111 Chelan Place, Nanaimo B.C. V9R 6S2
info@familytreedevelopments.ca
250-797-6469

July, 07, 2021

Design Rationale – Hansen Road Development

Project:
Phase 1: (15 buildings with 49 residential units total)
- 10 – 2 storey triplexes,
- 4 – 3 storey 4 plexes,
- 1 – 3 storey 3 plex.

Phase 2:
- 2 – 42 unit 4 storey residential buildings

Project Background:
- Residential rental.
- Access to public transit on two roads.
- Provides new paved pathway which will bridge the existing bicycle network off Caspers Way to the Parkway Path.
- OCP consideration.
- As per rezoning.

Site Layout:
- Views (Mt. Benson, Nanaimo Parkway above VIU, sunsets)
- Consideration to adjacent properties (uses, views, privacy)
- Setbacks, SRWs, ROWs.
- Perimeter plantings of trees and shrubs provide privacy screening and buffering between neighbouring residence. Tree and shrub species have been selected for their aesthetic attributes, drought tolerance and ease of maintenance.
- Neighbouring properties considerations.

Pedestrian Circulation:
- Town homes are spacious open concept layouts.
- Back yards with landscaping provided.
- Public walk-thru access from East Wellington Road to Bowen Road.
- Street lights along public pathway.
- Phase 2: Loop pathway and road with Park in north-east corner.
- Loop gravel path at south-west corner of lot with benches, goes around swale.
- Three seating spaces with benches are located near both rain water detention areas, and at the internal road intersection near Building 14. A fourth seating area will be provided in Phase 2 of project, at north-east corner or lot in proposed park.
- Phase 2: Fenced dog run with two gates at north-east of lot.

Vehicular Circulation:
- Phase 2: Loop road connecting to end of Hansen Road.
- Trees along road provide buffer for lights at night.
- Phase 1: Fire truck access is accounted for with Road 2 to be used as three-point turn around.
- Phase 1: Fire truck access will be a full loop road connecting to the currently proposed cul-du-sac at end of Hansen Road.
- Garbage Truck access is accounted for.

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Parking:

- All required parking is provided within garages and 20' driveways at front of each town home unit.
- Visitor Parking provided.
- Bike parking within garages.

Form:

- The site topography generally falls north to south at approximately 4-5%.
- Phase 1: Retaining block wall at south with black chainlink on top, and perimeter buffer planting. This will replace existing wood fence when it is at the end of its life span.
- Phase 2: Retaining wall at north with perimeter buffer planting.
- The town homes make up the low slope with varying height patios at the back, most of which will be under 2ft off finished grade.
- The 10 – 2 storey triplexes along the south property line do not have L2 decks to maintain privacy from neighbouring property. The oversized patios at the back provide a spacious outdoor area instead.
- Two roof profile options per building type.
- Units jogged in and out to break up mass of buildings.
- Southern exposure.
- Views of Mt. Benson.

Materials & Colour:

- Colour pallet options to differentiate buildings.
- Varying entrance door types and colours.
- Varying garage door types and colours.
- Metal unit numbers with focus lighting.
- Tones of colour that compliment surroundings, and do not compete with views.

Exterior Lighting:

- Street lights.
- Individual garage lights for unit numbers and easy scanning.
- Lights at patios.
- Directional down lights on decks, minimizing lighting onto adjacent units.

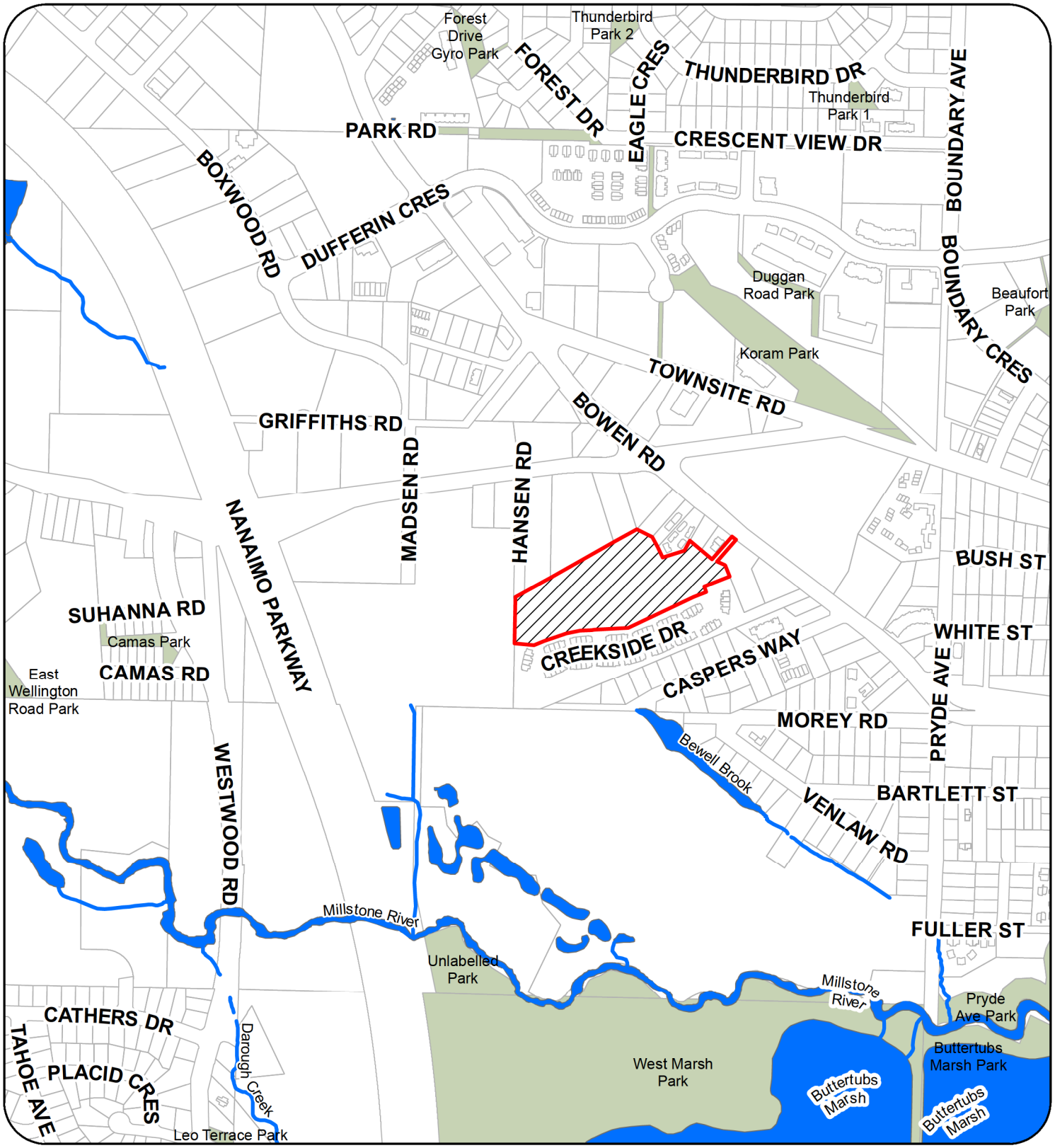
Utilities/ Garbage/ Recycling:

- Building servicing located close to utility connections to reduce service lengths.
- Individual cans at town homes, to be stored within garages.
- Common room for property management meetings, and service providers.

Key Features:

- Epic views.
- Great walk ability to restaurants, grocery stores, liquor stores etc.
- Access to three BC Transit bus routes.
- Access to Parkway Path connecting all the way to Woodgrove mall.
- Common room for residents to use for events and gatherings.

