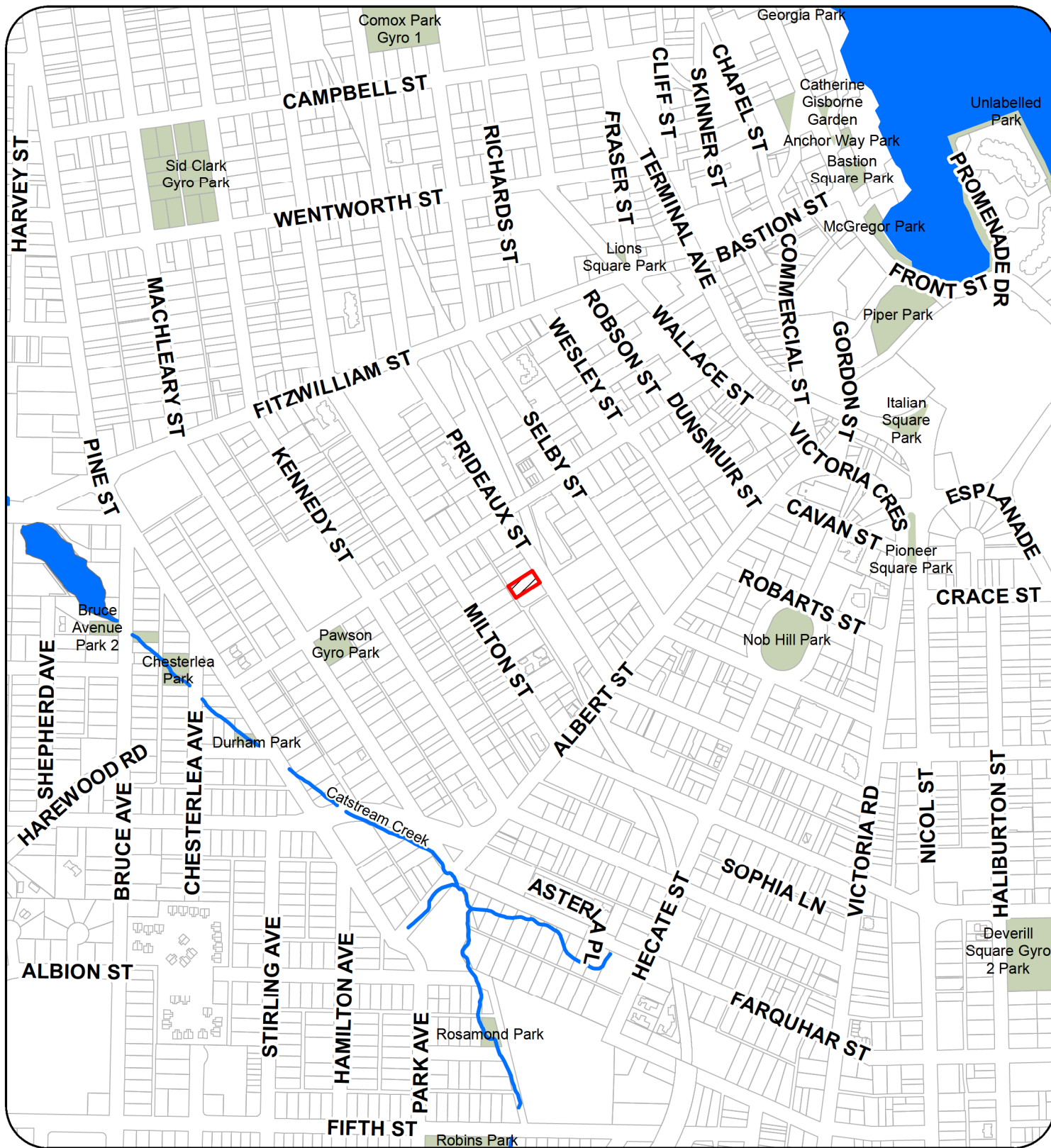
