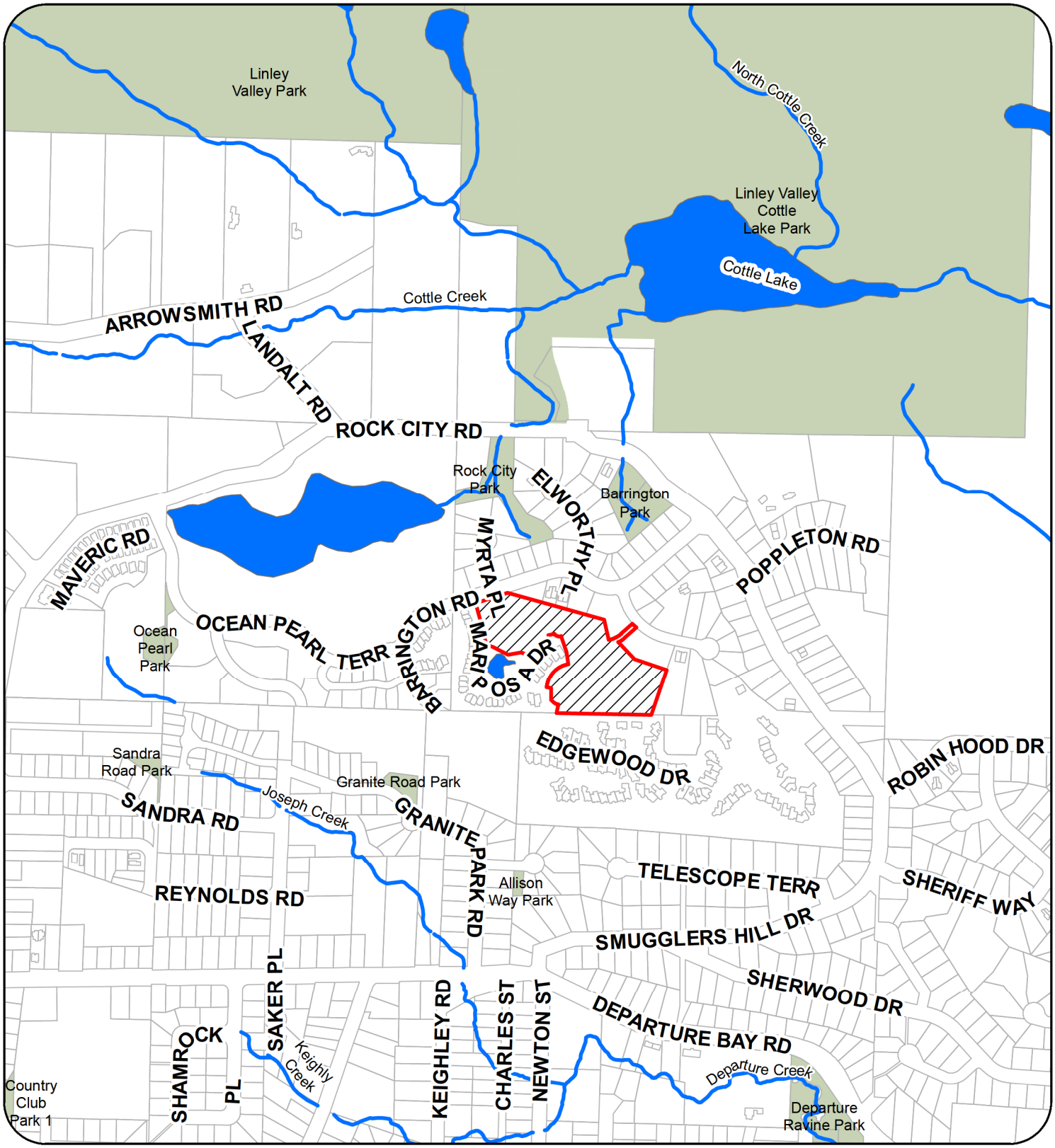
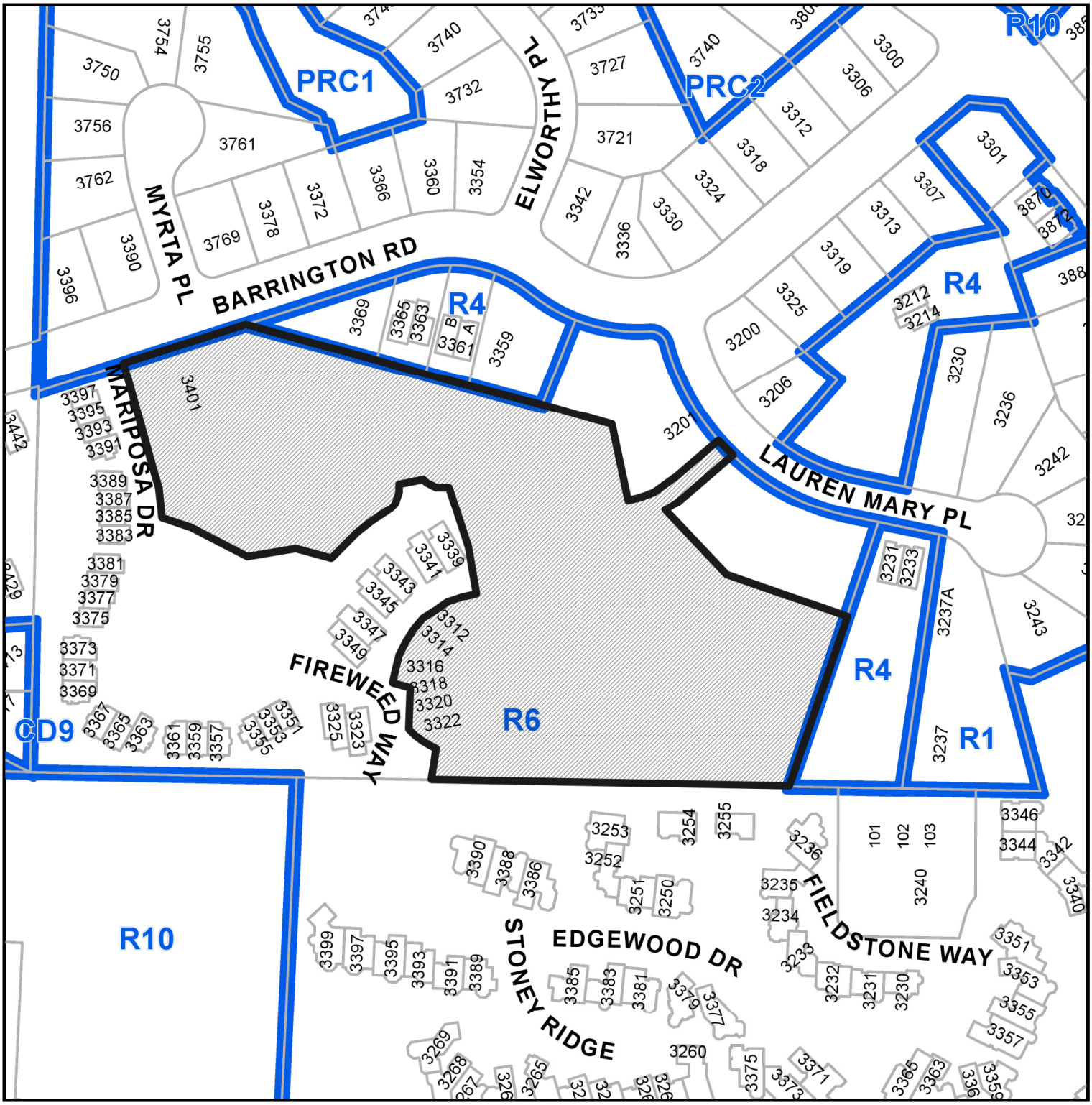
# CONTEXT MAP




N

3401 BARRINGTON ROAD

# LOCATION PLAN




# DEVELOPMENT PERMIT APPLICATION NO. DP001235

CIVIC: 3401 BARRINGTON ROAD

LEGAL: LOT 2, DISTRICT LOT 56, WELLINGTON DISTRICT, PLAN EPP47501

**Subject Property**

BACKGROUND:

The subject property is situated at the south and south west end of an overall phased development at 3401 Barrington Road. Fireweed Way is a private strata road which will extend from the intersection of Mariposa Drive, a private strata road and Barrington Road. The subject property comprises of three phased lots as part of a Strata Plan, identified as Phase 5, Phase 6 and Phase 7.

The existing property is undeveloped and is characterized by trees and rock outcrops. The surrounding properties contain a mix of single, duplex and multi-family townhouse dwellings. The subject property slopes steeply downward approximately 20+m from south to north and a downward cross-slope (east to west).

PROPOSED DEVELOPMENT:

The proposal is to construct a 26-unit multi-family townhouse development. A total of seven buildings, where:

Building Block 1 & 7 on the south side of Fireweed Way (uphill) contain 4 units each.
Building Block 3 & 5 on the south side of Fireweed Way (uphill) contain 3 units each.
Building Block 2, 4 & 6 on the north side of Fireweed Way (downhill) contain 4 units each.

Every unit is approximately 154sm in size and all units have 3 bedrooms.

The maximum floor area allowed (unit entitlement) is 3,984sm and the maximum permitted total number of units allowed per Form E Declaration is 26 units.
The proposed total gross floor area is 3,971sm and a total of 26 units are proposed.

SITE DESIGN:

Along the northern edge of the Phase 5, 6 and 7 lots there is a retaining wall proposed to allow an efficient location of buildings and minimize vehicular access. The average height of the downhill side of the retaining wall ranges from 1.0m upto 4.0m.

Three buildings along the north half of the property are sited to follow the boundaries of the phase lots in somewhat of a staggered placement. The remaining 4 buildings are situated on the south half of the property following the natural topography also in a staggered placement. In accordance with the Steep Slope Design Guidelines, all the buildings are located in a way that minimizes the disturbance of natural features on the site and minimizes shadows, while optimizing views, daylight exposure and functionality.

Individual driveways of sufficient parking stall length off Fireweed Way give access to the at-grade garages of each unit. Each of the garages on the downhill units (Blocks 2, 4 & 6) provide one parking space and each of the garages on the uphill units (Blocks 1, 3, 5 & 7) provide 2 parking spaces. Combined with the parking on each driveway and visitor parking, the proposal exceeds the "Off Street Parking Regulations Bylaw 2018 No. 7266" requirements. Pedestrian connections are provided from the front doors of each unit to the drive aisle.

Unit amenity spaces consist of a patio located at the rear of every unit. There is an additional circular social amenity space, an all-white coloured enclosure of post & beam vine arbours and lattice infill panels and low level lighting, providing an inviting meeting spot for neighbours with conversation benches and a small outdoor soft surface play area located between Block 2 and 4. Although only 2 Visitor parking stalls are required there are a total of 5 Visitor parking stalls provided distributed throughout the property.

Garbage receptacles will be stored within the garages of each unit. Long term bicycle parking is provided in each and every garage, and short term bicycle parking racks are provided within the landscaped areas.

BUILDING DESIGN:

Buildings (Block 2, 4 & 6) on the north half of the property (downhill) are single storey at the front and 2 storeys at the rear due to the grade change.
Buildings (Block 1, 3, 5 & 7) on the south half of the property (uphill) are 3 storey at the front and 2 storeys at the rear due to the grade change.

All the front facades are well articulated with the building massing and placement of front entries and garages clearly identifying individual units. The building forms are accentuated with slanted roofs along with decorative timber wall brackets and columns. The uphill units include a second storey balcony providing favourable street front surveillance and taking advantage of desirable views from that level and orientation. In accordance with the Steep Slope Design Guidelines, the roofs are

# 26 UNIT TOWNHOUSE DEVELOPMENT
# FIREWEED WAY, NANAIMO, BC


G3 ARCHITECTURE INC.
UNIT #130, 1959 - 152ND STREET
SURREY, BC V4A 0C4
604-916-8582 gus@g3projects.com


ISSUED FOR DEVELOPMENT PERMIT
APRIL 12, 2021



**DRAWING LIST**

FLOOR AREAS:

| | | | | |
|---|---|---|---|---|
| BLOCK #1 | | | | |
| UNIT #101 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 821.0 SF | | |
| | UPPER FLR | 654.7 SF | | |
| | TOTAL: | | 1,655.4 SF | 153.79 SM |
| UNIT #102 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #103 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #104 | GROUND FLR | 182.4 SF | | |
| | MIDDLE FLR | 810.6 SF | | |
| | UPPER FLR | 657.6 SF | | |
| | TOTAL: | | 1,650.6 SF | 153.35 SM |
| TOTAL FLOOR AREA BLOCK #1 = | | | 6,608.2 SF | 613.92 SM |
| BLOCK #2 | | | | |
| UNIT #201 | BASEMENT | 735.9 SF | | |
| | GROUND FLR | 929.4 SF | | |
| | TOTAL: | | 1,665.3 SF | 154.71 SM |
| UNIT #202 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #203 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #204 | BASEMENT | 749.9 SF | | |
| | GROUND FLR | 910.0 SF | | |
| | TOTAL: | | 1,659.9 SF | 154.21 SM |
| TOTAL FLOOR AREA BLOCK #2 = | | | 6,620.0 SF | 615.02 SM |
| BLOCK #3 | | | | |
| UNIT #301 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 821.0 SF | | |
| | UPPER FLR | 654.7 SF | | |
| | TOTAL: | | 1,655.4 SF | 153.79 SM |
| UNIT #302 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #303 | GROUND FLR | 182.4 SF | | |
| | MIDDLE FLR | 810.6 SF | | |
| | UPPER FLR | 657.6 SF | | |
| | TOTAL: | | 1,650.6 SF | 153.35 SM |
| TOTAL FLOOR AREA BLOCK #3 = | | | 4,957.1 SF | 460.53 SM |
| BLOCK #4 | | | | |
| UNIT #401 | BASEMENT | 735.9 SF | | |
| | GROUND FLR | 929.4 SF | | |
| | TOTAL: | | 1,665.3 SF | 154.71 SM |
| UNIT #402 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #403 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #404 | BASEMENT | 749.9 SF | | |
| | GROUND FLR | 910.0 SF | | |
| | TOTAL: | | 1,659.9 SF | 154.21 SM |
| TOTAL FLOOR AREA BLOCK #4 = | | | 6,620.0 SF | 615.02 SM |
| BLOCK #5 | | | | |
| UNIT #501 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 821.0 SF | | |
| | UPPER FLR | 654.7 SF | | |
| | TOTAL: | | 1,655.4 SF | 153.79 SM |
| UNIT #502 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #503 | GROUND FLR | 182.4 SF | | |
| | MIDDLE FLR | 810.6 SF | | |
| | UPPER FLR | 657.6 SF | | |
| | TOTAL: | | 1,650.6 SF | 153.35 SM |
| TOTAL FLOOR AREA BLOCK #5 = | | | 4,957.1 SF | 460.53 SM |
| BLOCK #6 | | | | |
| UNIT #601 | BASEMENT | 735.9 SF | | |
| | GROUND FLR | 929.4 SF | | |
| | TOTAL: | | 1,665.3 SF | 154.71 SM |
| UNIT #602 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #603 | BASEMENT | 745.2 SF | | |
| | GROUND FLR | 902.2 SF | | |
| | TOTAL: | | 1,647.4 SF | 153.05 SM |
| UNIT #604 | BASEMENT | 749.9 SF | | |
| | GROUND FLR | 910.0 SF | | |
| | TOTAL: | | 1,659.9 SF | 154.21 SM |
| TOTAL FLOOR AREA BLOCK #6 = | | | 6,620.0 SF | 615.02 SM |
| BLOCK #7 | | | | |
| UNIT #701 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 821.0 SF | | |
| | UPPER FLR | 654.7 SF | | |
| | TOTAL: | | 1,655.4 SF | 153.79 SM |
| UNIT #702 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #703 | GROUND FLR | 179.7 SF | | |
| | MIDDLE FLR | 802.2 SF | | |
| | UPPER FLR | 669.2 SF | | |
| | TOTAL: | | 1,651.1 SF | 153.39 SM |
| UNIT #704 | GROUND FLR | 182.4 SF | | |
| | MIDDLE FLR | 810.6 SF | | |
| | UPPER FLR | 657.6 SF | | |
| | TOTAL: | | 1,650.6 SF | 153.35 SM |
| TOTAL FLOOR AREA BLOCK #7 = | | | 6,608.2 SF | 613.92 SM |

