



Development Permit Application 77 Chapel Street, Nanaimo, BC.

17. November. 2021

Design Rationale

91 Chapel Street has been established to fit within the DT5 Chapel Front land use designation as defined by the City of Nanaimo Zoning Bylaw 4500. The DT5 zone provides for higher density residential developments and some compatible office, retail, cultural, recreational, service and institutional uses.

Emphasis is placed on achieving development that is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy, as outlined in the Downtown Reference Plan.

Description of Site and Surrounding Area:

77 Chapel Street, situated at the heart of the Downtown Core. The architecture in the Downtown Core is eclectic in nature but contains significant historical streetscapes, notable for their concentrations of early commercial buildings distinctive in scale and proportion and their largely unbroken street faces and pedestrian scale.

91 Chapel Street, a six storey residential development is located directly south of the property. On the east side of Chapel Street, a significant renovation to St Paul's Anglican Church has recently been completed. Both these buildings introduce a fresh and compelling architectural addition to the streetscape. Further north along Chapel Street is the location of the Nanaimo Law courts, with its associated surface parking areas. A recently developed five storey residential development is located towards the north end of Chapel Street where Chapel and Skinner intersect. Except for a few smaller buildings at the north end, the west side of Skinner Street is generally undeveloped consisting of a rock outcrop and surface parking. The remaining area around the site consists of surface parking and a small single storey office building.

The site is situated between Chapel Street and Skinner Street. These two streets meet on the North end of the property. Chapel Street forms the eastern boundary and Skinner street forms the western boundary. The recently completed development at 91 Chapel Street forms the southern boundary.

The site also slopes up from south to north. The grade change along Chapel Street is approximately 5.3 m (17.4 ft). Skinner Street has a similar grade differential of 7.2 m (23.7') but is generally about 5 m lower than Chapel Street.

This site is currently being used for parking. There is a 2 1/2 level parking structure for 190 cars with an additional 46 surface parking stalls along Skinner Street and at the north end. The parking structure was originally designed to support a building that was never constructed. Consequently, it appears unfinished and generally constitutes a pedestrian unfriendly edge in this prominent and highly visible location.



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Project Description

Our proposal is to construct a high quality residential development that will support the objectives of the official community plan. The existing parkade structure will be demolished and replaced to enable an extension of the pedestrian nature of Chapel Street to its northern end with residential frontage, residential lobby's, amenity spaces and public plaza spaces animating the Street.

This application proposes a residential development comprised of three, six storey structures:

Building 1 - Harbour View and Building 1 - Benson View are proposed as 2 separate buildings connected by exterior walkways and a central courtyard. This building is aligned with the massing of 91 Chapel Street and is intended to maintain the open courtyard concept as developed at 91 Chapel Street. Building 1 will offer 70 strata title residential units comprising of 1 Bedroom , 2 Bedroom, 3 Bedroom units including 6 two storey Townhomes that front along Skinner Street

Building 2 is a purpose built 84 unit rental building comprising of 1 Bedroom, 2 Bedroom and Studio apartments.

The residential buildings sit on top of a new parking parking structure which is accessed from Skinner street taking advantage of the grade difference and traffic flow patterns around the site.

There are 2 significant public park and plaza spaces located along Chapel Street. One at the North end of the property where Skinner and Chapel intersect and the other long the north end of Chapel street adjacent the law courts.

Sidewalk and Streetscapes

The Chapel Streetscape is defined by:

- 1.5m buffer adjacent to the road for street trees, signs, poles, parking meters, parking, etc.
- 3.0m for pedestrian travel. This portion of the sidewalk follows the natural grade of Chapel Street as it rises from South to North.
- The offset from the 3.0m sidewalk to the building face is articulated with a level sidewalk adjacent to the street orientated residential units and access to the Principle entrances.
- Public access to the plaza space has been considered and strategically located to take advantage of the street slope and with accessibility in mind.
- Large residential decks above the main floor of the buildings act as a canopy over the pedestrian frontage.



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- Steps on the north and south of the level sidewalk make the transition back to the sidewalk that follows the Chapel Street Grade.
- Along Chapel Street, a cast in place planting area addresses the elevation change between the sidewalk and level sidewalk fronting the buildings. The planter serves as a directional edge to the sidewalk, leading pedestrians onto the level sidewalk.
- The principle entrance to the buildings are centrally located in each building. The entries are defined by articulated architectural features and material selections. Tall windows and glass doors offer a visual connection between the sidewalk and the courtyards beyond.

The Skinner Streetscape is defined by:

- On Skinner Street, the Street Section noted in the Urban Design Guidelines Part E-Core / Terminal is referenced.
- 1.5m sidewalk for pedestrian travel. This portion of the sidewalk follows the natural grade of Skinner Street as it falls from South to North.
- 2.0m sidewalk setback. Within this setback the sidewalk is articulated with gardens and steps to negotiate the change in elevation between the 1.5m sidewalk and the six Town House entries along Skinner Street.
- Vehicles will enter and leave the parkade via an overhead entry gate. The parkade gate is recessed from the sidewalk allowing a vehicle to stop behind the pedestrian sidewalk before pulling out into traffic. On the South side of Skinner. The garbage and recycling room has also been recessed back from the sidewalk.
- The portion of Skinner Street north of Benson Street has a significant grade change as it rises to the north. A significant landscape / storm water collection system is proposed to flank the sidewalk along this portion of the site.

Building Massing & Form.

Beyond the articulation of the public street level, other significant forms define the Chapel & Skinner Street elevations.

Building 1 draws inspiration from the strong architectural lines and feature of 91 Chapel Street to the south. An interpretation of the shroud feature carries across the facade creating a consistent street appearance. This form turns the corner at the north end of the building a frames a significant wall space that is proposed as a location for public art. Material applications vary from brick veneer at the street level to a range of wood look horizontal cladding and light and dark coloured panels. A similar abstract material and colour palette is consistent along Skinner Street where Building 1 joins 91 Chapel Street.

Building 2 is defined by a similar massing form but with a unique character. As a stand alone building the orientation of the building was carefully considered to take advantage



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of the challenging site geometry. The oblique alignment of the facade to Chapel Street offers a significant opportunity to create a public space to serve as a park like destination and provide a significant landscape buffer for the residential units from the street. The landscape design strengthens and defines the connection of primary entry to the street while exterior material finishes and colour selections compliment the architectural articulation that defines this signature building. The North Elevation of Building 2 fronts the public park space which will offer additional public green space. The architectural massing and form of this end of the building has been crafted to respectfully acknowledge the scale of the adjacent green space.

Collectively these buildings respond to a significant number of site conditions. Building mass is robust and prominent on the North end of the property defining strong edge conditions for the park spaces and celebrating its placement upon the escarpment. Where the buildings interface with the existing built fabric architectural scale and form respond respectfully with the ambition of crafting a desirable Downtown neighbourhood that includes a safe pleasant streetscape memorable public space.

Goals and objectives of OCP

The City of Nanaimo sets clear goals and objectives for future development. These goals and objectives are referenced here to align the ambition of this application to Nanaimo's planning vision.

Goal One: Manage urban growth by focusing urban development within a defined Urban Containment Boundary (UCB).

77 Chapel Street is located in the downtown area - no extensions to existing services are required for this project.

Goal Two: Build a more sustainable community by creating urban nodes and corridors that support higher densities and a wider range of amenities and services than found in the surrounding residential neighbourhoods.

77 Chapel Street is located in the downtown neighbourhood. The additional residential density will support existing businesses and will provide opportunities for new enterprises that will enrich the downtown experience.

Goal Three: Encourage social enrichment whereby Nanaimo is considered a socially sustainable community that nurtures a caring, healthy, inclusive and safe environment, and which empowers all of its citizens to realize their aspirations.

The variety of rental and market housing should appeal to a broad demographic and promote the evolution of an inclusive and diverse neighbourhood.



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Goal Four: Promote a thriving economy through efforts to grow and diversify the local economy from the current tax base, affording opportunities for residents and businesses, while staying within the capacity of the natural environment.

The development will add 154 additional residential units to the Chapel Front area. This will promote a new population of local residents utilizing the existing commercial, retail, social and cultural amenities offered in the immediate downtown surrounding.

Goal Five: Protect and enhance our environment by looking after Nanaimo's natural diversity of terrestrial, freshwater and marine ecosystems in the course of land use and development.

The park-like landscaping at the apex of the site will add to Nanaimo's natural diversity. The project is designed around an extensive day lit courtyard and an open plaza. The courtyard landscape design reintroduces tall trees and planting to the site. External walkways reduce the area of conditioned interior space. Exterior decks provide deep overhangs in front of windows.

