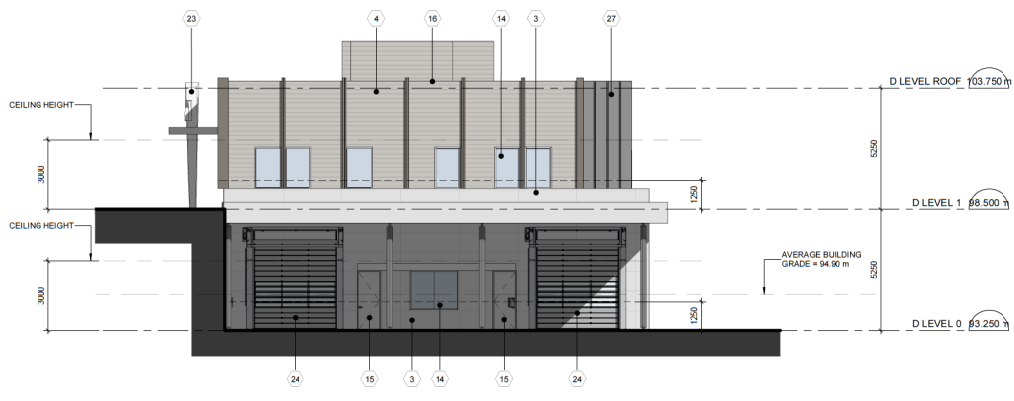
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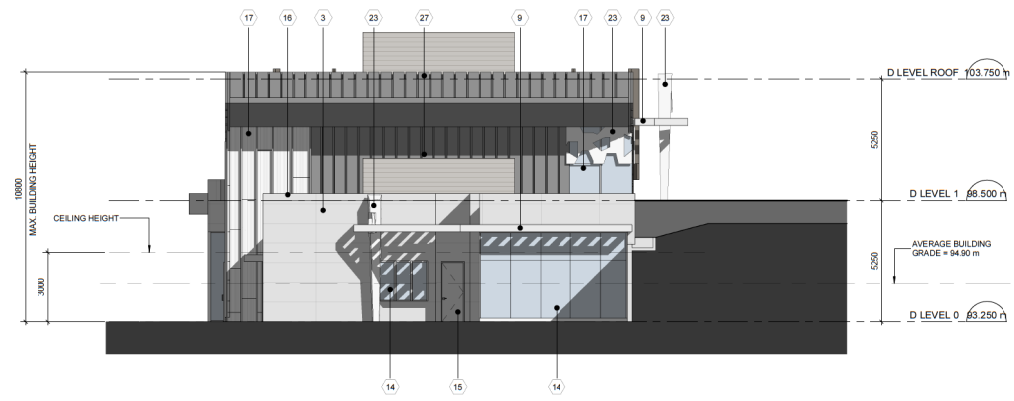
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Nanaimo Correctional Centre Renovation/Expansion (2024) 122747 - IBC - 0200 - Building.dwg

EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
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㉓	FUTURE ARTWORK
㉔	ROLL UP DOOR
㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING



1 BLOCK D1 EAST ELEVATION
D1-A3003 Scale: 1:100



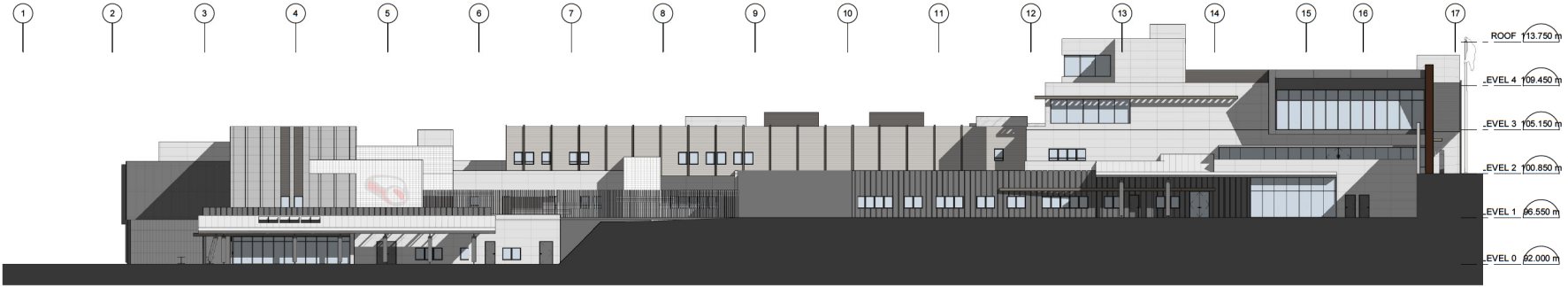
3 BLOCK D1 WEST ELEVATION
D1-A3003 Scale: 1:100

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<p>ISSUES</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR TECHNICAL SUBMISSION</td> <td>2021-01-05</td> </tr> <tr> <td>2</td> <td>ISSUED FOR REVIEW</td> <td>2021-01-20</td> </tr> <tr> <td>3</td> <td>DRAFT ISSUE FOR IFC</td> <td>2021-02-04</td> </tr> <tr> <td>4</td> <td>FINAL SUBMISSION 2</td> <td>2021-01-15</td> </tr> <tr> <td>5</td> <td>SCHEMATIC DESIGN SUBMITTAL</td> <td>2021-01-15</td> </tr> <tr> <td>6</td> <td>IF SUBMISSION</td> <td>2021-01-05</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05	2	ISSUED FOR REVIEW	2021-01-20	3	DRAFT ISSUE FOR IFC	2021-02-04	4	FINAL SUBMISSION 2	2021-01-15	5	SCHEMATIC DESIGN SUBMITTAL	2021-01-15	6	IF SUBMISSION	2021-01-05
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5	SCHEMATIC DESIGN SUBMITTAL	2021-01-15																				
6	IF SUBMISSION	2021-01-05																				
CONSULTANTS																						
SEAL																						
<p>PRIME CONSULTANT</p> <p>IBI GROUP ARCHITECTS (CANADA) INC. 7075 152 Street, Vancouver, British Columbia V6P 4R1, Canada Tel: 604 453 3707 Fax: 604 453 0402 ibi@group.com</p>																						
<p>PROJECT</p> <p>NANAIMO CORRECTIONAL CENTRE 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>																						
<p>PROJECT NO: 122747</p>																						
<p>DRAWN BY: NE/NM/SP</p>	<p>CHECKED BY: GS</p>																					
<p>PROJECT MGR: TED</p>	<p>APPROVED BY: TG</p>																					
<p>SHEET TITLE</p> <p>BLOCK D - BUILDING ELEVATIONS EAST & WEST</p>																						
<p>SHEET NUMBER</p> <p>D1-A3003</p>	<p>ISSUE</p>																					

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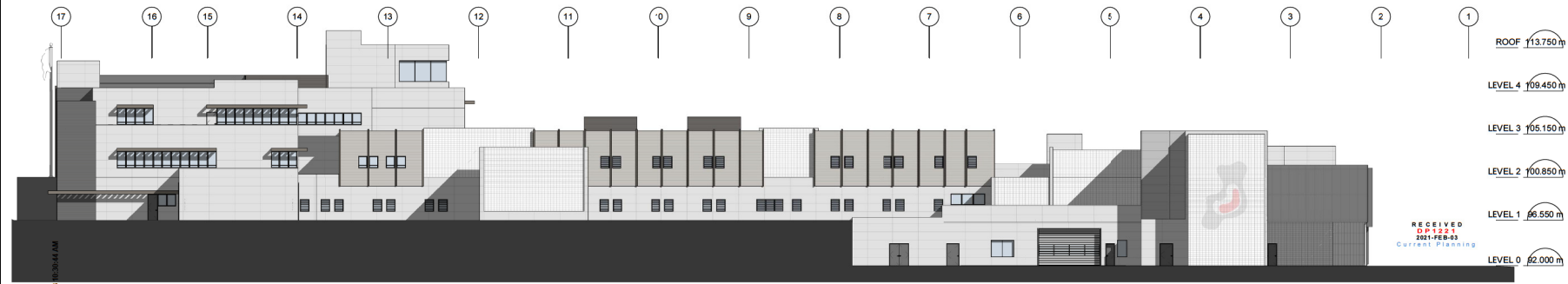


4 BLOCK AE WEST ELEVATION
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1 BLOCK AE SOUTH ELEVATION
AE-A3000 Scale: 1:200

2 BLOCK AE NORTH ELEVATION
AE-A3000 Scale: 1:200



3 BLOCK AE EAST ELEVATION
AE-A3000 Scale: 1:200

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No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05
2	ISSUED FOR REVIEW	2021-01-20
3	ARCHITECTURAL BACKGROUND	2021-02-04
4	ARCHITECTURAL BACKGROUND	2021-02-16
5	FINANCIAL SUBMISSION 2	2021-02-16
6	W/P - ISSUED FOR REVIEW	2021-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-19
8	IF SUBMISSION	2021-01-05

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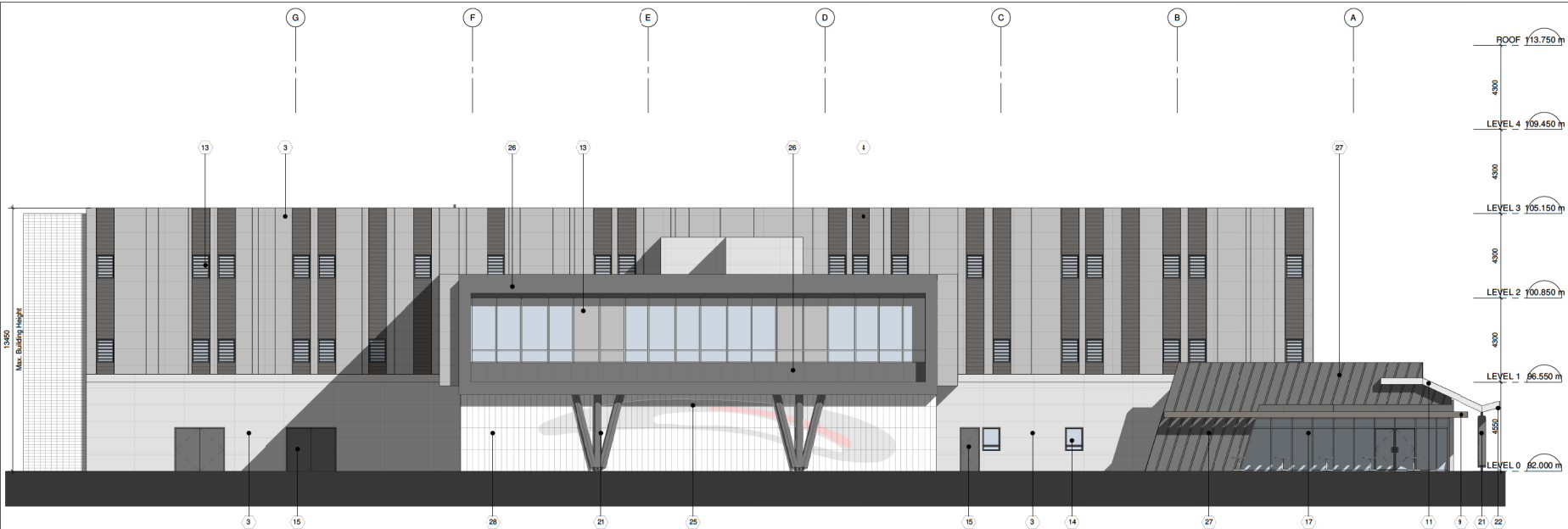
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PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747
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NEINMSP
PROJECT MGR:
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SHEET TITLE
BLOCK AE - BUILDING ELEVATION KEY

SHEET NUMBER
AE-A3000



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1	ISSUED FOR TECHNICAL SUBMISSION	2020-05-05
2	ISSUED FOR REVIEW	2020-07-20
3	ARCHITECTURAL MODIFICATIONS	2020-09-08
4	ARCHITECTURAL MODIFICATIONS	2020-09-15
5	FINANCIAL SUBMISSION 2	2020-10-15
6	M.P. ISSUED FOR REVIEW	2021-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-19
8	IF SUBMISSION	2021-03-05

NO.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2020-05-05
2	ISSUED FOR REVIEW	2020-07-20
3	ARCHITECTURAL MODIFICATIONS	2020-09-08
4	ARCHITECTURAL MODIFICATIONS	2020-09-15
5	FINANCIAL SUBMISSION 2	2020-10-15
6	M.P. ISSUED FOR REVIEW	2021-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-19
8	IF SUBMISSION	2021-03-05

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PROJECT
NANAIMO CORRECTIONAL CENTRE
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO:
 122747
 DRAWN BY:
 NEM/NISP
 PROJECT MGR:
 TED

CHECKED BY:
 QS
 APPROVED BY:
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SHEET TITLE
BLOCK AE - BUILDING ELEVATIONS NORTH & SOUTH

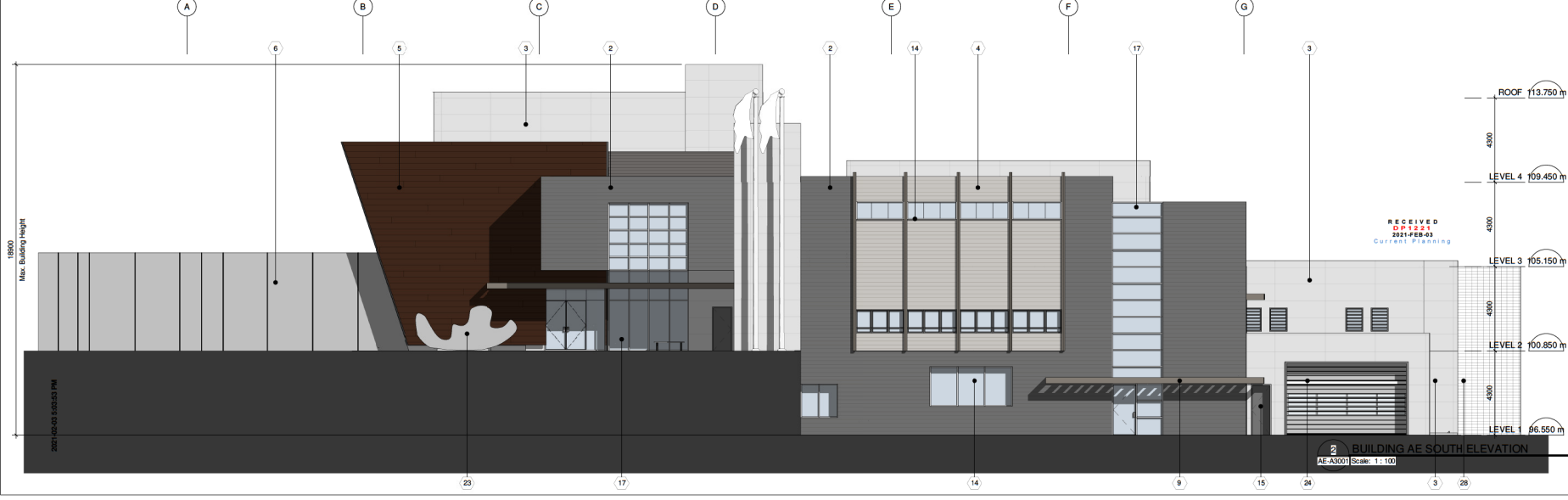
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ISSUE

EXTERIOR FINISHES LEGEND

①	CMU CLADDING	⑨	PREFINISHED METAL EYEBROW	⑰	ALUMINUM STOREFRONT - COMMERCIAL WINDOW	⑳	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH	⑩	2 PLY MODIFIED BITUMEN MEMBRANE ROOFING	⑱	RESIDENTIAL SKYLIGHT	㉑	PREFINISHED COMPOSITE ALUMINUM PANEL
③	MINERAL FIBRE CEMENT SIDING - PANEL	⑪	STANDING SEAM METAL ROOF	⑲	PLANTER BOX	㉒	PERFORMED CUSTOM PROFILE METAL CLADDING
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP	⑫	VINYL WINDOWS	㉓	STEEL FRAMED STAIR, GUARD	㉔	SLC SECURE MESH
⑤	WOOD HORIZONTAL LAP SIDING	⑬	DETENTION / SECURE WINDOW	㉔	CIRCULAR WOOD POST	㉕	ARCHITECTURAL FENCING
⑥	ARCHITECTURAL CONCRETE, PATTERN FINISH	⑭	COMMERCIAL WINDOW - HEAVY DUTY	㉕	WOOD SOFFIT		
⑦	CAST IN PLACE CONCRETE	⑮	STEEL DOOR	㉖	FUTURE ARTWORK		
⑧	CONCRETE FACED INSULATION	⑯	PREFINISHED METAL FLASHING / FASCIA	㉗	ROLL UP DOOR		