BUILDING HEIGHTS

| | | |
|---|---|---|
| BLOCK #1 | | |
| AVERAGE FINISHED GRADE | | |
| (133.147+133.147+136.494+136.494)/4 = | 442.32 FT | 134.82 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 474.38 FT | 144.59 M |
| PROPOSED BUILDING HEIGHT = | 32.05 FT | 9.77 M |
| BLOCK #2 | | |
| AVERAGE FINISHED GRADE | | |
| (130.254+131.300+134.000+133.401)/4 = | 433.86 FT | 132.24 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 461.58 FT | 140.69 M |
| PROPOSED BUILDING HEIGHT = | 27.72 FT | 8.45 M |
| BLOCK #3 | | |
| AVERAGE FINISHED GRADE | | |
| (135.636+136.652+139.999+138.983)/4 = | 457.28 FT | 139.38 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 485.86 FT | 148.09 M |
| PROPOSED BUILDING HEIGHT = | 28.58 FT | 8.71 M |
| BLOCK #4 | | |
| AVERAGE FINISHED GRADE | | |
| (132.300+133.769+137.500+136.347)/4 = | 442.85 FT | 134.98 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 471.26 FT | 143.64 M |
| PROPOSED BUILDING HEIGHT = | 28.41 FT | 8.66 M |
| BLOCK #5 | | |
| AVERAGE FINISHED GRADE | | |
| (137.26+138.074+141.421+140.609)/4 = | 458.76 FT | 139.83 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 490.55 FT | 149.52 M |
| PROPOSED BUILDING HEIGHT = | 31.79 FT | 9.69 M |
| BLOCK #6 | | |
| AVERAGE FINISHED GRADE | | |
| (133.850+134.600+138.760+137.846)/4 = | 447.05 FT | 136.26 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 475.16 FT | 144.83 M |
| PROPOSED BUILDING HEIGHT = | 28.12 FT | 8.57 M |
| BLOCK #7 | | |
| AVERAGE FINISHED GRADE | | |
| (138.633+139.649+142.996+141.777)/4 = | 461.81 FT | 140.76 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 495.70 FT | 151.09 M |
| PROPOSED BUILDING HEIGHT = | 33.89 FT | 10.33 M |

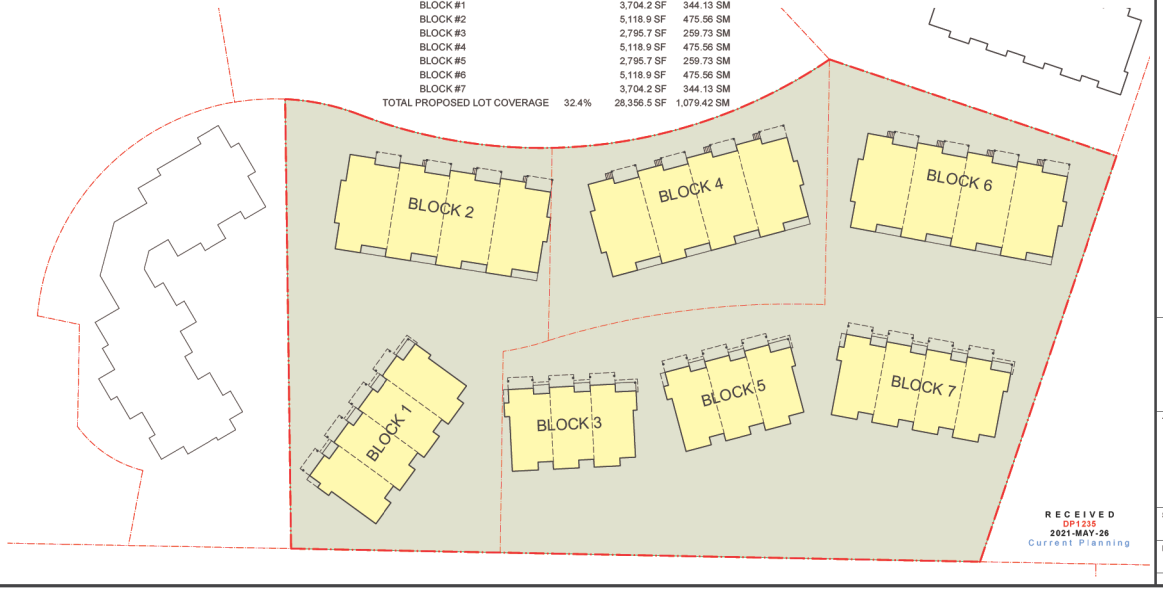
PROPOSED VARIANCES TO THE MAXIMUM ALLOWABLE BUILDING HEIGHT OF 9.0M ARE AS FOLLOWS:

BLOCK 1 – PROPOSED HEIGHT = 9.77M, PROPOSED HEIGHT VARIANCE = 0.77M
BLOCK 2 – PROPOSED HEIGHT = 8.45M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 3 – PROPOSED HEIGHT = 8.71M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 4 – PROPOSED HEIGHT = 8.66M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 5 – PROPOSED HEIGHT = 9.69M, PROPOSED HEIGHT VARIANCE = 0.69M
BLOCK 6 – PROPOSED HEIGHT = 8.57M, PROPOSED HEIGHT VARIANCE = NONE
BLOCK 7 – PROPOSED HEIGHT = 10.33M, PROPOSED HEIGHT VARIANCE = 1.33M


## KEY SITE PLAN
(N.T.S. FOR REFERENCE ONLY)

**SUBJECT SITE**
**(PHASES 5 & 6 & 7)**
**AREA = 8,142.6SM (87,646SF)**

| | | | |
|---|---|---|---|
| SITE AREA: TOTAL SITE AREA | | 87,646.0 SF | 8,142.58 SM |
| LOT COVERAGE: | | | |
| MAX ALLOWABLE | 40.0% | 35,058.4 SF | 3,257.03 SM |
| PROPOSED COVERAGE | | | |
| BLOCK #1 | | 3,704.2 SF | 344.13 SM |
| BLOCK #2 | | 5,118.9 SF | 475.56 SM |
| BLOCK #3 | | 2,795.7 SF | 259.73 SM |
| BLOCK #4 | | 5,118.9 SF | 475.56 SM |
| BLOCK #5 | | 2,795.7 SF | 259.73 SM |
| BLOCK #6 | | 5,118.9 SF | 475.56 SM |
| BLOCK #7 | | 3,704.2 SF | 344.13 SM |
| TOTAL PROPOSED LOT COVERAGE | 32.4% | 28,356.5 SF | 1,079.42 SM |

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DP1235
2021-MAY-26
Current Planning

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

TRUE NORTH

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**KEY SITE PLAN**
**AREA SUMMARY**
**BUILDING HEIGHT SUMMARY**

SCALE: N.T.S.
DATE: 21/04/12
DRAWING NO.: A100

BARR / 180527


| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



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**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**PROPOSED SITE PLAN**

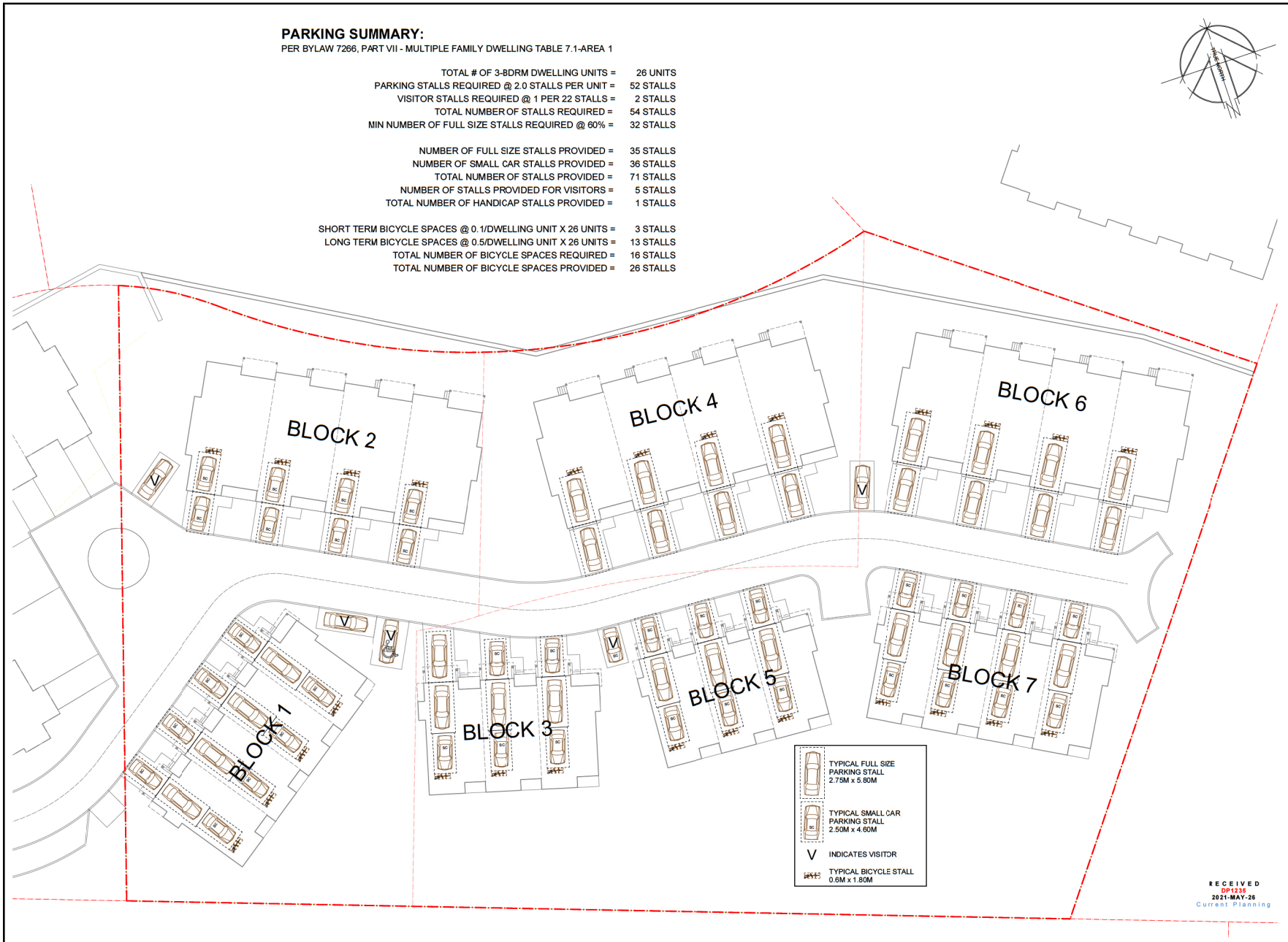
SCALE: 1/16" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A110**

BARR / 180527

## PARKING SUMMARY:

PER BYLAW 7266, PART VII - MULTIPLE FAMILY DWELLING TABLE 7.1-AREA 1

| | |
|---|---|
| TOTAL # OF 3-BDRM DWELLING UNITS = | 26 UNITS |
| PARKING STALLS REQUIRED @ 2.0 STALLS PER UNIT = | 52 STALLS |
| VISITOR STALLS REQUIRED @ 1 PER 22 STALLS = | 2 STALLS |
| TOTAL NUMBER OF STALLS REQUIRED = | 54 STALLS |
| MIN NUMBER OF FULL SIZE STALLS REQUIRED @ 60% = | 32 STALLS |
| NUMBER OF FULL SIZE STALLS PROVIDED = | 35 STALLS |
| NUMBER OF SMALL CAR STALLS PROVIDED = | 36 STALLS |
| TOTAL NUMBER OF STALLS PROVIDED = | 71 STALLS |
| NUMBER OF STALLS PROVIDED FOR VISITORS = | 5 STALLS |
| TOTAL NUMBER OF HANDICAP STALLS PROVIDED = | 1 STALLS |
| SHORT TERM BICYCLE SPACES @ 0.1/DWELLING UNIT X 26 UNITS = | 3 STALLS |
| LONG TERM BICYCLE SPACES @ 0.5/DWELLING UNIT X 26 UNITS = | 13 STALLS |
| TOTAL NUMBER OF BICYCLE SPACES REQUIRED = | 16 STALLS |
| TOTAL NUMBER OF BICYCLE SPACES PROVIDED = | 26 STALLS |




RECEIVED
DP1235
2021-MAY-26
Current Planning

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
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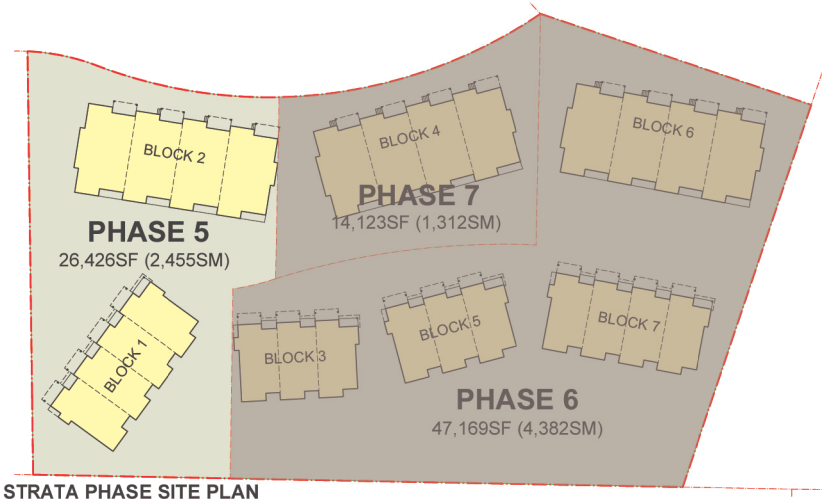
**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**PARKING PLAN**

SCALE: 1/16" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A160**

BARR / 180627




**STRATA PHASE SITE PLAN**
(N.T.S. FOR REFERENCE ONLY)

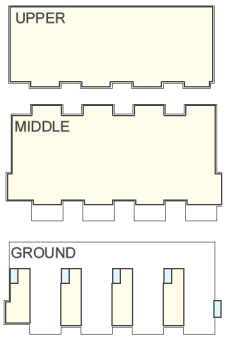
# PHASE 5

PER FORM E DECLARATION FOR STRATA PLAN VIS3935

| | | |
|---|---|---|
| PHASE 5 LOT AREA = | 26,426 SF | 2,455 SM |
| TOTAL GROSS FLOOR AREA BLOCK #1 = | 6,584.3 SF | 611.70 SM |
| TOTAL GROSS FLOOR AREA BLOCK #2 = | 6,616.9 SF | 614.73 SM |
| TOTAL FLOOR AREA PROPOSED = | 13,201.2 SF | 1,226.43 SM |
| TOTAL FLOOR AREA ALLOWED = UNIT ENTITLEMENT | 13,240 SF | 1,230 SM |
| TOTAL NUMBER OF UNITS ALLOWED = | | 8 |
| TOTAL PROPOSED NUMBER OF UNITS = | | 8 |
| TOTAL PROPOSED LOT COVERAGE = | 8,823 SF 33.4% | 820 SM |

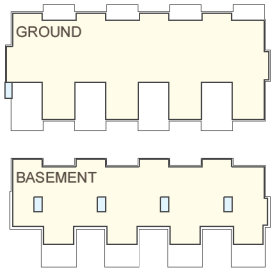
## BLOCK 1

| | | |
|---|---|---|
| UPPER FLOOR GROSS AREA | 2,648.4 SF | 246.04 SM |
| MIDDLE FLOOR GROSS AREA | 3,233.3 SF | 300.38 SM |
| GROUND FLOOR GROSS AREA | 802.6 SF | 74.56 SM |
| LESS ELECTRICAL CLOSET | -19.4 SF | -1.80 SM |
| LESS MECH ROOM (BELOW STAIRS) | -80.6 SF | -7.49 SM |
| TOTAL GROSS FLOOR AREA BLOCK #1 = | 6,584.3 SF | 611.70 SM |