CONTEXT MAP



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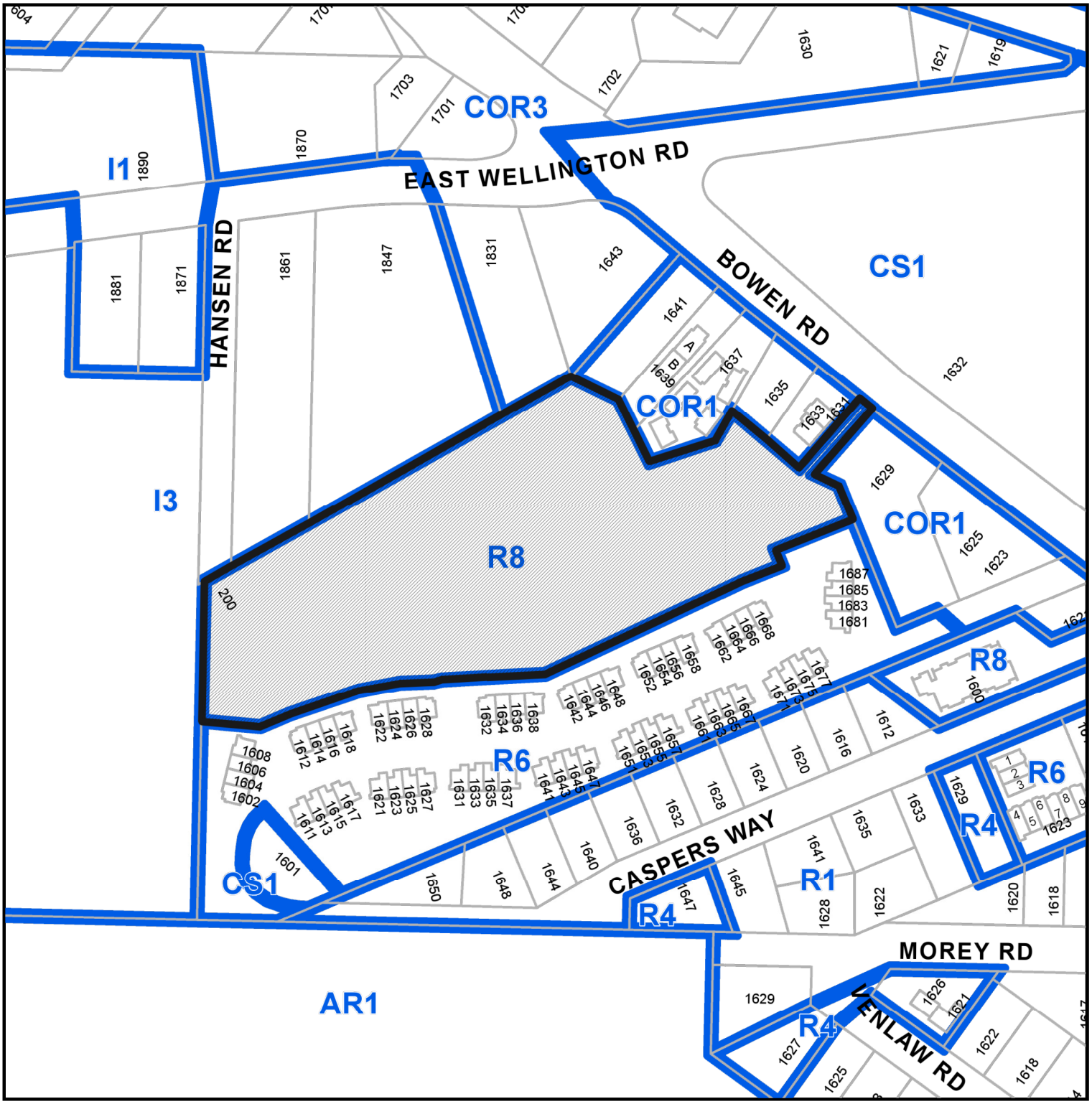
LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001233

CIVIC: 200 HANSEN ROAD

LEGAL: LOT B , SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP76054

Subject Property

family tree developments

38 Victoria Crescent, Nanaimo, B.C. V9R 5B8
tel: 250.797.6469
email: info@familytreedevelopments.ca

Project:

Hansen Road Development

Nanaimo

200 Hansen Road, Nanaimo, B.C.

Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

#	Date	Issue Notes
01	2021 05 11	DP Application

#	Date	Revision Notes
01	2021 06 17	Missing Site Plan provided

Sheet Title:

Site Plan - Key Plan

Phase 1

-

-

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Drawn:

Checked: RH

Job #: 2014

Scale: As Noted

Date: Jun 17, 2021

Sheet #: A1.2

CAD File: Hansen Rd. Development - Site Plan 03.vwx

1 Site Plan with Aerial Photo
Scale: 1 : 1000

Notes:
1. Aerial Photo from City of Nanaimo GIS Maps 2018
2.

Drawing List:

Architectural:
A0.0 - Cover Page, Consultant List, Drawing list, Aerial Photo
A0.1 - Project Data
A1.2 - Site Plan (Phase 1)
A2.1 - Building 'A' Plans
A3.1 - Building 'B' Plans
A4.1 - Building 'C' | Plans
A5.1 - Site Electric | Plans
A6.1 - Building 'A' Elevations
A6.2 - Building 'B' Elevations
A6.3 - Building 'C' | Elevations

Civil:
01 - Site Plan, Location Plan and Notes

Landscape:
L1 - Landscape Plan
L2 - Cross Sections, Fence Details, Plant Schedule

Consultant List:

Owner:
KSG Conulsting Linited
Ken Grewal & Alan Steeves
4-2535 McCullough Road,
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#	Date	Issue Notes
01	2021 05 11	DP Application
-	-	-

#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

Sheet Title:
Cover Page
Consultant List
Drawing List

Drawn: RH
Checked: RH
Job No.: -
Sheet No.: A0.0
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Site Plan 03.vwx

Project Data

Project Description:	Hansen Road Development | Phase 1 of 2						
Civic Address:	200 Hansen Road, Nanaimo, B.C.						
Legal Address:	Lot B, Section 14, Range 8, Mountain District, Plan EPP76054						
Zoning:	R8 – Medium Density Residential						
Property Area:			**ft2**	**m2**	**acre**	**Notes:**	
200 Hansen Road, Nanaimo, B.C.			284,709	26,450.29	6.54		
-			0	0.00	0.00	N/A	
Total Area:			**284,709**	**26,450.29**	**6.54**		
Building Type: A1 GFA	**Qty of Building Type:**	**7**	**ft2**	**m2**		**Notes:**	
Floor L1 – Including Area of Garage			2,637	244.96		Area per Garage: ft2	280
Floor L2			2,551	237.04			
Floor L3			0	0.00		N/A	
Total Building: GFA			**5,188**	482.00			
Total Building Excluding Garages: GFA			**4,349**	403.99		Qty of garages: 3	
Total Quantity of Building Type: GFA			**30,440**	2,827.94		Excludes Area of Garages for FAR calc.	
Building Type: A2 & A3 GFA	**Qty of Building Type:**	**3**	**ft2**	**m2**		**Notes:**	
Floor L1			2,637	244.96		Area per Garage: ft2	280
Floor L2			2,563	238.13			
Floor L3			0	0.00		N/A	
Total Building: GFA			**5,200**	483.09			
Total Building Excluding Garages: GFA			**4,360**	405.09		Qty of garages: 3	
Total Quantity of Building Type: GFA			**13,081**	1,215.26		Excludes Area of Garages for FAR calc.	
Building Type: B1 GFA	**Qty of Building Type:**	**1**	**ft2**	**m2**		**Notes:**	
Floor L1			2,910	270.33		Area per Garage: ft2	224
Floor L2			2,805	260.62			
Floor L3			2,789	259.13			
Total Building: GFA			**8,504**	790.08			
Total Building Excluding Garages: GFA			**7,608**	706.76		Qty of garages: 4	
Total Quantity of Building Type: GFA			**7,608**	706.76		Excludes Area of Garages for FAR calc.	
Building Type: B2 & B3 GFA	**Qty of Building Type:**	**3**	**ft2**	**m2**		**Notes:**	
Floor L1			2,910	270.33		Area per Garage: ft2	224
Floor L2			2,795	259.63			
Floor L3			2,779	258.14			
Total Building: GFA			**8,483**	788.10			
Total Building Excluding Garages: GFA			**7,586**	704.78		Qty of garages: 4	
Total Quantity of Building Type: GFA			**22,759**	2,114.34		Excludes Area of Garages for FAR calc.	
Building Type: C GFA	**Qty of Building Type:**	**1**	**ft2**	**m2**		**Notes:**	
Floor L1			2,187	203.22		Area per Garage: ft2	224
Floor L2			2,112	196.20			
Floor L3			2,104	195.45			
Total Building: GFA			**6,403**	594.87			
Total Building Excluding Garages: GFA			**5,730**	532.38		Qty of garages: 3	
Total Quantity of Building Type: GFA			**5,730**	532.38		Excludes Area of Garages for FAR calc.	
Combined Building Areas:	**Total Qty of Buildings:**	**15**	**ft2**	**m2**		**Notes:**	
Total GFA: excluding garages			79,617	7,396.68		Used for FAR.	
Total GFA: including garages			92,273	8,572.48		Total garage area:	12,656