Goal Six: Improve mobility and servicing efficiency by creating greater accessibility and more opportunity for safe and convenient movement around the city by transit, cycle and on foot.

77 Chapel Street is centrally located, enhancing walking and cycling activities, and encouraging the use of public transit.

Both Skinner Street and Chapel Street sidewalks and pedestrian areas will be designed to fit with the urban design strategies outlined in the Planning Guidelines.

Goal Seven: Work towards a sustainable Nanaimo which is the critical goal for moving from "planning to action". Nanaimo strives to meet the vision of the Plan to build upon the strengths of the city and work to improve those areas where changes in economic, social, environmental conditions would create a stronger, more effective, sustainable city.

77 Chapel Street will be constructed to stringent code requirements as adopted by the City of Nanaimo and be designed to reduce energy consumption, and improve building comfort.

Downtown Development Guidelines

The proposed development at 77 Chapel Street is located within the Chapel Front area as defined in the City of Nanaimo Downtown Urban Design Plan and Guidelines. The proposal conforms to the urban design principles and objectives laid out in these documents, providing a setting for community activity, supporting a unique sense of place for the downtown by maintaining a cohesive street wall and allowing pedestrian access and interaction with well-considered lighting, seating, weather protection, and



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landscaping features. This project complements and completes existing building infill and responds appropriately to the existing context on many levels.

Chapel Front - Urban Design Strategies

The recommended 3m front setback and build-to line for 75% of frontage allows pedestrian activities and street trees along Chapel Street. This project recognizes the the 3m setback along the Chapel street frontage for the Building adjacent 91 Chapel street. The North portion of the project breaks away from this defined street wall to accommodate an open and public plaza adjacent to the rental building and across the street from the law Courts. Both the public plaza and north park space offer public green space flanking the Law courts. Underground parking has been provides as recommended.

Chapel Front - Urban Design Considerations

This development will add to the densification of the emerging neighbourhood with 154 residences. Six 2-storey townhouses and a landscaped boulevard are provided at street level along Skinner Street. The townhouses are set above street level with a small display garden. These townhouses continue the residential frontage established at the adjacent 91 Chapel Street development.

Where possible, street trees will be located along Chapel and Skinner Streets in between On-street parking. The existing pedestrian sidewalk along Chapel Street is extended with a 3m setback to the building and the public realm is defined by a continuous building street wall opening up to public park and plaza greenways. The amenity spaces of the rental building have outside patio space and access to the feature park space on the north end of the property. Drawing inspiration from the escarpment along the west side of Skinner street, where the parkade façade on Skinner Street is exposed a cascading landscape terrace feature is proposed to conceal the parking structure and create a dynamic edge along the sidewalk. The feature is intended to collect, retain and release storm water over time. This feature will change with the seasonal weather patterns an offer a natural understory for the residential building above



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Public Art

The triangular corner where Chapel and Skinner Streets meet is an ideal location for public art. This portion of the site is proposed as a park with connecting walkways linking Benson Street to the courthouse on Chapel Street. It has been identified as a key area for a potential landmark. Public art within a small landscaped urban park would create a feature landmark signifying the entrance to this neighbourhood. With seating areas, public art, and views to the west over the city, this park will be a welcome respite where employees and visitors can relax. The North facade of Building 1 overlooking the public plaza would be a secondary location to display public art. This would offer a significant presence and identify Bothe public spaces as a destination for residents and visitors.

Variance - Below Grade parking structure along Chapel Street.

The City of Nanaimo Zoning Bylaw s.6.5.1 requires a 1.8m setback from the front property line. While all buildings above grade have been sited to respect the site setbacks, the below grade parking structure has been extended into the front setback along Chapel street in order to create the appropriate width for a parking module in accordance with the City of nanaimo Parking Bylaw No. 7266. In addition to this the parkade structure is acting as a retaining wall and structural support for the abutting Chapel Street in the location where the existing parking structure will be removed. Portions of the existing parkade structure along Chapel Street will need to stay in place in order to stabilize the street and existing services during demolition and the new parking structure will reinforce the street as part of the new development. We would respectfully requires that Planning and Council consider a variance to permit the setback encroachment as part of the strategy to protect the existing infrastructure along Chapel street and to provide adequate parking for the development.



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We look forward to working with the City of Nanaimo to realize the successful completion of this significant and exciting project

Sincerely Yours,

A handwritten signature in black ink that reads 'Glenn Hill'.

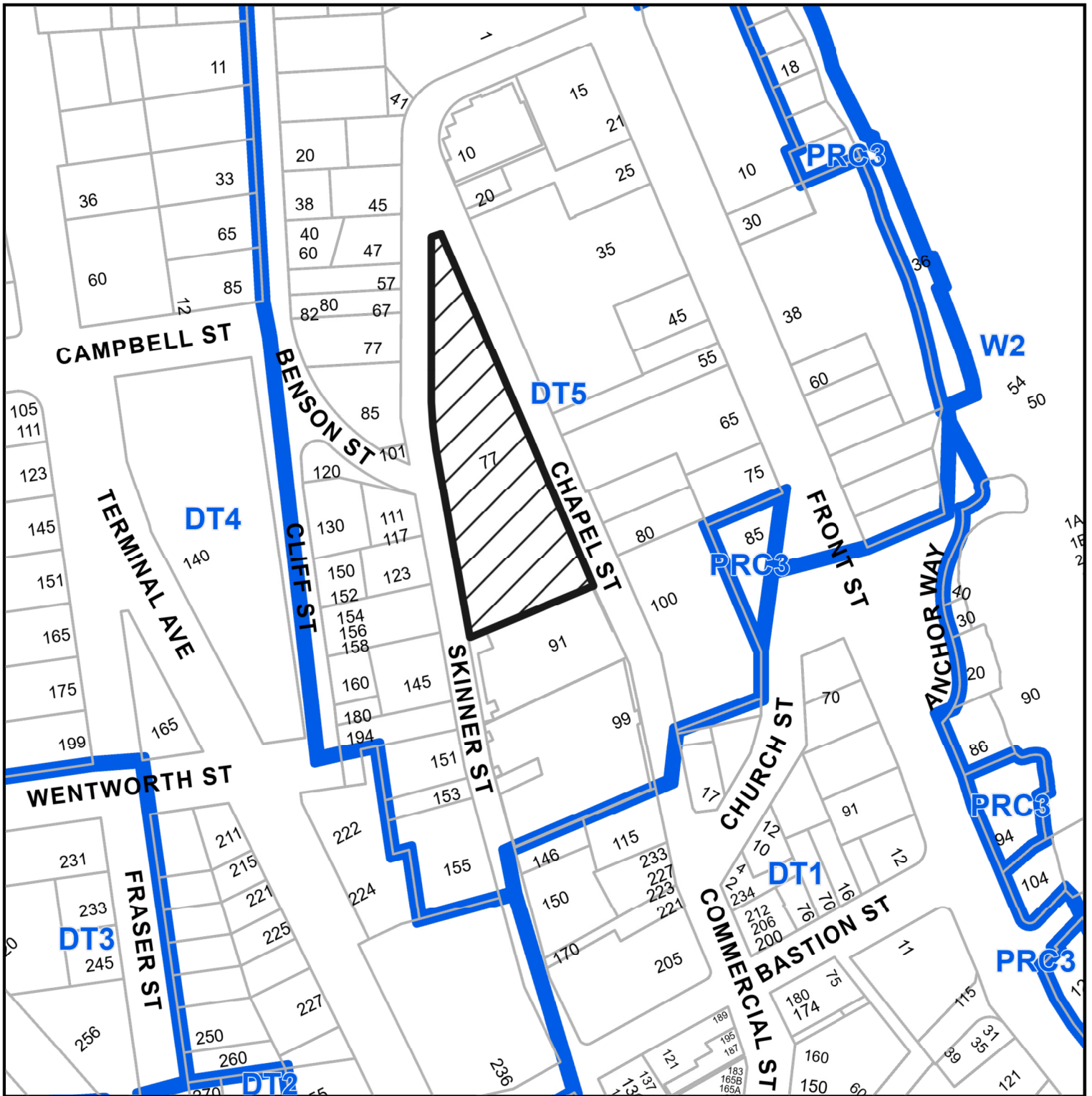
Glenn Hill architect AIBC.