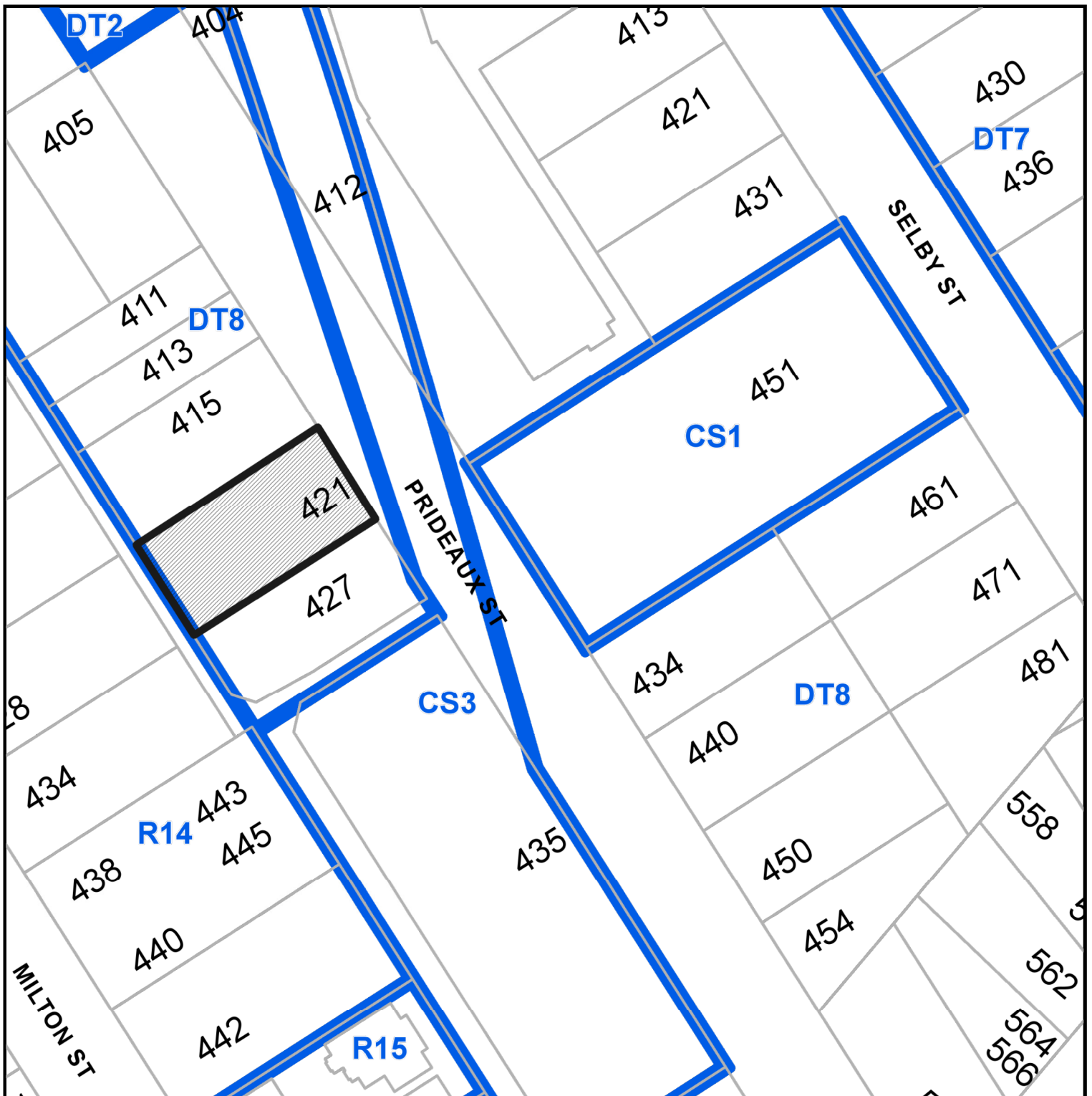