Floor Plan Types:	**Description:**	**Qty:**	**ft2**	**m2**	**Area Total: ft2**	**Notes:**
Type 01	3 bed, 3 bath, 2 storey	27	1,730	160.70	46,704	
Type 02	3 bed, 3 bath, 2 storey	3	1,742	161.80	5,225	
Type 03	3 bed, 3 bath, 3 storey	7	2,143	199.12	15,003	
Type 04	3 bed, 3 bath, 3 storey	9	2,104	195.42	18,932	
Type 05	3 bed, 3 bath, 3 storey	3	2,122	197.14	6,366	
-	-	0		0.00	0	
Residential Units Total Quantity:		**49**			92,230	

Zoning Requirements:	**Required / Allowed:**	**Proposed:**	**Notes:**
Site Coverage:	40%	14%	
Floor Area Ratio: 1.25	1.25	0.28	
Front Bldg Setback	6.00 m	0	See Site Plan
Flanking Bldg Setback	4.00 m	0	See Site Plan
Side Bldg Setback	3.00 m	0	See Site Plan
Rear Bldg Setback	10.50 m	0	See Site Plan
Underground Parking Setback	1.80 m	0	N/A
Max Building Height	14.0 m	0	See Site Elevations
Number of Storeys	N/A	2 & 3	

Notes:

Red = Variance

Vehicle Parking Requirements

Location: Area 2

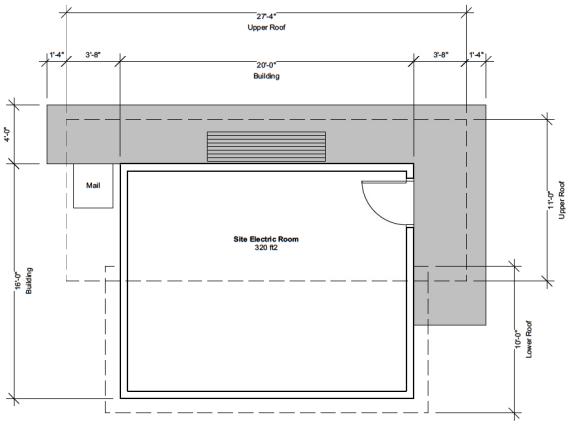
Unit Description	**Required**	**Res. Unit Qty**	**Required**	**Proposed**	**Notes:**
Studio / Micro	1.05	0	0	-	
1 bed	1.26	0	0	-	
2 bed	1.62	0	0	-	
3 bed	1.84	49	90	111	Private + visitor stalls
Total Parking:		49	90	**111**	

Parking Stall Type	**Required / Allowed**	**Proposed:**	**-**	**Notes:**
Regular car (60%)	54	98	-	
Small car (40%)	36	-	-	
Drop off / Loading	-	-	-	N/A
Handicapped	-	-	-	N/A
Electric Vehicle (EV) (10%)	-	-	-	N/A
Electric Vehicle Rough-in (20%)	-	-	-	N/A
EV Level 1 Charge (1 per dwelling unit)	49	49	-	Bylaw 7266, 7.7.iii
Visitor Space (1 per 22 req'd stalls)	4	13	-	
Motorcycle / Scooter	-	-	-	

Bicycle Parking Requirements

Parking Stall Type	**Required / Allowed**	**Proposed:**	**-**	**Notes:**
Short Term (0.1/unit)	5	-		Bylaw 7266, 7.6
Long Term (0.5/unit)	25	-		
Subtotal:				

1 Elevations - Site Electric Room
1/8" = 1'-0"



2 Plan - Site Electric Room
1/4" = 1'-0"

Material Schedule:
Scheme 2

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.07		Lap Siding Kaycan - Willow Green
M.08		Lap Siding Kaycan - Wicker
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

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38 Victoria Crescent, Nanaimo, B.C. V9R 5B8
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email: info@familytreedevelopmens.ca

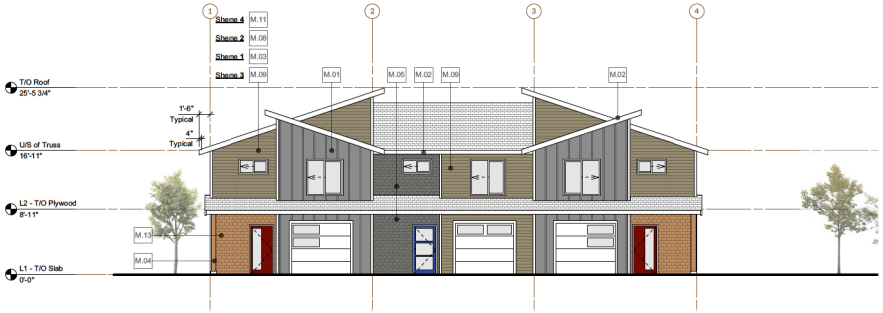
#	Date	Issue Notes
01	2021 05 11	DP Application
-	-	-

#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

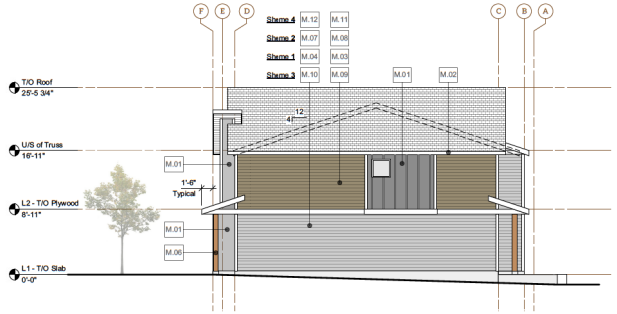
Sheet Title:
Floor Plans
Elevations
Site Electric Room

Drawn: RH
Checked: RH
Job No.: 2014
Sheet No.: A5.1
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Plans.vwx



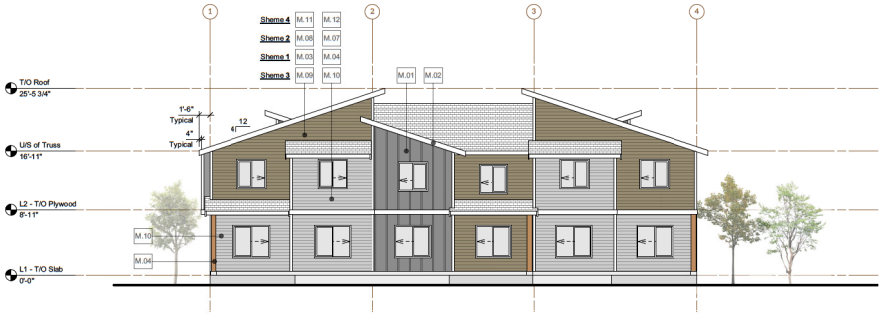
1 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A1** shown.
2. Roof Option 1 shown.