## BLOCK 2

| | | |
|---|---|---|
| GROUND FLOOR GROSS AREA | 3,641.8 SF | 338.33 SM |
| BASEMENT FLOOR GROSS AREA | 3,075.1 SF | 285.69 SM |
| LESS ELECTRICAL CLOSET | -18.8 SF | -1.75 SM |
| LESS MECH ROOM (BELOW STAIRS) | -81.2 SF | -7.54 SM |
| TOTAL GROSS FLOOR AREA BLOCK #2 = | 6,616.9 SF | 614.73 SM |






| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



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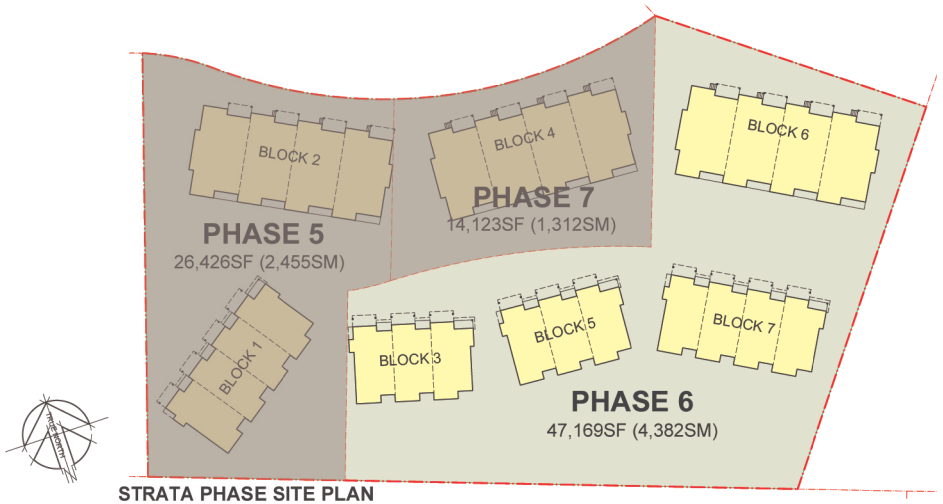
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**PHASE 5**
**AREA SUMMARY**

SCALE: N.T.S.
DATE: 21/04/12
DRAWING NO.: A151

BARR / 180527




**STRATA PHASE SITE PLAN**
(N.T.S. FOR REFERENCE ONLY)

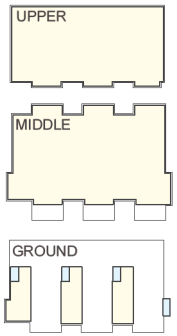
# PHASE 6

PER FORM E DECLARATION FOR STRATA PLAN VIS3935

| | | |
|---|---|---|
| PHASE 6 LOT AREA = | 47,169 SF | 4,382 SM |
| TOTAL GROSS FLOOR AREA BLOCK #3 = | 4,916.3 SF | 456.74 SM |
| TOTAL GROSS FLOOR AREA BLOCK #5 = | 4,916.3 SF | 456.74 SM |
| TOTAL GROSS FLOOR AREA BLOCK #6 = | 6,600.7 SF | 613.23 SM |
| TOTAL GROSS FLOOR AREA BLOCK #7 = | 6,584.3 SF | 611.70 SM |
| TOTAL FLOOR AREA PROPOSED = | 23,017.6 SF | 2,138.41 SM |
| TOTAL FLOOR AREA ALLOWED = UNIT ENTITLEMENT | 23,024 SF | 2,139 SM |
| TOTAL NUMBER OF UNITS ALLOWED = | | 14 |
| TOTAL PROPOSED NUMBER OF UNITS = | | 14 |
| TOTAL PROPOSED LOT COVERAGE = | 8,823 SF 18.7% | 820 SM |

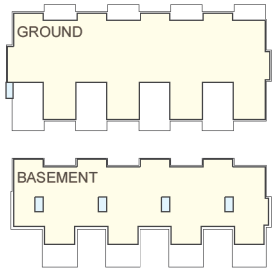
## BLOCK 3

| | | |
|---|---|---|
| UPPER FLOOR GROSS AREA | 1,979.6 SF | 183.91 SM |
| MIDDLE FLOOR GROSS AREA | 2,431.6 SF | 225.90 SM |
| GROUND FLOOR GROSS AREA | 601.6 SF | 55.89 SM |
| LESS ELECTRICAL CLOSET | -19.4 SF | -1.80 SM |
| LESS MECH ROOM (BELOW STAIRS) | -77.1 SF | -7.16 SM |
| TOTAL GROSS FLOOR AREA BLOCK #3 = | 4,916.3 SF | 456.74 SM |



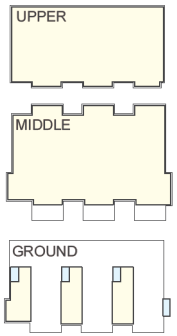

## BLOCK 6

| | | |
|---|---|---|
| GROUND FLOOR GROSS AREA | 3,641.8 SF | 338.33 SM |
| BASEMENT FLOOR GROSS AREA | 3,058.9 SF | 284.18 SM |
| LESS ELECTRICAL CLOSET | -18.8 SF | -1.75 SM |
| LESS MECH ROOM (BELOW STAIRS) | -81.2 SF | -7.54 SM |
| TOTAL GROSS FLOOR AREA BLOCK #6 = | 6,600.7 SF | 613.23 SM |



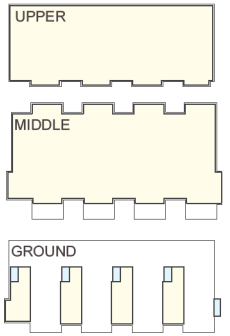

## BLOCK 5

| | | |
|---|---|---|
| UPPER FLOOR GROSS AREA | 1,979.6 SF | 183.91 SM |
| MIDDLE FLOOR GROSS AREA | 2,431.6 SF | 225.90 SM |
| GROUND FLOOR GROSS AREA | 601.6 SF | 55.89 SM |
| LESS ELECTRICAL CLOSET | -19.4 SF | -1.80 SM |
| LESS MECH ROOM (BELOW STAIRS) | -77.1 SF | -7.16 SM |
| TOTAL GROSS FLOOR AREA BLOCK #5 = | 4,916.3 SF | 456.74 SM |




## BLOCK 7

| | | |
|---|---|---|
| UPPER FLOOR GROSS AREA | 2,648.4 SF | 246.04 SM |
| MIDDLE FLOOR GROSS AREA | 3,233.3 SF | 300.38 SM |
| GROUND FLOOR GROSS AREA | 802.6 SF | 74.56 SM |
| LESS ELECTRICAL CLOSET | -19.4 SF | -1.80 SM |
| LESS MECH ROOM (BELOW STAIRS) | -80.6 SF | -7.49 SM |
| TOTAL GROSS FLOOR AREA BLOCK #7 = | 6,584.3 SF | 611.70 SM |




| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

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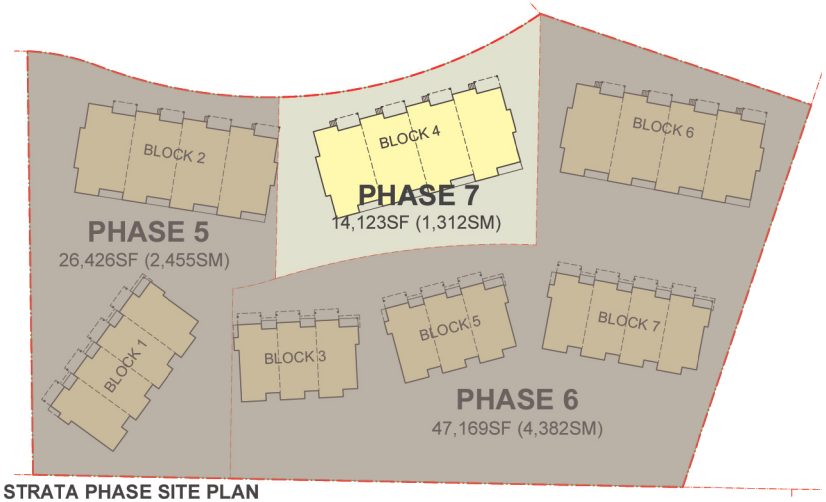
Current Planning

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**PHASE 6**
**AREA SUMMARY**

SCALE: N.T.S.
DATE: 21/04/12
DRAWING NO.: A152

BARR / 180527




**STRATA PHASE SITE PLAN**
(N.T.S. FOR REFERENCE ONLY)

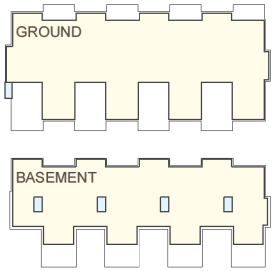
# PHASE 7

PER FORM E DECLARATION FOR STRATA PLAN VIS3935

| | | |
|---|---|---|
| PHASE 7 LOT AREA = | 14,123 SF | 1,312 SM |
| TOTAL GROSS FLOOR AREA BLOCK #4 = | 6,529.7 SF | 606.63 SM |
| TOTAL FLOOR AREA PROPOSED = | 6,529.7 SF | 606.63 SM |
| TOTAL FLOOR AREA ALLOWED = | 6,620 SF | 615 SM |
| UNIT ENTITLEMENT | | |
| TOTAL NUMBER OF UNITS ALLOWED = | | 4 |
| TOTAL PROPOSED NUMBER OF UNITS = | | 4 |
| TOTAL PROPOSED LOT COVERAGE = | 5,119 SF | 476 SM |
| | 36.2% | |

## BLOCK 4

| | | |
|---|---|---|
| GROUND FLOOR GROSS AREA | 3,640.8 SF | 338.24 SM |
| BASEMENT FLOOR GROSS AREA | 2,988.9 SF | 277.68 SM |
| LESS ELECTRICAL CLOSET | -18.8 SF | -1.75 SM |
| LESS MECH ROOM (BELOW STAIRS) | -81.2 SF | -7.54 SM |
| TOTAL GROSS FLOOR AREA BLOCK #4 = | 6,529.7 SF | 606.63 SM |






| | |
|---|---|
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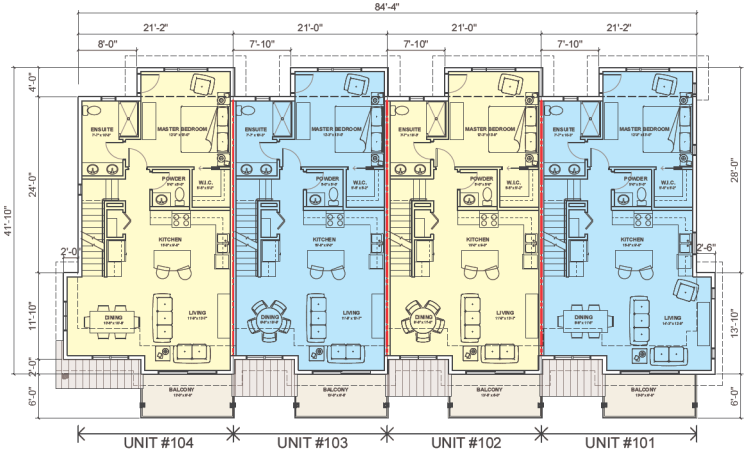
**26 UNIT**
**TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

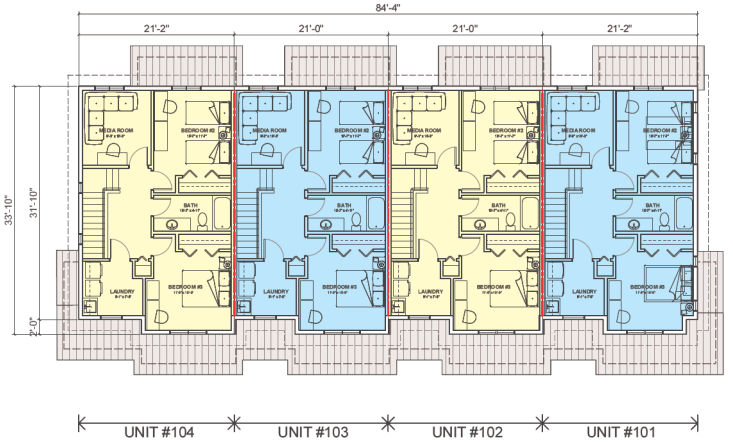
TITLE:
**PHASE 7**
**AREA SUMMARY**

SCALE: N.T.S.
DATE: 21/04/12
DRAWING NO.: **A153**

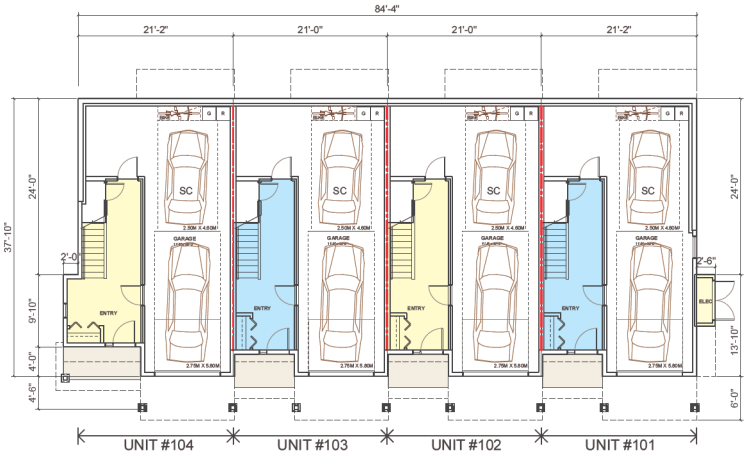
BARR / 180527



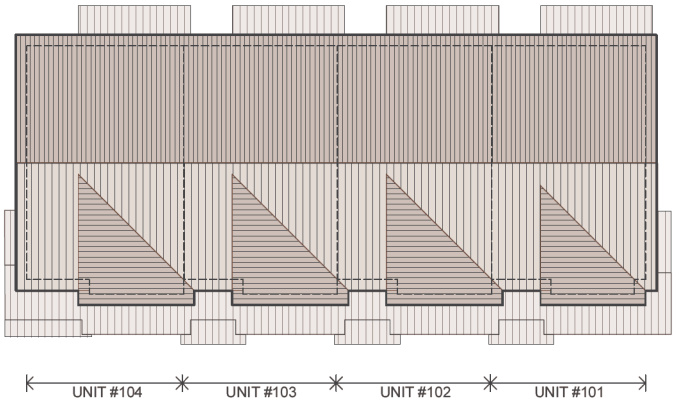

MIDDLE FLOOR PLAN




UPPER FLOOR PLAN




GROUND FLOOR PLAN

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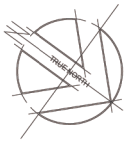
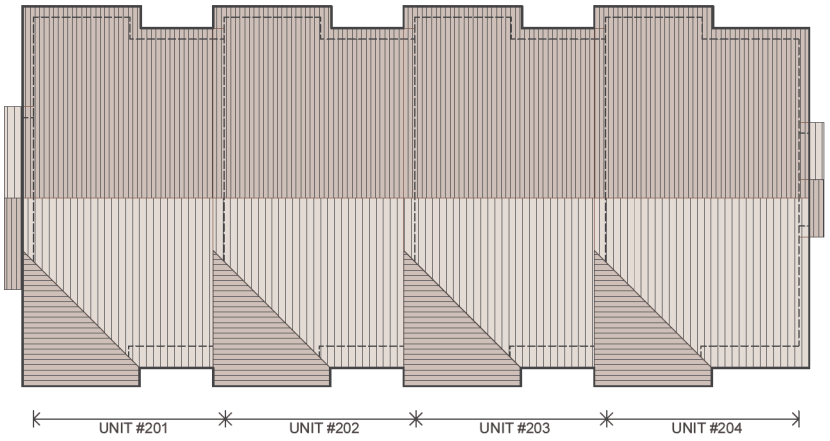



**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

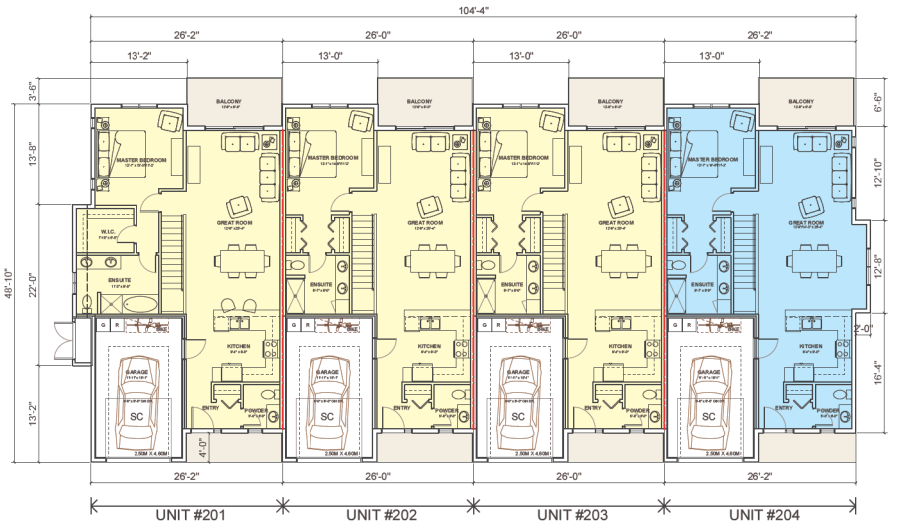
TITLE:
**BLOCK #1**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A200**