CONTEXT MAP



 77 CHAPEL STREET

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001256



Subject Property

CIVIC: 77 CHAPEL STREET

LEGAL: LOT A SECTION 1 NANAIMO DISTRICT PLAN EPP86703



LIST OF DRAWINGS

Architectural

- A001 DP Submission.
- A002 Project Data. Building Code Data.
- A003 Neighbourhood Context.
- A004 View Analysis.

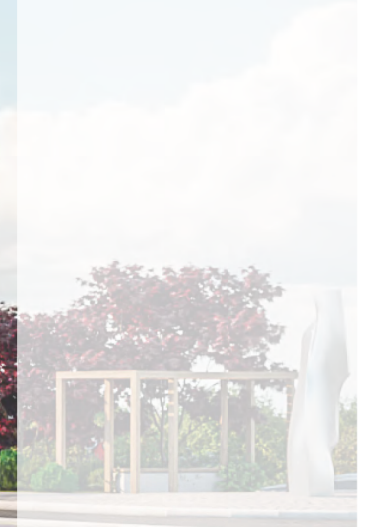
- A100 Site Plan.

- A201 Parking Plan L1
- A202 Parking Plan L2
- A203 Parking Plan L3
- A204 Strata Building 1 Harbour View. Floor plans.
- A205 Strata Building 1 Benson View. Townhomes. Floor plans.
- A206 Strata Building 1 Benson View. Floor plans.
- A207 Rental Building 2. Floor Plans. Floor plans.
- A208 Rental Building 2. Unit Types. Floor plans.

- A300 Streetscape Elevations.
- A301 Strata Building 1 Harbour View. Chapel Street Elevation.
- A302 Strata Building 1 Benson View. Skinner Street Elevation.
- A303 Strata Building 1. North & South Elevations.
- A304 Rental Building 2. Chapel Street Elevation.
- A305 Rental Building 2. Skinner Street Elevation.
- A306 Rental Building 2. North & South Elevations.

- A800 Material Board.

Appendix: 3d Views on 12 pages



PROJECT DESCRIPTION

CIVIC ADDRESS:
77 CHAPEL STREET NANAIMO, BC.

LEGAL DESCRIPTION:
LOT 4 SECTION 1, NANAIMO DISTRICT, PLAN
86703

ZONE: DT5 CHAPEL

PROJECT SUMMARY

SITE AREA: 4 206 m² (45 273 s.f.)
MAX FAR: 4.25
MAX SITE COVERAGE: 100%

TOTAL GFA: 11 703.1 m² (125 971 s.f.)
BUILDING AREA: 2 129.5 m² (22 922s.f.)
PROPOSED FAR: 2.78
PROPOSED SITE COVERAGE: 50.3%

Number of units:
1 BRM: 97
2 BRM: 43
3 BRM: 2
STUDIO: 12

Total number of units - 154

SETBACKS

FRONT (Chapel St.): 30 m
REAR (Skinner St): 20 m
SIDE (South): 01 m
SIDE (North): 166 m

Underground Parking structure:
FRONT (Chapel St.): 18 m VARIANCE TO 0m
REAR (Skinner St): 0m
SIDE (South): 0m
SIDE (North): 0m

RESIDENTIAL PARKING:

95 stalls required
155 stalls provided

STRATA BUILDING 1:

PROJECT SUMMARY

TOTAL GFA: 59 829 s.f. (5 558 m²)
BUILDING AREA: 11 573 s.f. (1 075 m²)

Number of units:
1 BRM: 46
2 BRM: 22
3 BRM: 2

Total number of units - 70

Benson View Building 1:

Number of units:

1 BRM: 12
2 BRM: 14
3 BRM: 2
Total: 26

GFA

1st Floor - 3557.2 sq ft
2nd Floor - 3803.7 sq ft
3rd Floor - 3797.3 sq ft
4th Floor - 3797.3 sq ft
5th Floor - 3797.3 sq ft
6th Floor - 3797.3 sq ft

Total: 22 615.1 sq ft (2 101 m²)
Building area: 3 803.7 sq ft (353.4 m²)

Harbour View Building 1:

Number of units:

1 BRM: 34
2 BRM: 8
3 BRM: 2
Total: 44

GFA

1st Floor - 7768.8 sq ft
2nd Floor - 6027.4 sq ft
3rd Floor - 6027.4 sq ft
4th Floor - 6027.4 sq ft
5th Floor - 6027.4 sq ft
6th Floor - 5681.5 sq ft

Total: 37 214 sq ft (3 457.3 m²)
Building area: 7768.8 sq ft (721.1 m²)

TOTAL WALKWAYS, STAIRS, ELEVATORS
(Not included to GFA calculation)

2nd floor: 3 432.338 sq ft
3rd floor: 3 432.338 sq ft
4th floor: 3 401.131 sq ft
5th floor: 3 813.686 sq ft
6th floor: 2 932.592 sq ft

Total: 17 012.1 sq ft (1580.5 m²)

HEIGHT

MAX. HT.: 257.6 ft (78.5 m)

Strata Building 1
Harbour View

Avg. Grade: 21.03 m
Proposed Ht.: 24.625m (80'-9 1/2")

FFL:

L1 - 21.456M
L2 - 24.606M
L3 - 27.756M
L4 - 30.906M
L5 - 34.056M
L6 - 37.206M

RESIDENTIAL PARKING:

Required:
Downtown Area 5:
1BDM 46x0.5 = 23
2BDM 22x0.9 = 19.9
3BRM 2X1.2 = 2.4

TOTAL (required) 45 STALLS
including:

Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric: vehicle 10% - 5 stalls (+20% with outlet box - 9 stalls)

Bicycle parking:

Short term - 7 (70units x 0.1space)
Long term - 35 (70units x 0.5space)

RENTAL BUILDING 2:

PROJECT SUMMARY

TOTAL GFA: 66 141.6 sq ft (6 144.8 m²)
BUILDING AREA: 11 349.6 sq ft (1 054.4 m²)

Number of units:
1 BRM: 51
2 BRM: 21
STUDIO: 12

Total: 84

GFA

1st Floor - 11 074.9 sq ft
2nd Floor - 11 349.6 sq ft
3rd Floor - 11 349.6 sq ft
4th Floor - 11 349.6 sq ft
5th Floor - 11 349.6 sq ft
6th Floor - 9 668.3 sq ft

HEIGHT

MAX. HT.: 257.6 ft (78.5 m)

Avg. Grade: 21.74 m

Proposed Ht.: 85'-0" (26.105 m)

FFL:

L1 - 23.525M
L2 - 26.675M
L3 - 29.825M
L4 - 32.975M
L5 - 36.125M
L6 - 39.275M

RESIDENTIAL PARKING:

Required:
Downtown Area 5:
1BDM 51x0.5 = 25.5
2BDM 21x0.9 = 18.9
STUDIO 12x0.45 = 5.4

TOTAL (required) 50 STALLS
including:

Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric vehicle 10% - 5 stalls (+20% with outlet box - 10 stalls)

Bicycle parking:

Short term - 8 (84units x 0.1space)
Long term - 42 (84units x 0.5space)

BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - DIVISION E - PART 3

MAJOR OCCUPANCY CLASSIFICATION

GROUP C, UP TO 6 STOREYS, SPRINKLERED (3.2.2.50) ON BASEMENT (3.2.1.2)

BUILDING AREA (Footprint):

2 129.5 m² (22,922s.f.)
Strata Building 1 Harbour View 7768.8 sq ft (721.7 m²)
Strata Building 1 Benson View 3803.7 sq ft (353.4 m²)
Rental Building 2 11349.6 sq ft (1054.4 m²)

NUMBER OF STREETS FACING:

- 2 Streets

CONSTRUCTION REQUIREMENTS: RESIDENTIAL

- GROUP C, UP TO 6 STOREYS, SPRINKLERED, 3.2.2.50
- MAXIMUM BUILDING AREA 1,500 SM
- BUILDING HEIGHT MAXIMUM 6 STOREYS
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH NOT LESS THAN 1 HOUR FIRE RESISTANCE RATING FOR FLOOR ASSEMBLIES
- FIRE RESISTANCE RATING FOR LOADBEARING WALLS AND COLUMNS NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY (1 HOUR)
- PROVIDE FIRE BLOCKS IN HORIZONTAL CONCEALED SPACES, AS PER 3.1.11.5 FOR COMPARTMENTALIZATION OF SPRINKLERED ATTIC SPACES PER ARTICLE 3.1.11.5.(3)(b).