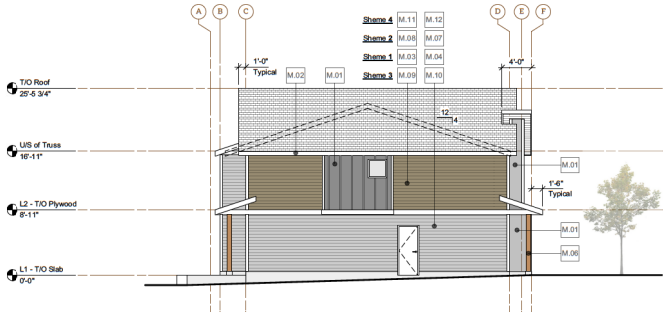
2 Right Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A3** shown. No bump out on opposite side.
2. -



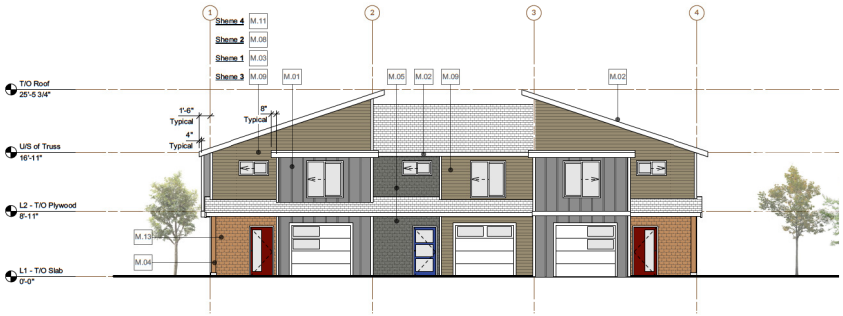
3 Rear Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A3** shown. No bump out on opposite side.
2. -



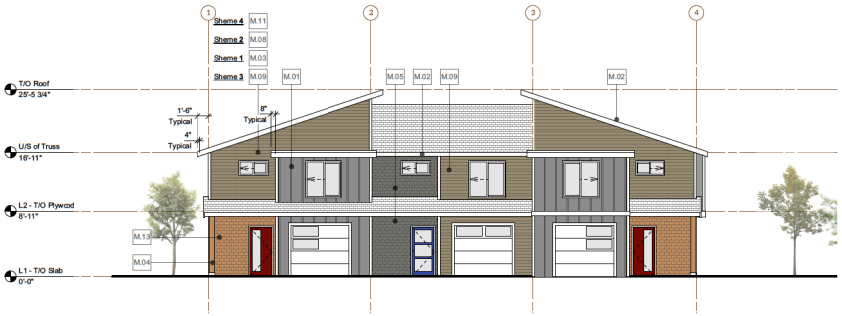
4 Left Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A2** shown. No bump out on opposite side.
2. Sprinkler Closet door as per Site Plan, See Civil.



5 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A2** shown. No bump out on opposite side.
2. Roof Option 2 shown.



6 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **A3** shown. No bump out on opposite side.
2. Roof Option 2 shown.

Material Schedule:
Scheme 1

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.03		Lap Siding Kaycan - Sandalwood
M.04		Lap Siding Kaycan - Khaki
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

Material Schedule:
Scheme 2

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.07		Lap Siding Kaycan - Willow Green
M.08		Lap Siding Kaycan - Wicker
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

Material Schedule:
Scheme 3

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.09		Lap Siding Kaycan - Prestige Beige
M.10		Lap Siding Kaycan - Slate Grey
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

Material Schedule:
Scheme 4

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.11		Lap Siding Kaycan - Linen
M.12		Lap Siding Kaycan - Stonecrest
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

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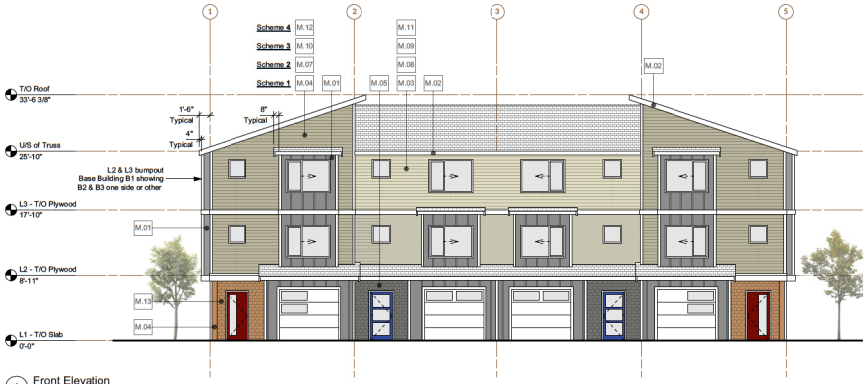
Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

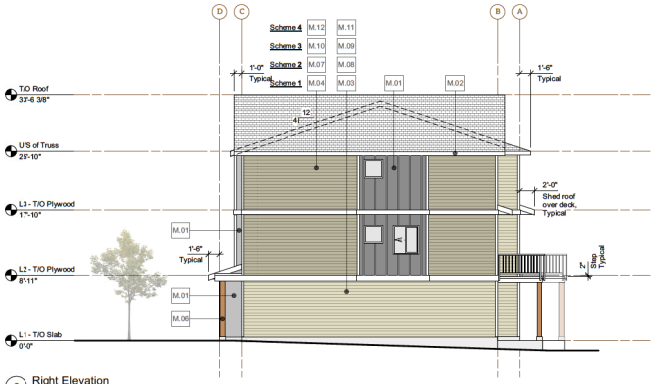
Sheet Title:
Elevations
Four Units
Building Type '**A**'

Drawn: RH
Checked: RH
Job No.: 2014
Scale: As Noted
Date: May 11, 2021
Sheet No.: A6.1
CAD File: Hansen Rd. Developmert - Plans.vwx



1 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **B1** shown.
2. Colour Scheme:



2 Right Elevation
Scale: 1/8" = 1'-0"

Note:
1.

Material Schedule:
Scheme 1

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.03		Lap Siding Kaycan - Sandalwood
M.04		Lap Siding Kaycan - Khaki
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

Material Schedule:
Scheme 2

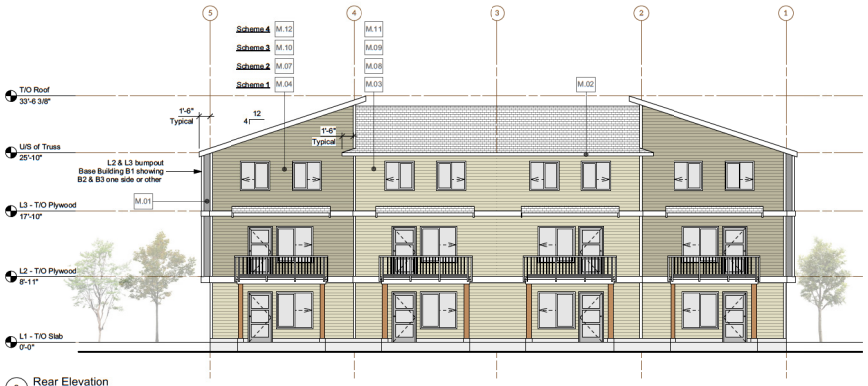
Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.07		Lap Siding Kaycan - Willow Green
M.08		Lap Siding Kaycan - Wicker
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

Material Schedule:
Scheme 3

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.09		Lap Siding Kaycan - Prestige Beige
M.10		Lap Siding Kaycan - Slate Grey
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

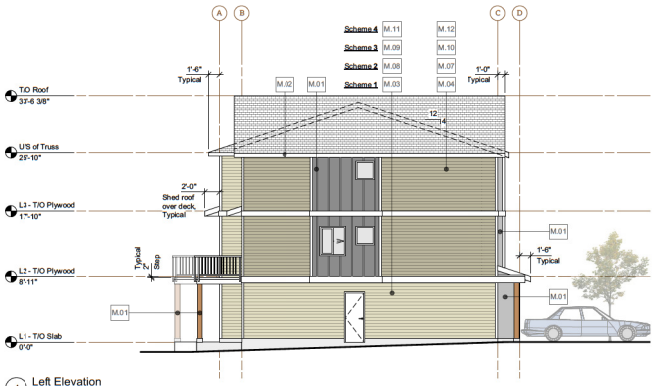
Material Schedule:
Scheme 4

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.11		Lap Siding Kaycan - Linen
M.12		Lap Siding Kaycan - Stonecrest
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice



3 Rear Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type B1 shown.



4 Left Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type B1 shown.
2. Spinkler Closet door as per Site Plan, See Civil.