CONTEXT MAP



421 PRIDEAUX STREET

LOCATION PLAN



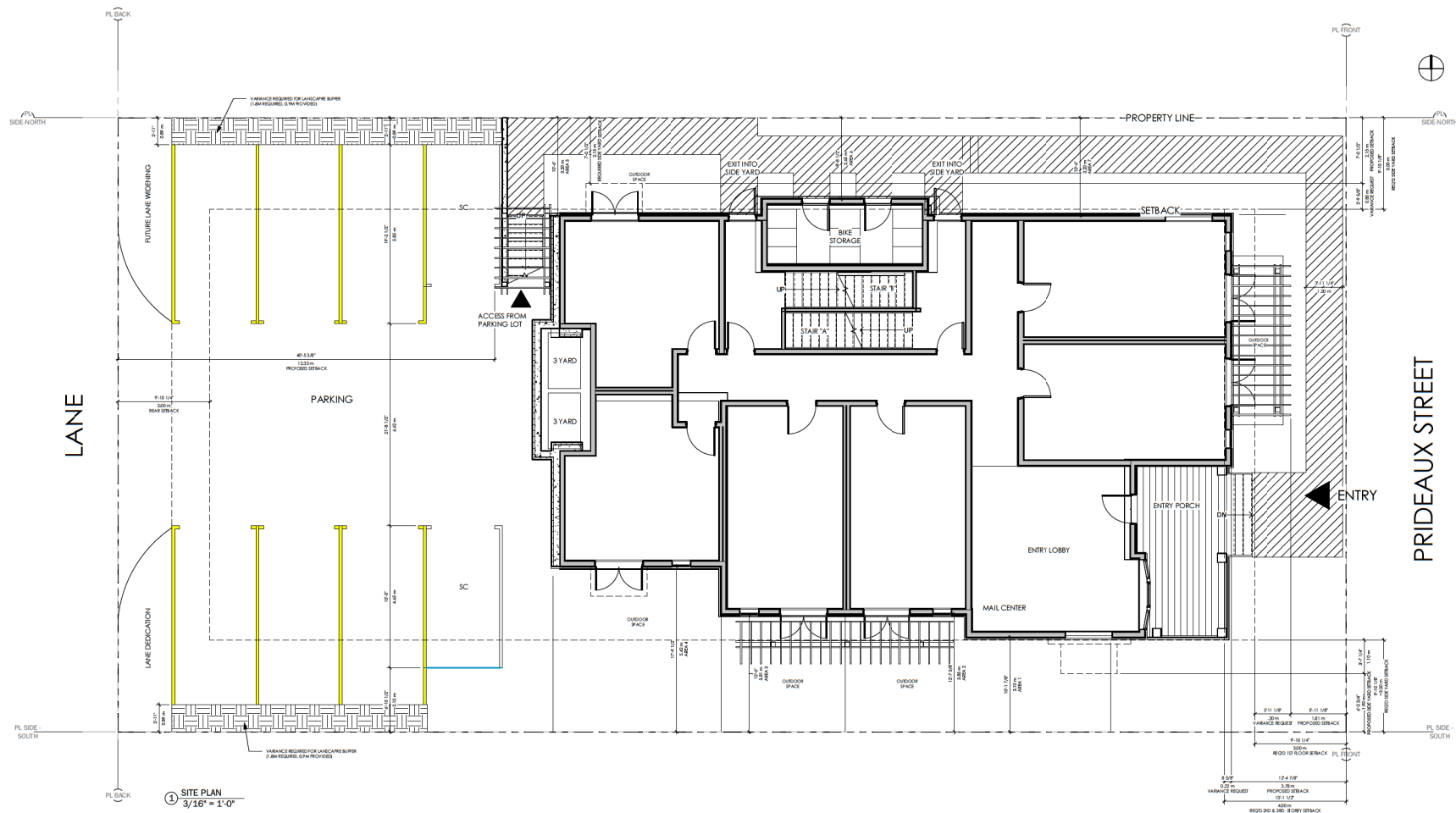
DEVELOPMENT PERMIT APPLICATION NO. DP1226