CONSTRUCTION REQUIREMENTS: UNDERGROUND PARKAGE

- BASEMENT STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING FROM BUILDINGS ABOVE (3.2.1.2)
- STORAGE GARAGE CONSIDERED AS F3 OCCUPANCY
- 2 HOUR RATED FIRE SEPARATION REQUIRED BETWEEN STORAGE GARAGE AND OTHER OCCUPANCIES (3.2.1.2)

CONSTRUCTION REQUIREMENTS: SERVICE ROOMS

- FIRE SEPARATION FOR ELEVATOR HOISTWAY TO BE 1 HR @ FLOORS, REF. 3.5.3.1 (EQUAL TO RATING FOR FLOOR ASSEMBLY ABOVE)
- RATINGS OF ALL VERTICAL SERVICE SPACES TO BE AS PER REF. 3.5.3.1 (1)
- VERTICAL MECHANICAL SERVICE SPACES TO BE 45 MIN @ REMAINING FLOORS, REF. 3.6.3.1 (1)
- ELECTRICAL ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.6.2.1, (5)&(6)
- STORAGE ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.3.4.3.(2)

SAFETY WITHIN FLOOR AREAS

- RESIDENTIAL SUITES FIRE RESISTANCE RATINGS 1 HOUR, REF. 3.3.4.2.(1)
- RESIDENTIAL CORRIDOR RATING 1 HOUR, REF. 3.3.4.2.(1)
- ELEVATOR SHAFTS - 1 HOUR RATED SEPARATION REQUIRED AT LEVELS 1-4, REF. 3.5.3.1
- EXIT STAIRS - 1 HOUR RATED SEPARATION REQUIRED AT LEVELS 1-6, REF. 3.4.4.1.(1)
- STORAGE ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.1.4.3.(2)
- CORRIDOR WIDTH MINIMUM 1100mm ref. 3.3.1.9.(1)
- CORRIDOR MAXIMUM DEAD END LENGTH, REF. 3.3.1.9.(7)
- MAXIMUM TRAVEL DISTANCE NOT MORE THAN 45m, REF. 3.4.2.5.(1)(c) and 3.1.2.4.(2)
- EMERGENCY POWER SUPPLY FOR EMERGENCY LIGHTING AND ALARM SYSTEM- 24 HR SUPERVISORY POWER, 30 MINUTES UNDER FULL LOAD

EXITS

- TWO EXITS REQUIRED FROM ALL FLOOR LEVELS, MINIMUM 9m SEPARATION BETWEEN EXITS WITH PUBLIC CORRIDOR, REF. 3.4.2.3.
- MAXIMUM TRAVEL DISTANCE NOT MORE THAN 45m, REF. 3.4.2.5.(1)(c) and 3.1.2.4.(2)

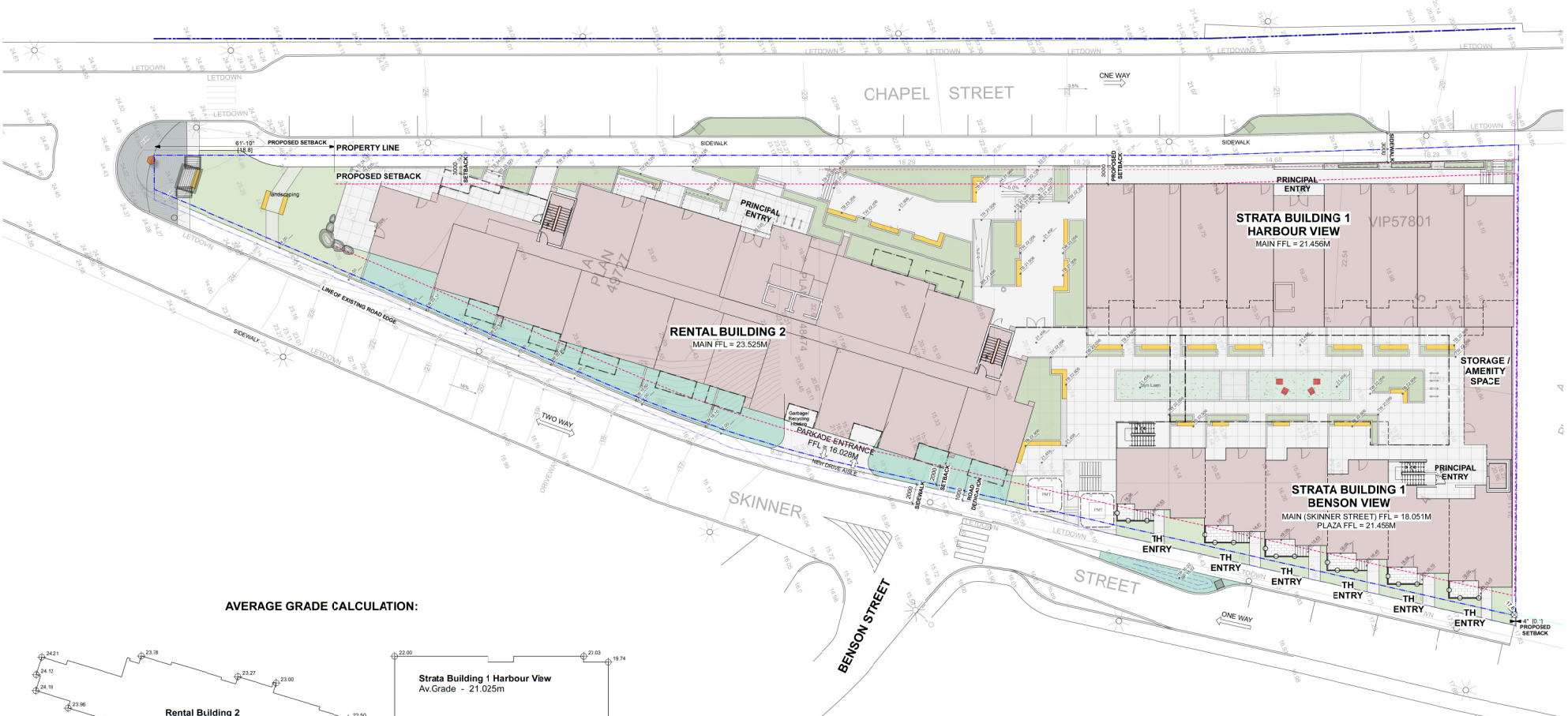
FIRE DEPARTMENT ACCESS & EMERGENCY SYSTEMS

- ACCESS ROUTE NOT MORE THAN 15m FROM PRINCIPAL ENTRANCE
- FIRE DEPARTMENT CONNECTION FOR EACH BUILDING, MAXIMUM 45m FROM HYDRANTS, REFER TO PLANS FOR LOCATIONS

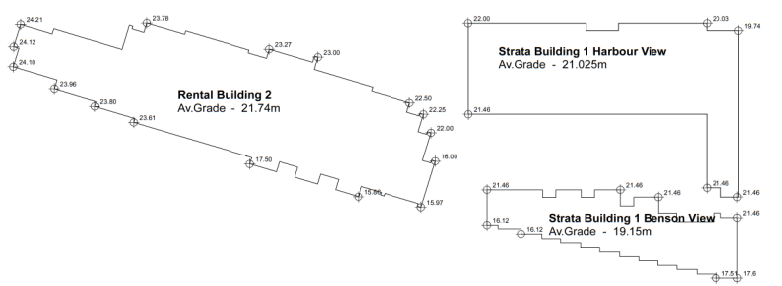
REQUIREMENTS FOR PERSONS WITH DISABILITIES

- BUILDINGS REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH 3.8.2.(1)(B) APARTMENT BUILDINGS AND CONDOMINIUMS
- ACCESSIBILITY REQUIREMENTS OF 3.8.2.3 INCLUDE THE FOLLOWING:
 - ACCESS FROM STREET TO AT LEAST ONE MAIN ENTRANCE
 - VERTICAL ACCESS TO ALL STOREYS
 - AUTOMATIC DOOR OPERATOR REQUIRED AT PRINCIPAL ENTRANCE
- ACCESSIBLE PATH OF TRAVEL SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 1500mm, REF. 3.8.3.2.(1). THE WIDTH OF AN ACCESSIBLE PATH OF TRAVEL THAT IS MORE THAN 30m LONG SHALL BE INCREASED TO NOT LESS THAN 1800mm WIDE FOR A LENGTH OF 1800mm AT INTERVALS NOT EXCEEDING 30m, 3.8.3.2.(4)





AVERAGE GRADE CALCULATION:



SITE AREA = 4,206 sq m



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 DP-1256
 2021-DEC-01
 Coastal Planning