5 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **B2** shown.

6 Front Elevation
Scale: 1/8" = 1'-0"

Note:
1. Building Type **B3** shown.

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tel: 250.797.6469
email: info@familytreedevelopmens.ca

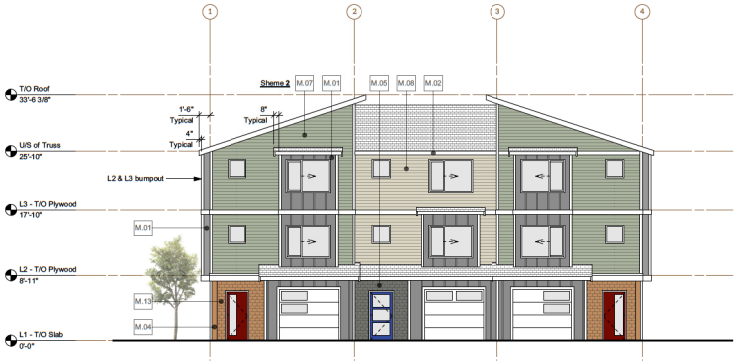
#	Date	Issue Notes
01	2021 05 11	DP Application
-	-	-

#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

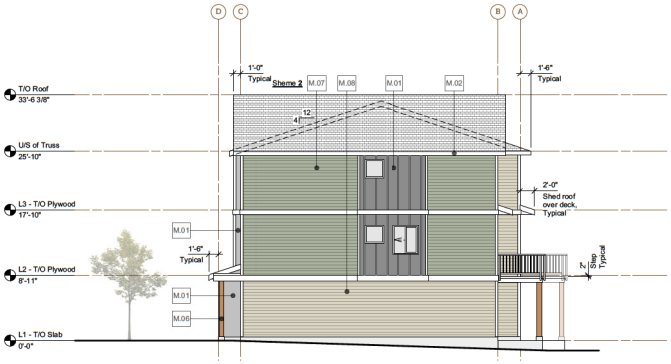
Sheet Title:
Elevations
Four Units
Building Type '**B**'

Drawn: RH
Checked: RH
Job No.: 2014
Sheet No.: A6.2
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Plans.vwx

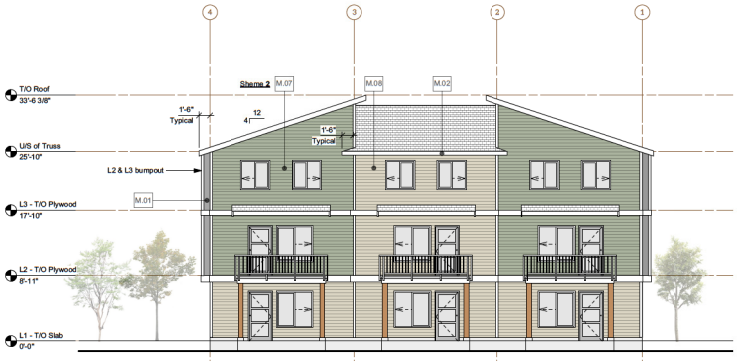


1 Front Elevation
Scale: 1/8" = 1'-0"

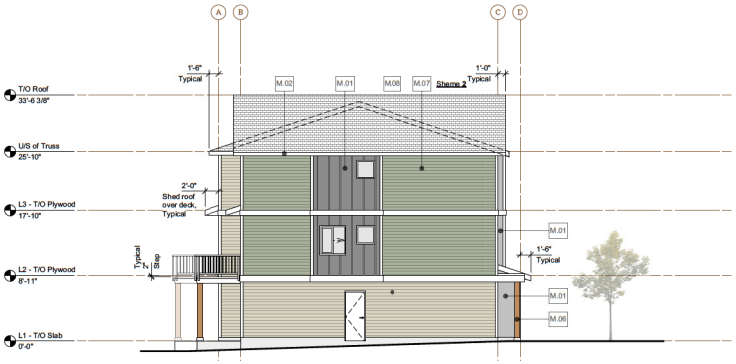
Note:
1. Building Type C shown.
2. Colour Scheme: 2



2 Right Elevation
Scale: 1/8" = 1'-0"



3 Rear Elevation
Scale: 1/8" = 1'-0"



4 Left Elevation
Scale: 1/8" = 1'-0"

Material Schedule:
Scheme 2

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.07		Lap Siding Kaycan - Willow Green
M.08		Lap Siding Kaycan - Wicker
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

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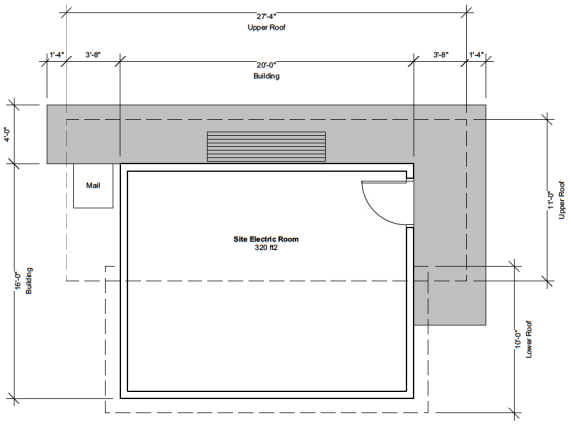
#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

Sheet Title:
Elevations
Four Three Units
Building Type '**C**'

Drawn: RH
Checked: RH
Job No.: 2014
Sheet No.: A6.3
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Plans.vwx

1 Elevations - Site Electric Room
1/8" = 1'-0"



2 Plan - Site Electric Room
1/4" = 1'-0"

Material Schedule:
Scheme 2

Tag	Material	Description
M.01		Board and Batten Hardi Panel - Night Gray
M.02		Gutter & Fascia Paint - White
M.07		Lap Siding Kaycan - Willow Green
M.08		Lap Siding Kaycan - Wicker
M.05		Shake Siding Kaycan - Castlemore
M.06		Posts & Accent Trim Kaycan - Spice
M.13		Posts & Accent Trim Kaycan - Spice

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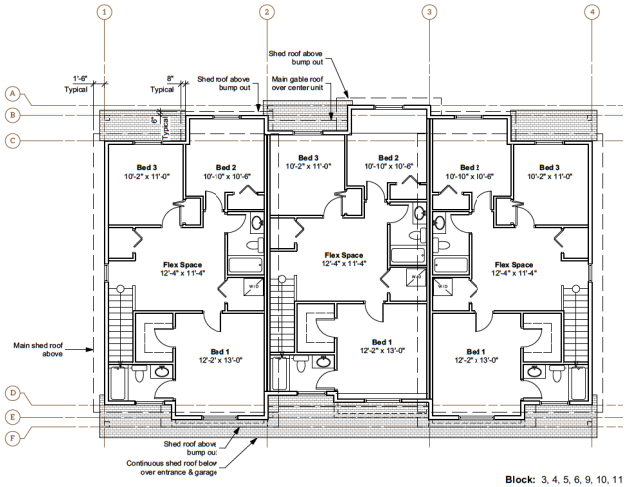
#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

Sheet Title:
Floor Plans
Elevations
Site Electric Room

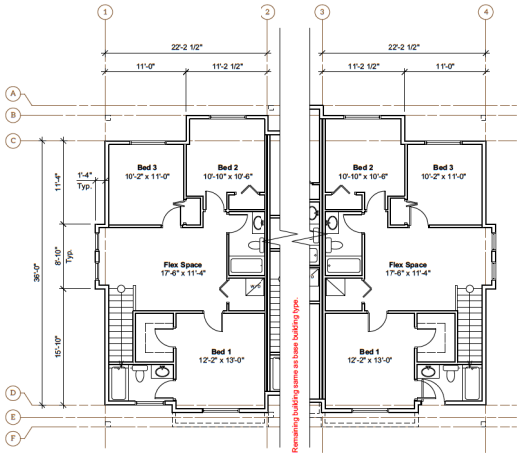
Drawn: RH
Checked: RH
Job No.: 2014
Sheet No.: A5.1
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Plans.vwx



1 L2 - Floor Plan - Base Building
1/8" = 1'-0"

Notes:
1. See Site Plan for Building Type Locations.
2. See Project Data for quantity of Building Types, and associated GFA's.