1 BUILDING AE NORTH ELEVATION
 AE-A3001 Scale: 1 : 100



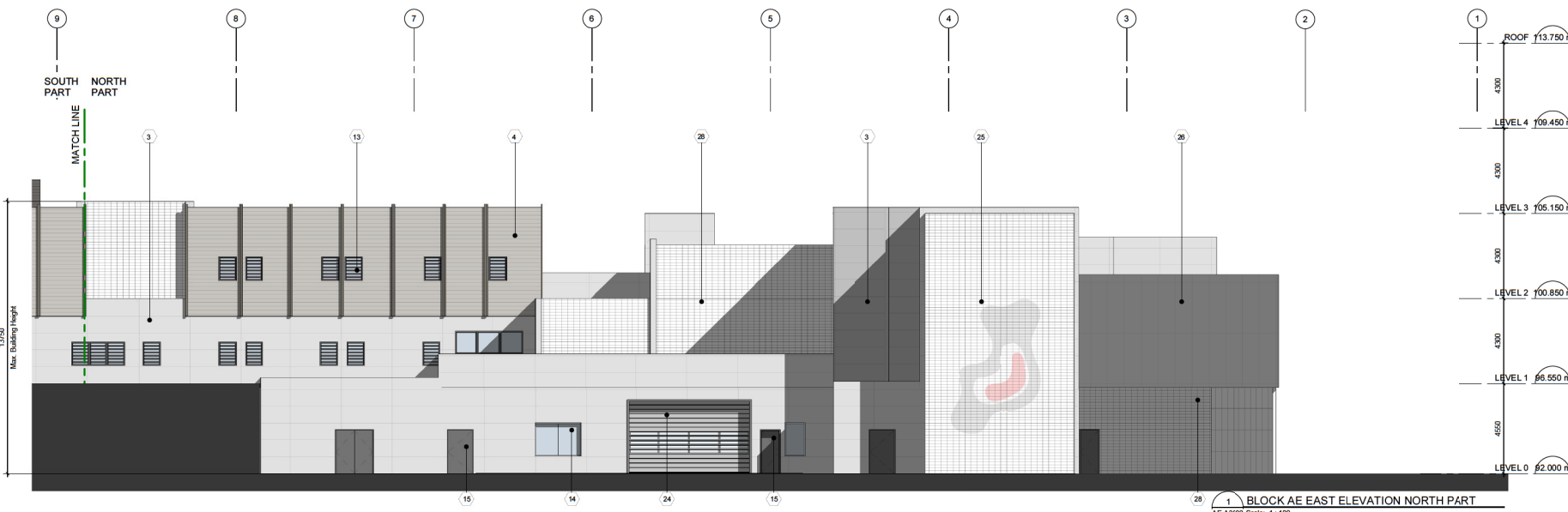
2 BUILDING AE SOUTH ELEVATION
 AE-A3001 Scale: 1 : 100

Max. Building Height
 13450
 18900

ROOF 113.750 m
 LEVEL 4 109.450 m
 LEVEL 3 105.150 m
 LEVEL 2 100.850 m
 LEVEL 1 96.550 m
 LEVEL 0 92.000 m

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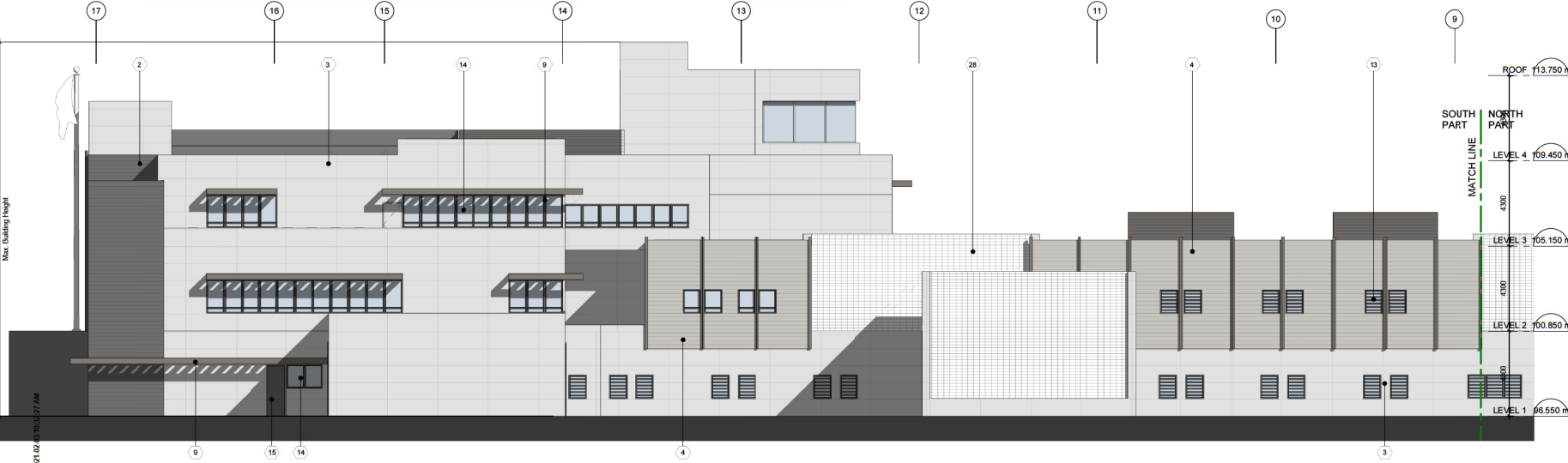
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 1/1



1 BLOCK AE EAST ELEVATION NORTH PART
AE-A3002 Scale: 1:100

EXTERIOR FINISHES LEGEND

① CMU CLADDING	⑨ PREFINISHED METAL EYEBROW	⑰ ALUMINUM STOREFRONT- COMMERCIAL WINDOW	⑳ PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
② MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH	⑩ 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING	⑱ RESIDENTIAL SKYLIGHT	㉑ PREFINISHED COMPOSITE ALUMINUM PANEL
③ MINERAL FIBRE CEMENT SIDING - PANEL	⑪ STANDING SEAM METAL ROOF	⑲ PLANTER BOX	㉒ PREFORMED CUSTOM PROFILE METAL CLADDING
④ MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP	⑫ VINYL WINDOWS	㉀ STEEL FRAMED STAIR, GUARD	㉓ SLC SECURE MESH
⑤ WOOD HORIZONTAL LAP SIDING	⑬ DETENTION / SECURE WINDOW	㉁ CIRCULAR WOOD POST	㉔ ARCHITECTURAL FENCINGS
⑥ ARCHITECTURAL CONCRETE, PATTERN FINISH	⑭ COMMERCIAL WINDOW - HEAVY DUTY	㉂ WOOD SOFFIT	
⑦ CAST IN PLACE CONCRETE	⑮ STEEL DOOR	㉃ FUTURE ARTWORK	
⑧ CONCRETE FACED INSULATION	⑯ PREFINISHED METAL FLASHING / FASCIA	㉄ ROLL UP DOOR	



2 BLOCK AE EAST ELEVATION SOUTH PART
AE-A3002 Scale: 1:100

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-04-05
2	ISSUED FOR REVIEW	2021-01-25
3	ARCHITECTURAL BACKGROUND	2020-04-06
4	ARCHITECTURAL BACKGROUND	2020-04-15
5	FINANCIAL SUBMISSION 2	2020-10-15
6	W/P - ISSUED FOR REVIEW	2021-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-19
8	IF SUBMISSION	2021-01-08

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PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NEINMSP

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE
BLOCK AE - BUILDING ELEVATIONS EAST

SHEET NUMBER
AE-A3002

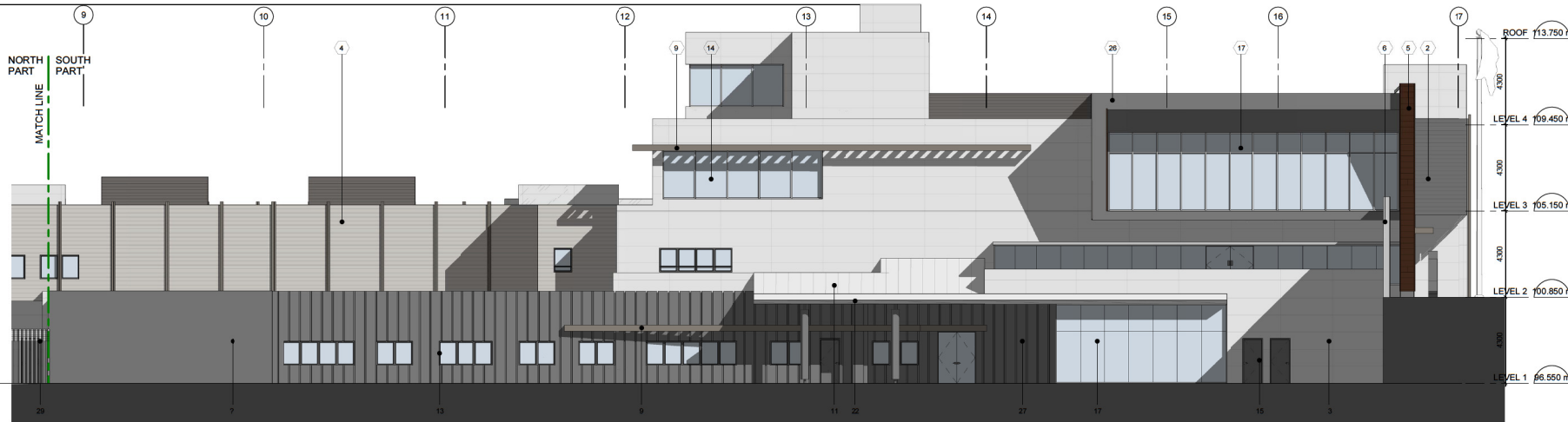
ISSUE

13750
Max. Building Height

18500
Max. Building Height

2021.02.02.10.37 AM

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Vancouver, BC V6E 4B1, Canada
Tel: 604.683.8707 Fax: 604.683.9622
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EXTERIOR FINISHES LEGEND

① CMU CLADDING	⑨ PREFINISHED METAL EYEBROW	⑰ ALUMINUM STOREFRONT- COMMERCIAL WINDOW	⑳ PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
② MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH	⑩ 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING	⑱ RESIDENTIAL SKYLIGHT	㉑ PREFINISHED COMPOSITE ALUMINUM PANEL
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⑤ WOOD HORIZONTAL LAP SIDING	⑬ DETENTION / SECURE WINDOW	㉒ CIRCULAR WOOD POST	㉔ ARCHITECTURAL FENCING
⑥ ARCHITECTURAL CONCRETE, PATTERN FINISH	⑭ COMMERCIAL WINDOW - HEAVY DUTY	㉓ WOOD SOFFIT	
⑦ CAST IN PLACE CONCRETE	⑮ STEEL DOOR	㉔ FUTURE ARTWORK	
⑧ CONCRETE FACED INSULATION	⑯ PREFINISHED METAL FLASHING / FASCIA	㉕ ROLL UP DOOR	



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ISSUES	No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-05	
2	ISSUED FOR REVIEW	2020-01-25	
3	ARCHITECTURAL BACKGROUND	2020-04-04	
4	ARCHITECTURAL BACKGROUND	2020-04-15	
5	FINANCIAL SUBMISSION 2	2020-10-15	
6	W/P - ISSUED FOR REVIEW	2021-01-08	
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-19	
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Current Planning

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IBI GROUP
IBI ARCHITECTS (CANADA) INC.
1705-102 Street, Victoria, British Columbia
V8W 2E6, Canada
Tel: 250.463.8707 Fax: 250.463.9622
ibi@group.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO: 122747

DRAWN BY: HEINRICH	CHECKED BY: GS
PROJECT MGR: TED	APPROVED BY: TG

SHEET TITLE
BLOCK AE - BUILDING ELEVATIONS WEST

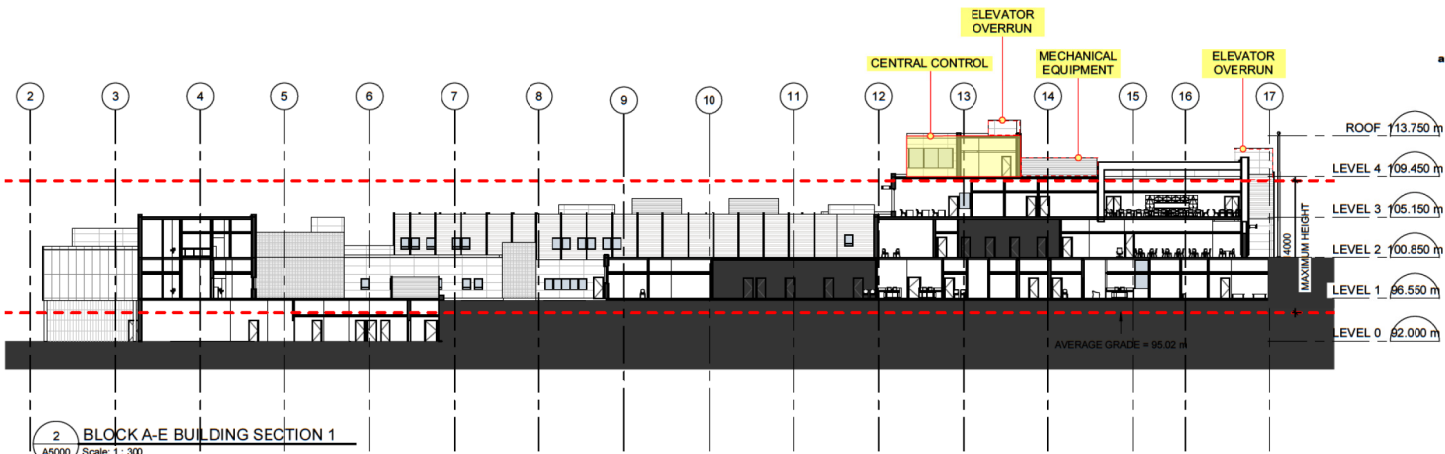
SHEET NUMBER AE-A3003	ISSUE
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IBI GROUP ARCHITECTS (CANADA) INC. 1705-102 Street, Victoria, British Columbia V8W 2E6, Canada Tel: 250.463.8707 Fax: 250.463.9622 ibi@group.com

3 BLOCK AE LO L1 PLAN
A5000 Scale: 1: 300

AVERAGE GRADE CALCULATION

segment	formula	elev A	elev B1	elev B2	elev C1	elev C2	elev D2	elev D2	avr grade	length	grade by segment
A B1	$(\text{elev A} + \text{elev B1}) / 2 \times (\text{A B1 length})$	92	96.55	96.55	100.85	92	92	92	94.275	108000	10181700
B1 B2	$(\text{elev B1} + \text{elev B2}) / 2 \times (\text{B1 B2 length})$								96.55	11850	1144117.5
B2 C1	$(\text{elev B2} + \text{elev C1}) / 2 \times (\text{B2 C1 length})$								98.7	45375	4478512.5
C1 C2	$(\text{elev C1} + \text{elev C2}) / 2 \times (\text{C1 C2 length})$								96.425	107970	10411007.25
C2 D1	$(\text{elev C2} + \text{elev D1}) / 2 \times (\text{C2 D1 length})$								92	12030	1106760
D1 D2	$(\text{elev D1} + \text{elev D2}) / 2 \times (\text{D1 D2 length})$								92	33350	3068200
D A	$(\text{elev D2} + \text{elev A}) / 2 \times (\text{D A length})$								92	39690	3651480
									totals:	3582656	34041777.25
									average grade:		95.02