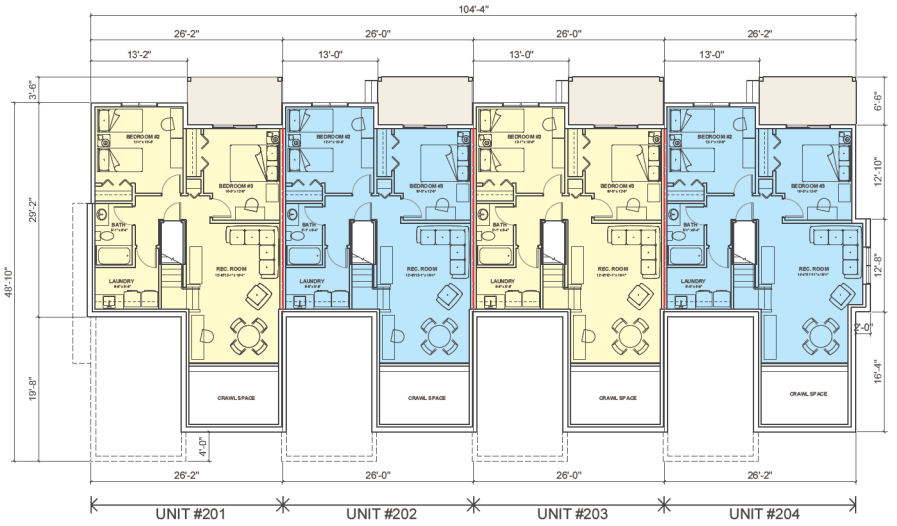
BARR / 180527




ROOF PLAN




GROUND FLOOR PLAN




BASEMENT PLAN



| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
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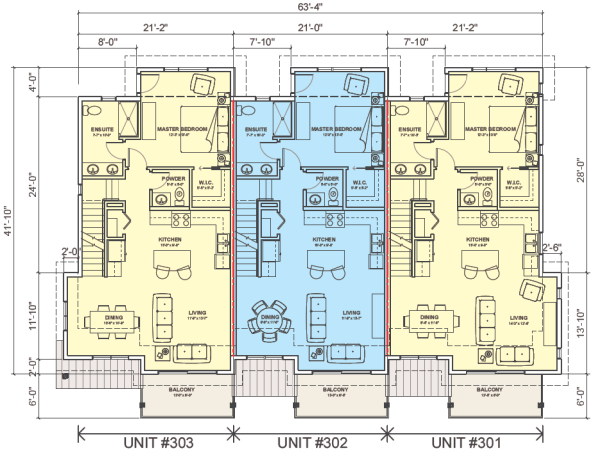
NORTH

**26 UNIT TOWNHOUSE DEVELOPMENT FIREWEED WAY NANAIMO, BC**

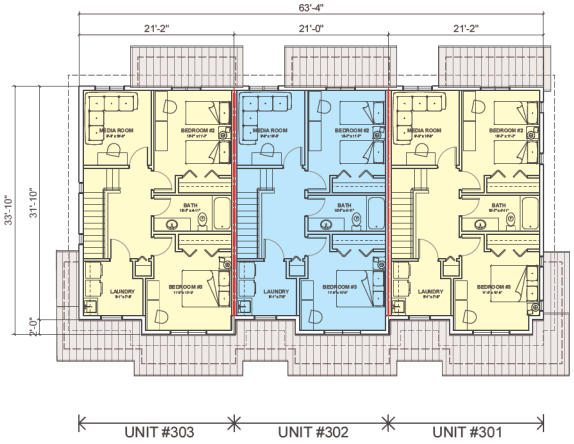
TITLE:
**BLOCK #2 FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A210**

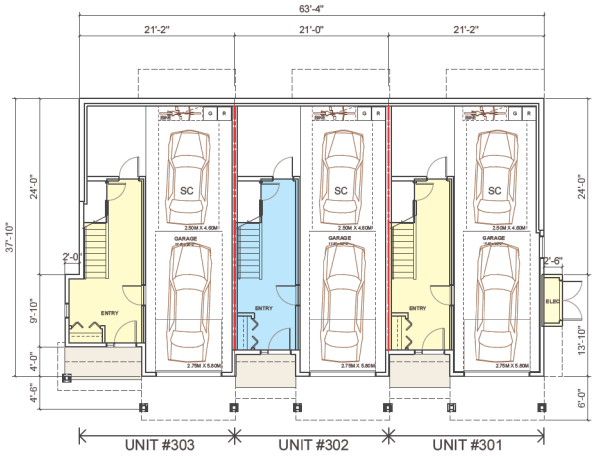
BARR / 180527



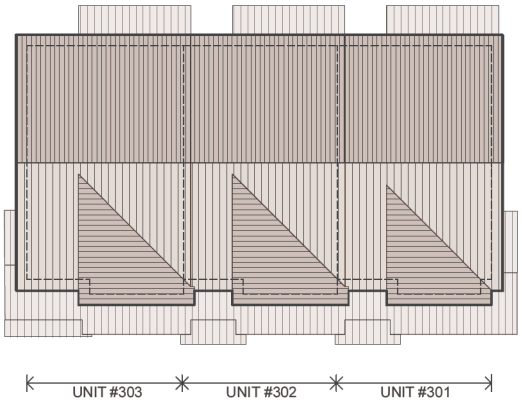

MIDDLE FLOOR PLAN




UPPER FLOOR PLAN




GROUND FLOOR PLAN

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| 19/11/01 | DESIGN DEVELOPMENT |
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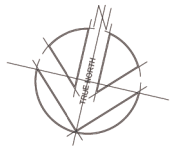
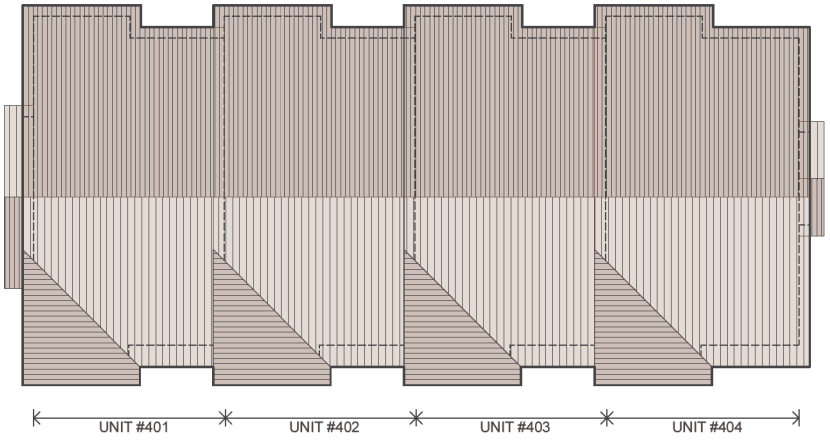



**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

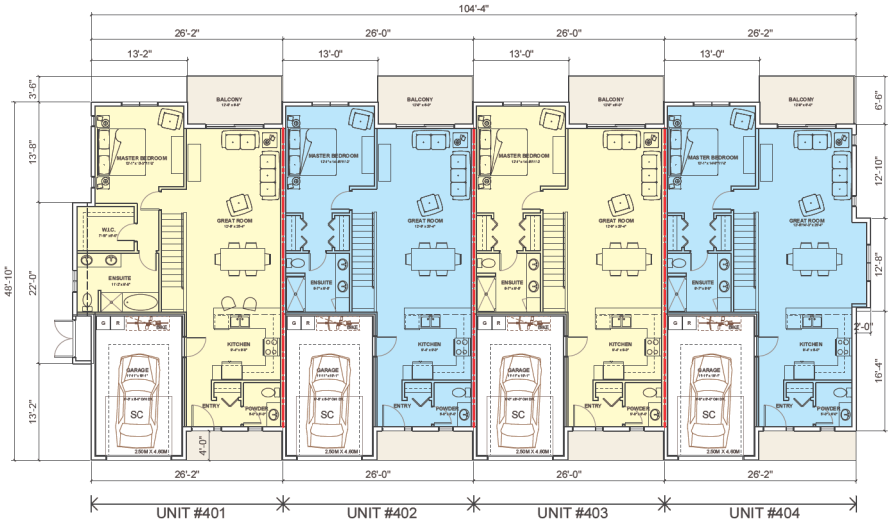
TITLE:
**BLOCK #3**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A220**

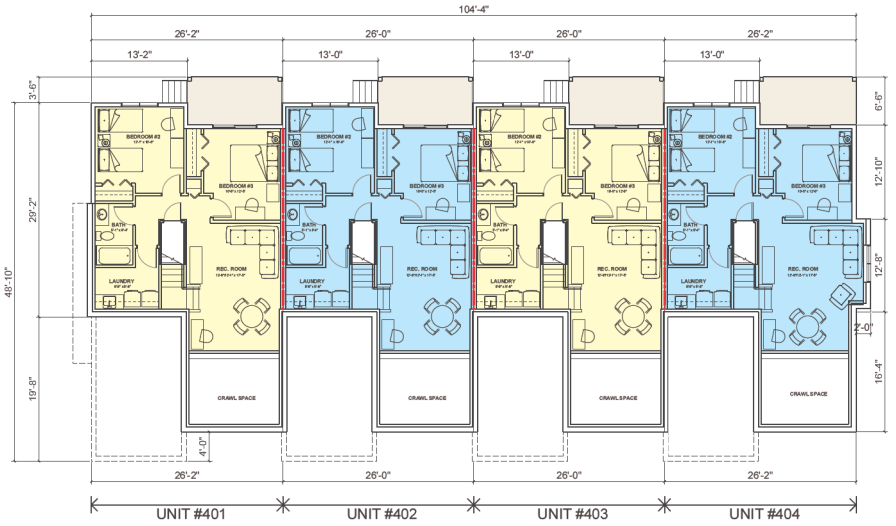
BARR / 180527




ROOF PLAN




GROUND FLOOR PLAN




BASEMENT PLAN

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DP1235
2021-MAY-26
Current Planning

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
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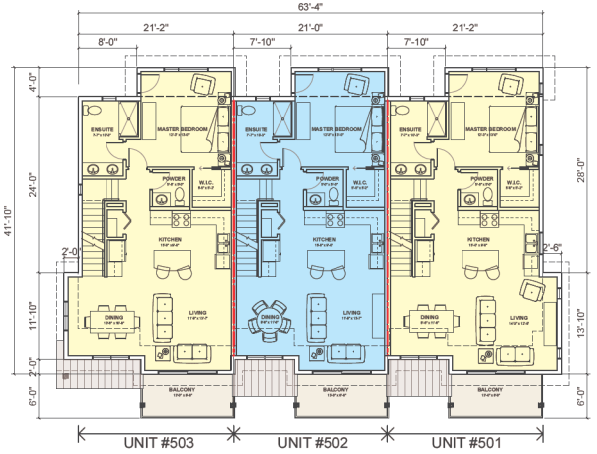
TRUE NORTH

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

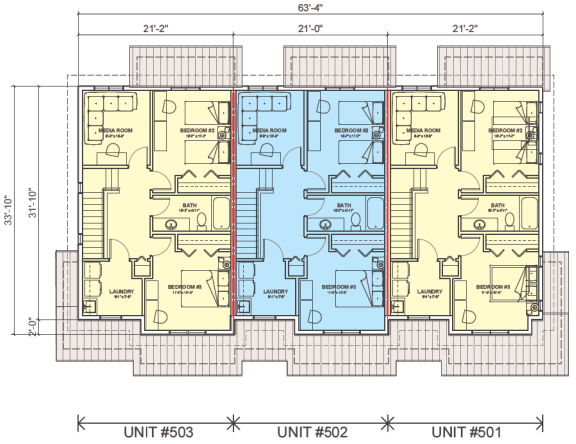
TITLE:
**BLOCK #4**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: A230

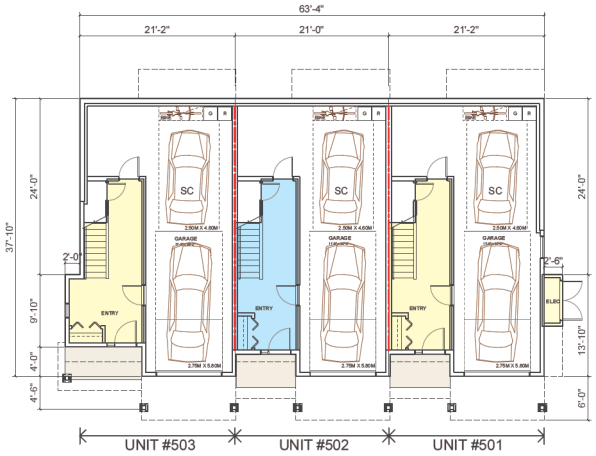
BARR / 180527



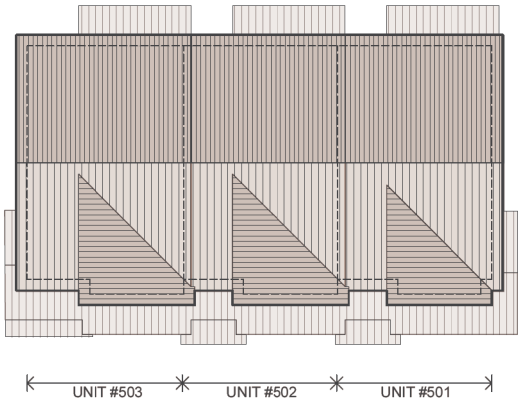

MIDDLE FLOOR PLAN




UPPER FLOOR PLAN




GROUND FLOOR PLAN




ROOF PLAN

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|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
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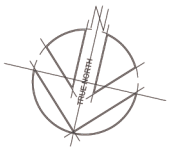
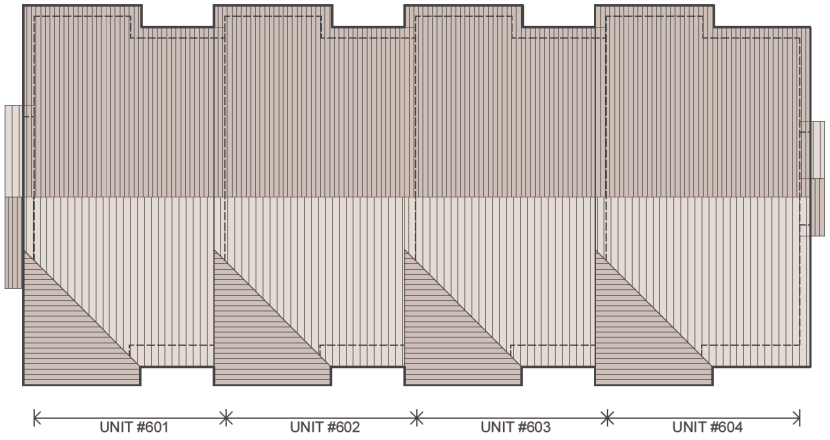



**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

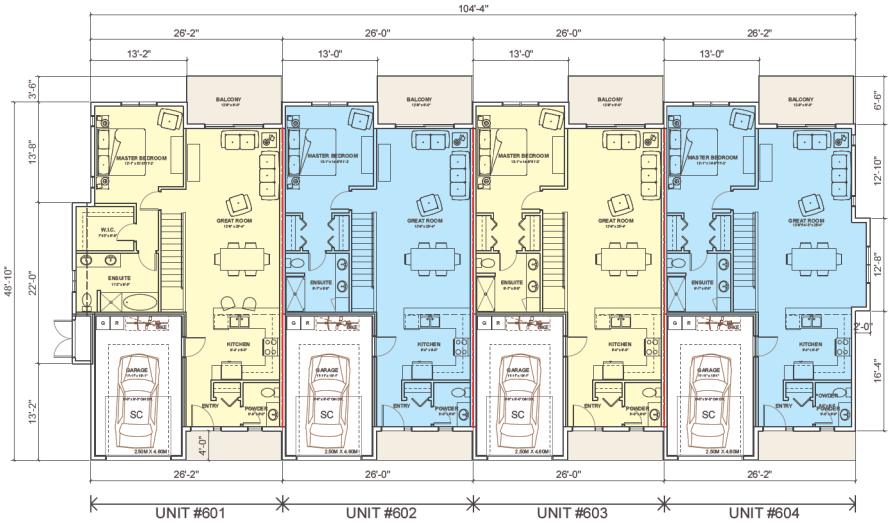
TITLE:
**BLOCK #5**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DRAWING NO.: **A240**
DATE: 21/04/12