Block: 3, 4, 5, 6, 9, 10, 11
Building Type: A1

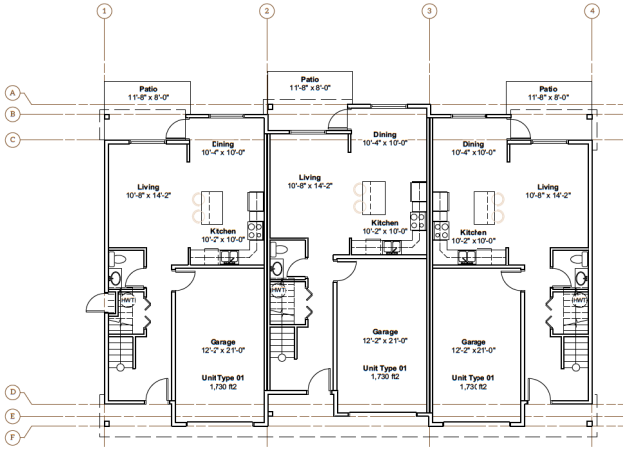


2 L2 - Floor Plan
1/8" = 1'-0"

Notes:
1. See Site Plan for Building Type Locations.
2. See Project Data for quantity of Building Types, and associated GFA's.

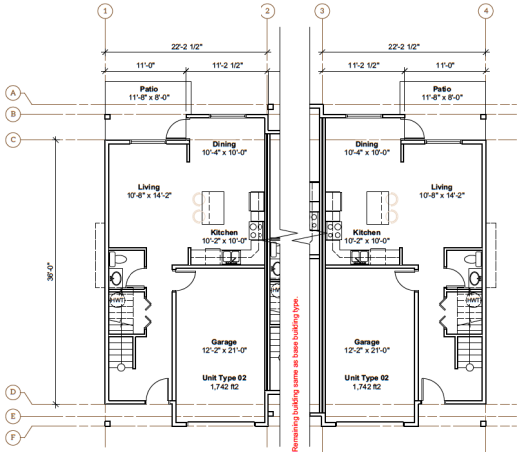
Block: 2, 8
Building Type: A2

Block: 7
Building Type: A3



3 L1 - Floor Plan - Base Building
1/8" = 1'-0"

Block: 3, 4, 5, 6, 9, 10, 11
Building Type: A1



4 L1 - Floor Plan
1/8" = 1'-0"

Block: 2, 8
Building Type: A2

Block: 7
Building Type: A3

Building Type: A1 GFA	Qty of Building Type:	7	ft2	m2		Notes:	
Floor L1 -- Including Area of Garage			2,637	244.96		Area per Garage: ft2	280
Floor L2			2,551	237.04			
Floor L3			0	0.00		N/A	
Total Building: GFA			**5,188**	482.00			
Total Building Excluding Garages: GFA			**4,349**	403.99		Qty of garages: 3	
Total Quantity of Building Type: GFA			**30,440**	2,827.94		Excludes Area of Garages for FAR calc.	

Building Type: A2 & A3 GFA	Qty of Building Type:	3	ft2	m2		Notes:	
Floor L1			2,637	244.96		Area per Garage: ft2	280
Floor L2			2,563	238.13			
Floor L3			0	0.00		N/A	
Total Building: GFA			**5,200**	483.09			
Total Building Excluding Garages: GFA			**4,360**	405.09		Qty of garages: 3	
Total Quantity of Building Type: GFA			**13,081**	1,215.26		Excludes Area of Garages for FAR calc.	

A Unit Data
Updated: 2021 03 02

A Site Key Plan
Scale: 1 : 1400

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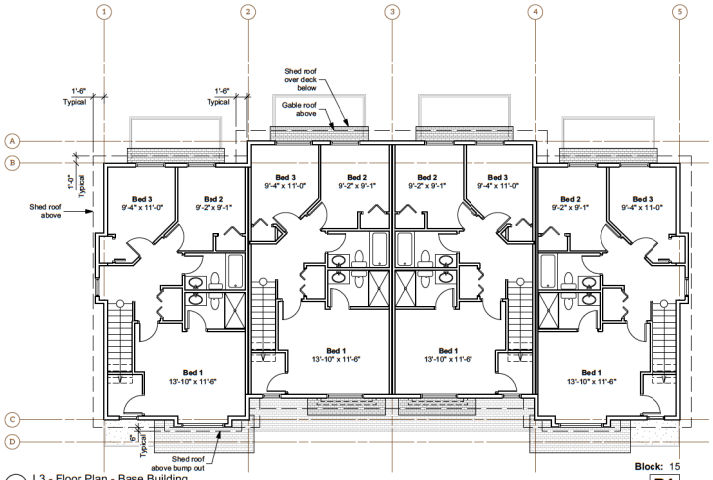
#	Date	Revision Notes

Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

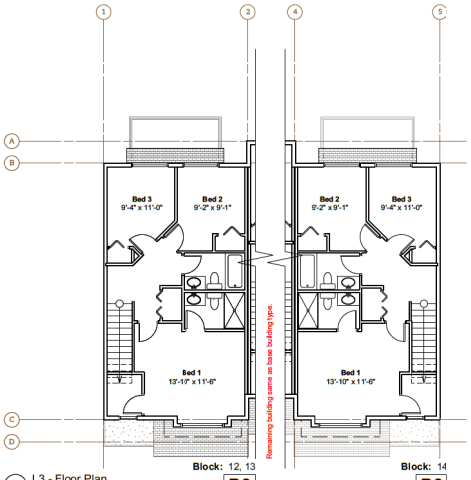
Sheet Title:
Floor Plans
Three Units
Building 'A'

Drawn: RH
Checked: RH
Job No.: 2014
Scale: As Noted
Date: May 11, 2021
Sheet No.: A2.1
CAD File: Hansen Rd. Developmert - Plans.vwx