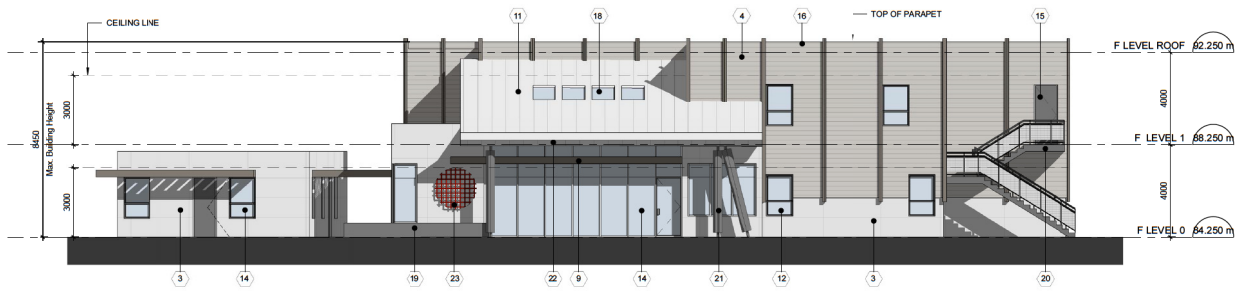


2 BLOCK A-E BUILDING SECTION 1
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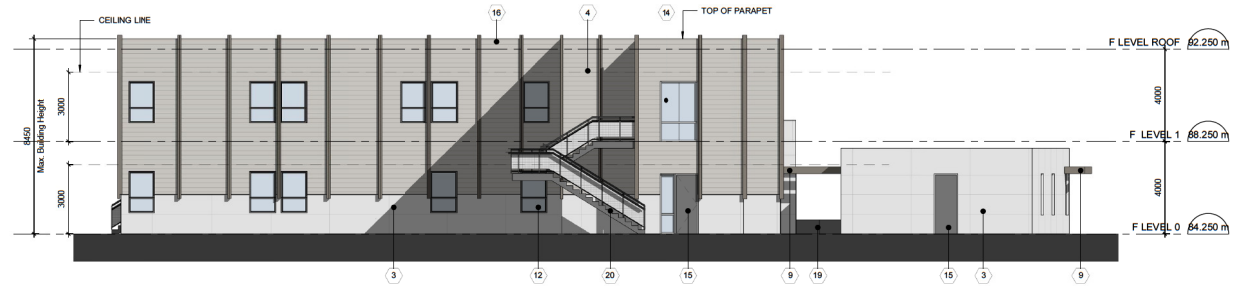
SEAL	
PRIME CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 100-125 West Pender Street, Vancouver, BC V6E 4B1, Canada tel 604 683 8797 fax 604 683 0462 ibigroup.com	
PROJECT NANAIMO CORRECTIONAL CENTRE 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA	
PROJECT NO: 122747	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver
SHEET TITLE BUILDING AE HEIGHT CALCULATION	
SHEET NUMBER A5000	ISSUE

RECEIVED
DP 1221
2021-FEB-03
Current Planning

EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
⑤	WOOD HORIZONTAL LAP SIDING
⑥	ARCHITECTURAL CONCRETE, PATTERN FINISH
⑦	CAST IN PLACE CONCRETE
⑧	CONCRETE FACED INSULATION
⑨	PREFINISHED METAL EYEBROW
⑩	2 PLY MODIFIED BITUMEV MEMBRANE ROOFING
⑪	STANDING SEAM METAL ROOF
⑫	VINYL WINDOWS
⑬	DETENTION / SECURE WINDOW
⑭	COMMERCIAL WINDOW - HEAVY DUTY
⑮	STEEL DOOR
⑯	PREFINISHED METAL FLASHING / FASCIA
⑰	ALUMINUM CURTAINWAL. - COMMERCIAL WINDOW
⑱	RESIDENTIAL SKYLIGHT
⑲	PLANTER BOX
⑳	STEEL FRAMED STAIR, GUARD
㉑	CIRCULAR WOOD POST
㉒	WOOD SOFFIT
㉓	FUTURE ARTWORK
㉔	ROLL UP DOOR
㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING



1 BLOCK F1 NORTH ELEVATION
F1-A3000 Scale: 1:100



2 BLOCK F1 SOUTH ELEVATION
F1-A3000 Scale: 1:100



3 BLOCK F1 EAST ELEVATION
F1-A3000 Scale: 1:100



4 BLOCK F1 WEST ELEVATION
F1-A3000 Scale: 1:100

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ISSUES	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2024-05-05
2	ISSUED FOR REVIEW	2024-07-23
3	ARCHITECTURAL BACKGROUND	2024-08-08
4	ARCHITECTURAL BACKGROUND	2024-08-16
5	FINANCIAL SUBMISSION 2	2024-10-15
6	W/P - ISSUED FOR REVIEW	2024-11-08
7	SCHEMATIC DESIGN SUBMITTAL	2024-11-19
8	IF SUBMISSION	2024-12-06

CONSULTANTS

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PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NEINMSP

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE
BLOCK F1+ SUPPORT - BUILDING ELEVATIONS

SHEET NUMBER
F1-A3000

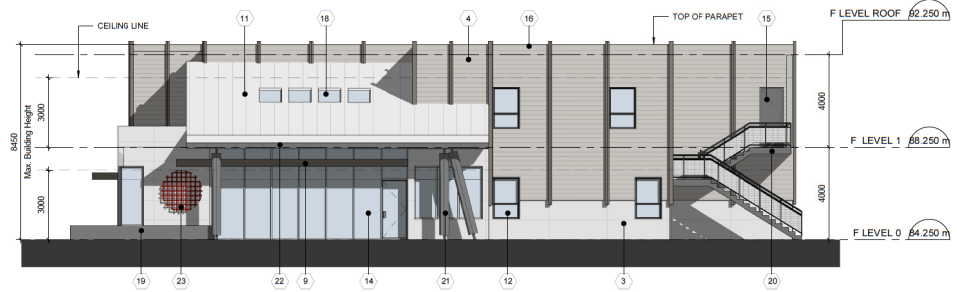
ISSUE

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2024-FEB-03
Current Planning

2024.02.02 4:10:00 PM

IBI 360122747 - Nanaimo Correctional Centre Renovation (2024) (22747_NCC_Renov_Building).rvt

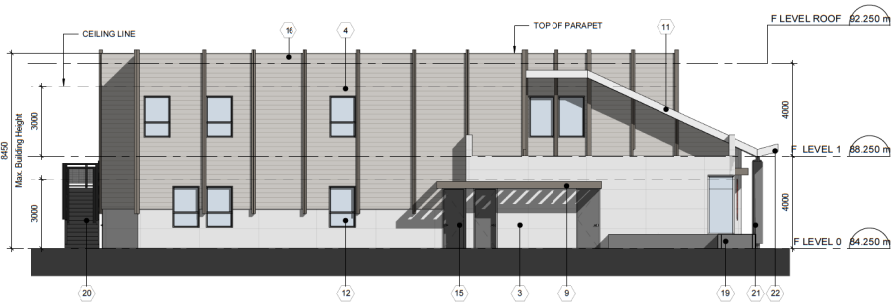
EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
⑤	WOOD HORIZONTAL LAP SIDING
⑥	ARCHITECTURAL CONCRETE, PATTERN FINISH
⑦	CAST IN PLACE CONCRETE
⑧	CONCRETE FACED INSULATION
⑨	PREFINISHED METAL EYEBROW
⑩	2 PLY MODIFIED BITUMEN MEMBRANE ROOFING
⑪	STANDING SEAM METAL ROOF
⑫	VINYL WINDOWS
⑬	DETENTION / SECURE WINDOW
⑭	COMMERCIAL WINDOW - HEAVY DUTY
⑮	STEEL DOOR
⑯	PREFINISHED METAL FLASHING / FASCIA
⑰	ALUMINUM CURTAINWALL - COMMERCIAL WINDOW
⑱	RESIDENTIAL SKYLIGHT
⑲	PLANTER BOX
⑳	STEEL FRAMED STAIR, GUARD
㉑	CIRCULAR WOOD POST
㉒	WOOD SOFFIT
㉓	FUTURE ARTWORK
㉔	ROLL UP DOOR
㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING



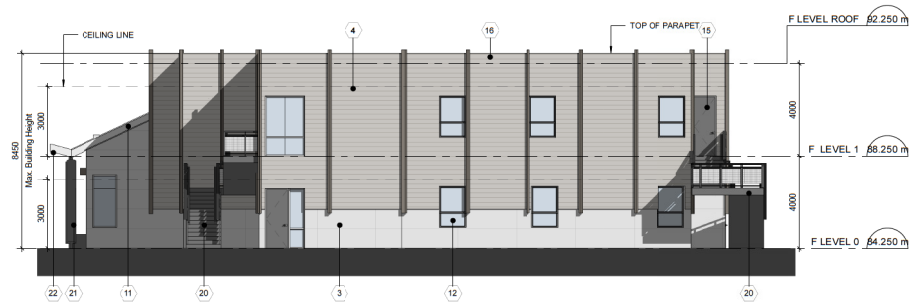
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F-A3000/ Scale: 1:100



2 BLOCK F2-F3 SOUTH ELEVATION
F-A3000/ Scale: 1:100



3 BLOCK F2-F3 EAST ELEVATION
F-A3000/ Scale: 1:100



4 BLOCK F2-F3 WEST ELEVATION
F-A3000/ Scale: 1:100

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2024-01-05
2	ISSUED FOR REVIEW	2024-01-20
3	ARCHITECTURAL RECORDING	2024-01-24
4	ARCHITECTURAL RECORDING	2024-01-16
5	FINANCIAL SUBMISSION 2	2024-01-15
6	W/P - ISSUED FOR REVIEW	2024-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2024-01-10
8	IF SUBMISSION	2024-01-08

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CONSULTANTS

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IBI GROUP ARCHITECTS (CANADA) INC.
7075 156th Street, Toronto, Ontario
M3J 1A7, Canada
Tel: 416-463-8700 Fax: 416-463-0402
ibi@ibi.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NEWMSP

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE
BLOCK F2-F3 - BUILDING ELEVATIONS

SHEET NUMBER
F-A3000

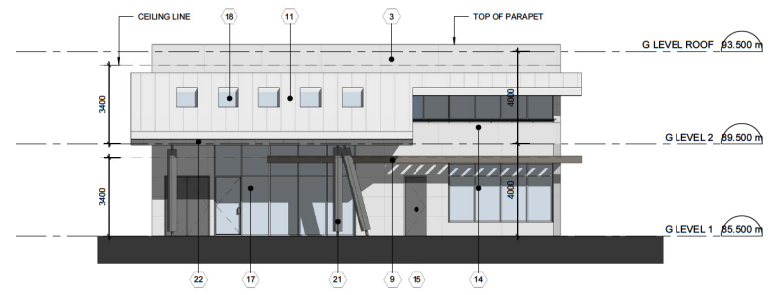
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2024 FEB 03
CURRENT PLANNING

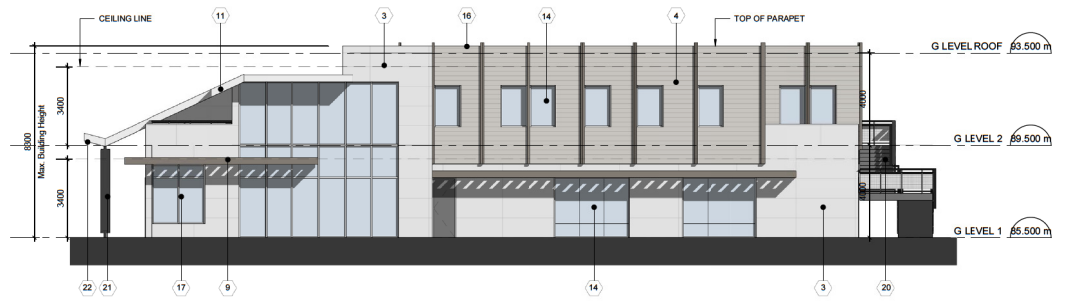
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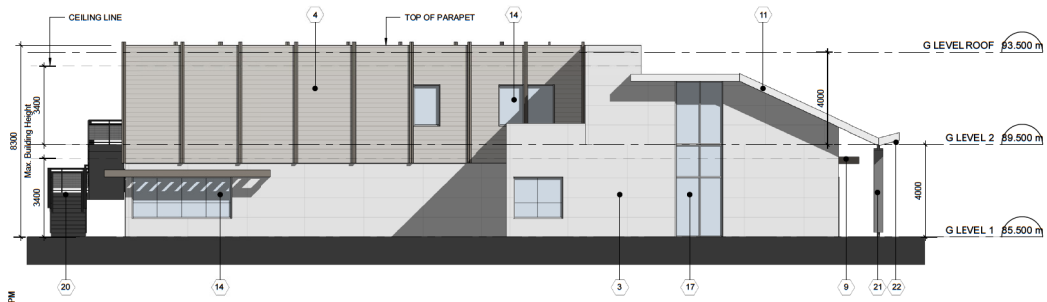
EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP
⑤	WOOD HORIZONTAL LAF SIDING
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⑱	RESIDENTIAL SKYLIGHT
⑲	PLANTER BOX
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㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENC'G



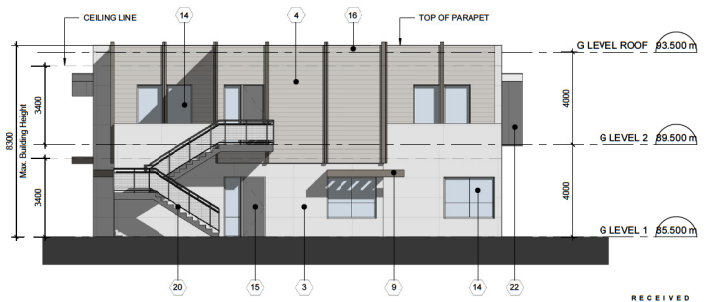
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GS-A3000 Scale: 1:100



2 BLOCK GS WEST ELEVATION
GS-A3000 Scale: 1:100



3 BLOCK GS EAST ELEVATION
GS-A3000 Scale: 1:100



4 BLOCK GS SOUTH ELEVATION
GS-A3000 Scale: 1:100

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05
2	ISSUED FOR REVIEW	2021-01-23
3	ARCHITECTURAL BACKGROUND	2021-01-26
4	ARCHITECTURAL BACKGROUND	2021-01-15
5	FINANCIAL SUBMISSION 2	2021-01-15
6	W/P - ISSUED FOR REVIEW	2021-01-08
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-15
8	IF SUBMISSION	2021-01-05

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IBI GROUP
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Vancouver, BC V6E 4B1, Canada
Tel: 604.683.8797 Fax: 604.683.0462
ibi@group.com

PROJECT

NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NEINMSP

CHECKED BY:
GS

PROJECT MGR:
TED

APPROVED BY:
TG

SHEET TITLE

BLOCK GS - BUILDING ELEVATIONS

SHEET NUMBER

GS-A3000

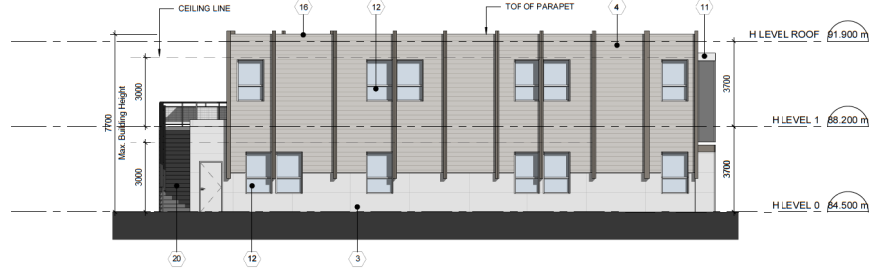
ISSUE

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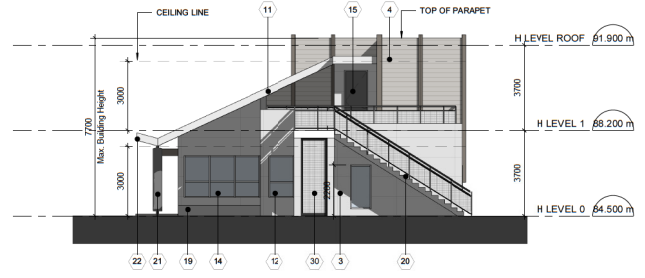
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DP 12247
2021-FEB-02
Current Planning

12247-01-IBI-2021-02-02-04:06 PM - Nanaimo Correctional Centre Rehabilitation (2021022747_NCC_E2021_Building).rvt

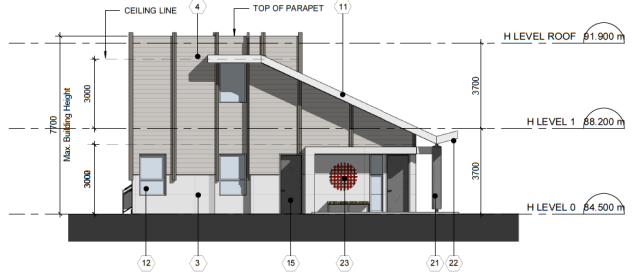
EXTERIOR FINISHES LEGEND	
①	CMU CLADDING
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH
③	MINERAL FIBRE CEMENT SIDING - PANEL
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⑱	RESIDENTIAL SKYLIGHT
⑲	PLANTER BOX
⑳	STEEL FRAMED STAIR, GUARD
㉑	CIRCULAR WOOD POST
㉒	WOOD SOFFIT
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㉔	ROLL UP DOOR
㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
㉘	SLC SECURE MESH
㉙	ARCHITECTURAL FENCING
㉚	TRELLIS



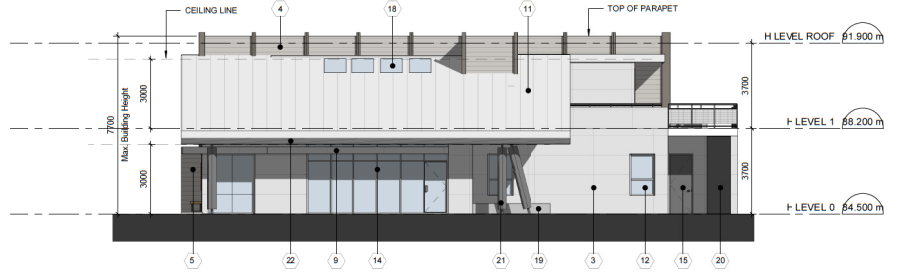
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H-A3000/ Scale: 1:100