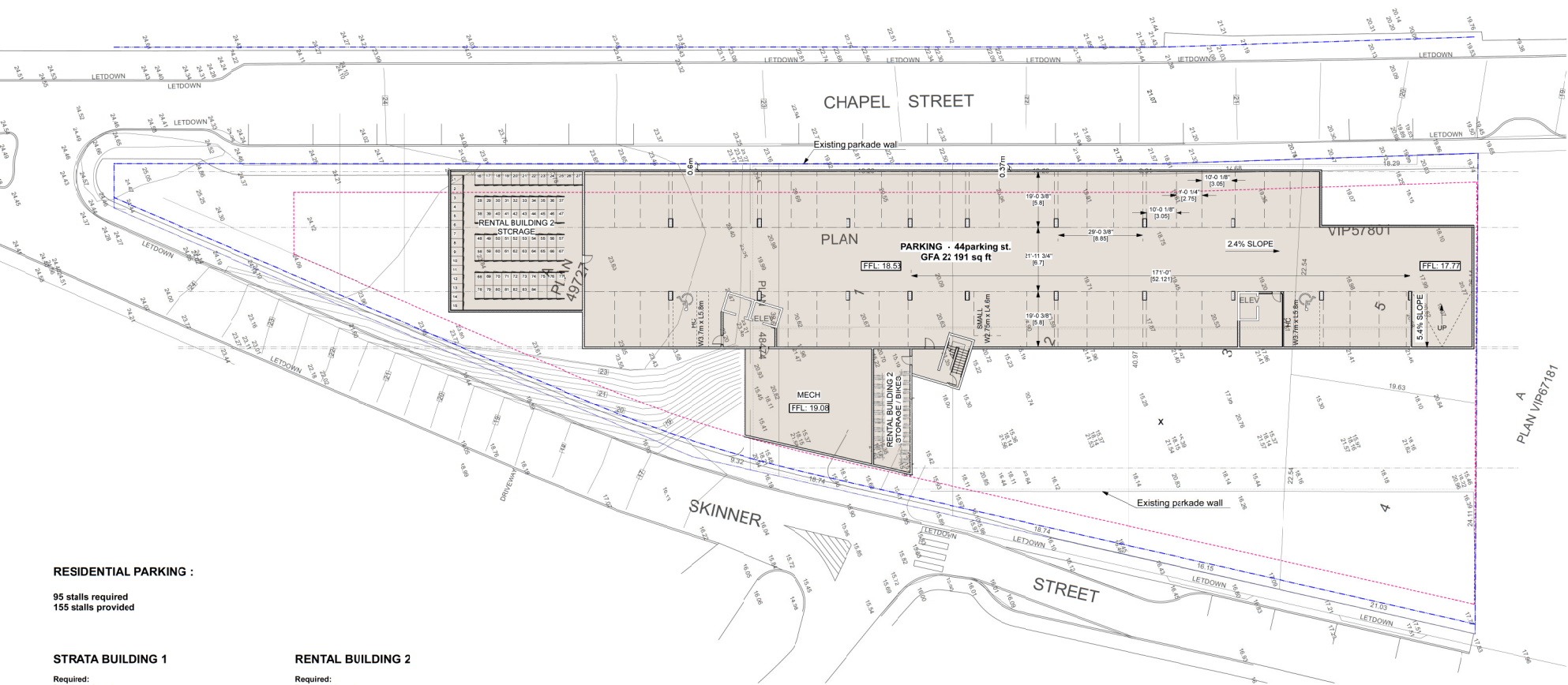


Nanaimo, BC
 16 NOV 21

77 Chapel Street

Site Plan A100





RESIDENTIAL PARKING :

95 stalls required
155 stalls provided

STRATA BUILDING 1

Required:
Downtown Area 5:
1BDM 46x0.5 = 23
2BDM 22x0.9 = 19.8
3BRM 2X1.2 = 2.4

TOTAL (required) 45 STALLS
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Bicycle parking:
Short term - 7 (70units x 0.1space)
Long term - 35 (70units x 0.5space)

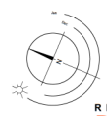
RENTAL BUILDING 2

Required:
Downtown Area 5:
1BDM 51x0.5 = 25.5
2BDM 21x0.9 = 18.9
STUDIO 12x0.45 = 5.4

TOTAL (required) 50 STALLS
including:
Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric vehicle 13% - 5 stalls (+20% with outlet box - 10 stalls)

Bicycle parking:
Short term - 8 (84units x 0.1space)
Long term - 42 (84units x 0.5space)

Note: Electric vehicle stalls location will be confirmed during design development for Building Permit application



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DP 1256
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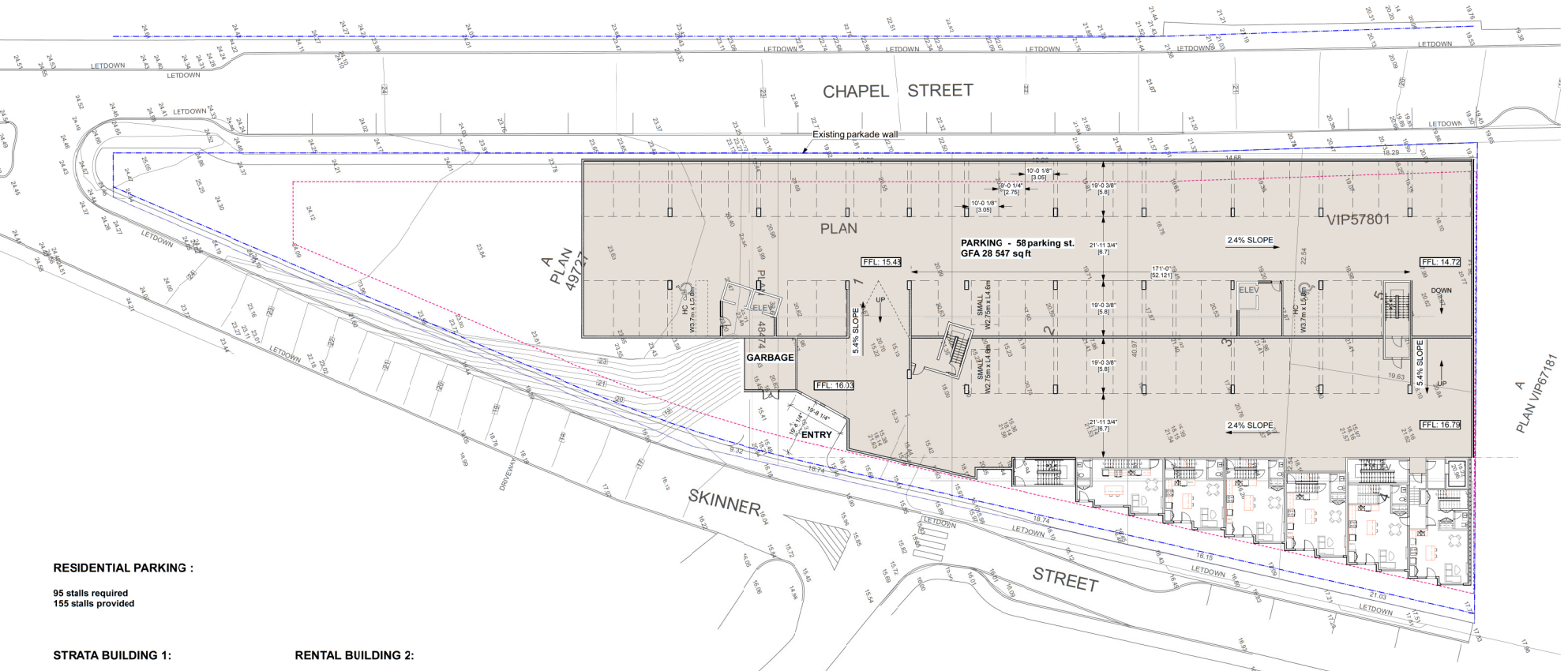


dHKarchitects dHka

Nanaimo, BC
16 NOV 21

77 Chapel Street

Parking Plan L1 A201



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Short term - 7 (70units x 0.1space)
Long term - 35 (70units x 0.5space)

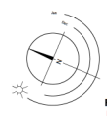
RENTAL BUILDING 2:

Required:
Downtown Area 5:
1BDM 51x0.5 = 25.5
2BDM 21x0.9 = 18.9
STUDIO 12x0.45 = 5.4

TOTAL (required) 50 STALLS
including:
Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric vehicle 13% - 5 stalls (+20% with outlet box - 10 stalls)

Bicycle parking:
Short term - 8 (84units x 0.1space)
Long term - 42 (84units x 0.5space)