1 L3 - Floor Plan - Base Building
1/8" = 1'-0"

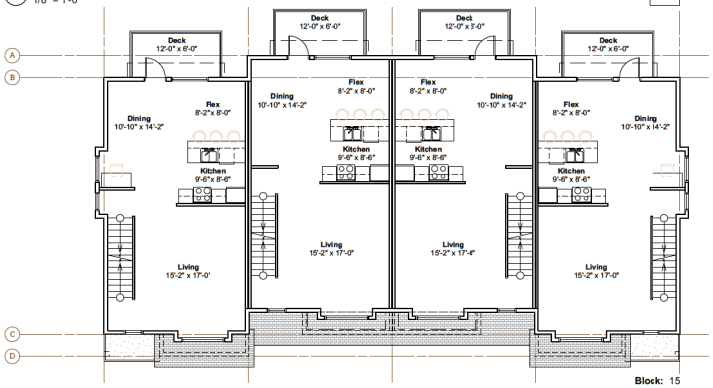
Block: 15
Building Type: B1



2 L3 - Floor Plan
1/8" = 1'-0"

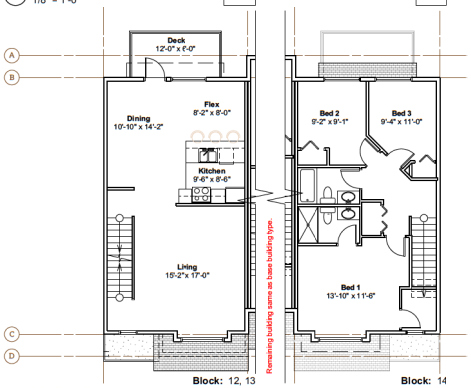
Block: 12, 13
Building Type: B3

Block: 14
Building Type: B2



3 L2 - Floor Plan - Base Building
1/8" = 1'-0"

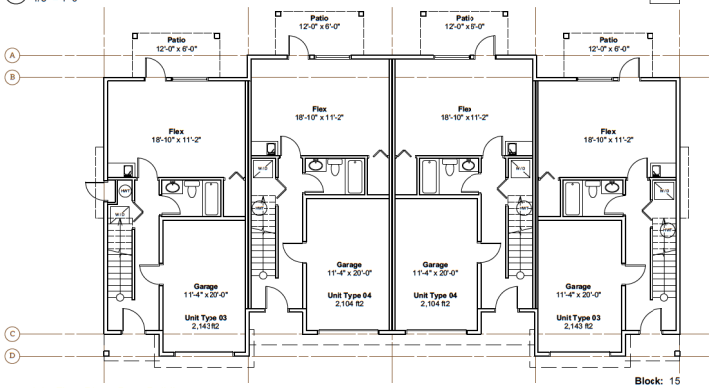
Block: 15
Building Type: B1



4 L2 - Floor Plan
1/8" = 1'-0"

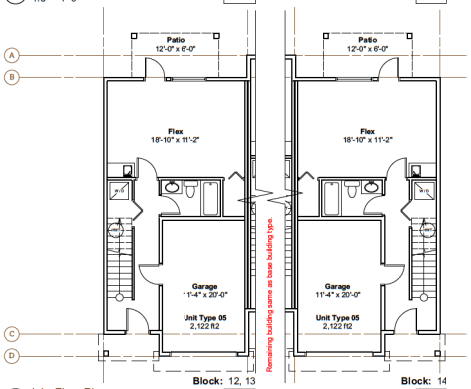
Block: 12, 13
Building Type: B3

Block: 14
Building Type: B2



5 L1 - Floor Plan - Base Building
1/8" = 1'-0"

Block: 15
Building Type: B1



6 L1 - Floor Plan
1/8" = 1'-0"

Block: 12, 13
Building Type: B3

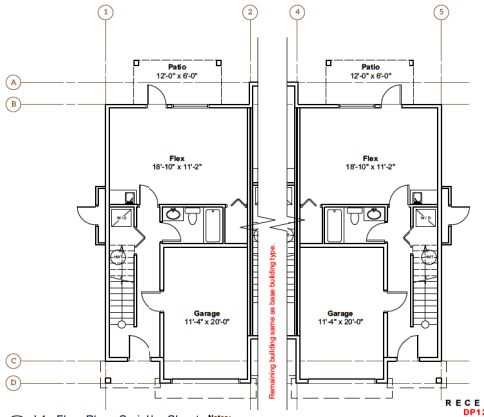
Block: 14
Building Type: B2

Building Type: B1 GFA	Qty of Building Type: 1	ft2	m2		Notes:	
Floor L1		2,910	270.33		Area per Garage: ft2	224
Floor L2		2,805	260.62			
Floor L3		2,789	259.13			
Total Building: GFA		8,504	790.08			
Total Building Excluding Garages: GFA		7,608	706.76		Qty of garages: 4	
Total Quantity of Building Type: GFA		7,608	706.76		Excludes Area of Garages for FAR calc.	

Building Type: B2 & B3 GFA	Qty of Building Type: 3	ft2	m2		Notes:	
Floor L1		2,910	270.33		Area per Garage: ft2	224
Floor L2		2,796	259.63			
Floor L3		2,779	258.14			
Total Building: GFA		8,483	788.10			
Total Building Excluding Garages: GFA		7,586	704.78		Qty of garages: 4	
Total Quantity of Building Type: GFA		22,759	2,114.34		Excludes Area of Garages for FAR calc.	

A Unit Data
Updated: 2021 03 02

A Site Key Plan
Scale: 1 : 1400



7 L1 - Floor Plan - Sprinkler Closet
1/8" = 1'-0"

Notes:
1. See Site Plan for Sprinkler Closet locations.
2. Shed roof over Sprinkler Closet when not below a bumpout.

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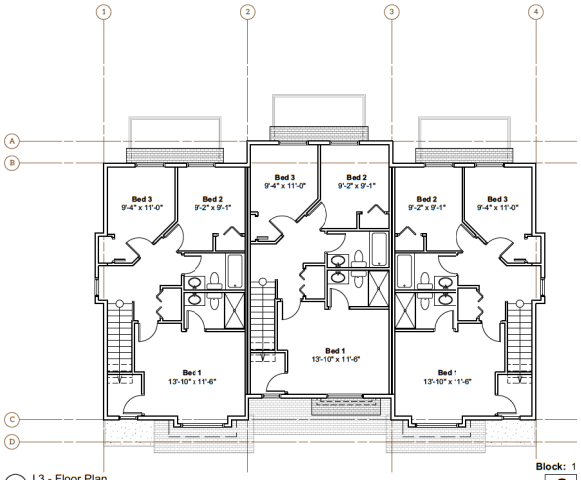
Project:
Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

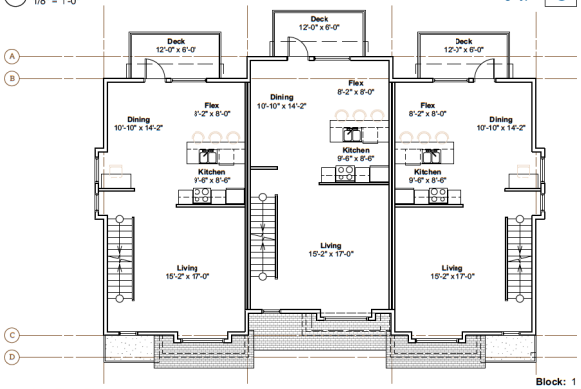
Sheet Title:
Floor Plans
Four Units
Building 'B'

Drawn: RH
Checked: RH
Job No.: 2014
Scale: As Noted
Date: May 11, 2021
Sheet No.: A2.2
CAD File: Hansen Rd. Developmert - Plans.vwx



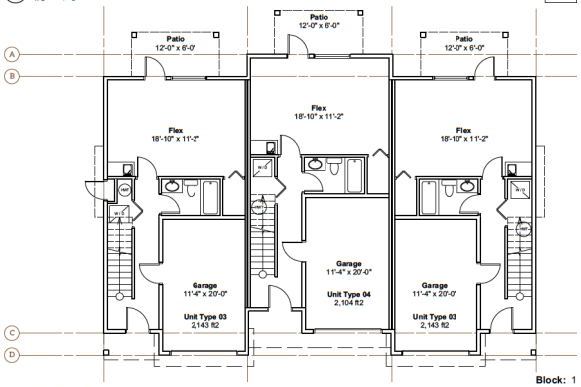
1 L3 - Floor Plan
1/8" = 1'-0"

Block: 1
Building Type: C



2 L2 - Floor Plan
1/8" = 1'-0"

Block: 1
Building Type: C



3 L1 - Floor Plan
1/8" = 1'-0"

Block: 1
Building Type: C

Building Type: C GFA	Qty of Building Type: 1	ft2	m2		Notes:	
Floor L1		2,187	203.22		Area perGarage: ft2	224
Floor L2		2,112	196.20			
Floor L3		2,104	195.45			
Total Building: GFA		6,403	594.87			
Total Building Excluding Garages: GFA		5,730	532.38		Qty of garages: 3	
Total Quantity of Building Type: GFA		5,730	532.38		Excludes Area of Garages for FAR calc.	