Subject Property

CIVIC: 421 PRIDEAUX STREET

LEGAL: LOT 18, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584



1 SITE PLAN
3/16" = 1'-0"

WINDOW CALCULATION: (south elevation)

AREA 1:	WALL AREA:	154.26 sf2
	L.DISTANCE:	3.1 m
	ALLOWABLE OPENINGS %:	26.7%
L 1	PROPOSED OPENINGS %:	9.72%
L 2/3	PROPOSED OPENINGS %:	22.68%
AREA 2 / 3: (LEVEL 1/ 2/ 3)	WALL AREA:	109.13 sf2
	L.DISTANCE:	3.85 m
	ALLOWABLE OPENINGS %:	46.95%
	PROPOSED OPENINGS %:	39.4%
AREA 4: (LEVEL 1/ 2)	WALL AREA:	147.55 sf2
	L.DISTANCE:	5.42 m
	ALLOWABLE OPENINGS %:	19.4%
	PROPOSED OPENINGS %:	29.15%

WINDOW CALCULATION: (north elevation)

AREA 5: (LEVEL 1/ 2)	WALL AREA:	229.7 sf2
	L.DISTANCE:	3.2 m
	ALLOWABLE OPENINGS %:	29.4%
	PROPOSED OPENINGS %:	6.53%
AREA 6: (LEVEL 3)	WALL AREA:	179.85 sf2
	L.DISTANCE:	2.65 m
	ALLOWABLE OPENINGS %:	41.50%
	PROPOSED OPENINGS %:	16.68%
AREA 7: (LEVEL 1/ 2)	WALL AREA:	149.54 sf2
	L.DISTANCE:	3.2 m
	ALLOWABLE OPENINGS %:	29.4%
	PROPOSED OPENINGS %:	23.41%

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND
FEATURES OF CONSTRUCTION
IDENTIFIED HEREIN ARE THE SOLE
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OR USED IN ANY MANNER WITHOUT
THEIR WRITTEN PERMISSION. ANY
VIOLATION OF THESE RIGHTS
SHALL NOT HOLD JOYCE REID TROOST
ARCHITECT RESPONSIBLE.

ARCH. STAMP



PRIDEAUX
421 PRIDEAUX ST
NANAIMO, BC

RECEIVED
DP1226
2021-MAR-19
CITY OF NANAIMO

CLIENT

KENCO ENTERPRISES

REV. DATE	NUMBER	DESCRIPTION
05-10-2020	1	Coordination Set
03-11-2021	2	DP

DATE
OCTOBER 05, 2020

SCALE
3/16" = 1'-0"