2 BLOCK H WEST ELEVATION
H-A3000/ Scale: 1:100



3 BLOCK H EAST ELEVATION
H-A3000/ Scale: 1:100



4 BLOCK H SOUTH ELEVATION
H-A3000/ Scale: 1:100

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-09
2	ISSUED FOR REVIEW	2020-01-20
3	ARCHITECTURAL RECORDINGS	2020-04-09
4	ARCHITECTURAL RECORDINGS	2020-04-16
5	FINANCIAL SUBMISSION 2	2020-10-15
6	W/P - ISSUED FOR REVIEW	2021-01-18
7	SCHEMATIC DESIGN SUBMITTAL	2021-01-18
8	IFP SUBMISSION	2021-03-05

CONSULTANTS

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IBI GROUP ARCHITECTS (CANADA) INC.
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ibi@ibi.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO:
122747

DRAWN BY:
NENNISP

PROJECT MGR:
TED

CHECKED BY:
GS

APPROVED BY:
TG

SHEET TITLE
BLOCK H - BUILDING ELEVATIONS

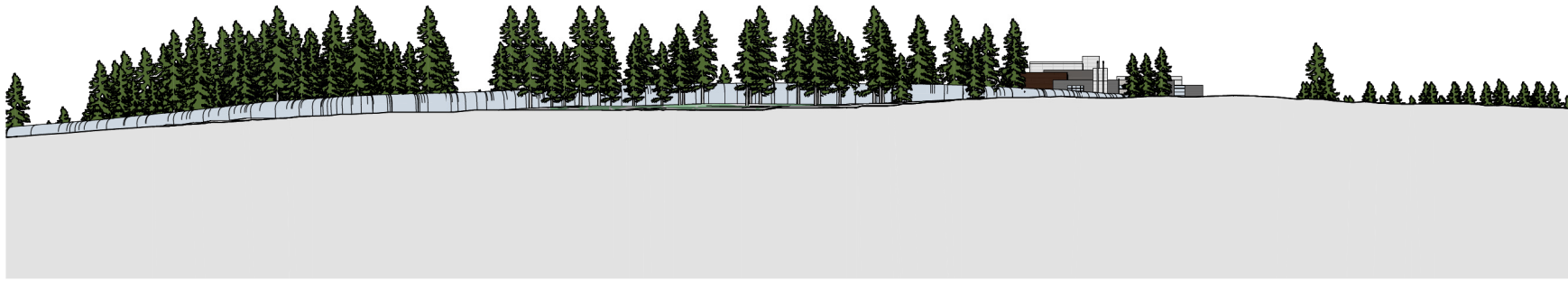
SHEET NUMBER
H-A3000

ISSUE

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2021-FEB-03
Current Planning

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2021.02.02 12:41:07 PM



1 Streetscape from Biggs Road
A6000 Scale: 1:500

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ISSUES	No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-03	
2	ISSUED FOR REVIEW	2020-07-20	
3	ARCHITECTURAL REVISIONS	2020-08-04	
4	PROFESSIONAL REVISIONS	2020-08-10	
5	ISSUED FOR CLIENT REVIEW	2020-08-17	
6	DRAFTED ISSUED FOR PLO	2020-10-08	
7	FINAL SUBMISSION 1	2020-11-10	
8	SCHEMATIC DESIGN SUBMITTAL	2021-01-18	
9	OF SUBMISSION	2021-03-05	

CONSULTANTS

SEAL

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ARCHITECTS (CANADA) INC.
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ibigroup.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO.
122747

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
NEIGHBOURHOOD CONTEXT /
STREETSCAPE

SHEET NUMBER A6000	ISSUE
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BUILDING AE / MAIN ENTRANCE

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-09
2	ISSUED FOR REVIEW	2020-07-20
3	ARCHITECTURAL KNOWLEDGE	2020-08-04
4	PROFESSIONAL KNOWLEDGE	2020-08-10
5	ISSUED FOR CLIENT REVIEW	2020-08-17
6	DRAFTED ISSUED FOR PLO	2020-10-08
7	FINAL SUBMISSION 1	2020-10-19
8	SCHEMATIC DESIGN SUBMITTAL	2020-11-18
9	OF SUBMISSION	2021-03-05

CONSULTANTS

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 ibigroup.com

PROJECT
NANAIMO CORRECTIONAL CENTRE
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

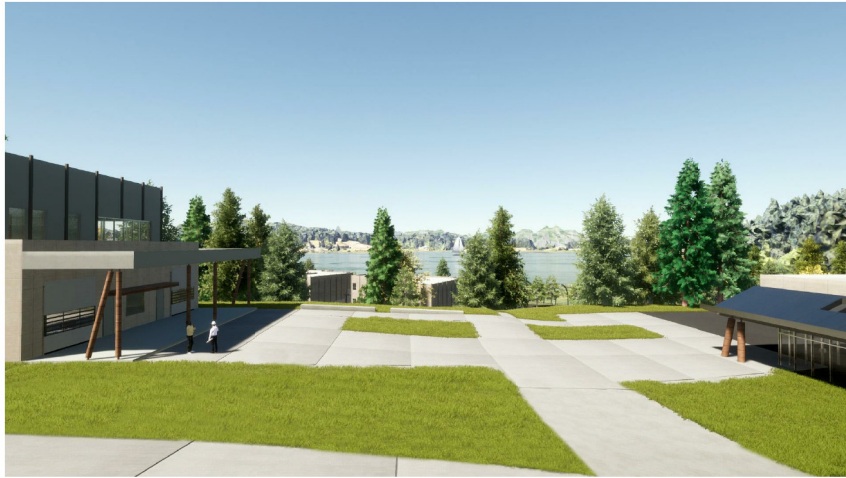
PROJECT NO:
 122747

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
RENDERS

SHEET NUMBER A7000	ISSUE
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RECEIVED
 01 FEB 2021
 Current Planning



BUILDING D1 / BUILDING AE



BLOCK GS / BLOCK H



BLOCK F



BLOCK GS

2021-02-02 5:17:40 PM

RECEIVED
D P E 2 1
2021-FEB-03
Current Planning

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<table border="1"> <thead> <tr> <th>ISSUES</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR TECHNICAL SUBMISSION</td> <td>2020-04-03</td> </tr> <tr> <td>2</td> <td>ISSUED FOR REVIEW</td> <td>2020-07-20</td> </tr> <tr> <td>3</td> <td>ARCHITECTURAL BACKGROUND</td> <td>2020-04-04</td> </tr> <tr> <td>4</td> <td>ARCHITECTURAL BACKGROUND</td> <td>2020-04-10</td> </tr> <tr> <td>5</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>2020-04-17</td> </tr> <tr> <td>6</td> <td>DRAFTED ISSUED FOR PLO</td> <td>2020-10-08</td> </tr> <tr> <td>7</td> <td>FINANCIAL SUBMISSION 1</td> <td>2020-11-10</td> </tr> <tr> <td>8</td> <td>SCHEMATIC DESIGN SUBMITTAL</td> <td>2021-01-18</td> </tr> <tr> <td>9</td> <td>OF SUBMISSION</td> <td>2021-03-05</td> </tr> </tbody> </table>		ISSUES	DESCRIPTION	DATE	1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-03	2	ISSUED FOR REVIEW	2020-07-20	3	ARCHITECTURAL BACKGROUND	2020-04-04	4	ARCHITECTURAL BACKGROUND	2020-04-10	5	ISSUED FOR CLIENT REVIEW	2020-04-17	6	DRAFTED ISSUED FOR PLO	2020-10-08	7	FINANCIAL SUBMISSION 1	2020-11-10	8	SCHEMATIC DESIGN SUBMITTAL	2021-01-18	9	OF SUBMISSION	2021-03-05
ISSUES	DESCRIPTION	DATE																													
1	ISSUED FOR TECHNICAL SUBMISSION	2020-04-03																													
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9	OF SUBMISSION	2021-03-05																													
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<p>PROJECT</p> <p>NANAIMO CORRECTIONAL CENTRE CENTRE 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>																															
<p>PROJECT NO.</p> <p>122747</p>																															
<p>DRAWN BY:</p> <p>Author</p>	<p>CHECKED BY:</p> <p>Checker</p>																														
<p>PROJECT MGR:</p> <p>Designer</p>	<p>APPROVED BY:</p> <p>Approver</p>																														
<p>SHEET TITLE</p> <p>RENDERS</p>																															
<p>SHEET NUMBER</p> <p>A7001</p>	<p>ISSUE</p>																														

IBI Group Architects (Canada) Inc. - Nanaimo Correctional Centre Renovation #122747 - NCC - 2021-02-02

EXTERIOR FINISHES LEGEND					
①	CMU CLADDING	⑩	PREFINISHED METAL EYEBROW	⑰	ALUMINUM CURTAINWALL - COMMERCIAL WINDOW
②	MINERAL FIBRE CEMENT SIDING - WOODGRAIN FINISH	⑪	2 PLY MODIFIED BITUMEN MEMBRANE ROOFING	⑱	RESIDENTIAL SKYLIGHT
③	MINERAL FIBRE CEMENT SIDING - PANEL	⑫	STANDING SEAM METAL ROOF	⑲	PLANTER BOX
④	MINERAL FIBRE CEMENT SIDING - HORIZONTAL LAP	⑬	VINYL WINDOWS	⑳	STEEL FRAMED STAIR, GUARD
⑤	WOOD HORIZONTAL LAP SIDING	⑭	DETENTION / SECURE WINDOW	㉑	CIRCULAR WOOD POST
⑥	ARCHITECTURAL CONCRETE, PATTERN FINISH	⑮	COMMERCIAL WINDOW - HEAVY DUTY	㉒	WOOD SOFFIT
⑦	CAST IN PLACE CONCRETE	⑯	STEEL DOOR	㉓	FUTURE ARTWORK
⑧	CONCRETE FACED INSULATION	⑰	PREFINISHED METAL FLASHING / FASCIA	㉔	ROLL UP DOOR
				㉕	PAINTED STEEL MESH - ART WORK ATTACHED BY OTHERS
				㉖	PREFINISHED COMPOSITE ALUMINUM PANEL
				㉗	PREFORMED CUSTOM PROFILE METAL CLADDING
				㉘	SLC SECURE MESH
				㉙	ARCHITECTURAL FENCING



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1	ISSUED FOR TECHNICAL SUBMISSION	2023-03-05
2	ISSUED FOR REVIEW	2023-01-25
3	ARCHITECTURAL RECORDS/ISSUE	2023-03-08
4	ARCHITECTURAL RECORDS/ISSUE	2023-03-15
5	ISSUED FOR CLIENT REVIEW	2023-03-17
6	DRAFTED ISSUED FOR IBI	2023-10-26
7	FINAL SUBMISSION 2	2023-11-15
8	ISSUANCE PERIOD SUBMITTAL	2023-11-15
9	OF SUBMISSION	2023-03-05

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PROJECT
NANAIMO CORRECTIONAL CENTRE
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO:
 122747
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT MGR: Designer
 APPROVED BY: Approver

SHEET TITLE
EXTERIOR FINISH MATERIALS PALETTE

SHEET NUMBER
A002

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February 03, 2021

NCCR Landscape Rationale – Issued for DP

The landscape design for the project aims to provide impactful exterior spaces that support the modern, progressive approach of the facility and create safe and secure outdoor spaces. A normalized, campus like design is supporting an atmosphere of learning and growth while being grounded in the natural landscape character of the site offering opportunities for daily interaction with the natural world.

Distinct landscape spaces are created throughout the site in response to the building program areas and existing site features, promoting diverse uses and positive human interaction. The Site plan aims to retain existing trees where possible and aims to respect the existing topography and character of the site. Views onto the facility and views from the facility onto Brennan Lake and the forest edge are carefully considered.

The site is organized into four quadrants with distinct uses and characters.

Quadrant 1 located at the NW corner of the site adjacent the lake riparian landscape contains the Guthrie Community, support building and neighbourhood plaza. This quadrant is somewhat secluded from other areas by the existing mature woodland to the south and a proposed wetland and planted berm to the east.

Quadrant 2 located at the NE corner of the site contains the Medium residences organized around a shared Commons with filtered views through stands of mature trees of Brennan Lake and views of open meadow and forest edge to the east.

The Guthrie and Medium communities are linked to the Main Building with accessible walkway and stair connections across a sloped open grassland area with stands of mature trees.

Quadrant 3 located in the SE portion of the site contains the Main Building, is characterized by a structured campus landscape typology in responding to the adjacent building program spaces and Institutional character of the architecture. The Commons Plaza is a central hub for pedestrian circulation that connects the Main and Program Services buildings, offers outdoor dining, seating and gathering spaces and an outdoor workshop plaza space. A small amphitheater is located north of the Program Services building offering views over the lower buildings onto Brennan Lake. A flex-use plaza located south of the Program Services building offers space for large group gatherings and outdoor basketball. The Common Green is a further extension of the athletic functions located within the Program Services and adjacent plaza. A gravel running and walking loop is circling a generous flex-use grass area which can be used for a variety of sports and recreational programming.

Quadrant 4 located at the SW corner of the site contains the agriculture and landscape storage buildings. This area offers opportunities for food production and orchard planting as part of the operational programming of the facility. Indigenous and spiritual programming is supported by the addition of a council circle, Shkode-Kaan, Sweat Lodge and healing garden in proximity to a large stand of mature conifers. The addition of a future longhouse is anticipated within this quadrant and schematically illustrated if the landscape site plan.

The wide variety of landscape spaces provided within the facility creates opportunities for positive interaction, organized group activities, outdoor classroom programming, personal reflection, physical activity and recreation. Careful placement of gathering spaces, walkways and stair connections is aiming to offer freedom of movement and intuitive wayfinding throughout the site while respecting the requirements for efficient and secure pedestrian travel routes and required inmate population separations. Although the site is sloped, the design provides universal access to all major program areas. Where possible existing pathways and roads are retained to minimize site disturbance.

The planting strategy for the project relies heavily on the existing landscape typologies within the site and its immediate context. The current facility features large open grass areas which are retained, however transformed from a more manicured lawn aesthetic towards a rougher, more drought tolerant grassland typology. The lakefront and riparian plant typologies present along Brennan Lake are reflected in the Wetland and meadow planting areas within the secure perimeter. A 'hedgerow and thicket' plant typology is borrowed from the site's agricultural context and is utilized to provide separation between uses where required and limit views onto the facility from Biggs Road. The retention of existing mature trees and addition of deciduous and coniferous tree clusters is connecting the on site landscape to the surrounding woodland and forest edge typologies.

Street trees at a regular spacing are provided along the Commons and the lower road alongside the Guthrie and Medium communities. This aims to evoke normalized environments of a campus mews and typical streetscape with a familiar rhythm of buildings, trees and entrance walkways. Large deciduous trees are provided along staff and visitor parking areas to provide canopy shade and reduce the heat island effect.

The plant palette relies heavily on native and adaptive plant material, drought tolerant, resilient and low maintenance species. The planting strategy follows biophilic design principles aiming to provide seasonal interest, connection to nature and creation of habitat.

Sustainable stormwater management practices include retention of soil permeability, rainwater infiltration and retention within landscape areas which is reflected in the Civil consultant's stormwater management plan.

The site lighting plan has been developed in coordination with the Electrical consultant and aims to provide safe, secure and well lit conditions in all relevant areas of the site.