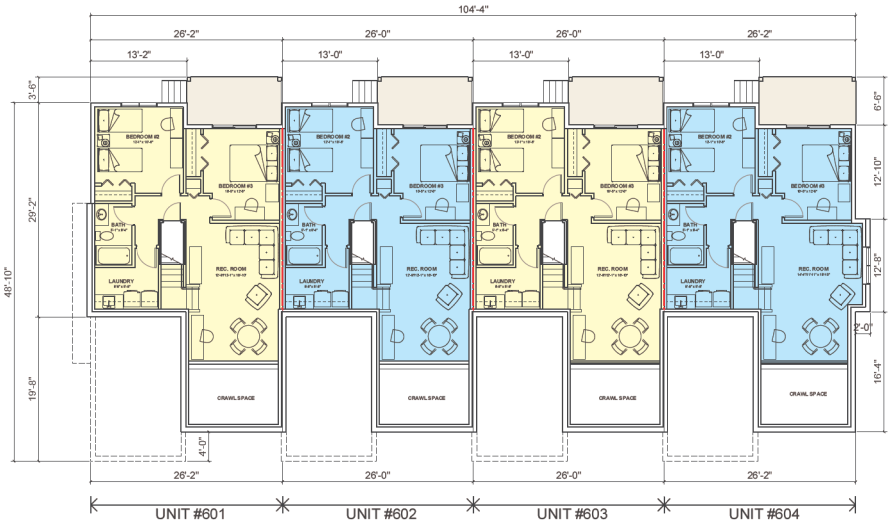
BARR / 180527




ROOF PLAN




GROUND FLOOR PLAN




BASEMENT PLAN

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Current Planning

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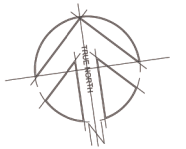
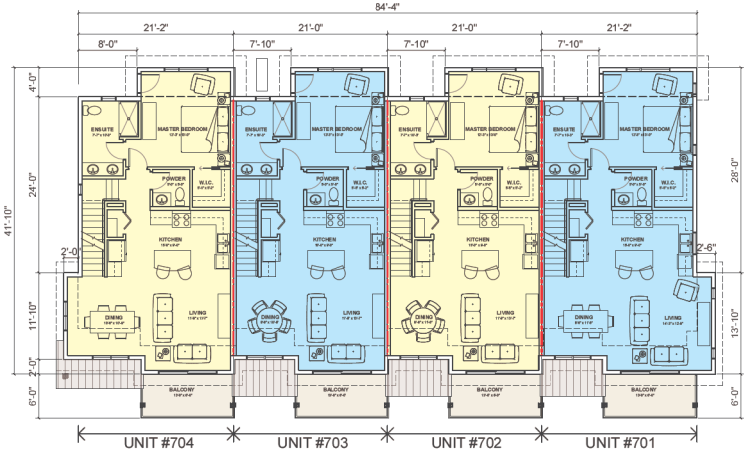



**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

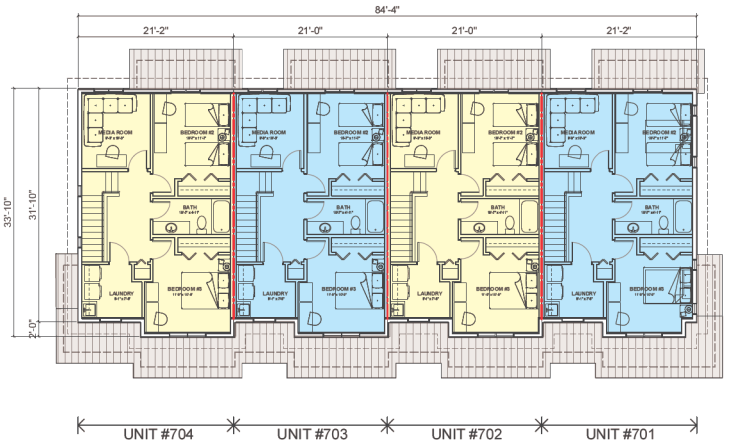
TITLE:
**BLOCK #6**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A250**

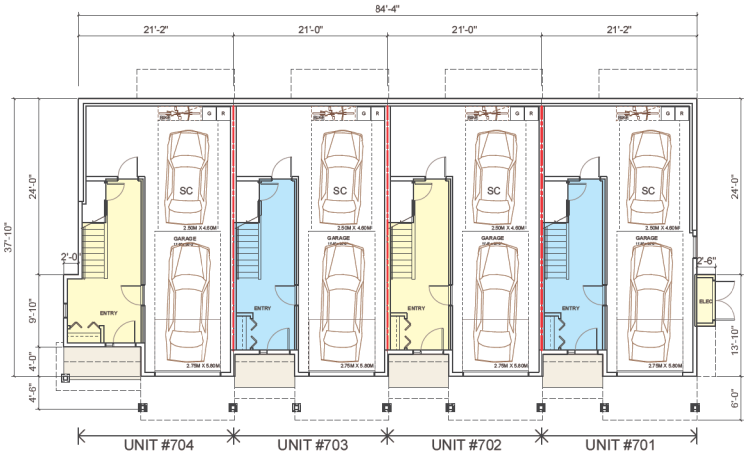
BARR / 180527



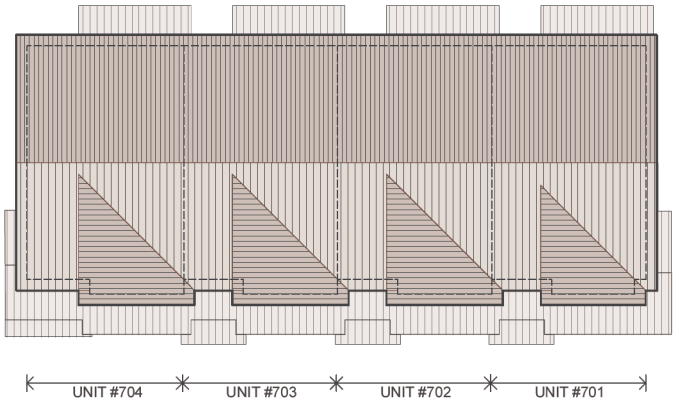

MIDDLE FLOOR PLAN




UPPER FLOOR PLAN




GROUND FLOOR PLAN

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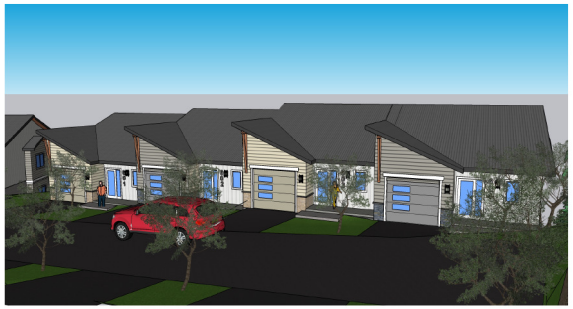
TRUE NORTH

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK #7**
**FLOOR PLANS**

SCALE: 1/8" = 1'-0"
DATE: 21/04/12
DRAWING NO.: **A260**

BARR / 180527



NOTE: THESE RENDERINGS SHOWN HEREWITH ARE FOR REFERENCE ONLY WITH REGARDS TO BUILDING MASS AND SITE LAYOUT. THEY DO NOT REFLECT EXACTLY THE FINAL DESIGN. REFER ALSO TO BUILDING ELEVATIONS, FINISH SCHEDULES AND OTHER ARCHITECTURAL DRAWINGS AND LANDSCAPE FOR FINAL DESIGN AND PROPOSED DETAILS

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP. PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4

TEL: 604-916-8582
EMAIL: gus@g3projects.com



**26 UNIT TOWNHOUSE DEVELOPMENT FIREWEED WAY NANAIMO, BC**

TITLE:
**RENDERINGS (FOR REFERENCE ONLY)**

SCALE: N.T.S.

DRAWING NO.: **A500**

DATE: 21/04/12

BARR567 / 180527

NOTE: THESE RENDERINGS SHOWN HEREWITH ARE FOR REFERENCE ONLY WITH REGARDS TO BUILDING MASS AND SITE LAYOUT. THEY DO NOT REFLECT EXACTLY THE FINAL DESIGN. REFER ALSO TO BUILDING ELEVATIONS, FINISH SCHEDULES AND OTHER ARCHITECTURAL DRAWINGS AND LANDSCAPE FOR FINAL DESIGN AND PROPOSED DETAILS

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



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**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**RENDERINGS**
**(FOR REFERENCE ONLY)**

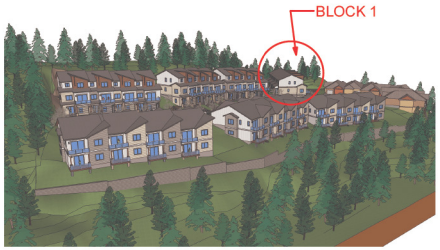
SCALE: N.T.S.

DRAWING NO.: **A510**

DATE: 21/04/12

BARR567 / 180627

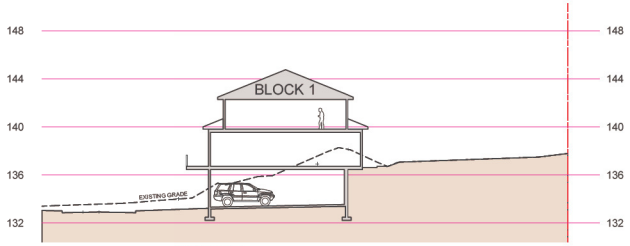

AERIAL VIEW FROM NORTHWEST




AERIAL VIEW FROM NORTHEAST

FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.

REAR OF BUILDING (SOUTH)
N.T.S.


FRONT ELEVATION (NORTH)
3/16" = 1'-0"

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2021-MAY-26
Current Planning

BLOCK #1
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (133.147+133.147+136.494+136.494)/4 = | 442.32 FT | 134.82 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 474.38 FT | 144.59 M |
| PROPOSED BUILDING HEIGHT = | 32.05 FT | 9.77 M |

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



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#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4

TEL: 604-916-8582
EMAIL: gus@g3projects.com

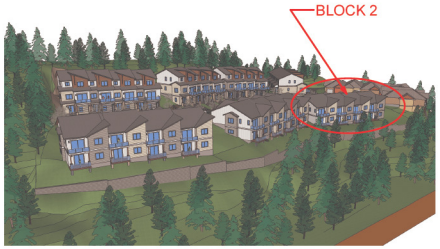
**26 UNIT**
**TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 1**
**BUILDING ELEVATIONS**
**SITE SECTION**

SCALE: AS SHOWN
DRAWING NO.: **A300**
DATE: 21/04/12

BARR567 / 160527

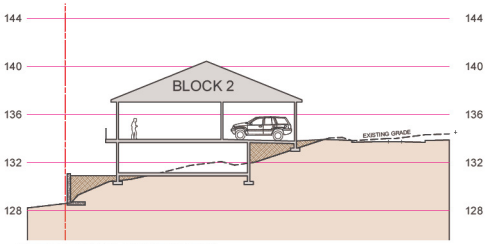

AERIAL VIEW FROM NORTHWEST




AERIAL VIEW FROM NORTHEAST

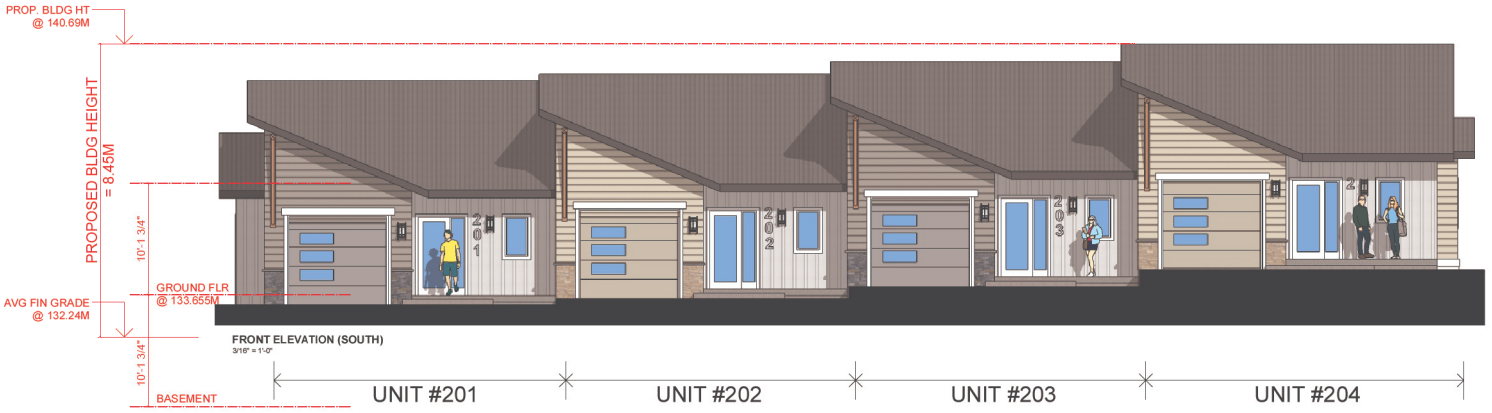
FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.

REAR OF BUILDING (NORTH)
N.T.S.




FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

UNIT #201 | UNIT #202 | UNIT #203 | UNIT #204

RECEIVED
DP1235
2021-MAY-26
Current Planning

BLOCK #2
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (130.254+131.300+134.000+133.401)/4 = | 433.86 FT | 132.24 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 461.58 FT | 140.69 M |
| PROPOSED BUILDING HEIGHT = | 27.72 FT | 8.45 M |

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

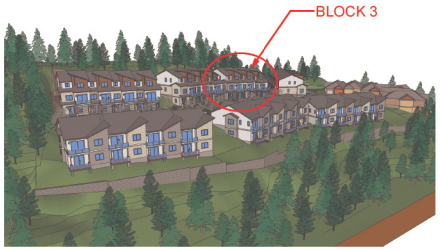
**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 2**
**BUILDING ELEVATIONS**
**SITE SECTION**

SCALE: AS SHOWN
DRAWING NO.: A310
DATE: 21/04/12

BARR567 / 160527

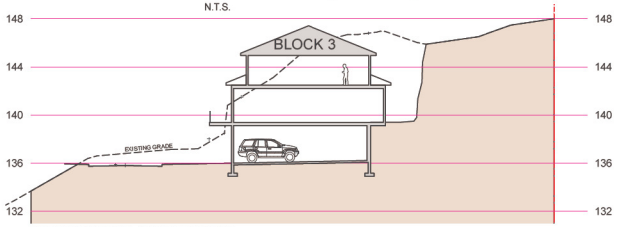

AERIAL VIEW FROM NORTHWEST




AERIAL VIEW FROM NORTHEAST

FRONT AND SIDE (WEST END) OF BUILDING

N.T.S.




SITE SECTION (SCHEMATIC)

N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING

N.T.S.

REAR OF BUILDING (SOUTH)

N.T.S.