DRAWN BY
DRAWN BY

SITE PLAN

A101

421 PRIDEAUX ST



STREET SCAPE

PROJECT DATA			
SITE	8,703.7 SF (808.6 SM, according to Survey Dwg)		
ZONE	DT-8 (Old City Mixed Use)		
ALLOWED/REQUIRED:		PROPOSED:	
FAR ALLOWED	RES ONLY (0.85)	UNITS	16 MICRO SUITES (All between 260 SF - 281 SF Floor Area)
GROSS BUILDING AREA	7,398.2 SF	FAR USED	0.80
LOT COVERAGE	50% (4,351.9 SF Footprint Area)	GROSS BUILDING AREA	6,989 SF
BUILDING HEIGHT	10.5 m (34.5')	LOT COVERAGE	37% (3,191 SF Footprint Area)
PARKING	Area 5 Studio/Micro 0.45 1 B 0.5 2 B 0.9 1 Visitor / 22 spaces (Included in total) Accessible 1-10 spaces 0 required	BUILDING HEIGHT	11.4 m (9M Variance)
PARKING REQUIREMENT	8 STALLS	PARKING PROVIDED	RES 7 STALLS GUEST 1 STALLS TOTAL 8 STALLS
BIKE PARKING REQUIREMENT	SHORT TERM - 2 BIKES 0.1 per dwelling unit LONG TERM - 8 BIKES 0.5 per dwelling unit	SMALL CAR 2 (30%) STANDARD CAR 6 (70%) TOTAL 8 STALLS PROVIDED	
SETBACKS	Front 3m (1st Story) (Min) Front 4 m (2nd/ 3rd Story) (Min) Front 6 m (Max) Side 3 m Rear 3 m	BIKE PARKING PROVIDED	SHORT TERM - 2 BIKES LONG TERM - 8 BIKES
LANDSCAPE BUFFER REQUIRED	1.8 m	SETBACKS PROVIDED	Front 1.81m (1st Story); (Variance requested 1.20 m) Front 3.78 m (2nd/ 3rd Story); (Variance requested 0.22 m) Side 2.15 m (North Side); (Variance requested 0.85 m) Side 1.9 m (South Side); (Variance requested 1.10 m) Rear 12.33 m
		LANDSCAPE BUFFER	0.9 m provided (Variance 0.9 m requested)



SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A001	GFA 01 & BUILDING AREA
A101	SITE PLAN
A102	BASEMENT
A103	LEVEL 1
A104	LEVEL 2
A105	LEVEL 3
A201	ELEVATIONS
A300	PERSPECTIVES
A301	PERSPECTIVES



PERSPECTIVE ALONG PRIDEAUX STREET



STREETSCAPE ALONG PRIDEAUX STREET

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND HEADLINES OF CONSTRUCTION OBJECTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECT.	ARCH. STAMP 	PRIDEAUX MICRO UNITS 421 PRIDEAUX STREET, NANAIMO, BC	RECEIVED DP1226 2021-MAR-19 CLERK OF THE DISTRICT	CLIENT KENCO ENTERPRISES	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	NUMBER	DESCRIPTION																																									<table border="1"> <tr> <td>DATE</td> <td>MARCH 17, 2021</td> </tr> <tr> <td>SCALE</td> <td>SEE DRAWING</td> </tr> <tr> <td>DRAWN BY</td> <td>JRT</td> </tr> <tr> <td>CHECKED BY</td> <td>JRT</td> </tr> </table>	DATE	MARCH 17, 2021	SCALE	SEE DRAWING	DRAWN BY	JRT	CHECKED BY	JRT	PERSPECTIVES A300
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PERSPECTIVE LOOKING AT NORTH-EAST ELEVATION



PERSPECTIVE LOOKING AT SOUTHERN ELEVATION



PERSPECTIVE LOOKING REAR OF BUILDING

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MATERIAL LEGEND



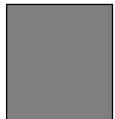
SIDING
GENTEK,
SAGE 624



SHINGLE
HARVEST SHADE 456



TRIM
GENTEK CASHMERE



TRIM
GREY



EAST ELEVATION (PRIDEAUX ROAD) Scale 3/16" = 1"



SOUTH ELEVATION Scale 3/16" = 1"

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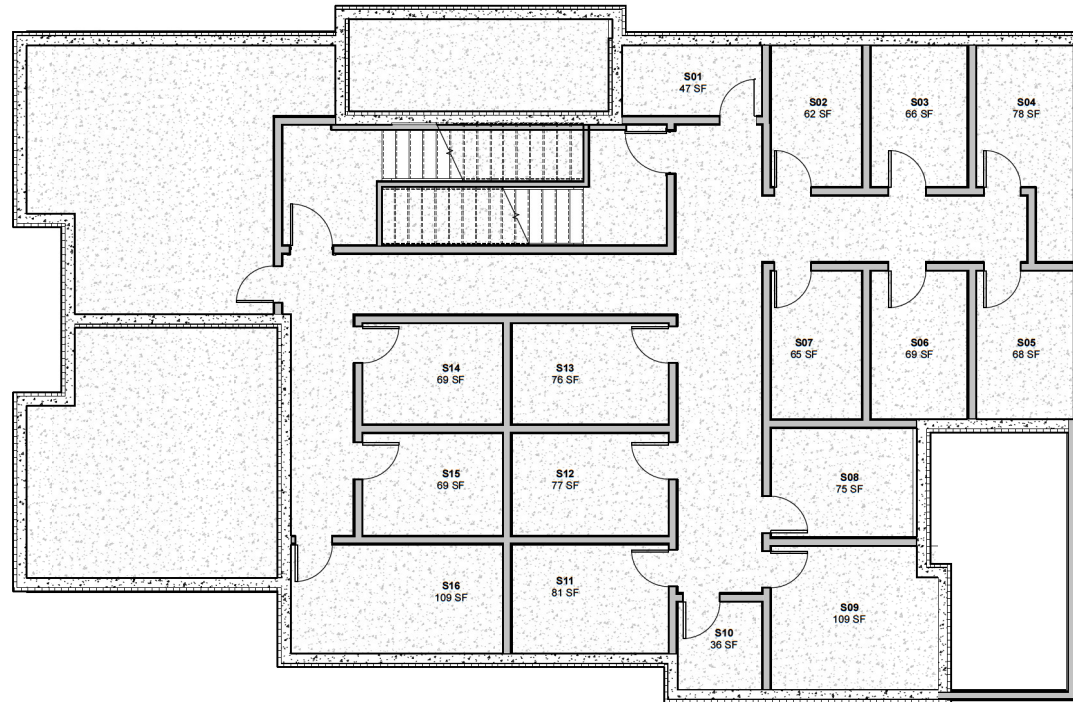
WEST ELEVATION (LANE) Scale 3/16" = 1"