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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
 NANAIMO, BC
 V8R 5N3, CANADA

PROJECT NO: 19-080	SCALE: 1:730
DRAWN BY: JB	CHECKED BY: MP
PROJECT MGR: JP	APPROVED BY: MP

SHEET TITLE
 Landscape
 Key Plan

SHEET NUMBER L1.0	ISSUE 2021-02-18
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LEGEND

LEGEND

- Pedestrian Circulation
- Vehicular Circulation

BRANNEN LAKE



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2	Final Submission	2020/10/15
3	Issued for Development Permit	2021/02/03

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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO: 19-080	SCALE: 1:750
DRAWN BY: JB	CHECKED BY: MP
PROJECT MGR: JP	APPROVED BY: MP

SHEET TITLE
 Landscape Site Circulation Diagram

SHEET NUMBER L0.1	ISSUE
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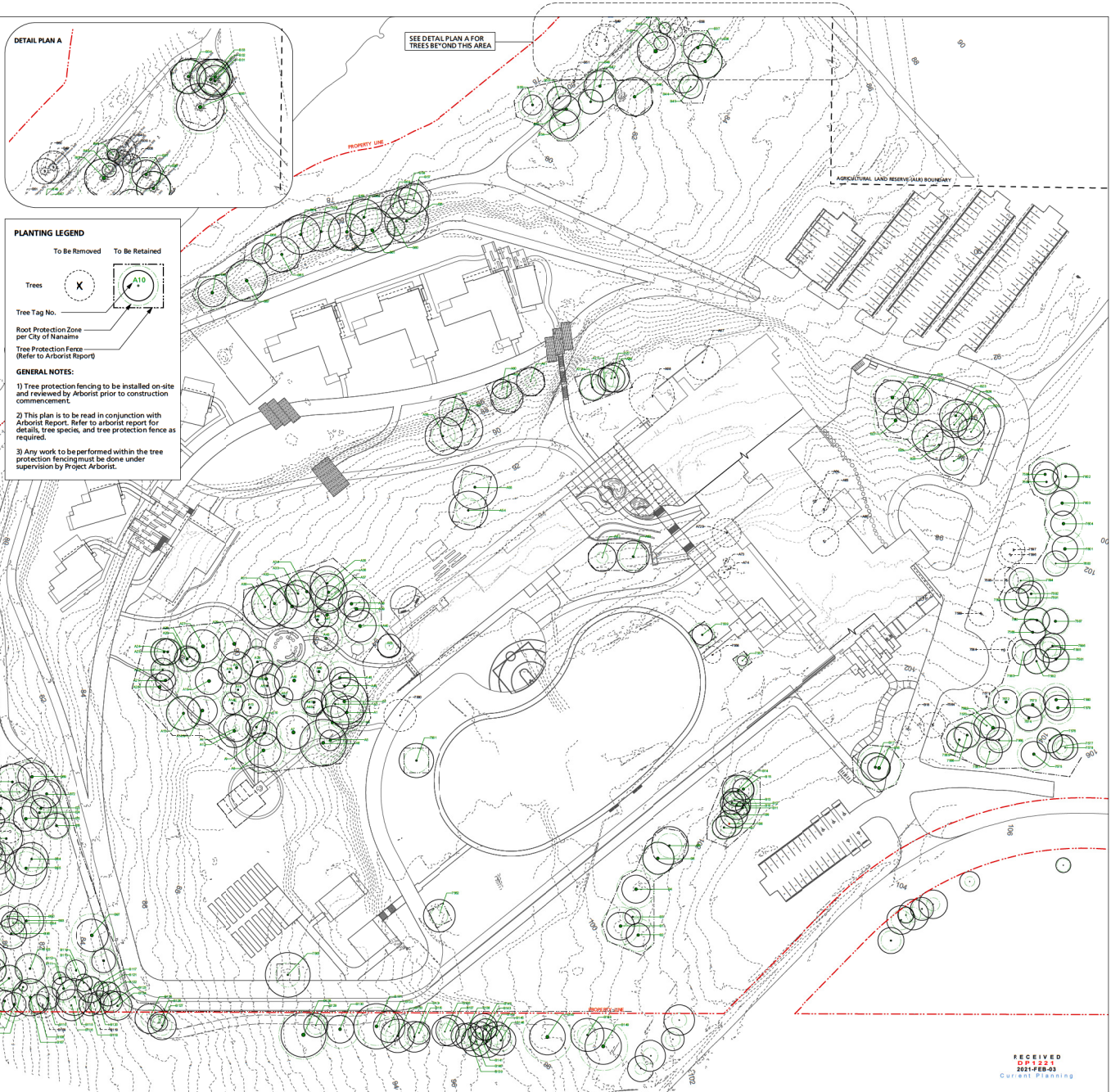
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Site Circulation Diagram
 Scale: 1:750

95% TN

DATE: 2021-02-03

Tag	Species	DBH (mm)	Status	Remarks
A1	Pseudotsuga menziesii	1070	Retain	
A2	Pseudotsuga menziesii	1088	Retain	
A3	Thuja plicata	610	Retain	
A4	Pseudotsuga menziesii	1060	Retain	
A5	Thuja plicata	1070	Retain	
A6	Acer macrophyllum	1180	Retain	
A7	Pseudotsuga menziesii	1150	Retain	
A8	Pseudotsuga menziesii	960	Retain	
A10	Pseudotsuga menziesii	790	Retain	
A11	Pseudotsuga menziesii	104	Retain	
A12	Acer macrophyllum	320	Retain	
A13	Albizia grandis	720	Retain	
A44	Pseudotsuga menziesii	700	Retain	
A14W	Coniferaea	1100	Retain	
A15	Pseudotsuga menziesii	640	Retain	
A16	Pseudotsuga menziesii	640	Retain	
A18	Pseudotsuga menziesii	950	Retain	
A19	Pseudotsuga menziesii	1170	Retain	
A20	Pseudotsuga menziesii	1160	Retain	
A21	Pseudotsuga menziesii	300	Retain	
A22	Pseudotsuga menziesii	620	Retain	
A23	Pseudotsuga menziesii	840	Retain	
A24	Pseudotsuga menziesii	800	Retain	
A25	Pseudotsuga menziesii	900	Retain	
A27	Pseudotsuga menziesii	1240	Retain	
A28	Pseudotsuga menziesii	280	Retain	
A29	Pseudotsuga menziesii	1210	Retain	
A30	Acer macrophyllum	720	Retain	
A31	Acer macrophyllum	950	Retain	
A32	Pseudotsuga menziesii	1150	Retain	
A33	Albizia grandis	720	Retain	
A34	Pseudotsuga menziesii	1010	Retain	
A35	Thuja plicata	1000	Retain	
A37	Pseudotsuga menziesii	820	Retain	
A38	Pseudotsuga menziesii	1110	Retain	
A39	Pseudotsuga menziesii	840	Retain	
A40	Pseudotsuga menziesii	1170	Retain	
A41	Pseudotsuga menziesii	1170	Retain	
A42	Pseudotsuga menziesii	710	Retain	
A43	Pseudotsuga menziesii	720	Retain	
A44	Pseudotsuga menziesii	700	Retain	
A45	Pseudotsuga menziesii	960	Retain	
A46	Pseudotsuga menziesii	990	Retain	
A47	Pseudotsuga menziesii	800	Retain	
A48	Pseudotsuga menziesii	1160	Retain	
A49	Pseudotsuga menziesii	800	Retain	
A50	Pseudotsuga menziesii	640	Retain	
A51	Pseudotsuga menziesii	640	Retain	
A52	Pseudotsuga menziesii	1000	Retain	
A53	Albizia grandis	210	Retain	
A54	Pseudotsuga menziesii	710	Retain	
A55	Pseudotsuga menziesii	840	Retain	
A56	Pseudotsuga menziesii	680	Retain	
A57	Pseudotsuga menziesii	700	Retain	
A58	Pseudotsuga menziesii	990	Retain	
A59	Pseudotsuga menziesii	680	Retain	
A60	Thuja plicata	330	Retain	
A62	Acer pseudoalatum	380	Retain	
A64	Pseudotsuga menziesii	1300	Remove	
A65	Pseudotsuga menziesii	960	Remove	
A66	Pseudotsuga menziesii	960	Remove	
A67	Pseudotsuga menziesii	960	Remove	
A68	Acer saccharinum	800	Remove	
A69	Pseudotsuga menziesii	600	Remove	
A70	Pseudotsuga menziesii	900	Remove	
A71	Pseudotsuga menziesii	560	Remove	
A72	Pseudotsuga menziesii	600	Remove	
A73	Pseudotsuga menziesii	600	Remove	
A74	Malus sp.	800	Remove	
B1	Pseudotsuga menziesii	1090	Retain	
B2	Pseudotsuga menziesii	1020	Retain	
B3	Pseudotsuga menziesii	1100	Retain	
B4	Pseudotsuga menziesii	1300	Retain	
B5	Acer macrophyllum	690	Retain	
B6	Pseudotsuga menziesii	710	Retain	
B7	Pseudotsuga menziesii	700	Retain	
B8	Pseudotsuga menziesii	580	Retain	
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B14	Cedrus deodora	860	Retain	
B15	Pseudotsuga menziesii	990	Retain	
B16	Pseudotsuga menziesii	1220	Retain	
B17	Pseudotsuga menziesii	890	Retain	
B18	Pseudotsuga menziesii	1180	Remove	
B19	Pseudotsuga menziesii	510	Retain	
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B21	Pseudotsuga menziesii	540	Retain	
B22	Pseudotsuga menziesii	520	Retain	
B23	Thuja plicata	320	Retain	
B24	Pseudotsuga menziesii	530	Retain	
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B26	Pseudotsuga menziesii	600	Retain	
B27	Pseudotsuga menziesii	1140	Retain	
B28	Pseudotsuga menziesii	490	Retain	
B29	Pseudotsuga menziesii	1190	Retain	
B30	Thuja plicata	700	Retain	
B31	Pseudotsuga menziesii	800	Retain	
B32	Pseudotsuga menziesii	870	Retain	
B33	Pseudotsuga menziesii	190	Retain	
B34	Pseudotsuga menziesii	1380	Retain	
B35	Pseudotsuga menziesii	190	Retain	
B37	Pseudotsuga menziesii	190	Retain	
B39	Albizia grandis	420	Remove	Dead/lying
B40	Albizia grandis	380	Remove	Dead/lying
B41	Pseudotsuga menziesii	380	Retain	
B42	Pseudotsuga menziesii	270	Retain	
B43	Pseudotsuga menziesii	140	Retain	
B44	Pseudotsuga menziesii	350	Retain	
B45	Pseudotsuga menziesii	490	Retain	
B46	Pseudotsuga menziesii	1100	Retain	
B47	Pseudotsuga menziesii	310	Retain	
B48	Pseudotsuga menziesii	710	Retain	
B49	Pseudotsuga menziesii	40	Remove	Dead/lying
B50	Pseudotsuga menziesii	810	Remove	Dead/lying
B51	Pseudotsuga menziesii	780	Remove	Dead/lying
B52	Pseudotsuga menziesii	960	Retain	
B53	Pseudotsuga menziesii	710	Retain	
B54	Pseudotsuga menziesii	810	Retain	
B55	Pseudotsuga menziesii	810	Retain	
B56	Pseudotsuga menziesii	810	Retain	
B57	Pseudotsuga menziesii	1010	Retain	
B58	Pseudotsuga menziesii	440	Retain	
B59	Pseudotsuga menziesii	440	Retain	
B60	Pseudotsuga menziesii	460	Retain	
B61	Pseudotsuga menziesii	1230	Retain	
B62	Pseudotsuga menziesii	140	Retain	
B63	Pseudotsuga menziesii	1130	Retain	
B64	Pseudotsuga menziesii	820	Retain	
B65	Pseudotsuga menziesii	820	Retain	
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B67	Pseudotsuga menziesii	400	Retain	
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B69	Pseudotsuga menziesii	830	Retain	
B70	Thuja plicata	450	Retain	
B71	Pseudotsuga menziesii	450	Retain	
B72	Pseudotsuga menziesii	560	Retain	
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B77	Thuja plicata	860	Retain	
B78	Pseudotsuga menziesii	860	Retain	
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B80	Pseudotsuga menziesii	740	Retain	
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B82	Pseudotsuga menziesii	600	Retain	
B83	Acer macrophyllum	720	Retain	
B84	Pseudotsuga menziesii	1010	Retain	
B85	Pseudotsuga menziesii	860	Retain	
B86	Pseudotsuga menziesii	610	Retain	
B87	Pseudotsuga menziesii	860	Retain	
B88	Pseudotsuga menziesii	860	Retain	
B89	Pseudotsuga menziesii	620	Retain	
B90	Pseudotsuga menziesii	620	Retain	
B91	Pseudotsuga menziesii	540	Retain	
B92	Pseudotsuga menziesii	890	Retain	
B93	Pseudotsuga menziesii	710	Retain	
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B95	Pseudotsuga menziesii	720	Retain	
B96	Pseudotsuga menziesii	650	Retain	
B97	Pseudotsuga menziesii	1160	Retain	
B98	Pseudotsuga menziesii	810	Remove	
B99	Pseudotsuga menziesii	810	Remove	
B100	Pseudotsuga menziesii	810	Remove	
B101	Pseudotsuga menziesii	740	Retain	



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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
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NANAIMO, BC
V9R 5N5, CANADA

PROJECT NO: 19-080 **SCALE:** 1:750
DRAWN BY: JB **CHECKED BY:** MP
PROJECT MGR: JB **APPROVED BY:** MP

SHEET TITLE
Tree Management Plan

SHEET NUMBER L0.2 **ISSUE**

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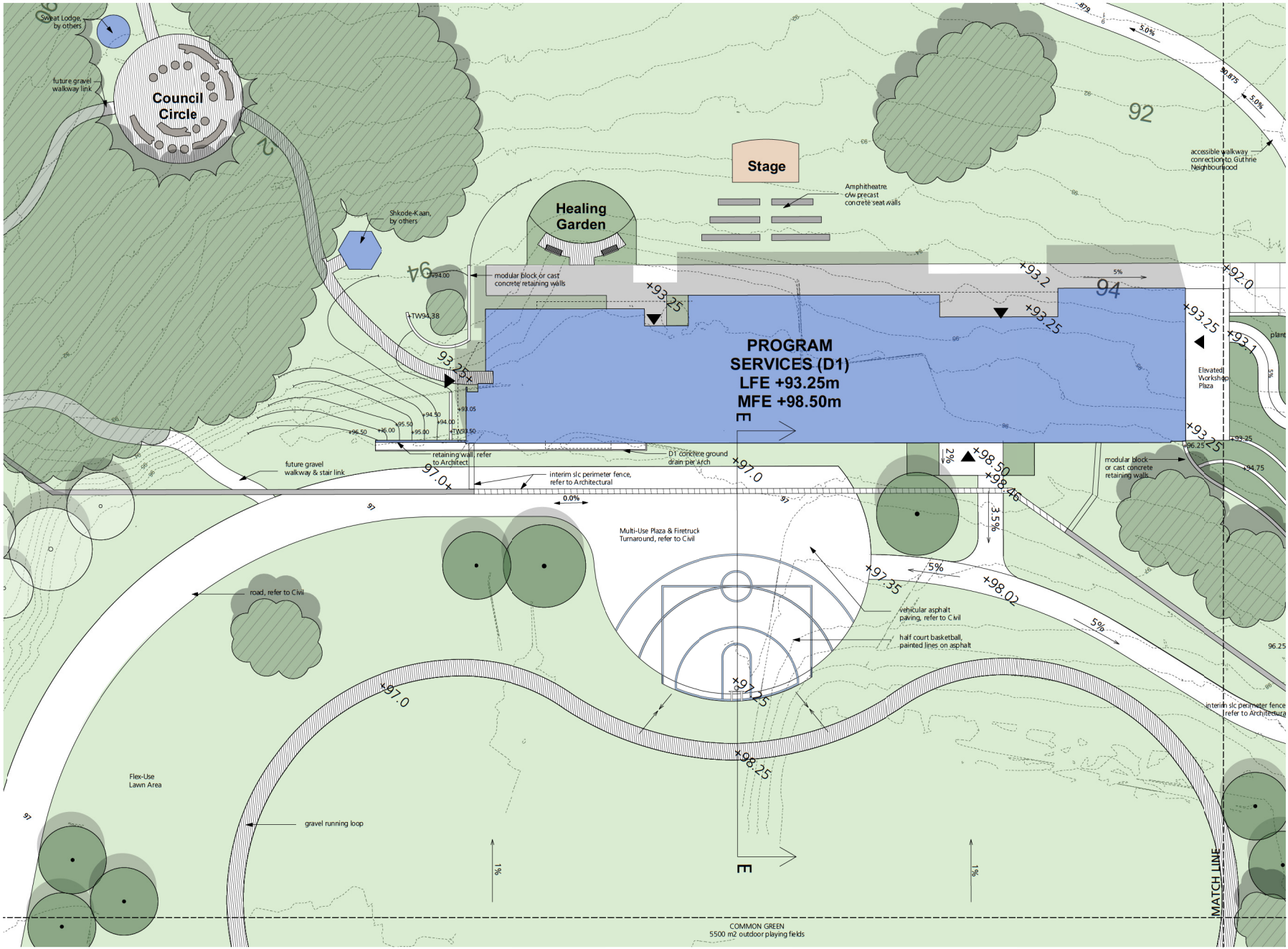
PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO: 19-080	SCALE: 1:230
DRAWN BY: JP	CHECKED BY: JP
PROJECT MGR: JP	APPROVED BY: MP