FRONT ELEVATION (NORTH)

3/16" = 1'-0"

BLOCK #3

| | | |
|---|---|---|
| AVERAGE FINIHSED GRADE | | |
| (135.636+136.652+139.999+138.983)/4 = | 457.28 FT | 139.38 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 485.86 FT | 148.09 M |
| PROPOSED BUILDING HEIGHT = | 28.58 FT | 8.71 M |

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2021-MAY-26
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| | |
|---|---|
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| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
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#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:

**BLOCK 3**
**BUILDING ELEVATIONS**
**SITE SECTION**

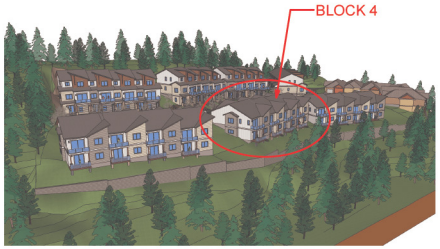
SCALE: AS SHOWN

DRAWING NO.: **A320**

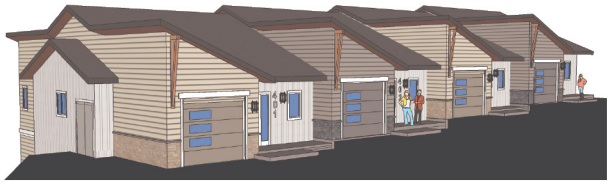
DATE: 21/04/12

BARR567 / 160527


AERIAL VIEW FROM NORTHWEST

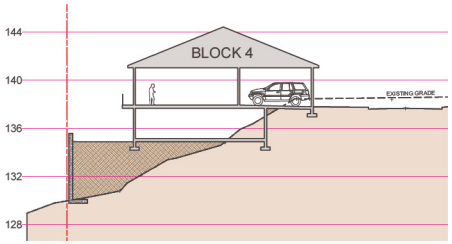



AERIAL VIEW FROM NORTHEAST

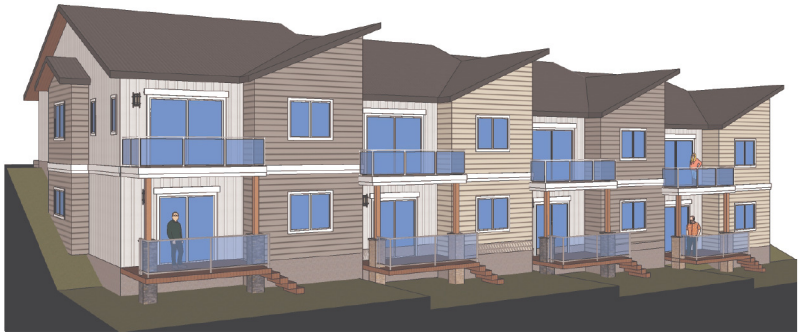


FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.

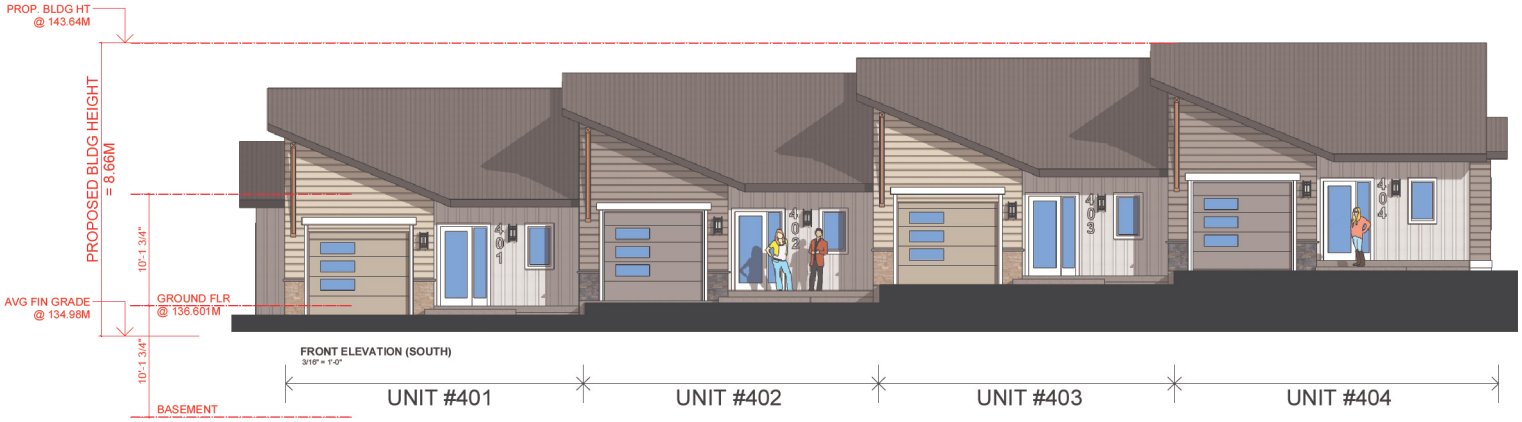
FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.



REAR OF BUILDING (NORTH)
N.T.S.




FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

UNIT #401 | UNIT #402 | UNIT #403 | UNIT #404

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DP1235
2021-MAY-26
Current Planning

BLOCK #4
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (132.300+133.769+137.500+136.347)/4 = | 442.85 FT | 134.98 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 471.26 FT | 143.64 M |
| PROPOSED BUILDING HEIGHT = | 28.41 FT | 8.66 M |

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
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V4A 0C4
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EMAIL: gus@g3projects.com

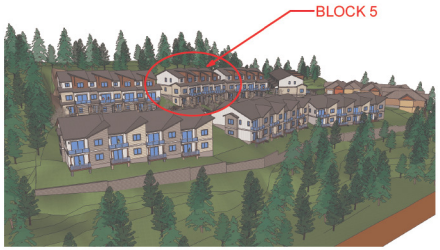
**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 4**
**BUILDING ELEVATIONS**
**SITE SECTION**

SCALE: AS SHOWN
DRAWING NO.: A330
DATE: 21/04/12

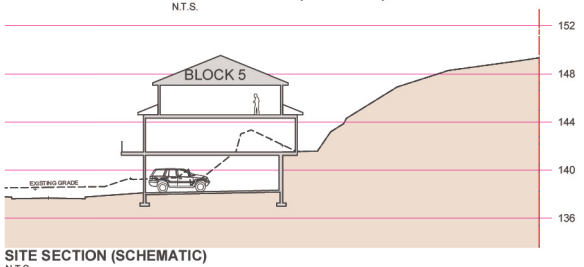
BARR567 / 160527


AERIAL VIEW FROM NORTHWEST




AERIAL VIEW FROM NORTHEAST

FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.

REAR OF BUILDING (SOUTH)
N.T.S.


FRONT ELEVATION (NORTH)
3/16" = 1'-0"

BLOCK #5
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (137.26+138.074+141.421+140.609)/4 = | 458.76 FT | 139.83 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 490.55 FT | 149.52 M |
| PROPOSED BUILDING HEIGHT = | 31.79 FT | 9.69 M |

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DP1235
2021-MAY-26
Current Planning

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
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SURREY, B.C.
V4A 0C4

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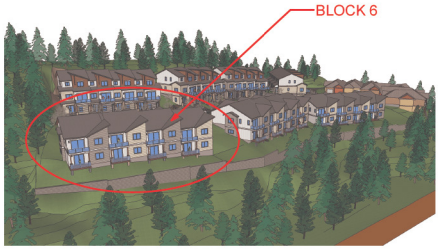
**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 5**
**BUILDING ELEVATIONS**
**SITE SECTION**

SCALE: AS SHOWN
DRAWING NO.: A340
DATE: 21/04/12

BARR567 / 160527

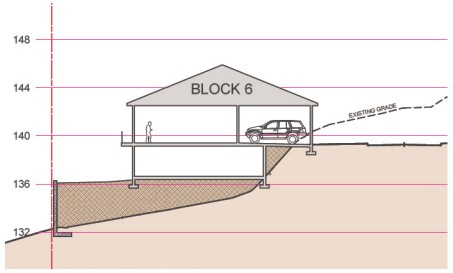

AERIAL VIEW FROM NORTHWEST




AERIAL VIEW FROM NORTHEAST

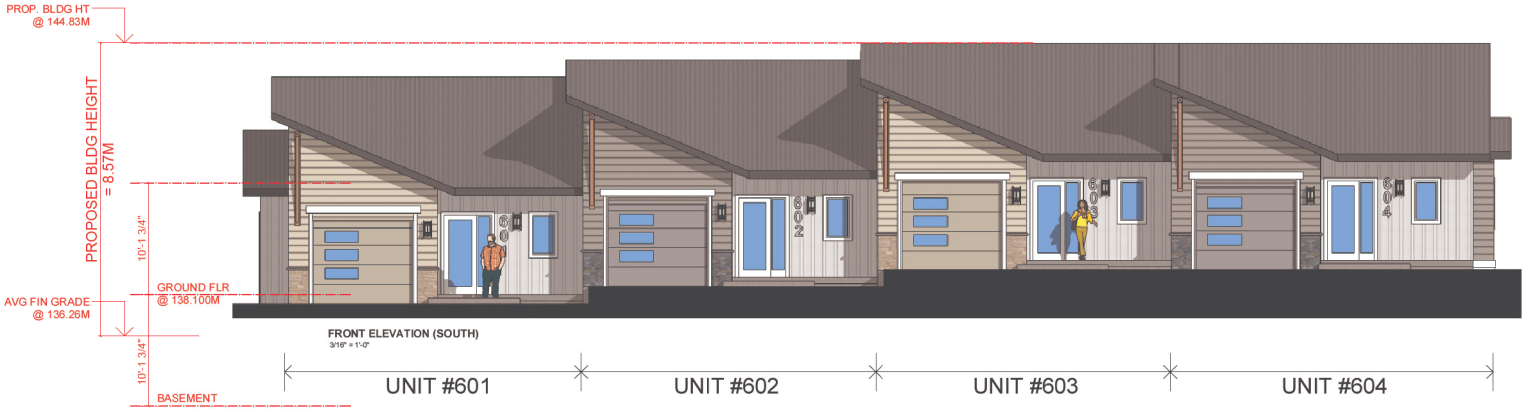
FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.

REAR OF BUILDING (NORTH)
N.T.S.




FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

RECEIVED
DP1235
2021-MAY-26
Current Planning

BLOCK #6
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (133.850+134.600+138.760+137.846)/4 = | 447.05 FT | 136.26 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 475.16 FT | 144.83 M |
| PROPOSED BUILDING HEIGHT = | 28.12 FT | 8.57 M |

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
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| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
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#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

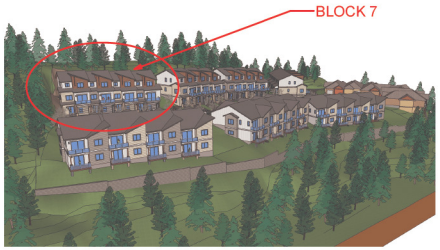
**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 6**
**BUILDING ELEVATIONS**
**SITE SECTION**

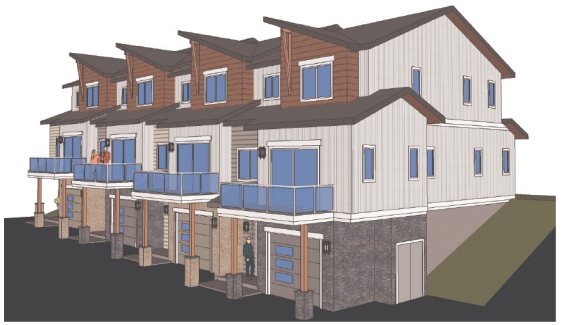
SCALE: AS SHOWN
DRAWING NO.: A350
DATE: 21/04/12

BARR567 / 160527


AERIAL VIEW FROM NORTHWEST

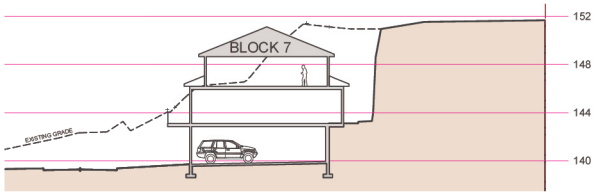



AERIAL VIEW FROM NORTHEAST



FRONT AND SIDE (WEST END) OF BUILDING
N.T.S.

FRONT AND SIDE (EAST END) OF BUILDING
N.T.S.




SITE SECTION (SCHEMATIC)
N.T.S.

REAR OF BUILDING (SOUTH)
N.T.S.


FRONT ELEVATION (NORTH)
3/16" = 1'-0"

UNIT #704 | UNIT #703 | UNIT #702 | UNIT #701

BLOCK #7
AVERAGE FINIHSED GRADE

| | | |
|---|---|---|
| (138.633+139.649+142.996+141.777)/4 = | 461.81 FT | 140.76 M |
| PROPOSED BUILDING HEIGHT ELEVATION = | 495.70 FT | 151.09 M |
| PROPOSED BUILDING HEIGHT = | 33.89 FT | 10.33 M |

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DP1235
2021-MAY-26
Current Planning

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4

TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**BLOCK 7**
**BUILDING ELEVATIONS**
**SITE SECTION**

SCALE: AS SHOWN
DRAWING NO.: A360
DATE: 21/04/12

BARR587 / 160527


COLORS AND FINISHES SHOWN ON THIS DRAWING MAY NOT REFLECT ACTUAL COLORS OR MATERIALS

1: ROOFING (TYPICAL)
STANDING SEAM METAL ROOF
SNAP LOCK - STRIATION
COLOR: BLACK

2: FASCIA (TYPICAL)
PAINT FINISH
COLOR: SW6258
TRICORN BLACK

3:BOARD & BATTEN
HARDIEPANEL - SMOOTH
HARDIETRIM BATTEN - RUSTIC
COLOR: ARTIC WHITE

4: SOFFIT/BRACKETS
(TYPICAL)
DOUGLAS FIR
NATURAL CLEAR
STAIN

5: CEDAR SHINGLE CLADDING
HARDISHINGLE - STRAIGHT EDGE
COLOR: CHESTNUT BROWN

6: TYPICAL PVC WINDOW
COLOR: WHITE

7: HORIZONTAL LAP SIDING
6" HARDIEPLANK CEDARMILL
COLOR: NAVAJO BEIGE

8 : WOOD TRIMS (TYPICAL)
PAINT FINISH
COLOR: SW7005
PURE WHITE

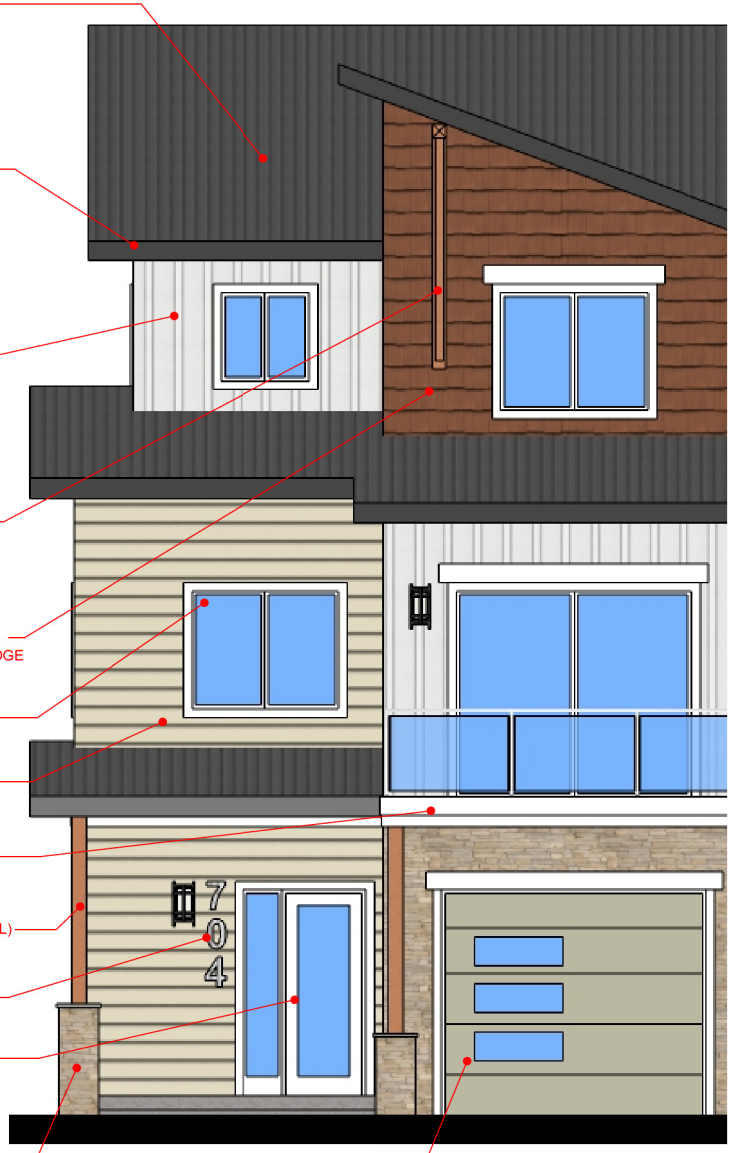
9: BEAMS AND POSTS (TYPICAL)
DOUGLAS FIR
NATURAL CLEAR STAIN