NORTH ELEVATION Scale 3/16" = 1"

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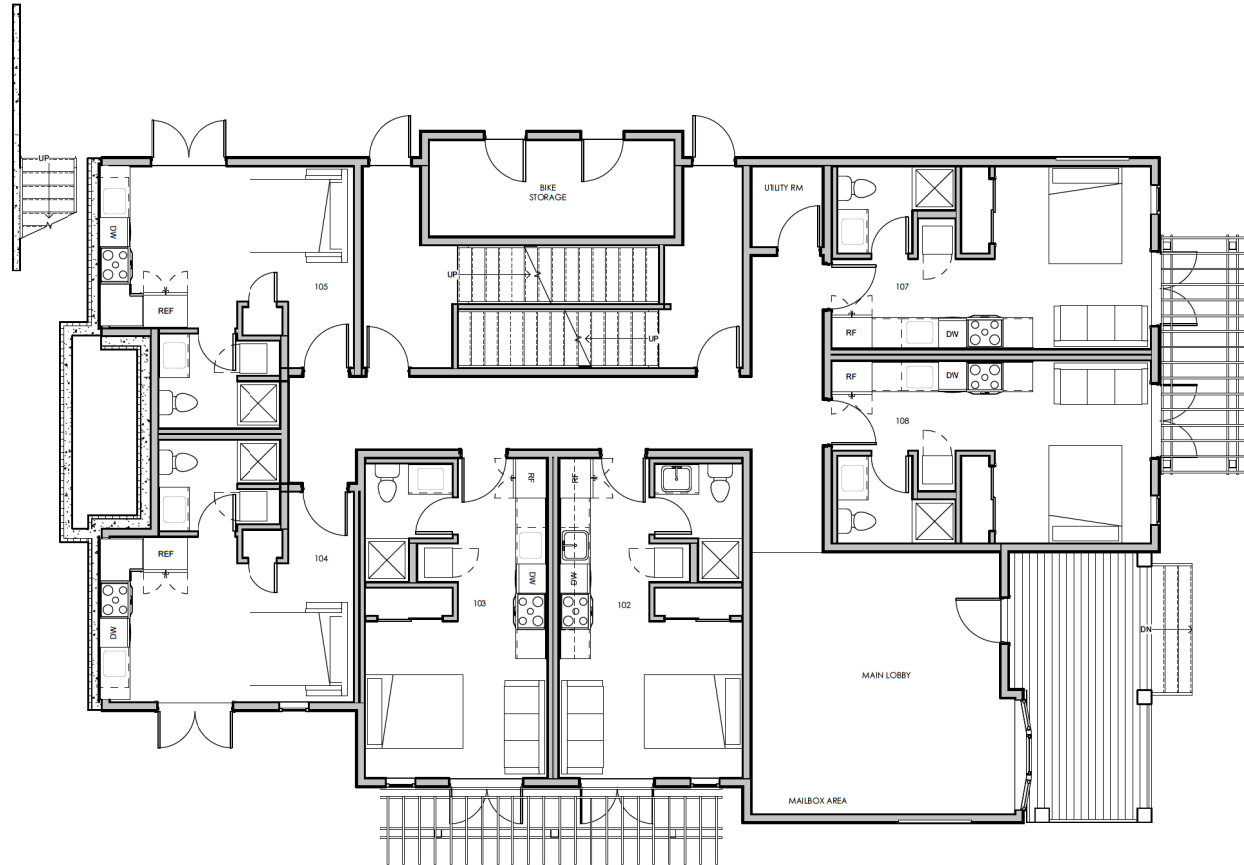
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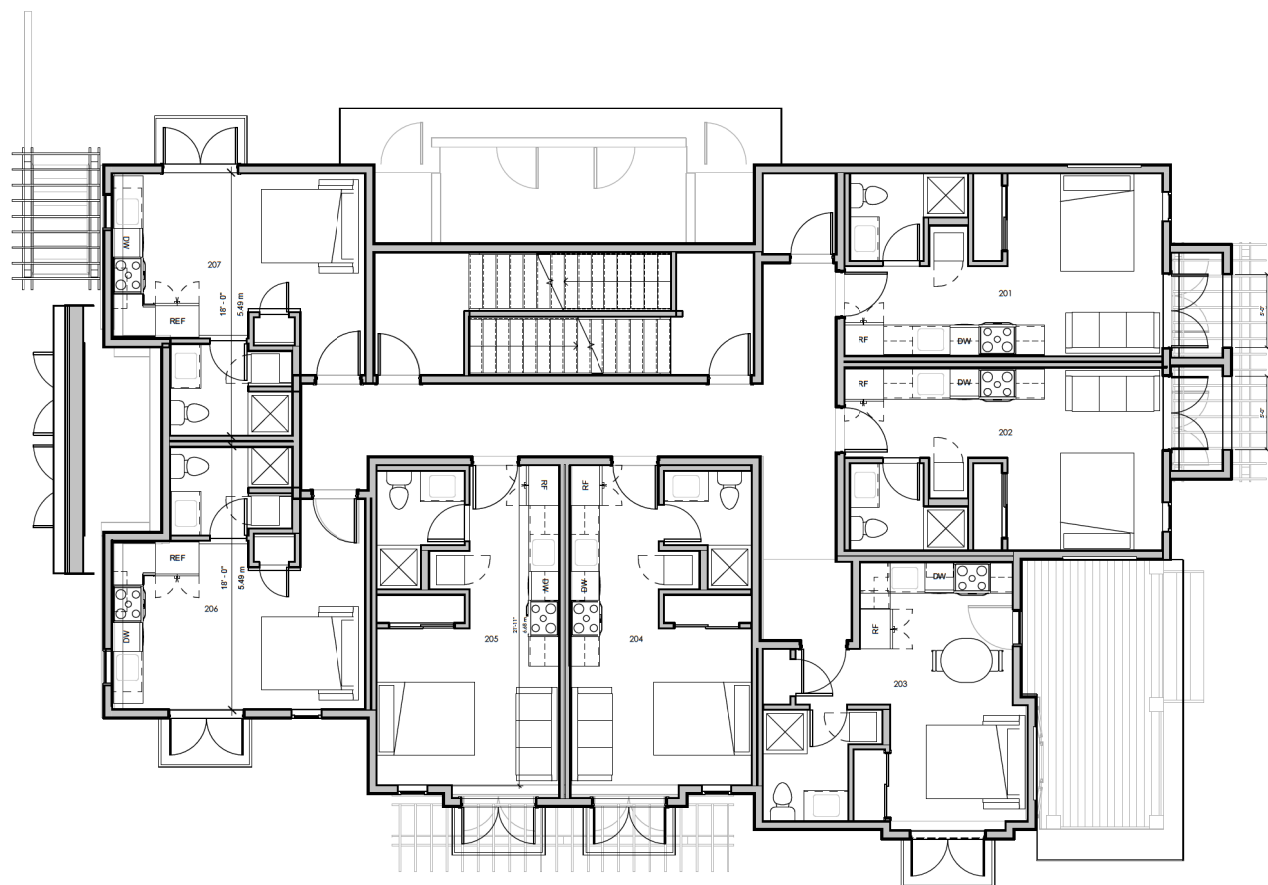
1 BASEMENT
1/4" = 1'-0"