SHEET TITLE
 Landscape Detail Plan
 Medium Neighbourhood

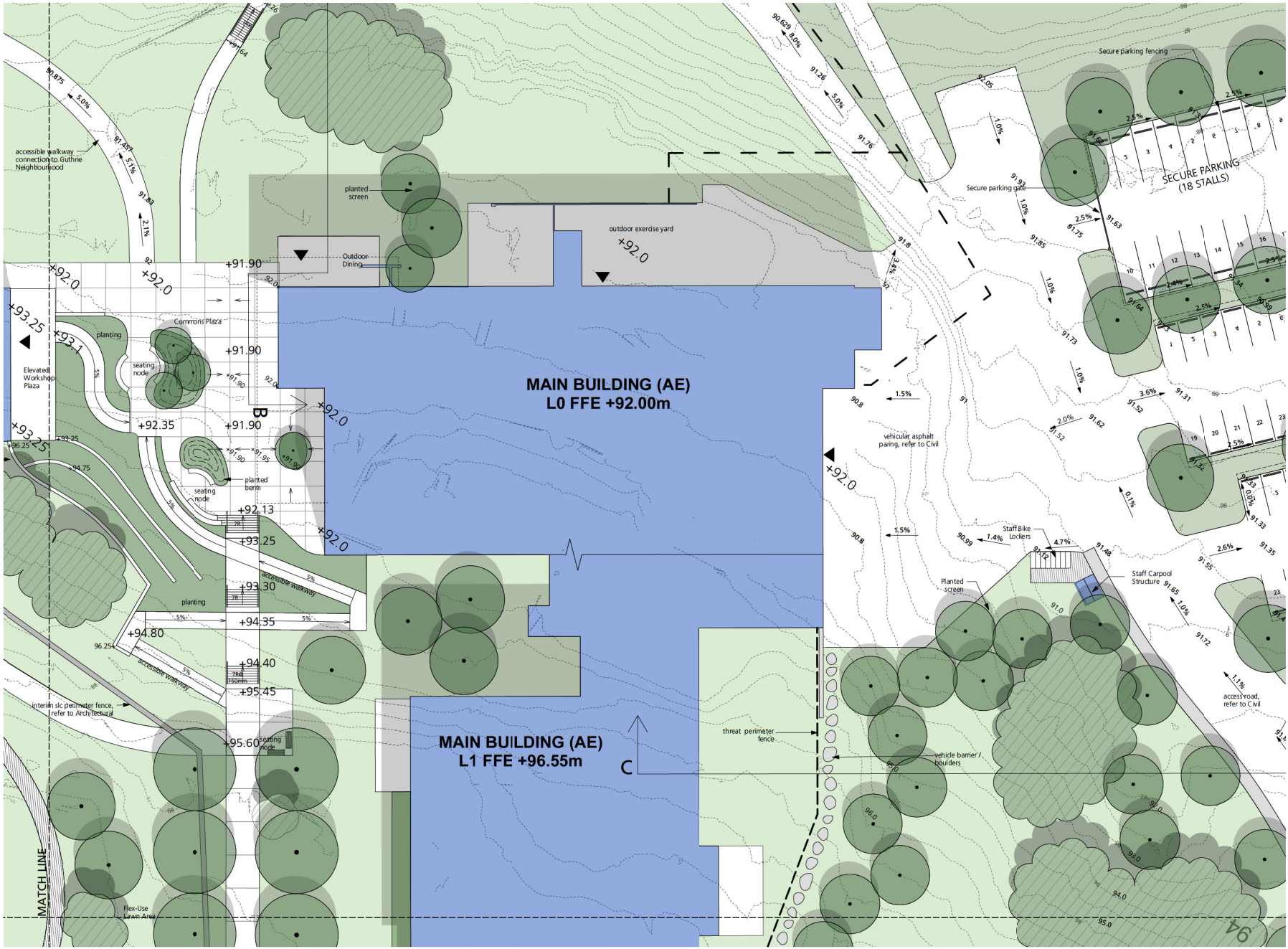
SHEET NUMBER L1.2	ISSUE
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2021-02-18



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PROJECT NANAIMO CORRECTIONAL CENTRE REPLACEMENT 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA		
PROJECT NO:	SCALE:	
19-080	1:200	
DRAWN BY:	CHECKED BY:	
JP	JP	
PROJECT MGR:	APPROVED BY:	
JP	MP	
SHEET TITLE		
Landscape Detail Plan Program Services Bldg		
SHEET NUMBER	ISSUE	
L1.3		

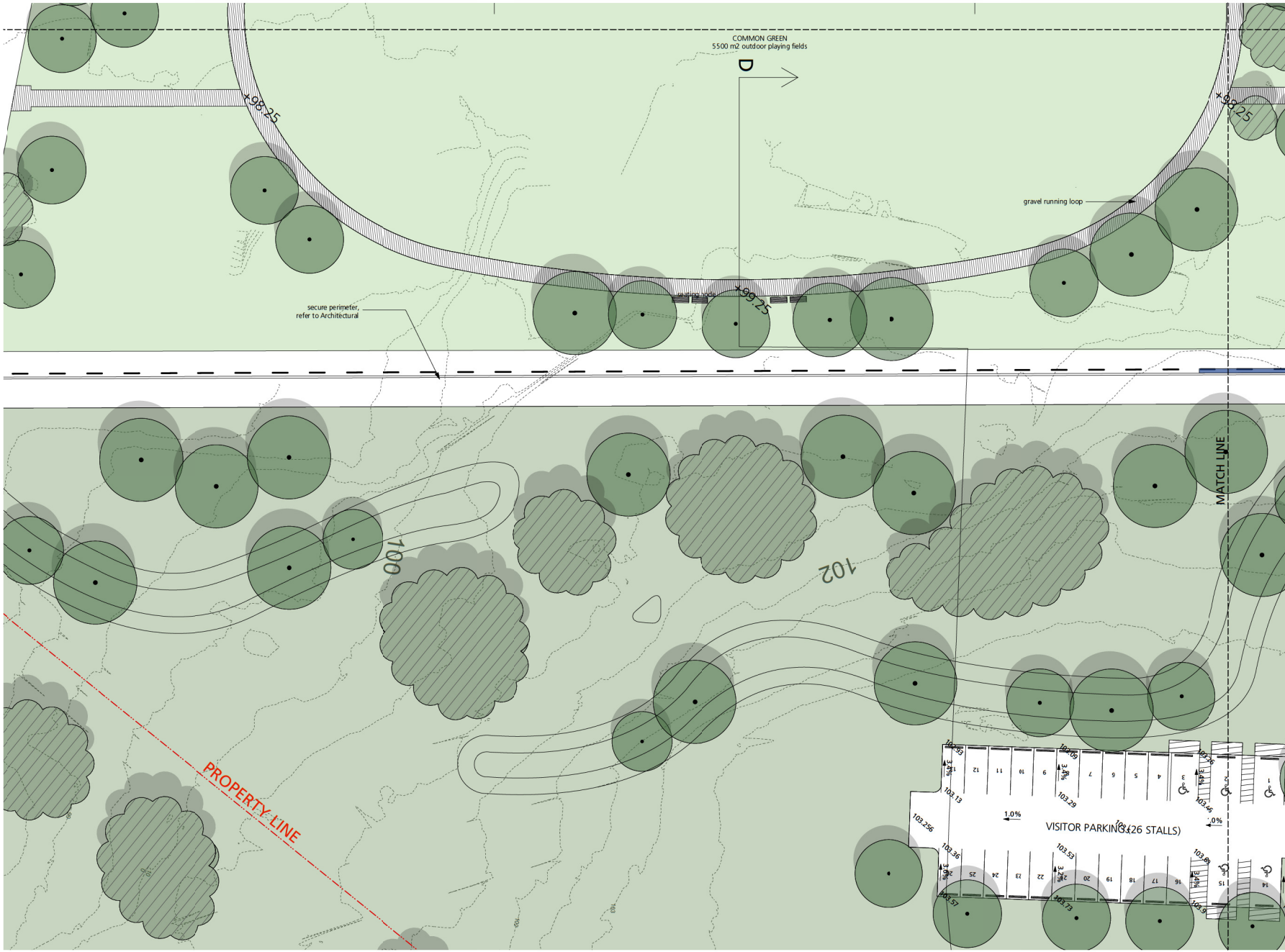
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PROJECT		
<p>NANAIMO CORRECTIONAL CENTRE REPLACEMENT 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>		
PROJECT NO: 19-080	SCALE: 1:200	
DRAWN BY: JP	CHECKED BY: JP	
PROJECT MGR: JP	APPROVED BY: MP	
SHEET TITLE		
Landscape Detail Plan Main Building (Noth)		
SHEET NUMBER	ISSUE	
L1.4		



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PROJECT		
<p>NANAIMO CORRECTIONAL CENTRE REPLACEMENT 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>		
PROJECT NO: 19-080	SCALE: 1:200	
DRAWN BY: JP	CHECKED BY: JP	
PROJECT MGR: JP	APPROVED BY: MP	
SHEET TITLE		
<p>Landscape Detail Plan Main Building (South)</p>		
SHEET NUMBER	ISSUE	
L1.5		



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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
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 VSR 5N3, CANADA










PROJECT NO: 19-080	SCALE: 1:230
DRAWN BY: JP	CHECKED BY: JP
PROJECT MGR: JP	APPROVED BY: MP

SHEET TITLE
 Landscape Detail Plan
 Visitor Parking and Commons

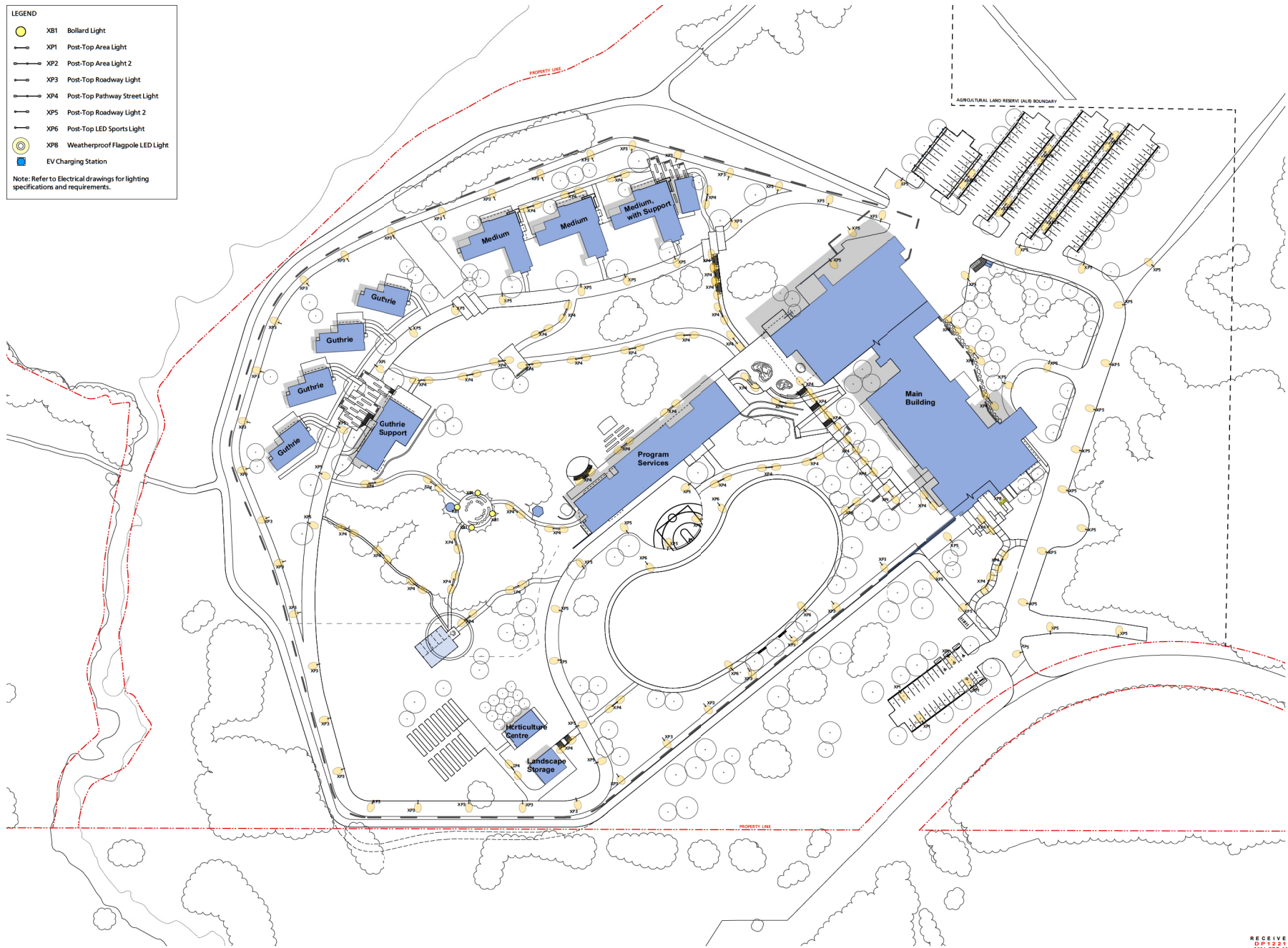
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 09 FEB 2021
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LEGEND

-  XB1 Bollard Light
-  XP1 Post-Top Area Light
-  XP2 Post-Top Area Light 2
-  XP3 Post-Top Roadway Light
-  XP4 Post-Top Pathway Street Light
-  XP5 Post-Top Roadway Light 2
-  XP6 Post-Top LED Sports Light
-  XP8 Weatherproof Flagpole LED Light
-  EV Charging Station

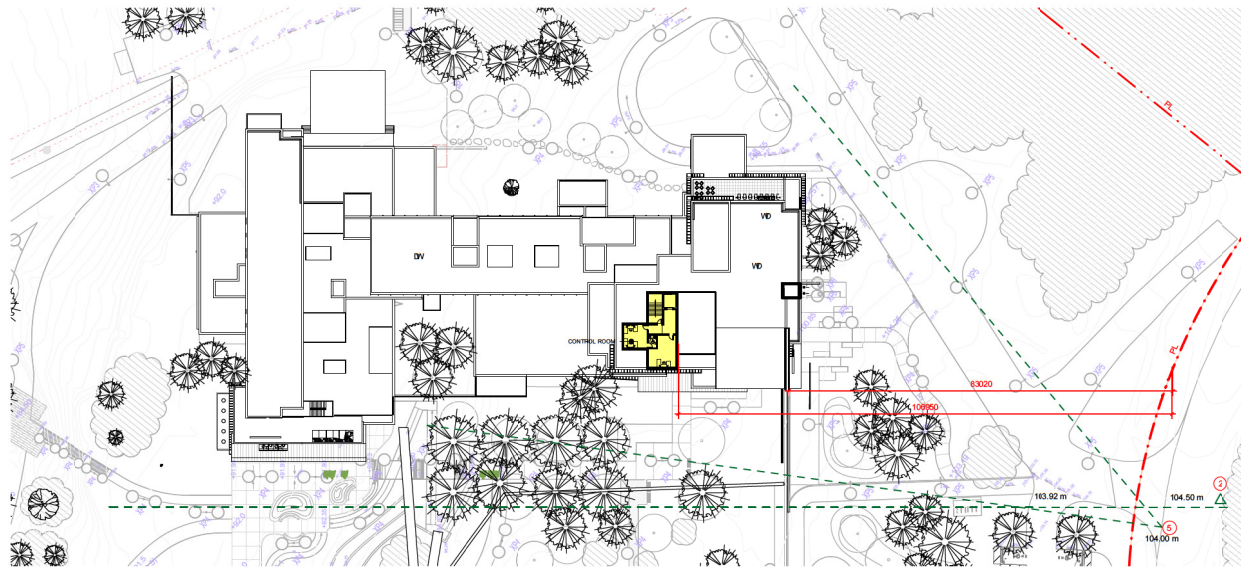
Note: Refer to Electrical drawings for lighting specifications and requirements.