10: UNIT # (TYPICAL)
BRUSHED ALUMINUM RAISED
NUMBERS

11: ENTRY DOOR
COLOR: SW7005
PURE WHITE

12: CULTURED STONE
RINOX - KENYA THIN VENEER
COLOR: ALMOND WHITE

13: GARAGE DOOR
PAINT FINISH
COLOR: SW7534
OUTERBANKS




RECEIVED
DP1235
2021-MAY-26
Current Planning

REFER ALSO TO BUILDING ELEVATIONS FOR VARIATIONS OF EXTERIOR FINISH CONFIGURATIONS

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP: PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
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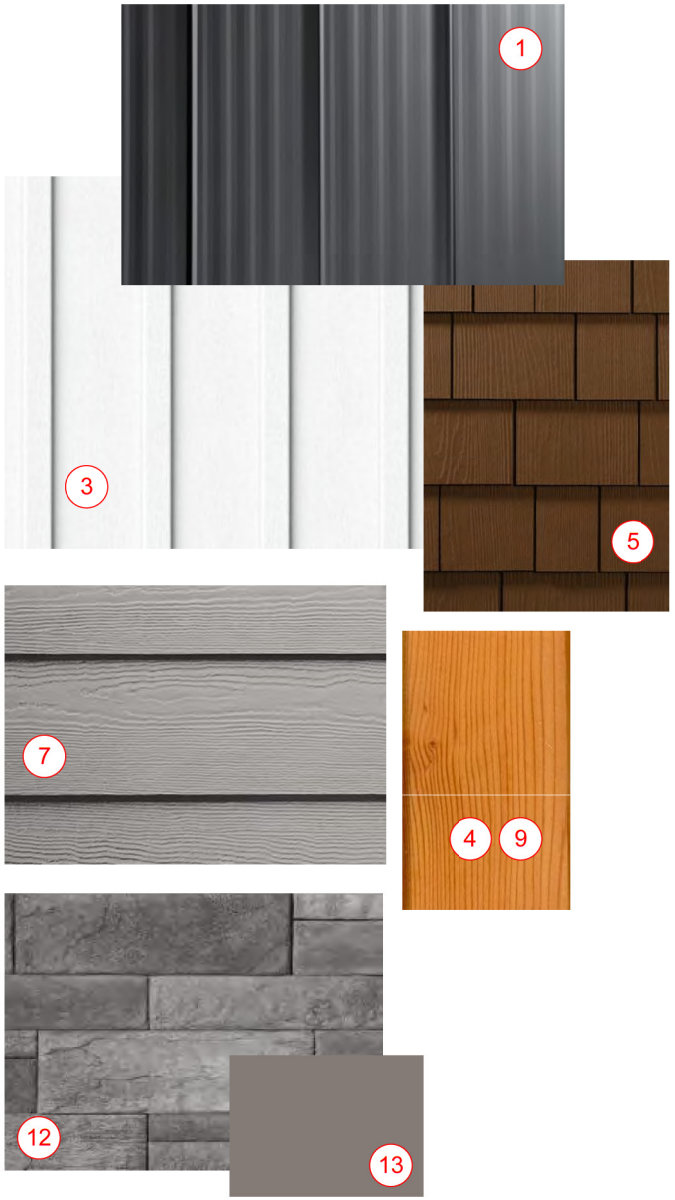
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**TYPICAL EXTERIOR FINISHES TYPE "A" (LIGHT)**

SCALE: N.T.S.
DRAWING NO.: **A400**
DATE: 21/04/12

BARR567 / 180527




COLORS AND FINISHES SHOWN ON THIS DRAWING MAY NOT REFLECT ACTUAL COLORS OR MATERIALS

1: ROOFING (TYPICAL)
STANDING SEAM METAL ROOF
SNAP LOCK - STRIATION
COLOR: BLACK

2: FASCIA (TYPICAL)
PAINT FINISH
COLOR: SW6258
TRICORN BLACK

3:BOARD & BATTEN
HARDIEPANEL - SMOOTH
HARDIETRIM BATTEN - RUSTIC
COLOR: ARTIC WHITE

4: SOFFIT/BRACKETS
(TYPICAL)
DOUGLAS FIR
NATURAL CLEAR
STAIN

5: CEDAR SHINGLE CLADDING
HARDISHINGLE - STRAIGHT EDGE
COLOR: CHESTNUT BROWN

6: TYPICAL PVC WINDOW
COLOR: WHITE

7: HORIZONTAL LAP SIDING
6" HARDIEPLANK CEDARMILL
COLOR: PEARL GREY

8 : WOOD TRIMS (TYPICAL)
PAINT FINISH
COLOR: SW7005
PURE WHITE

9: BEAMS AND POSTS (TYPICAL)
DOUGLAS FIR
NATURAL CLEAR STAIN

10: UNIT # (TYPICAL)
BRUSHED ALUMINUM RAISED
NUMBERS

11: ENTRY DOOR
COLOR: SW7005
PURE WHITE

12: CULTURED STONE
RINOX - KENYA THIN VENEER
COLOR: CHARCOAL

13: GARAGE DOOR
PAINT FINISH
COLOR: SW6004
MINK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REFER ALSO TO BUILDING ELEVATIONS FOR VARIATIONS OF EXTERIOR FINISH CONFIGURATIONS

| | |
|---|---|
| 19/11/01 | DESIGN DEVELOPMENT |
| 20/05/10 | DEVT PERMIT COORDINATION |
| 20/12/05 | ISSUED FOR DP. PRE-APPLICATION |
| 21/04/12 | ISSUED FOR DEVT PERMIT APPLICATION |



ARCHITECT:
G3 ARCHITECTURE INC.
#130 - 1959 - 152ND STREET
SURREY, B.C.
V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com

**26 UNIT**
**TOWNHOUSE DEVELOPMENT**
**FIREWEED WAY**
**NANAIMO, BC**

TITLE:
**TYPICAL EXTERIOR FINISHES**
**TYPE "B" (DARK)**

SCALE: N.T.S.
DRAWING NO.: **A410**
DATE: 21/04/12

BARR567 / 180527

FRED BROOKS LMBCLA CSLA
Landscape Architect

4845 Laguna Way Nanaimo BC V9T 5C2
Landline: 250.751.0950 Email: fbla@shaw.ca

## *Landscape Concept … Barrington Heights Phases 5, 6, 7, Fireweed Way, Nanaimo*

Situated high on this elevated rocky plateau, the lineal aspect of this multi-unit townhome development provides opportunities for creating individual gardens spaces for each homeowner. Most notable are homes on the north side of Fireweed Way having enlarged south-facing sun patios off the front door where setback depths allow. These small bonus spaces are especially appreciated for enjoying a warm quiet sit-out enclosed by a low front hedge and with lattice screen privacy from the neighbour's driveway. The rear of these same units have a high balcony view of the timbered north ridge over a small individualized private green garden patio at lower ground level.

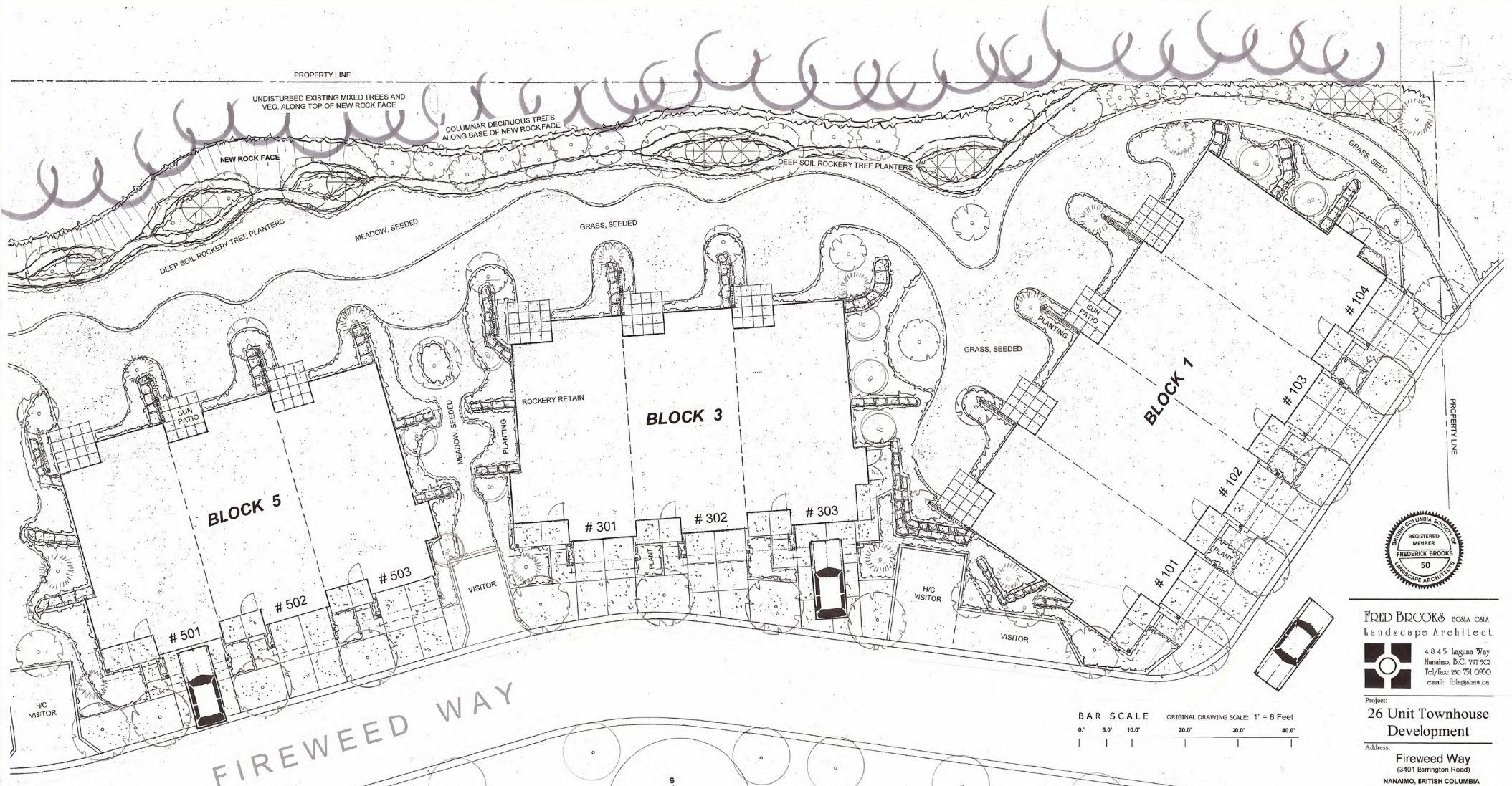
Homes on the south side of Fireweed have elevated front balconies over the driveway and at the rear and south-facing private generous sun patios and deep grassed yards for personal outdoor space. These rear facing garden patios outlook to a steep rock face buffered by new mixed installation of large conifer and deciduous trees fronted by a long undulating ribbon of seasonal colour mixed-seeded perennial meadow dominated by summer blooming golden California poppy. Boston ivy will be trained upward from the base and Virginia creeper vines from the top down. During winter months, discrete wide-angle up-lighting of the rock face with timed late-night shut off may be developer's option.

The circular social amenity space, an all-white coloured enclosure of post & beam vine arbours and lattice infill panels and low level lighting, provides a inviting meeting spot for neighbours with conversation benches and a small outdoor soft surface play area for visiting grandchildren.

Roadway lighting is a mixture of LED pendant style shielded area lighting and standard tubular bollard lights. See separate site lighting plan.



22 March 2021




BAR SCALE ORIGINAL DRAWING SCALE: 1" = 8 Feet

0.' 5.0' 10.0' 20.0' 30.0' 40.0'

# LANDSCAPE CONCEPT PLAN

## *Landscape Concept ...*

Situated high on this elevated rocky plateau, the lineal aspect of this multi-unit townhome development provides opportunities for creating individual gardens spaces for each homeowner. Most notable are homes on the north side of Fireweed Way (blocks 2,4,6) having enlarged south-facing sun patios off the front door where setback depths allow. These small bonus spaces are especially appreciated for enjoying a warm quiet sit-out enclosed by a low front hedge and with lattice screen privacy from the neighbour's driveway. The rear of these same units have a high balcony view of the timbered north ridge over a small individualized private green garden patio at lower ground level.

Homes on the south side of Fireweed (blocks 1,3,5,7) have elevated front balconies over the driveway at living room level, and at the rear, have private generous south facing sun patios and deep (20'+) grassed yards for personal outdoor space. These rear facing garden patios outlook to a steep rock face buffered by new mixed installation of large conifer and deciduous trees fronted by a long undulating ribbon of seasonal colour mixed-seeded perennial meadow of tall red poppy, 4" white clover, and golden California poppy. Boston ivy will be trained upward from the base and Virginia creeper vines from the top down. During winter months, discrete wide-angle up-lighting of the rock face with timed late-night shutoff may be developer's option.

The circular social amenity space, an all-write coloured enclosure of post & beam vine arbours and lattice infill panels and low level lighting, provides a inviting meeting spot for neighbours with conversation benches and a small outdoor soft surface play area for children and visiting grandchildren.

Roadway lighting is a mixture of LED pendant style shielded area lighting and standard tubular bollard lights. See separate site lighting plan.

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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Tel/fax: 250 751 0950
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Project:
26 Unit Townhouse Development

Address:
Fireweed Way
(3401 Barrington Road)
**NANAIMO, BRITISH COLUMBIA**

Architect
G3 Architecture Inc. Surrey, B.C.

SCALE: 1/8" = 1' (Orig.)

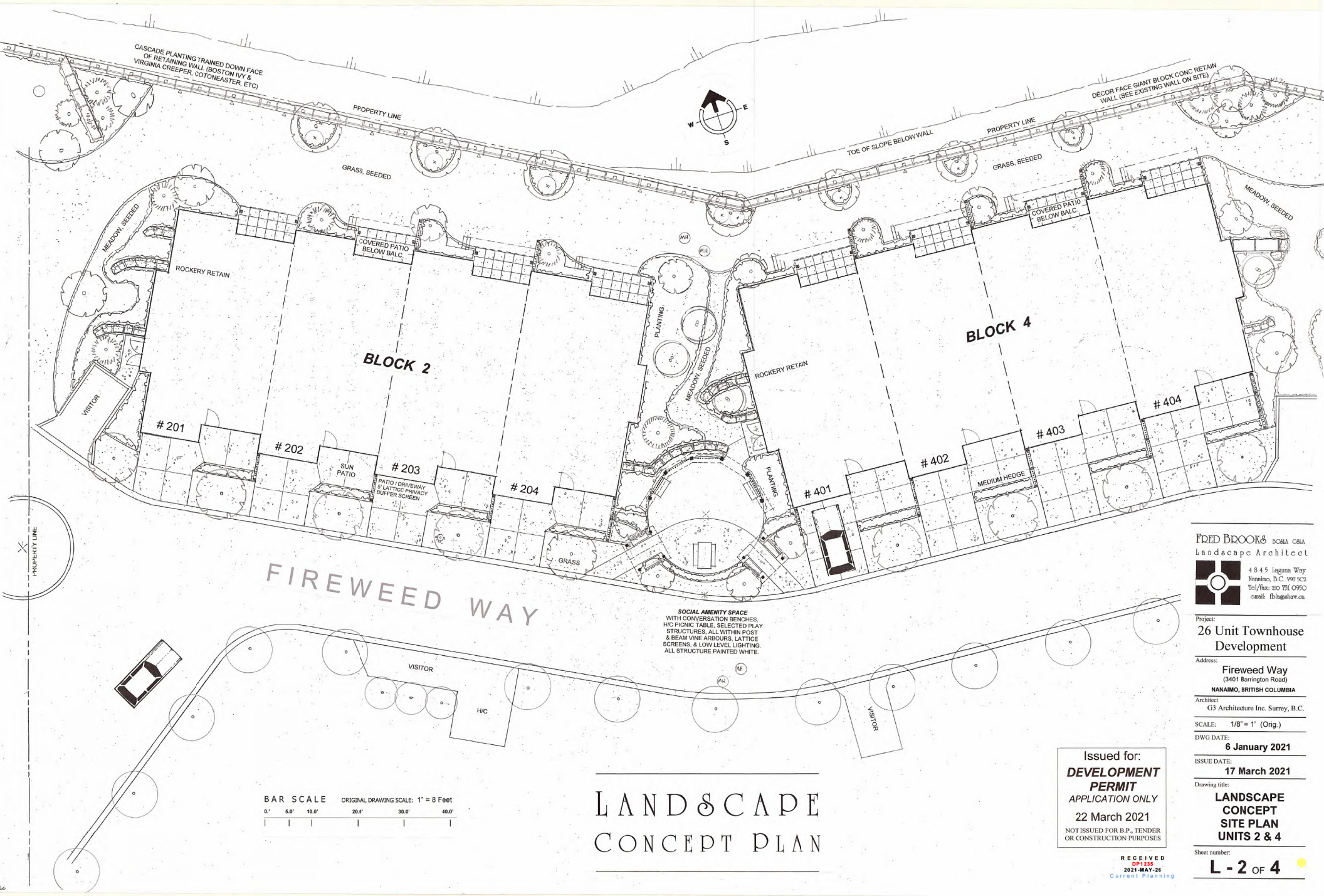
DWG DATE:
**6 January 2021**

ISSUE DATE:
**17 March 2021**

Drawing title:
**LANDSCAPE CONCEPT SITE PLAN UNITS 1, 3, 5**

Sheet number:
**L - 1 OF 4**

TLC




BAR SCALE ORIGINAL DRAWING SCALE: 1" = 8 Feet

0.' 5.0' 10.0' 20.0' 30.0' 40.0'

# LANDSCAPE CONCEPT PLAN

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NANAIMO, BRITISH COLUMBIA

Architect
G3 Architecture Inc. Surrey, B.C.