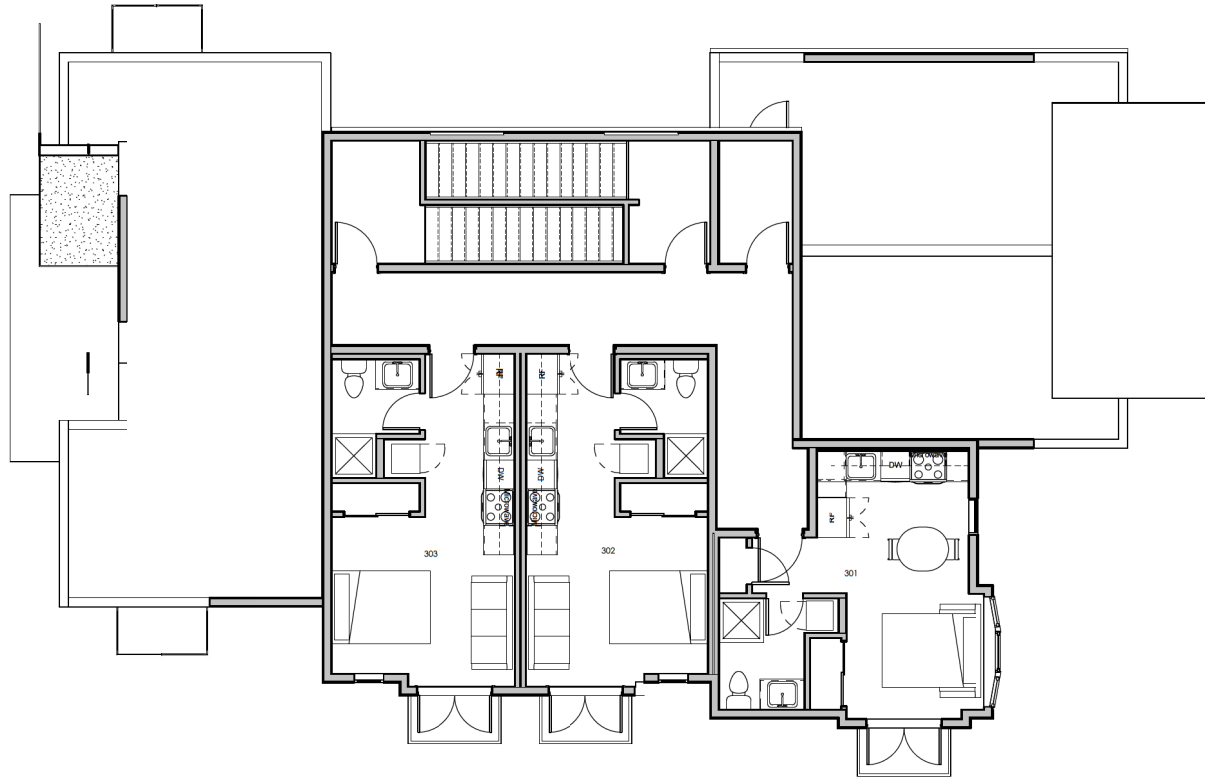
2
A200

7. EXISTING DIMENSIONS / AND GREUILLES ARE TAKEN FROM OUTSIDE FACE OF FOUNDATION. OUTSIDE FACE OF FOUNDATION IS THE OUTSIDE FACE OF FOUNDATION WALL, TIE RODS, ETC.
8. DIMENSIONS ARE TO CENTER OF UNIT DIMENSIONS WALLS. ALL DIMENSIONS SHALL BE TO THE CENTER OF WALLS. REFER TO UNIT PLANS FOR EXTENSION DIMENSIONS. REFER TO WALL SCHEDULES FOR SPECIFIC WALL COMPOSITION.

 JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION, DESIGN CONCEPTS AND THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES NOT AS THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.	ARCH. STAMP 	PRIDEAUX 421 PRIDEAUX ST NANAIMO, BC	RECEIVED DP1226 2021-MAR-19 Contract Planning	CLIENT KENCO ENTERPRISES	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>05-10-2020</td> <td>1</td> <td>Coordination Set</td> </tr> <tr> <td>03-11-2021</td> <td>2</td> <td>DP</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	05-10-2020	1	Coordination Set	03-11-2021	2	DP																			DATE: OCTOBER 05, 2020 SCALE: 1/4" = 1'-0"	BASEMENT A102
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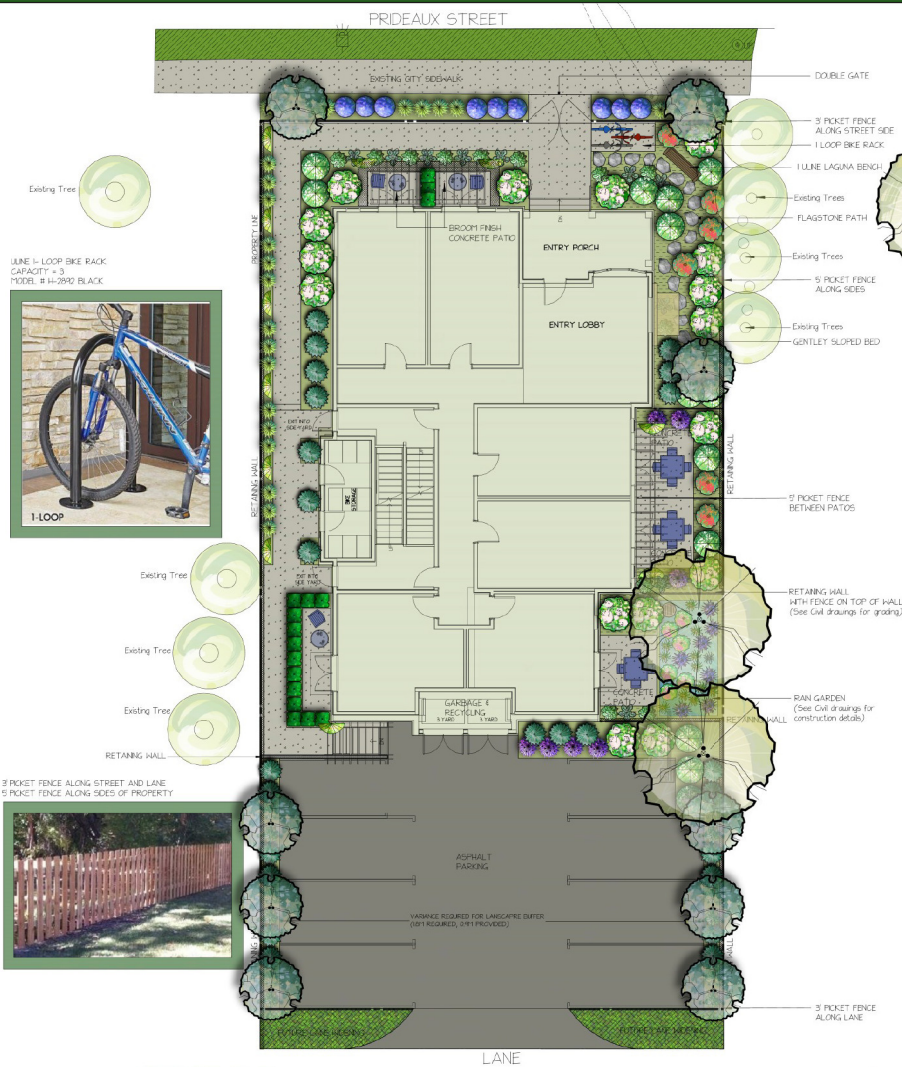






① LEVEL 3
1/4" = 1'-0"