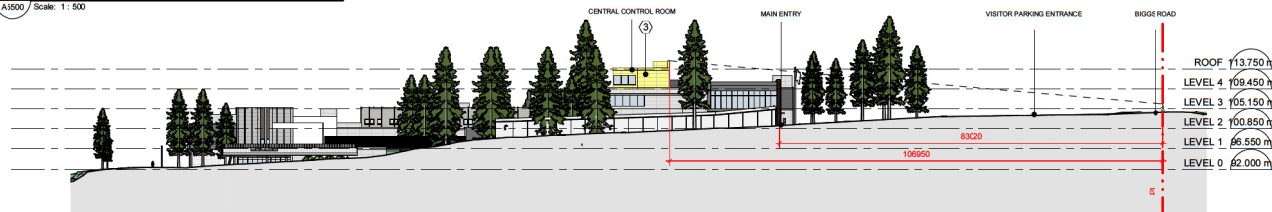
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PROJECT NO:	SCALE:	
19-080	1:750	
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Landscape Site Lighting Plan		
SHEET NUMBER	ISSUE	
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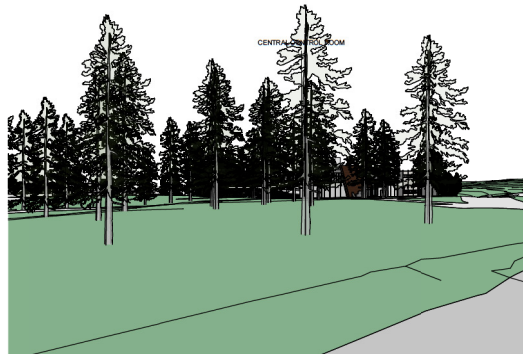
2021-02-03



1 PARTIAL SITE PLAN - BUILDING AE LEVEL 4
A5500 Scale: 1: 500



2 Site Section from Biggs Road to AE South Façade
A1500 Scale: 1: 500



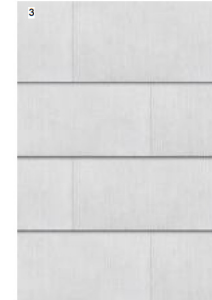
3 VIEW FROM BIGGS ROAD 1
A5500 Scale:



4 VIEW FROM BIGGS ROAD 2
A5500 Scale:



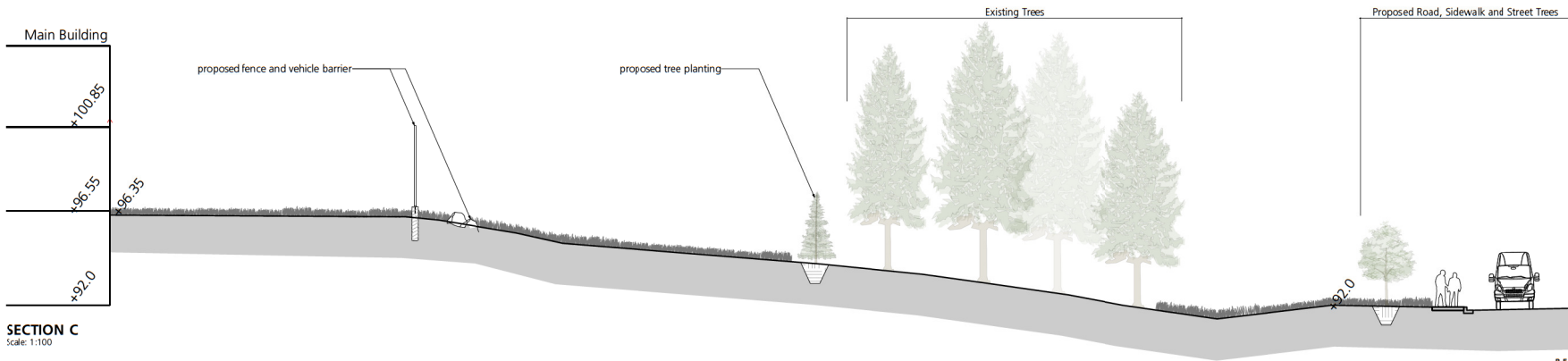
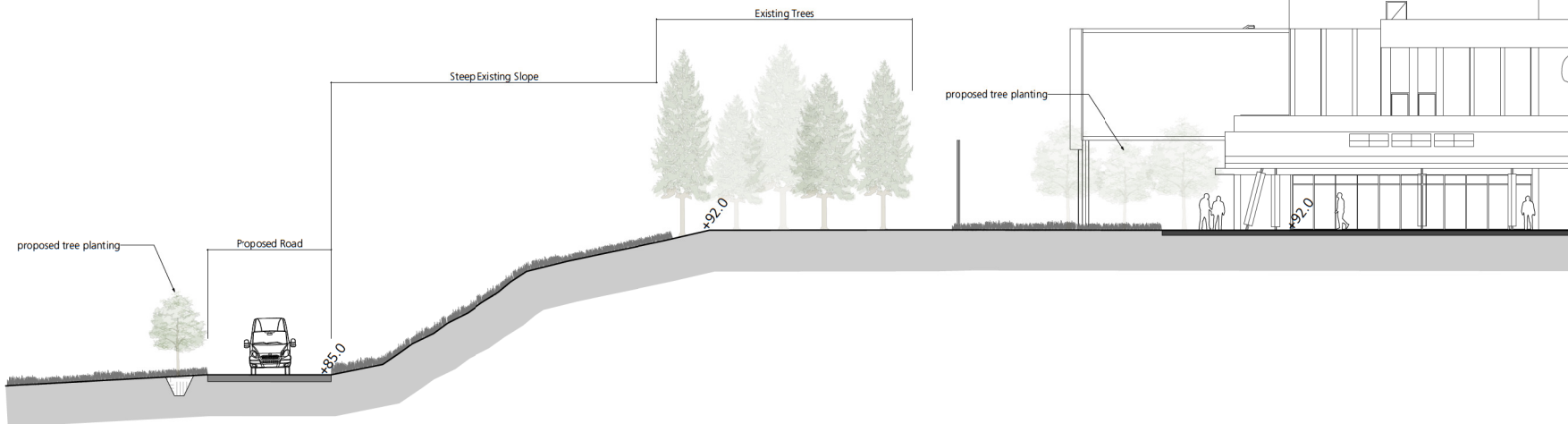
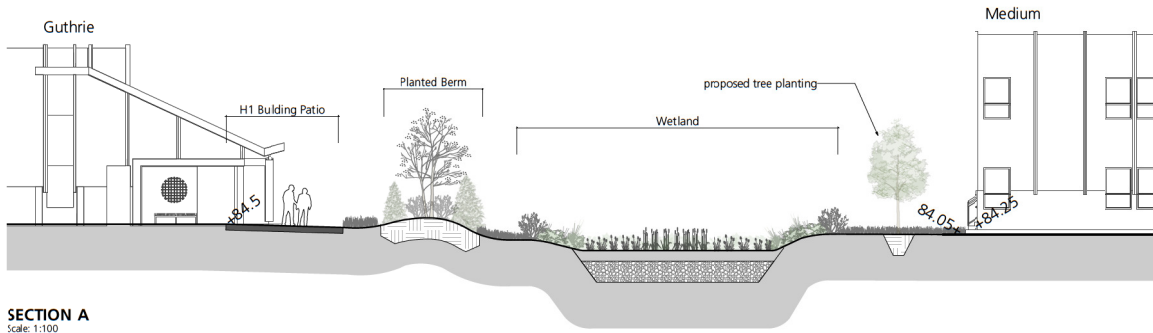
5 VIEW FROM BIGGS ROAD 3
A5500 Scale:



3. MINERAL FIBRE CEMENT PANEL

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<p>PROJECT</p> <p>NANAIMO CORRECTIONAL CENTRE 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>																															
<p>PROJECT NO: 122747</p>																															
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<p>PROJECT MGR: Designer</p>	<p>APPROVED BY: Approver</p>																														
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PROJECT

NANAIMO CORRECTIONAL CENTRE REPLACEMENT
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO: 19-080	SCALE: As Shown
DRAWN BY: JP	CHECKED BY: MP
PROJECT MGR: JP	APPROVED BY: MP

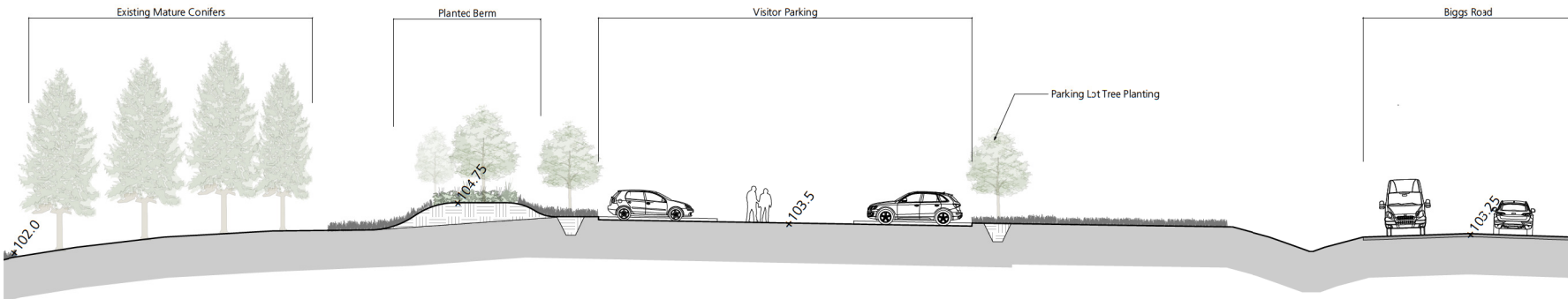
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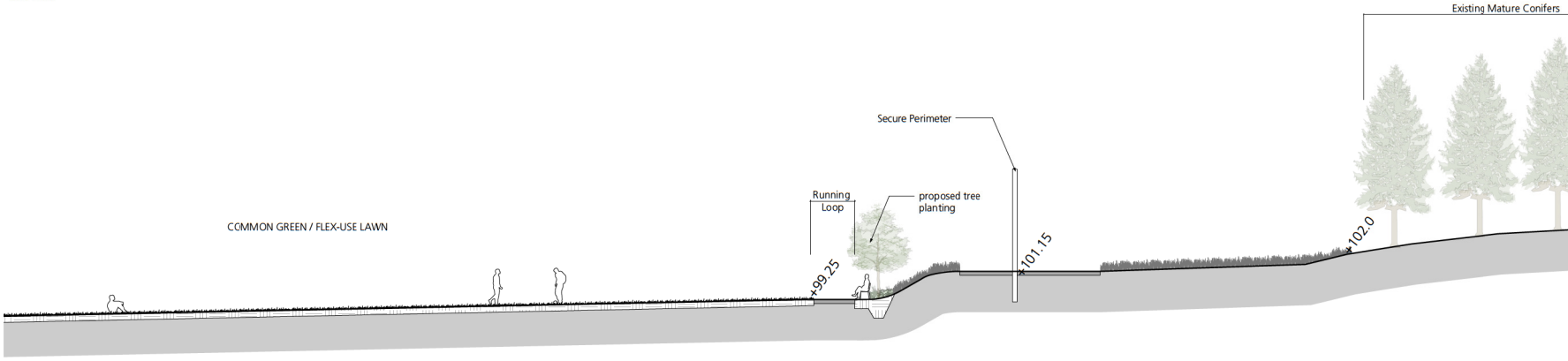
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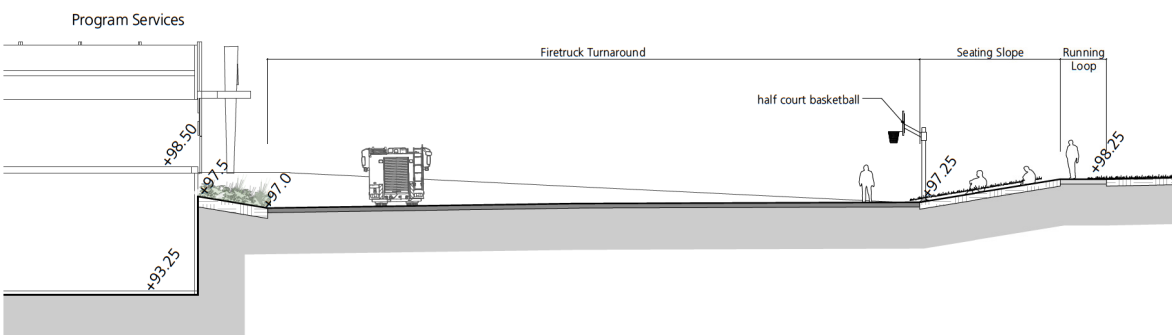
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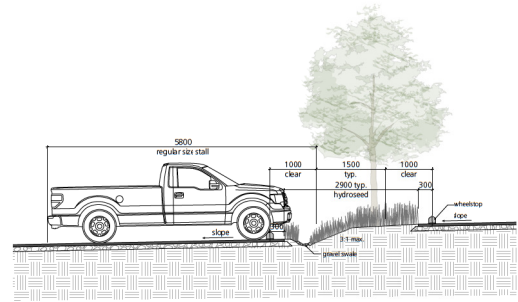
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SECTION D (cont.)
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SECTION E
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SECTION F
Scale: 1:50

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CENTRE REPLACEMENT
3945 BIGGS ROAD
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V9R 5N3, CANADA

PROJECT NO: 19-080
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PROJECT MGR: JP

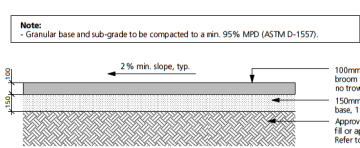
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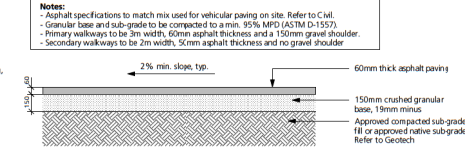
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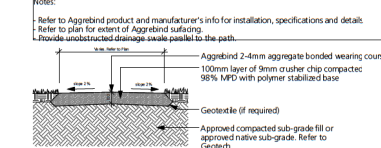
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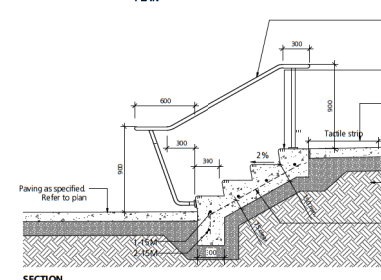
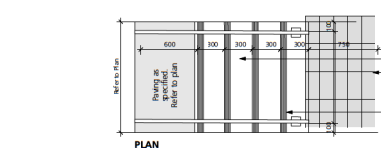
1 L5.0 Pedestrian Concrete Paving



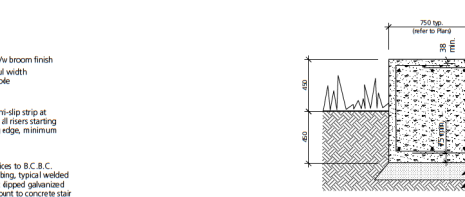
2 L5.0 Pedestrian Asphalt Paving



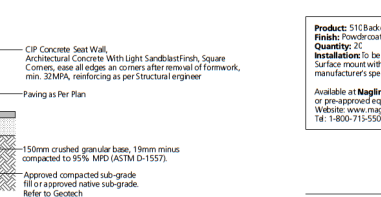
3 L5.0 Pedestrian Granular Paving



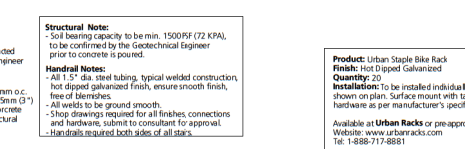
4 L5.0 Cast Concrete Stairs



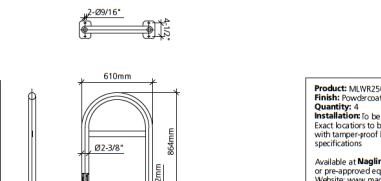
5 L5.0 Concrete Seat Wall



6 L5.0 Metal Bench

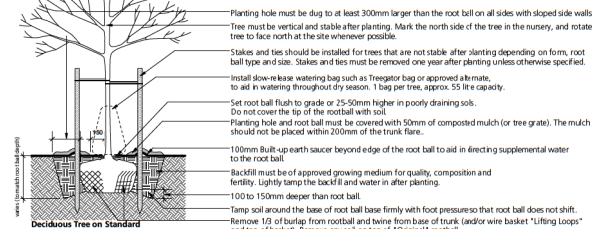


7 L5.0 Bike Rack

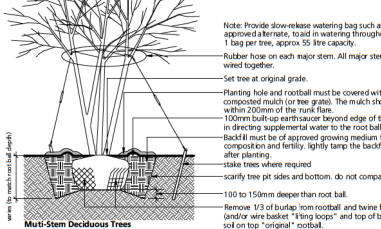


8 L5.0 Garbage Receptacle

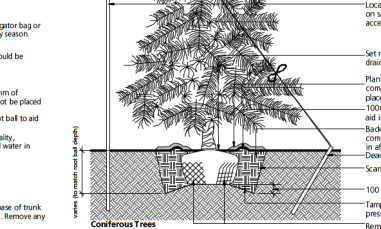
- Tree Planting Notes:**
- Do not cut leader.
 - Stake trees only upon the approval of the landscape architect. wrap tree trunks only upon the approval of the landscape architect.
 - Protect tree from danger during planting. ensure rootball is protected from sun, frost or desiccation.
 - Tree selection, handling, planting and maintenance must meet local/bcna standards, be in good health and condition without wounds, have normal form, and be free of disease and pests.
 - Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
 - Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. if necessary, the subgrade must be graded with positive slope and/or drainage services such as but not limited to percolation holes, french drains or drain pipes must be installed to suit.
 - Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (min/mon).
 - The mulched root zone should be refreshed annually to replace the mulch. this area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
 - The tree should be pruned to ansi a3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. all pruning must be undertaken by or performed under the direction of a qualified arborist certified by the international society of arboriculture and who demonstrates proficiency in pruning.