A Unit Data
Updated: 2021 03 02

A Site Key Plan
Scale: 1 : 1400

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Hansen Road Development
Nanaimo
-
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
-

Sheet Title:
Floor Plans
Four Units
Building 'C'

Drawn: RH
Checked: RH
Job No.: 2014
Sheet No.: A2.3
Scale: As Noted
Date: May 11, 2021
CAD File: Hansen Rd. Developmert - Plans.vwx

LOCATION PLAN

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com

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Revision No.	Description	Date

Issue	Issue Date
Development Permit	4 May 2021

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER CAROLE A. ROSSELL 235

Project
Townhouse Development,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
LANDSCAPE PLAN

Drawn By	Checked
CAR	SRLA

Scale
1 : 400

Revision

Sheet Number
L1

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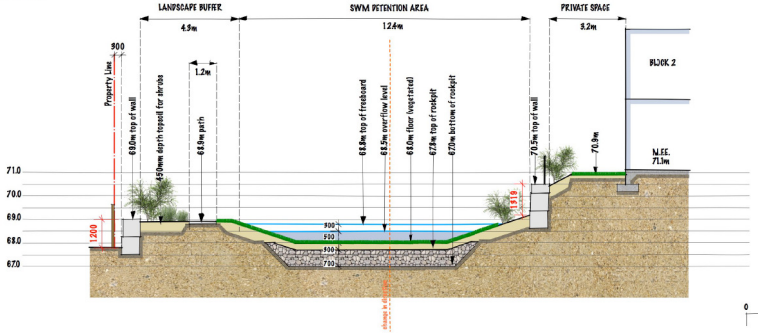
2021-MAY-11
Current Planning

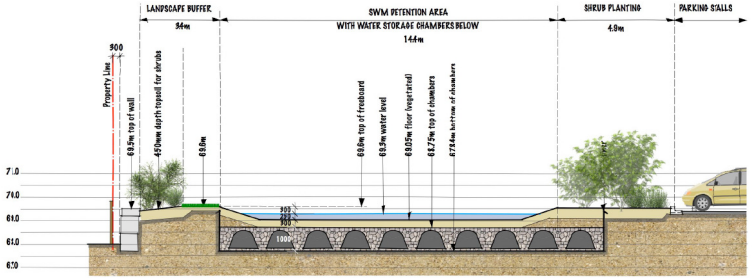
SECTION 1
SWM DETENTION AREA #1
Scale 1: 100

Pond #1
- surface area when flooded 290 sq.m.
- top of freeboard 68.8m
- over flow - 68.5m
- floor - 68.0m
- 300mm soil over bottom of pond
- bottom of drain rock - 67.0m



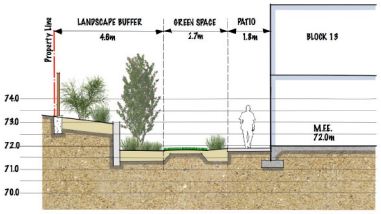
SECTION 2
SWM DETENTION AREA #4
Scale 1: 100

Pond #2
- surface area when flooded 224 sq.m.,
- freeboard @ 69.8m
- over flow @ 69.50m
- floor - 69.05 @ 18 sq.m.
- 80 water storage chambers surrounded in drain rock below pond.
- swm feature would be lined bottom and sides.

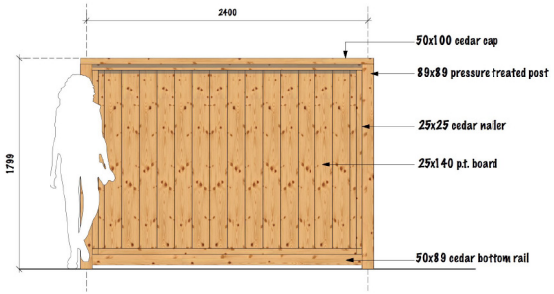


0 5 10 M

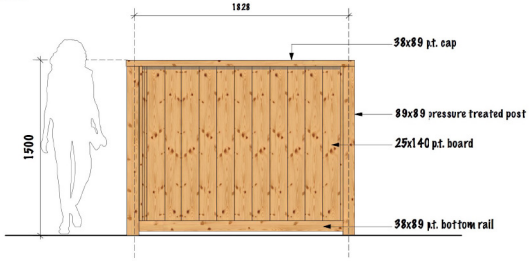
SECTION 3
THROUGH REAR GARDEN SPACE & BLOCK 13
Scale 1: 100



PERIMETER SOLID WOOD FENCE
Scale 1: 20



REAR/SIDE YARD PRIVACY FENCE
Scale 1: 20



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY
TREES			
HANSEN ROAD			
QUERCUS GARRYANA	HARRY OAK	40M CAL	7
SITE TREES - DECIDUOUS			
BETULA PAPYRIFERA	PAPERBARK BIRCH	50M CAL	
CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	50M CAL	
MAGNOLIA X VULCAN	VULCAN MAGNOLIA	40M CAL	
NYSSA SYLVATICA	BLACK TUPELO TREE	40M CAL	
PARROTIA PERSICA VANESSA	VANESSA PERSIAN IRONWOOD	40M CAL	
		APPROX. TOTAL =	51
SITE TREES - CONIFEROUS			
PICEA OMORIKA "BRUNS"	SERBIAN SPRUCE	=20 POT, 2.0m	21
SMALL TREES / SPECIMEN SHRUBS			
ARBUTUS UNEDO "COMPACTA"	STRAWBERRY TREE	=15 POT	
MALUS 'APIKONDACK' / "ROYAL RAINDROPS"	CRAB APPLES VARIETIES	=10 POT	
SYRINGA CHARLES JOLY	LILAC	=10 POT	
		APPROX. TOTAL =	40
PERIMETER SHRUB PLANTING, 1088 sq.m. planted at 1 per 1.5m2			
GAULTHERIA SHALLON	SALAL	=1 POT	
MAHONIA AQUIFOLIUM	OREGON GRAPE	=2 POT	
PHILADELPHUS LEWISII	WOOD ORANGE BLOSSOM	=3 POT	
PHYSOCARPUS CAPITATUS	PACIFIC NINE-BARK	=2 POT	
RIBES SANGUINEUM	FLOWERING RASPBERRY	=1 POT	
ROSA NUTKANA	NOOTKA ROSE	=1 POT	
ROSA RUGOSA	SHRUB ROSE, RED SCENTED FLS	=3 POT	
SYMPHORICARPOS ALBUS	SNOWBERRY	=1 POT	
		APPROX. TOTAL =	725
FRONT & REAR YARD PLANTING, total area 1304 sq.m.			
SHRUBS & ORNAMENTAL GRASSES - 65% area PLANTED AT 1 per 1.0m2 (848 sq.m)			
CALAMAGROSTIS "KARL FOERSTER"	FEATHER REED GRASS	=1 POT	
CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	=1 POT	
CISTUS "GRAYSWOOD PINK"	PINK FL. ROCK ROSE	=1 POT	
HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	=3 POT	
MISCANTHUS SINENSIS 'SACCHARIFLORUS'	JAPANESE SILVER GRASS	=2 POT	
NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO, NON FLOWERING	=2 POT	
SPIREA JAPONICA "GOLDMOUND"	SPIREA	=1 POT	
VIBURNUM RHYTIDOPHYLLUM 'SNOW'	VIBURNUM	=5 POT	
VIBURNUM CARLESII	COREAN SPICE BUSH (FRAGRANT)	=5 POT	
		APPROX. TOTAL =	848
GROUNDCOVER PLANTS / PERENNIALS - 35% area planted at 2 per 1m2 (456 sqm)			
ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	=1 POT	
COTONEASTER "CORAL BEAUTY"	LOW GROWING COTONEASTER	=1 POT	
CORNUS SERICEA "KELSEYI"	DWARF RED TWIG DOGWOOD	=1 POT	
KNIPHOFIA PAPAVA POPSICLE	DWARF TORCH LILY	=1 POT	
MAHONIA NERVOSA	LILL OREGON GRAPE	APPROX. TOTAL =	912

REPLACEMENT TREES
Refer to the Tree Management Report Prepared by Toth and Associates for tree resource information.
Total number of trees to be removed = 36
Total number of trees to replace = 49 comprising:
- Coniferous - 15 trees, the landscape plan proposes 21 trees.
- Deciduous - 34 trees, the landscape plan proposes 51 medium size trees & 40 small tree species / specimen shrubs.

Trees shall be maintained for a minmum of 2 years.

PLANT SCHEDULE
The plant species, sizes and quantities identified in the plant schedule are indicative of the planting concept.
Detailed planting plans will be prepared for all areas for the Building Permit application, and will include plant species, sizes at the time of planting and quantities.

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Revision No.	Description	Date

Issue	Issue Date
Development Permit	4 May 2021

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER CAROLE L. ROSSELL 235

Project
Townhouse Development,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
CROSS SECTIONS, FENCE DETAILS & PLANT SCHEDULE

Drawn By: CAR
Checked: SRLA
Scale: As shown
Revision
Sheet Number: L2

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Current Planning

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