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1-LOOP
CAPACITY: 3
MODEL: # 4-290 BLACK



3' POCKET FENCE ALONG STREET AND LANE
5' POCKET FENCE ALONG SIDES OF PROPERTY

BC ONE CALL
Call Before
You Dig
1-800-474-6886
Cellular +6886

RAN GARDEN PLANTS



BOG-ROSEMARY - NATIVE
Andromeda polifolia



PACIFIC COAST IRIS
Iris douglasiana



AQUATIC COMMON RUSH
Juncus effusus

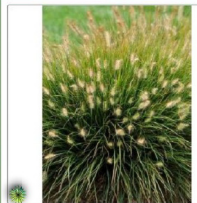
TREES



RIVER BIRCH
Betula regia



CHANTICLEER GALLERY PEAR
Pyrus catteranea 'Chanticleer'



LITTLE BUNNY DWARF FOUNTAIN GRASS
Pennisetum alopecuroides 'Little Bunny'

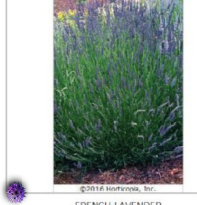
SHRUBS



PEI WEE OAK LEAF HYDRANGEA
Hydrangea quercifolia 'Pee Wee'



SKY PENCIL JAPANESE HOLLY
Ilex crenata 'Sky Pencil'



FRENCH LAVENDER
Lavandula x intermedia 'Provence'



GULF STREAM NANDINA
Nandina domestica 'Gulf Stream'



EMERALD CEDAR
Thuja occidentalis 'Smaragd'



DAVID VIBURNUM
Viburnum davidii

PERENNIALS



JACK FROST SIBERIAN BUGLOSS
Brunnera macrophylla 'Jack Frost'



BLUE LEAVED HELLEBORE
Helleborus foetidus 'Westerlisk'



WALKER'S LOW CATMINT
Nepeta x faassonii 'Walker's Low'

GROUNDCOVER



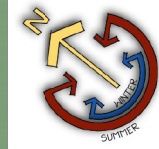
KINKINNICK
Arctostaphylos uva-ursi



HALL'S JAPANESE HONEYSUCKLE
Lonicera japonica 'Halliana'



COWBERRY - LINGONBERRY
Vaccinium vitis-idaea



EC LANDSCAPE STANDARDS
All construction to meet the requirements
as set out in the BC Landscape Standards,
2002 edition prepared by the BC Society of
Landscape Architects and the BC Landscape
and Nursery Association joint.
Copies of the BC Landscape Standards are available
through the BCMA office at 604-674-7772.

Contractor to consult with designer
regarding any discrepancies.
Contractor to consult with designer
if plant substitutions are required due
to availability.
Contractor is responsible for obtaining
written confirmation of utility locations
prior to commencing digging.
Contractor is responsible for providing
one year of maintenance and one year
warranty on all materials and workmanship,
from acceptance of landscape.
Refer to landscape specifications supplied
with the plan at building permit level.
If you do not receive the specifications,
please contact the designer.

TOP SOIL REQUIREMENTS
Minimum depth for shrub beds: 60mm (2")
Minimum depth for groundcover: 50mm (2")
Minimum depth for mulch: 75mm (3")
Trees as per detail on these drawings.

LANDSCAPE AREA		
TREE/SHRUB AREA	1485 sqm	1775 sqft
PLANTING AREA	1552 sqm	167 sqft
GROUND COVER	193 sqm	24 sqft
PATIO AREA	353 sqm	385 sqft
WALKWAY AREA	673 sqm	724 sqft
TOTAL AREA	3034 sqm	3265 sqft

3' POCKET FENCE LENGTH 46m 153 ft

5' POCKET FENCE LENGTH 74m 250 ft

PROJECT

PRIDEAUX MICRO-UNITS
RESIDENTIAL BUILDING
403 PRIDEAUX STREET
NANAIMO, BC

CLIENT

KENCO ENTERPRISES
KEN RODGILL
kenrod@gmail.com

ARCHITECT

JAYCE RED TROOST, ARCHITECT
205 ALBANY DRIVE, B.C.
V6B 3B8
250-744-8247
jayce@jrtarchitects.com

LANDSCAPE DESIGNER

MYSTIC WOODS
LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, B.C. V9H 1T3
phone 250-296-1927
cell phone 250-287-0660
design@mysticwoods.ca

DRAWN BY

Corinne Matheson CLD, QP
Certified Landscape Designer
Qualified Plantation
Member of the
BCMA / CLNA

SCALE

1:100 SCALE IN METERS
0 2 4 6

DATE

December 9, 2020

Issued for December 1, 2020 For review

Issued for December 15, 2020 For review

Issued for January 15, 2021 For co-ordination

Issued for January 2, 2021 For co-ordination

Issued for March 9, 2021 For Development Permit

"Not for Construction"

DRAWING

LANDSCAPE MASTER PLAN

DRAWING

LI of 2

LANDSCAPE DRAWINGS TO BE PROVIDED FOR BUILDING PERMIT

L3 - CONSTRUCTION PLAN
L4 - SPECIFICATIONS

RECEIVED
DP1226
2021-MAR-19
Current Planning

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP1226



421 PRIDEAUX STREET