9 L5.0 Tree Planting



Multi-Stem Deciduous Trees



Coniferous Trees

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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
 NANAIMO BC
 V9R 5N5, CANADA

PROJECT NO:	SCALE:
19-080	As Shown

DRAWN BY:	CHECKED BY:
JP	MP

PROJECT MGR:	APPROVED BY:
JP	MP

SHEET TITLE
 Landscape Details

SHEET NUMBER
 L5.0

ISSUE

RECEIVED
 DP 1221
 2024-FEB-03
 Current Planning

2021-02-03



Visitor Arrival Plaza with Planting, Seating Elements, Bollards and Flag Poles



The Commons Plaza with Organic Edges



Outdoor Patios Adjacent Support Buildings



The Commons



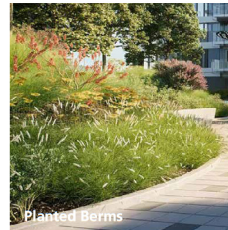
Support Building Entrance



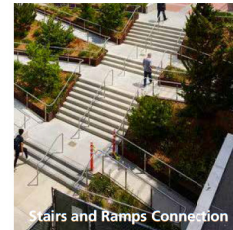
Visitor Arrival Plaza with Planting, Seating Elements and Flag Poles



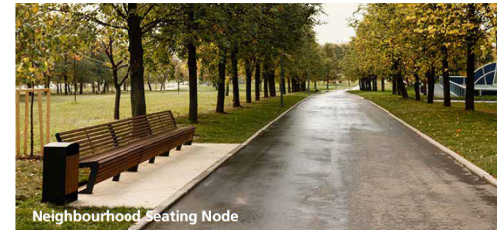
Integrated Elements



Planted Berms



Stairs and Ramps Connection



Neighbourhood Seating Node



Flex Use Plaza with Basketball Court



Council Circle



Cast Concrete Elements



Common Green and Running Loop



Amphitheatre

ARRIVAL PLAZA

COMMONS AREAS

NEIGHBOURHOOD AND GATHERING SPACES

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<table border="1"> <thead> <tr> <th>ISSUES</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>No. 1</td> <td>Issued for Development Permit</td> <td>2021/02/03</td> </tr> </tbody> </table>			ISSUES	DESCRIPTION	DATE	No. 1	Issued for Development Permit	2021/02/03
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No. 1	Issued for Development Permit	2021/02/03						
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<p>PROJECT</p> <p>NANAIMO CORRECTIONAL CENTRE REPLACEMENT 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA</p>								
PROJECT NO: 19-080	SCALE: 1:730							
DRAWN BY: JB	CHECKED BY: MP							
PROJECT MGR: JP	APPROVED BY: MP							
SHEET TITLE Landscape Precedents								
SHEET NUMBER L6.0	ISSUE	2021-02-03						



Tree Planting between Staff Parking Lots



Granular Pathways



Cedar Log and Stump Seating



Planted Berms and Hedgerows providing Visual Screening



Integrated Stormwater Solutions



Asphalt Pathways and Paving Areas



Flex-Use Common Green Area



Visitor Bicycle Parking
Urban Racks 'Staple' Bike Rack, Galvanized Grey, Surface Mount



Cast Concrete Paving c/w Broom Finish



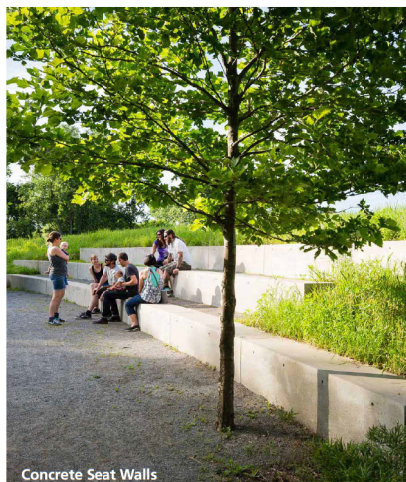
Cast Concrete Stairs



Maglin 510 Backed Bench, Powdercoat Silver 14, Surface Mount



Painted Asphalt Patterns at Neighbourhood Plazas



Concrete Seat Walls



Basketball Hoop

Maglin 250 Trash Container
Powdercoat Silver 14, Surface Mount



Precast Concrete Wheel Stops



Stamped Asphalt Pattern at Nodes



Dero 'Single Locker', Powdercoat Grey - Secure Staff Bicycle Parking

PARKING LOTS

MATERIALS AND SITE ELEMENTS

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ISSUES	DESCRIPTION	DATE
1	Issued for Development Plans	2021/02/03

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PROJECT
NANAIMO CORRECTIONAL CENTRE REPLACEMENT
 3945 BIGGS ROAD
 NANAIMO, BC
 V9R 5N3, CANADA

PROJECT NO: 19-080	SCALE: 1:750
DRAWN BY: JB	CHECKED BY: MP
PROJECT MGR: JP	APPROVED BY: MP

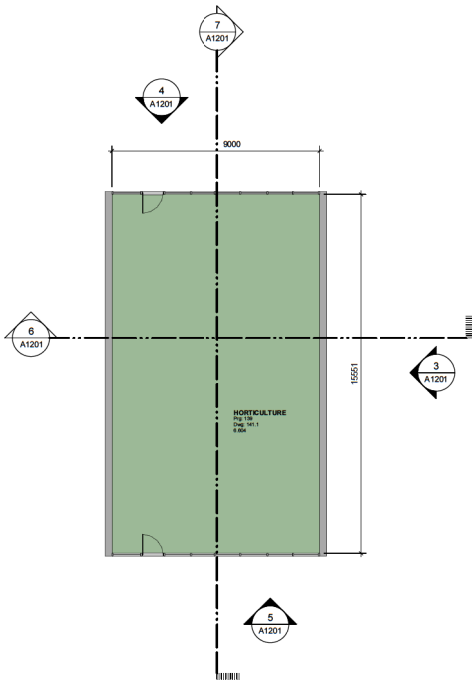
SHEET TITLE
 Landscape Precedents

SHEET NUMBER L6.1	ISSUE
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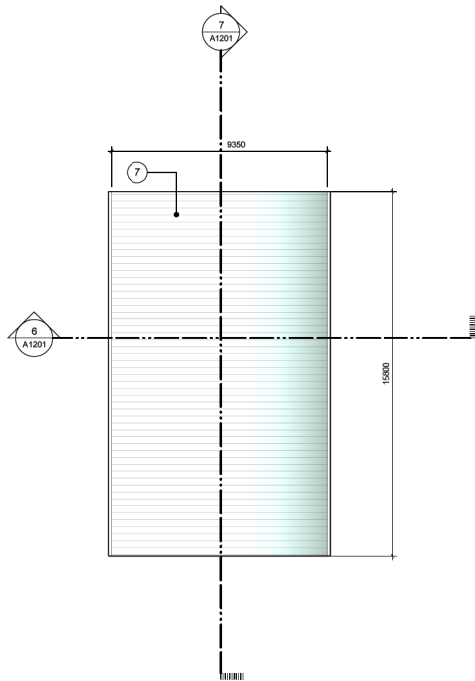
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 DP 1223
 2021 FEB 03
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DATE PLOTTED

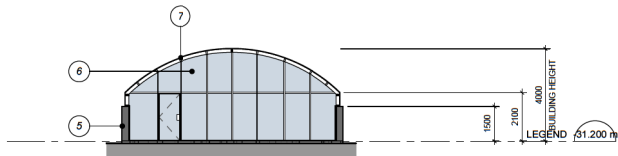
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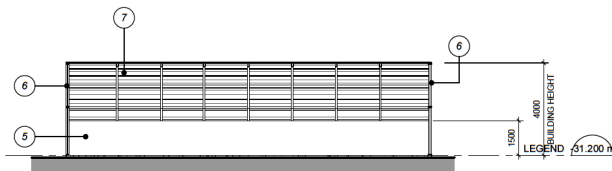
1 HORTICULTURAL CENTER PLAN
A1201 / Scale: 1:100



2 HORTICULTURAL CENTER ROOF PLAN
A1201 / Scale: 1:100

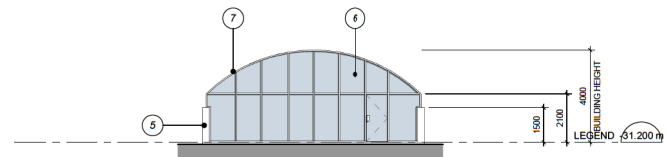


6 BUILDING SECTION
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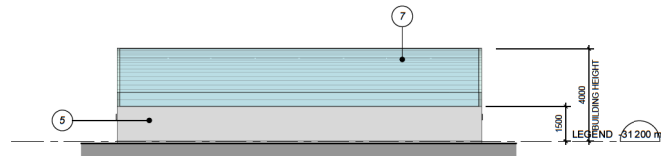


7 BUILDING SECTION
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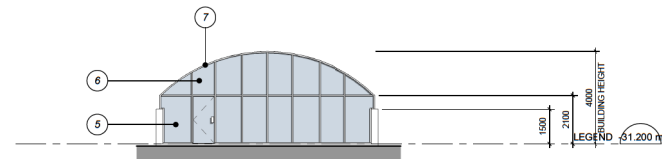
EXTERIOR FINISHES LEGEND	
①	EXTERIOR WALL METAL CLADDING FINISH
②	ROOF METAL CLADDING FINISH
③	ROLL UP STEEL DOOR
④	STEEL DOOR
⑤	CONCRETE KNEE WALL
⑥	GLASS SIDEWALLS
⑦	CURVE GLAZING WALL



4 NORTH ELEVATION
A1201 / Scale: 1:100



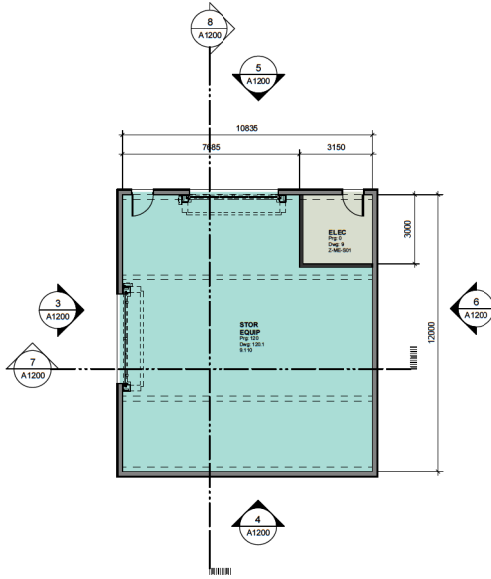
3 TYPICAL EAST & WEST ELEVATION
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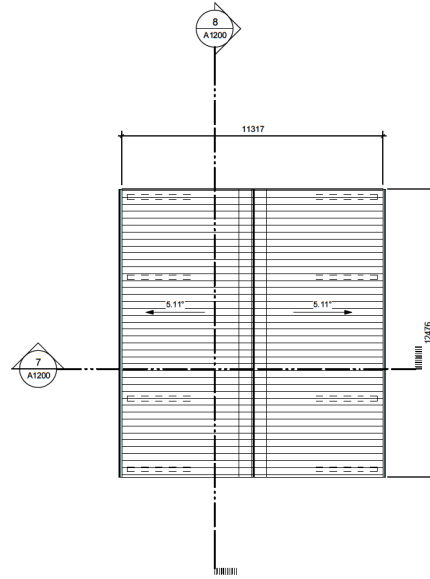
5 SOUTH ELEVATION
A1201 / Scale: 1:100

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05
2	ISSUED FOR REVIEW	2021-01-20
3	ARCHITECTURAL REVISIONS	2021-02-04
4	ARCHITECTURAL REVISIONS	2021-02-15
5	ISSUED FOR CLIENT REVIEW	2021-02-17
6	DRAFTED ISSUED FOR FID	2021-02-08
7	FINANCIAL SUBMISSION 2	2021-01-18
8	SCHEMATIC DESIGN SUBMITTAL	2021-01-18
9	OF SUBMISSION	2021-01-05
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PROJECT NANAIMO CORRECTIONAL CENTRE 3945 BIGGS ROAD NANAIMO, BC V9R 5N3, CANADA		
PROJECT NO. 122747		
DRAWN BY: Author	CHECKED BY: Checker	
PROJECT MGR: Designer	APPROVED BY: Approver	
SHEET TITLE HORTICULTURAL CENTER PLAN, ELEVATIONS & SECTIONS		
SHEET NUMBER A1201	ISSUE	

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2021-FEB-03
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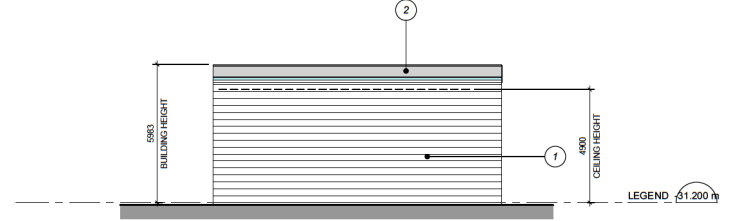
2 MAINTENANCE BUILDING PLAN
A1200 Scale: 1:100



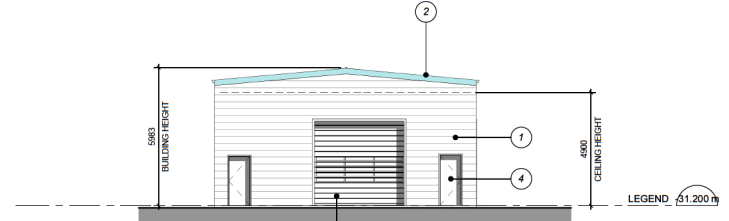
1 MAINTENANCE BUILDING ROOF PLAN
A1200 Scale: 1:100

EXTERIOR FINISHES LEGEND

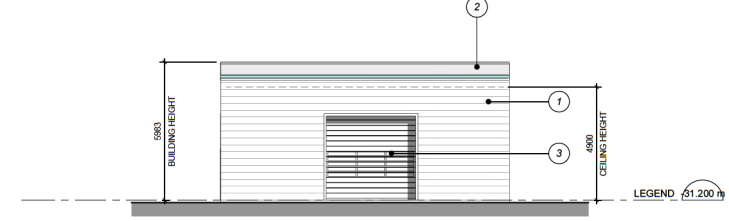
①	EXTERIOR WALL METAL CLADDING FINISH
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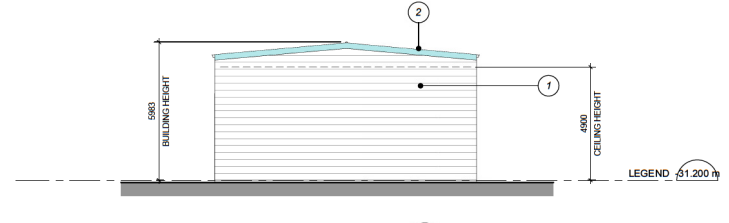
6 EAST ELEVATION
A1200 Scale: 1:100



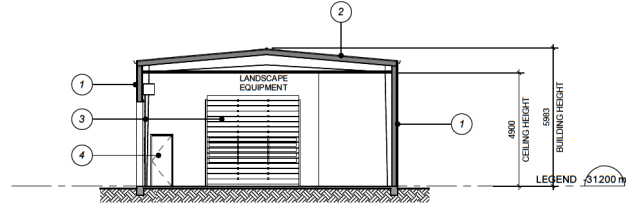
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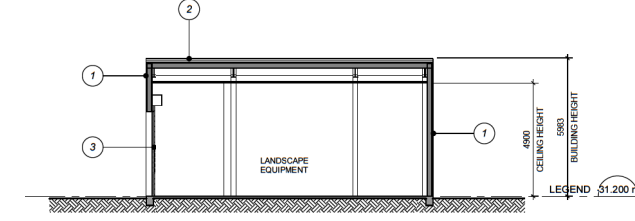
3 WEST ELEVATION
A1200 Scale: 1:100



4 SOUTH ELEVATION
A1200 Scale: 1:100



7 BUILDING SECTION
A1200 Scale: 1:100



8 BUILDING SECTION
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR TECHNICAL SUBMISSION	2021-01-05
2	ISSUED FOR REVIEW	2021-01-20
3	ARCHITECTURAL BACKGROUND	2021-01-20
4	ARCHITECTURAL BACKGROUND	2021-01-15
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PROJECT
NANAIMO CORRECTIONAL CENTRE
3945 BIGGS ROAD
NANAIMO, BC
V9R 5N3, CANADA

PROJECT NO.
122747

DRAWN BY: Author
CHECKED BY: Checker

PROJECT MGR: Designer
APPROVED BY: Approver

SHEET TITLE
MAINTENANCE BUILDING PLAN, ELEVATIONS & SECTIONS

SHEET NUMBER
A1200


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AERIAL PHOTO



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