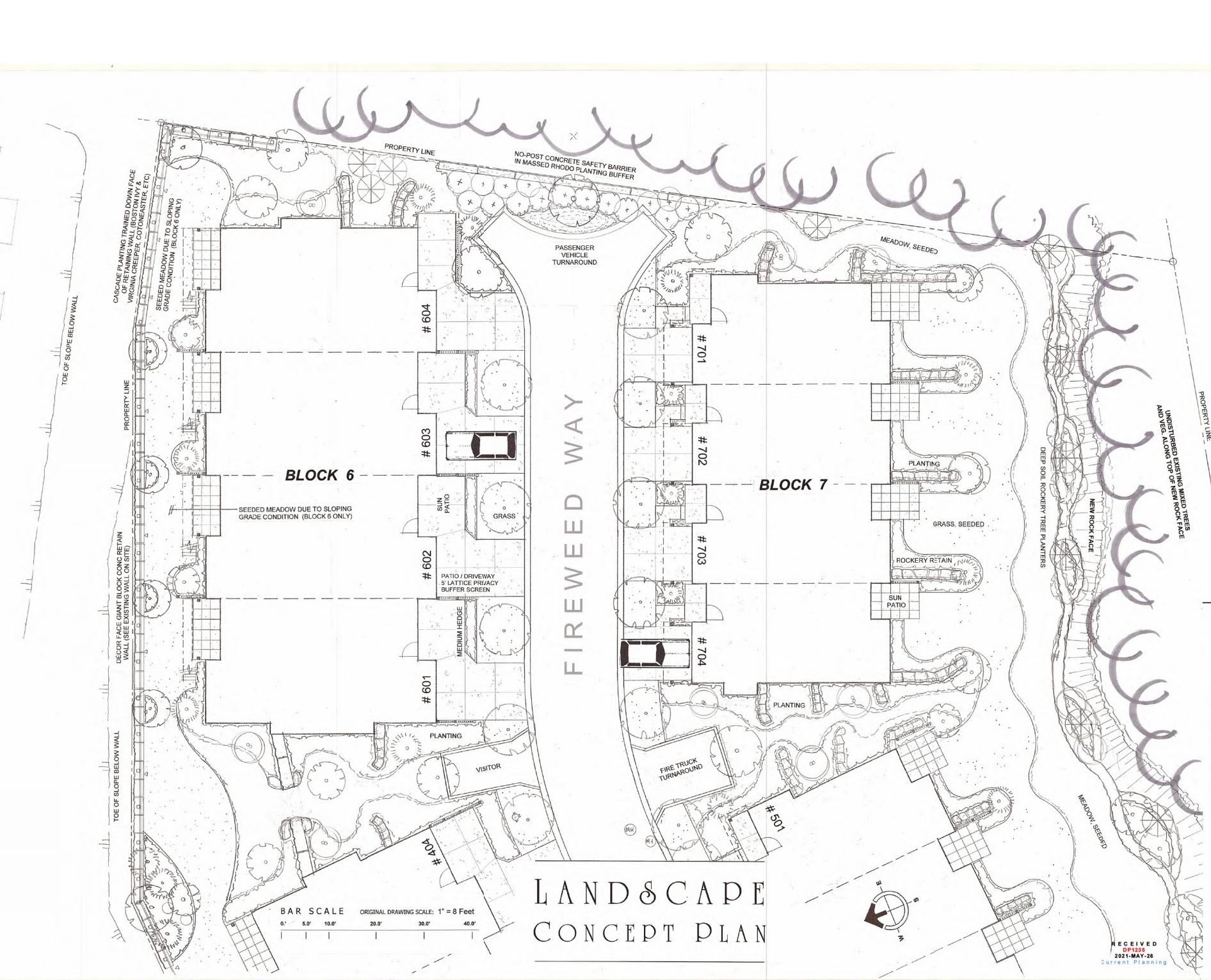
SCALE: 1/8" = 1' (Orig.)

DWG DATE:
6 January 2021

ISSUE DATE:
17 March 2021

Drawing title:
LANDSCAPE CONCEPT SITE PLAN UNITS 2 & 4

Sheet number:
L - 2 OF 4

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Project:
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**NANAIMO, BRITISH COLUMBIA**

Architect
G3 Architecture Inc. Surrey, B.C.

SCALE: 1/8" = 1' (Orig.)

DWG DATE:
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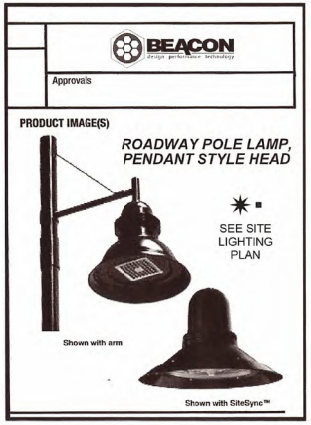
ISSUE DATE:
**17 March 2021**

Drawing title:
**LANDSCAPE CONCEPT SITE PLAN BLOCKS 6 & 7**

Sheet number:
**L - 3 OF 4**







## LANDSCAPE SPECIFICATION

1) - Plant material to conform to current BCNTA/BCSLA Guide Spec'n. for Nursery stock.

2) - Landscape Contractor shall be responsible to locate all underground services prior to any excavation by referencing available civil drawings (by others) or "Call First" line at 1 800 474 6886.

3) - Landscape Contractor to provide seven days notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.

4) – Landscape Contractor shall ensure that all slopes or paved surfaces which may slope or direct surface water into a landscape area shall not collect or puddle in a soil area but be directed and removed to an acceptable dispersement or drainage area via a surface swale or French drain.

5) – Planting soil for tree wells shall be structurally and nutritionally capable of encouraging health vigorous plant growth. pH shall range from 5.5 to 7.5.

6) – Grass areas (turf or seed) shall have 5" new soil base. Shrub planting areas shall have 16" new soil base. New trees shall have 12" (300 mm.) of new soil around and below the root ball. Tree hole excavations shall drain immediately (field test) to prevent root rot, suffocation and drowning. Hardpan subgrades shall be fractured or trenched to an approved run-off destination before topsoil placement.

7) - If B&B, cut all cords and peel back or cut away B&B sacking, and trunk wrap. .

8) –Apply 'Acer' slow release pellet fertilizer over all planting areas per manufacturer's instructions *before* applying max. 2" of approved landscape mulch over planting areas.

9) -- Stake all trees to 6 foot height (1.8m) with approved wood or steel stakes and non-abrasive and non-constricting ties. Nursery pot stakes are not acceptable.

10) -Install approved tree stem bark protectors (Arborguard or equal) on all trees in grass or turf areas which will be at risk of weed-eater type tools, lawnmower strikes, and deer or rodents.

11) - Remove all nursery marker flags but leave on plant name tags.

12) - All plant material shall be guaranteed in writing to the owner for one year against death due to unhealthy supply and/or improper installation conditions and/or wrong selection of species or variety or plants. One year period begins at date of Landscape Contractor's final invoice.

Landscape Contractor: _____ Date: _____

## AUTOMATIC LANDSCAPE IRRIGATION SPECIFICATION

**WORKMANSHIP** **Fred Brooks** BCLA **Nanaimo, BC** ©

PROPOSED LANDSCAPE IRRIGATION IS A BELOW-GRADE DRIP SYSTEM, 1 ZONE PER BLOCK, ALL ON SEASONAL TIMER *CONTROL. NO POP-UP OR SPRAY HEADS. A DETAILED SPECIFICATION WILL ACCOMPANY TECHNICAL LANDSCAPE DWGS.*

The objective is to supply the required amount of water to the landscape planting / soil areas for the successful establishment and continued health of all existing and new plant material without under-watering, over-watering or missed spot watering due to either design, parts or installation factors, timing controls or blockage or screening by existing or new plant material, structures or site grading & contours. It is recommended that the bidder carefully review the site and bid documents and base his price on the overall intent of the drawings and these specifications.

**The responsibility of an acceptable operating system rests solely with the on-site installer of the system, and not the designer, unless they are the same party.**

Therefore, compliance with or deviation from any drawings is not an acceptable reason for lack of owner's acceptance of part or all of the system when it is charged & declared operational. The landscape irrigation contractor/installer shall ensure the delivery of a fully functional system with all trees and plants receiving adequate water for a healthy landscape.

All system to be single manufacturer brand, TORO quality or approved equal. **Be aware** that the use of 'thin wall' piping is usually not a savings for the owner in the long run. Selection & use of optimum materials and best workmanship methods in the beginning will usually result in a quality job, avoiding call-backs and plant failure problems when plant material is under landscaper's warranty. ***Note on your bid*** *what wall thickness & brand of piping you are proposing to use, as this will be confirmed at installation.*

1.2 - Locate all L/G control valve boxes in convenient but unobtrusive locations.

1.3 - I.C. shall ensure that all new trees receive not less than 4 litres of water daily during summer growing season, and more water if subject to dry, hot or wind desiccating environment.

1.4 - Irrig. Cont'r. shall provide two sets of **"as-built" irrigation drawings** and specifications to owner prior to acceptance of system, and provide one copy of manufacturer's control station manual to owner and leave one copy securely attached to controller in clear protective case

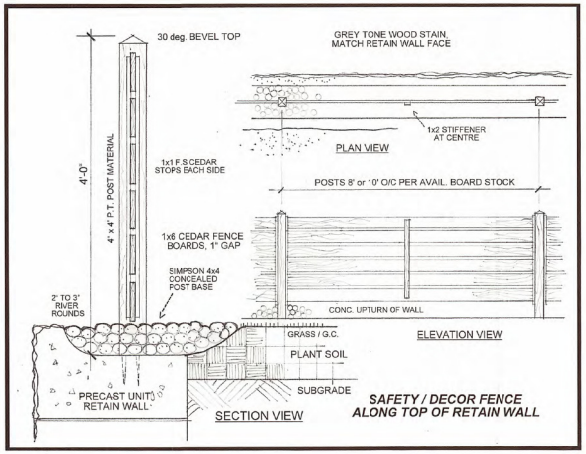
1.5 - Irrig. Contractor shall provide **one year warranty** on workmanship and all parts of the system from date of first operational start up of the system, with confirming letter to owner.

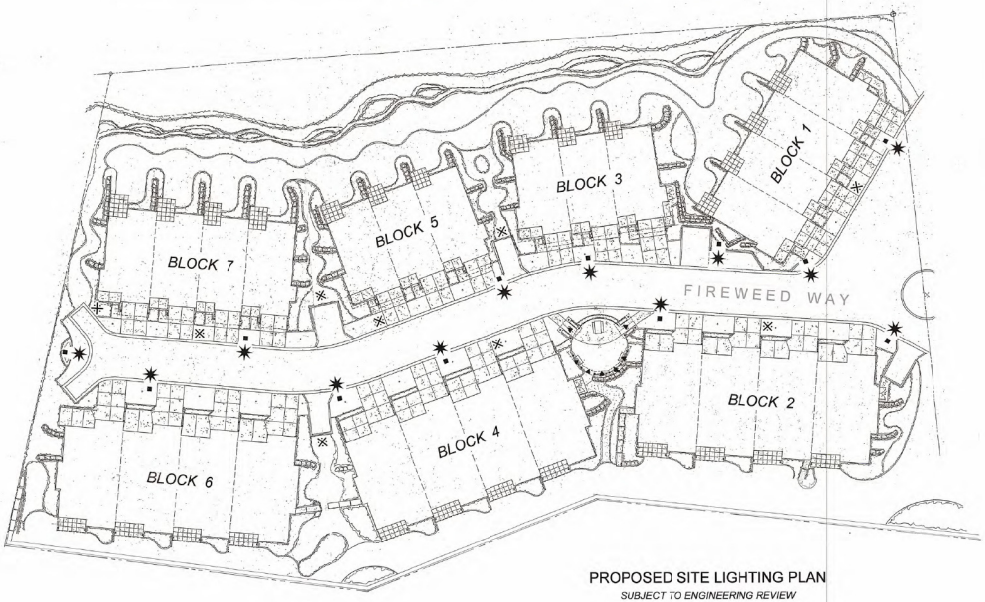
1.6 - A signed/dated copy of this spec. shall be attached to your quote. I.C.: _____ Date: _____

## *BARRINGTON PHASES 5,6,7*

**LANDSCAPE PLANT LIST FOR SELECTION AT WORKING DWG STAGE**

| *BOTANICAL NAME* | *COMMON NAME* | SIZE |
|---|---|---|
| TREES - DECIDUOUS | | GAL |
| Acer rubrum | red maple | 15 |
| Acer circinatum | vine maple | 5 |
| Acer palmatum atropupurem | Japar maple, red | 15 |
| Carpinus betulus 'fastigiata' | columnar hornbeam | 7 |
| Cornus nutalli "eddii" | Dogwod Eddie's white wonder | 15 |
| Magnolia stellata | Star magnolia | 5 |
| Populus tremuloides | trembling aspen | 7 |
| Prunus Shirotae | flowering cherry | 7 |
| Saphora japonica regeet | Pagoda tree | 15 |
| TREES & SHRUBS - CONIFEROUS | | |
| Pinus nigra 'fastigiate' | Austrian pine 'upright' | 7 |
| Sciadopiys vereticulata | Japar umbrella pine | 7 |
| Pinus mugo | mugo pine | 5 |
| Juniperus Cham. 'gold thread' | juniper | 3 |
| Pseuodotsuga menzesii | Douglas fir | 5 |
| SHRUBS - BROAD LEAF EVERGREEN | | |
| Acuba japonica 'gold spot' | gold spot acuba | 3 |
| Euonymus 'emerald & gold' | low h variety | 2 |
| Euonymus 'emerald gaiety' | med lt variety | 2 |
| Rhodo - mid-size habit | rhododendron, mix | 5 |
| Rhodo Roseum Elegans | rhode, Todd select | 5 |
| Pieris japonica Mntn. Fire | lilly valley shrub | 3 |
| Prunus laurocer. 'zabeliana' | Zabel's laurel | 3 |
| Skimmia reevesiana | skimmia | 3 |
| Viburnum davidi | viburnum | 3 |
| SHRUBS - DECIDUOUS | | |
| Rosaceae, semi-deciduous | Meidiand rose | 3 |
| Hydrangea macrophyllum | hydrangea | 3 |
| Magnolia stellata | star magnolia | 3 |
| GROUNDCOVER & VINES | | |
| Fern varieties | large evergreen | 1 |
| Gaultheria shallon | Salal *(tillers)* | 1 |
| Mahonia aquifolium | Oregon grape | 1 |
| Mahonia nervosa | Mahonia, low | 1 |
| Parthenocissus tri. | Boston ivy, walls | 1 |
| Partheocissus cingefolia | Virginia creeper | 1 |
| Clematis varieties, mixed | clematis vine | 1 |
| Seeded wildflower meadow mix from Richarson Seed | | |
| PERENNIALS | *" OR ALTERNATES "* | |
| Rudbeckia 'goldstrum' | Rudbeckia,Leucsmithium | 1 |
| Other perenial selections at planting time | | 1 |




PROPOSED SITE LIGHTING PLAN
*SUBJECT TO ENGINEERING REVIEW*

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NANAIMO, BRITISH COLUMBIA
Architect
G3 Architecture Inc. Surrey, B.C.
SCALE: ***SEE DETAILS***
DWG DATE: **6 January 2021**
ISSUE DATE: **17 March 2021**
Drawing title:
**LANDSCAPE SITE LIGHTING & DETAILS**
Sheet number:
**L - 4 OF 4**

# AERIAL PHOTO


## DEVELOPMENT PERMIT APPLICATION NO. DP001235

3401 BARRINGTON ROAD