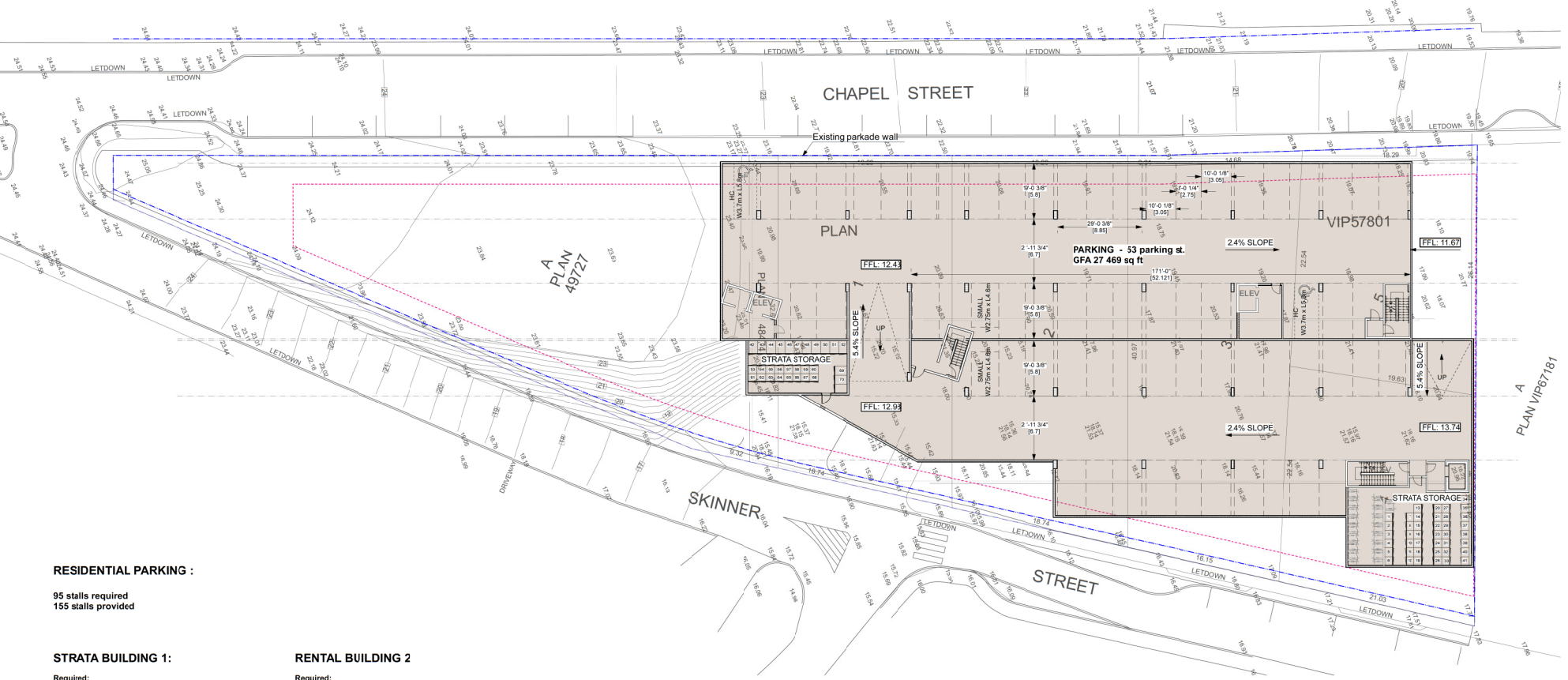
Note: Electric vehicle stalls location will be confirmed during design development for Building Permit application



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RESIDENTIAL PARKING :

95 stalls required
155 stalls provided

STRATA BUILDING 1:

Required:
Downtown Area 5:
1BDM 46x0.5 = 23
2BDM 22x0.9 = 19.8
3BRM 2X1.2 = 2.4

TOTAL (required) 45 STALLS
including:
Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric vehicle 10% - 5 stalls (+20% with outlet box - 9 stalls)

Bicycle parking:
Short term - 7 (70units x 0.1space)
Long term - 35 (70units x 0.5space)

RENTAL BUILDING 2

Required:
Downtown Area 5:
1BDM 51x0.5 = 25.5
2BDM 21x0.9 = 18.9
STUDIO 12x0.45 = 5.4

TOTAL (required) 50 STALLS
including:
Accessible parking - 3 stalls
Visitor parking - 2 stalls
Electric vehicle 13% - 5 stalls (+20% with outlet box - 10 stalls)

Bicycle parking:
Short term - 8 (84units x 0.1space)
Long term - 42 (84units x 0.5space)

Note: Electric vehicle stalls location will be confirmed during design development for Building Permit application



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Commercial Buildings on Skinner St.
(Across from Site to Northwest)



Parking Structure
on Skinner St.
(North Side of Site)



Aqua Residences at Skinner and Chapel
(North of Site)



Heritage House on Chapel Street
(North of Site)



Industrial Building on Skinner St.
(Across from Site to West)



Heritage House on Skinner St.
(Across from Site to Southwest)



Parking on Skinner St.
(Across from Site to West)



Context Plan N.T.S.



Buildings on Chapel Street
(Across from Site to Northeast)



St. Paul's Anglican Church
on Chapel Street
(Across from Site to Southeast)



Three storey office building + Studio NA
on Skinner St.
(Across from Site to Southwest)



91 Chapel Street. Mixed Use.
(South Side of Site)



GNL Building at Church + Chapel Streets
(Southeast of Site)



91 Chapel Street. Mixed Use.
Studio NA on Chapel St.
(South Side of Site)



1 Skinner Street - Streetscape East Elevation
 Scale: 1/16" = 1'-0"



2 Chapel Street - Streetscape West Elevation
 Scale: 1/16" = 1'-0"





1 Strata Building - Harbour View - West Elevation
Scale: 1/8" = 1'-0"

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MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, R DARK GREY TONES
- 2 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, R 'IRON GREY, WITH ALUMINIUM CAP FLASHING, IN 'CHARCOAL GREY'
- 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 4 SOFFIT-VENTED ALUMINIUM SOFFIT, R 'RUSTIC GRANITE' (DARK GREY TONES)
- 5 SOFFIT-VENTED FIBRE-CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL GREY'
- 6 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL GREY'
- 7 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE GREY'
- 8 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON GREY'
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'DARK CHERRY'
- 10 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'FIR'
- 11 BRICK SIDING, IN 'ASHLAND TUNBRA GREY WITH LIGHT GREY MORTAR'
- 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED IN 'CHARCOAL GREY TONES'
- 13 CAST-IN-PLACE CONCRETE WALL SACK FINISHED, PAINT SEALED IN 'CHARCOAL GREY'
- 14 INSULATED CONCRETE PANEL, LIGHT GREY TONES
- 15 ALUMINIUM STORE FRONT GLAZING, IN 'REGENT GREY'
- 16 ALUMINIUM CURTAIN WALL GLAZING, IN 'REGENT GREY'
- 17 SPANDREL PANEL
- 18 ALUMINIUM STORE FRONT DOOR, IN 'REGENT GREY' WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 ALUMINIUM STORE FRONT DOOR, IN 'CHARCOAL GREY' WITH CLEAR TEMPERED GLASS INFILL PANELS
- 20 VINYL WINDOWS, IN 'REGENT GREY'
- 21 VINYL SLIDING GLASS DOORS, IN 'REGENT GREY'
- 22 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL GREY'
- 23 VINYL SWING GLASS DOOR, IN 'REGENT GREY'
- 24 VINYL SWING DOOR, IN 'CHARCOAL GREY, WITH TRANSLUCENT GLAZING ABOVE (ENTRY @ WALKWAY, TRC)
- 25 STEEL DOOR IN 'CHARCOAL GREY'
- 26 STEEL DOOR IN 'REGENT GREY'

- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE-CEMENT PANEL SIDING, IN 'IRON GREY'
- 28 ALUMINIUM RAILING AND GUARDRAILS, IN 'REGENT GREY' FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 29 ALUMINIUM RAILING AND GUARDRAILS, IN 'REGENT GREY' FINISH
- 30 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL GREY TONES
- 31 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL GREY' FINISH
- 32 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL GREY TONES
- 33 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL GREY' FINISH
- 34 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT GREY TONES
- 35 ALUMINIUM RAILING AND GUARDRAILS, IN 'REGENT GREY' FINISH
- 36 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL GREY TONES
- 37 ALUMINIUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL GREY'
- 38 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 39 COURTYARD ELEVATED WALKWAYS WITH PAVER WALKING SURFACE, IN LIGHT GREY
- 40 EXTERIOR METAL STAIRS, IN 'REGENT GREY' FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 41 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 42 PERGOLA, IN 'CHARCOAL GREY'
- 43 GARAGE OH DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 44 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL GREY TONES

** PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS
ALUMINIUM FLASHING, IN 'SLATE GREY, WESTFORM METALS
ALUMINIUM FLASHING, IN 'CHARCOAL GREY, WESTFORM METALS

0 2'-0" 10'-0" 20'-0"
1/8" = 1'-0"

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1
A302
Strata Building - Benson View - East Elevation
Scale: 1/8" = 1'-0"

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MATERIAL PALETTE

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- 2 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, R 'IRON' GREY, WITH ALUMINIUM CAP FLASHING, IN CHARCOAL GREY
- 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 4 SOFFIT, VENTED ALUMINIUM SOFFIT, IN 'RUSTIC GRANITE' (DARK GREY TONES)
- 5 SOFFIT, VENTED FIBRE-CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL' GREY
- 7 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE' GREY
- 8 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON' GREY
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'DARK CHERRY'
- 10 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'FIR'
- 11 BRICK SIDING, IN 'ASHLAND TUNBRA GREY' WITH 'LIGHT GREY MORTAR'
- 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED, IN 'LIGHT GREY TONES
- 13 INSULATED CONCRETE PANEL, 'LIGHT GREY TONES
- 14 ALUMINIUM STORE FRONT GLAZING, IN 'RESENT' GREY
- 15 ALUMINIUM CURTAIN WALL GLAZING, IN 'RESENT' GREY
- 16 SPANDREL PANEL
- 17 ALUMINIUM STORE FRONT DOOR, IN 'RESENT' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 18 ALUMINIUM STORE FRONT DOOR, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 VINYL WINDOWS, IN 'RESENT' GREY
- 20 VINYL SLIDING GLASS DOORS, IN 'RESENT' GREY
- 21 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
- 22 VINYL SWING GLASS DOOR, IN 'RESENT' GREY
- 23 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TIC)
- 24 STEEL DOOR, IN 'CHARCOAL' GREY
- 25 STEEL DOOR, IN 'RESENT' GREY

- 26 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE-CEMENT PANEL SIDING, IN 'IRON' GREY
- 27 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 28 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY TONES WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 29 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 30 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT GREY TONES
- 31 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY TONES WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT GREY TONES
- 32 ALUMINIUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL' GREY
- 33 BALCONIES WITH VINYL DECKING, IN 'LIGHT GREY
- 34 COURTYARD ELEVATED WALKWAYS WITH PAVER WALKING SURFACE, IN 'LIGHT GREY
- 35 EXTERIOR METAL STAIRS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 36 CONCRETE PATIO AND STAIRS, WITH ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH.
- 37 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 38 PRIVACY SCREEN: ALUMINIUM FRAME WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 39 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 40 PERGOLA, IN 'CHARCOAL' GREY
- 41 GARAGE OH DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 42 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

** PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS
ALUMINIUM FLASHING, IN 'RESENT' GREY, WESTFORM METALS
ALUMINIUM FLASHING, IN 'SLATE' GREY, WESTFORM METALS
ALUMINIUM FLASHING, IN 'CHARCOAL' GREY, WESTFORM METALS

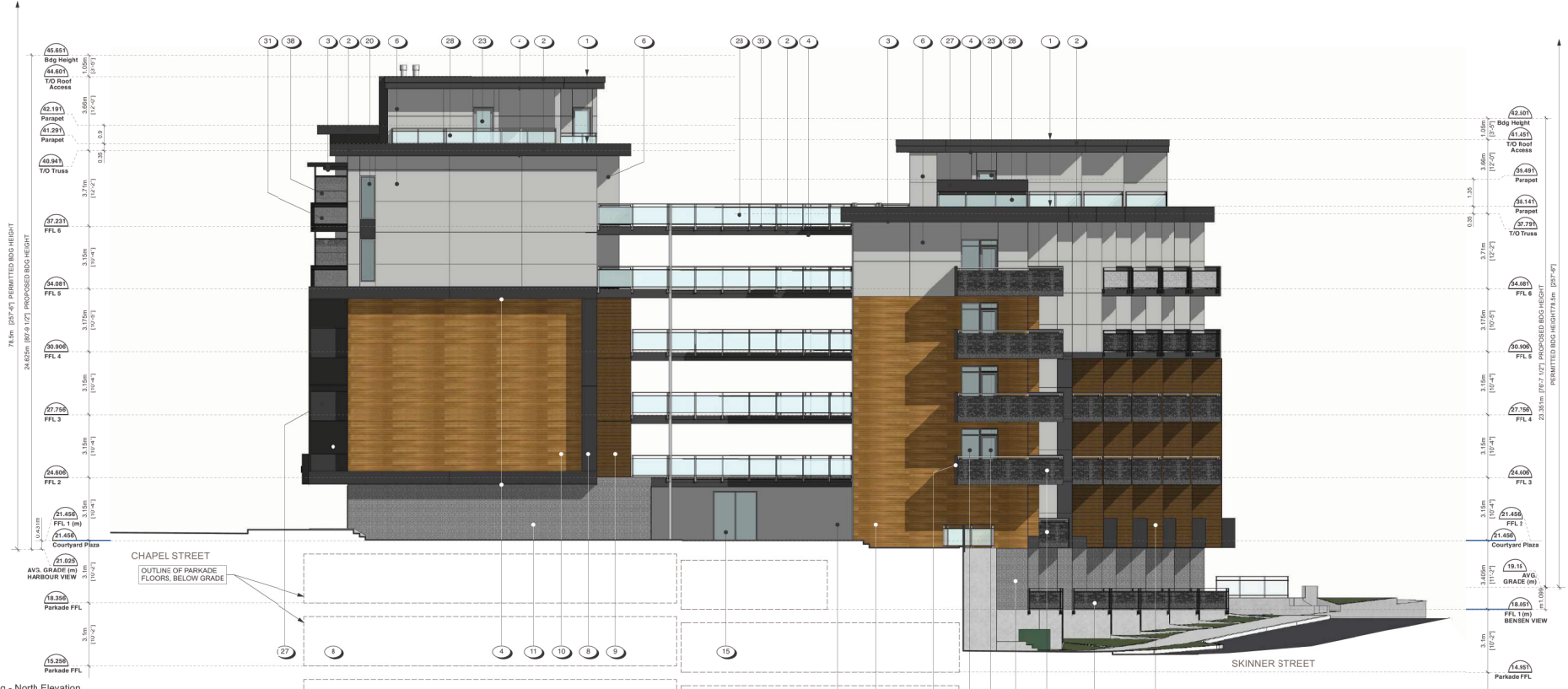
0 2'-0" 10'-0" 20'-0"
1/8" = 1'-0"

1 Dec 2021

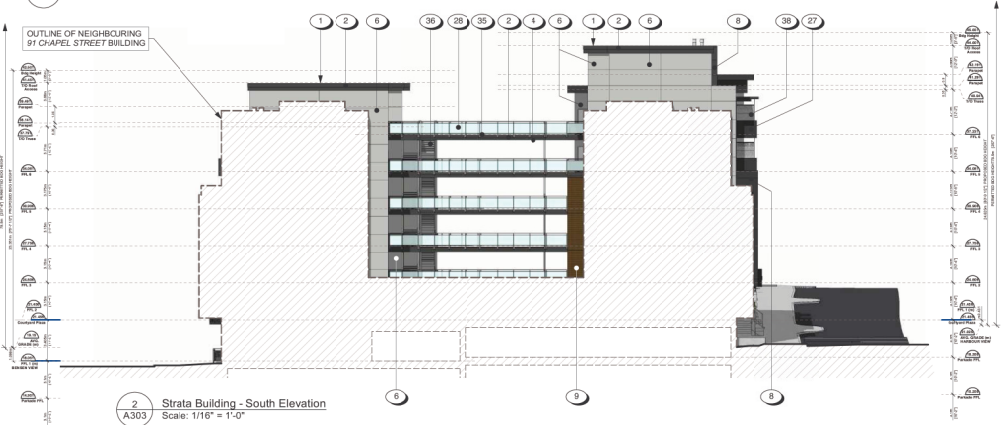
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A302
1/8" = 1'-0"

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1 Strata Building - North Elevation
Scale: 1/8" = 1'-0"



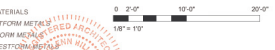
2 Strata Building - South Elevation
Scale: 1/16" = 1'-0"

MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, R DARK GREY TONES
- 2 FIBRE-CEMENT PANEL, FASCIA, SMOOTH TEXTURE, R 'IRON' GREY, WITH ALUMINIUM CAP FLASHING, IN 'CHARCOAL' GREY
- 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 4 SOFFIT, VENTED ALUMINIUM SOFFIT, IN 'RUSTIC GRANITE' (DARK GREY TONES)
- 5 SOFFIT, VENTED FIBRE-CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL' GREY
- 7 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE' GREY
- 8 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON' GREY
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'DARK CHERRY'
- 10 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'FIR'
- 11 BRICK SIDING, IN 'ASHLAND TUMBUKA GREY WITH LIGHT GREY MORTAR'
- 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED, IN 'LIGHT GREY TONES
- 13 CAST-IN-PLACE CONCRETE WALL, SACK FINISHED, PAINT SEALED, IN 'CHARCOAL' GREY
- 14 INSULATED CONCRETE PANEL, LIGHT GREY TONES
- 15 ALUMINIUM STORE FRONT GLAZING, IN 'RESENT' GREY
- 16 ALUMINIUM CURTAIN WALL GLAZING, IN 'RESENT' GREY
- 17 SPANDREL PANEL
- 18 ALUMINIUM STORE FRONT DOOR, IN 'RESENT' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 ALUMINIUM STORE FRONT DOOR, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 20 VINYL WINDOWS, IN 'RESENT' GREY
- 21 VINYL SLIDING GLASS DOORS, IN 'RESENT' GREY
- 22 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
- 23 VINYL SWING GLASS DOOR, IN 'RESENT' GREY
- 24 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TIC)
- 25 STEEL DOOR, IN 'CHARCOAL' GREY
- 26 STEEL DOOR, IN 'RESENT' GREY

- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE-CEMENT PANEL SIDING, IN 'IRON' GREY
- 28 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 29 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
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- 33 ALUMINIUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL' GREY
- 34 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 35 COURTYARD ELEVATED WALKWAYS WITH PAVER WALKING SURFACE, IN LIGHT GREY
- 36 EXTERIOR METAL STAIRS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 37 CONCRETE PAVO AND STAIRS, WITH ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 38 PRIVACY SCREEN: ALUMINIUM FRAME WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 39 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 40 PERGOLA, IN 'CHARCOAL' GREY
- 41 BARAGE OH DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 42 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

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ALUMINIUM FLASHING, IN 'CHARCOAL' GREY, WESTFORM METALS



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77 Chapel Street
Nanaimo, BC
16 NOV 21

Strata Building North & South Elevations

A303
1/8" = 1'-0"

dHKArchitects dK&a



1 Rental Building - West Elevation
Scale: 1/8" = 1'-0"

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- MATERIAL PALETTE**
- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
 - 2 FIBRE CEMENT PANEL, FASCIA SMOOTH TEXTURE, IN 'IRON' GREY, WITH ALUMINIUM CAP FLASHING, IN CHARCOAL GREY
 - 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAN FINISH, IN 'FIR'
 - 4 SOFFIT, VENTED ALUMINIUM SOFFIT, IN 'RUSTIC GRANITE' DARK GREY TONES
 - 5 SOFFIT, VENTED FIBRE CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
 - 6 FIBRE CEMENT PANEL SIDING SMOOTH TEXTURE, IN 'PEARL' GREY
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 - 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED, IN 'LIGHT' GREY TONES
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 - 25 STEEL DOOR, IN 'CHARCOAL' GREY
 - 26 STEEL DOOR, IN 'RESENT' GREY

- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN 'IRON' GREY
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- 32 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'DARK CHERRY'
- 33 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT' GREY TONES
- 34 ALUMINIUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL' GREY
- 35 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 36 COURTYARD ELEVATED WALKWAYS WITH PAVEMENT WALKING SURFACE, IN LIGHT GREY
- 37 EXTERIOR METAL STAIRS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 38 CONCRETE PITS AND STAIRS, WITH ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 39 PRIVACY SCREEN: ALUMINIUM FRAME WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 40 MECHANICAL SCREEN COVERS, METAL FRAME, IN 'BLACK'
- 41 PERGOLA, IN 'CHARCOAL' GREY
- 42 GARAGE CHOOOR, OPEN PICKET STYLE, IN 'BLACK'
- 43 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

** PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS
ALUMINIUM FLASHING, IN 'RESENT' GREY, WESTFORM METALS
ALUMINIUM FLASHING, IN 'SLATE' GREY, WESTFORM METALS
ALUMINIUM FLASHING, IN 'CHARCOAL' GREY, WESTFORM METALS

0 2'-0" 10'-0" 20'-0"
1" = 10'

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77 Chapel Street
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16 NOV 21

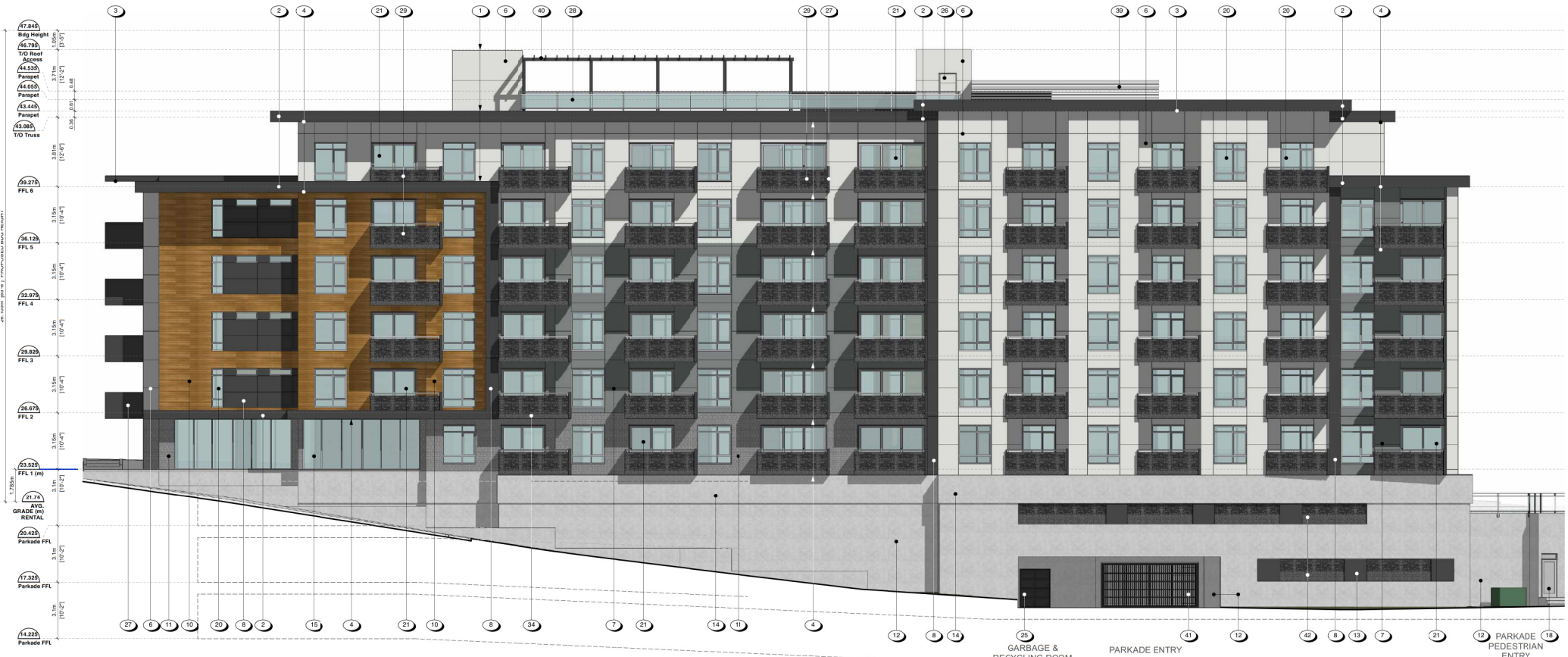
77 Chapel Street

Rental Building Chapel Street Elevation

A304
1/8" = 1'-0"

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18.5m (60'-5") PERMITTED BOP HEIGHT
 20' (6.1m) (6'-2") PROPOSED MAX HEIGHT



1 Rental Building - East Elevation
 Scale: 1/8" = 1'-0"

GENERAL NOTES

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4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONFIRM SAME ON SITE. ARCHITECT TO BE CONTACTED REGARDING DISCREPANCIES.
5. PROVIDE GUARDRAIL AT RETAINING WALLS OVER 2'-0" IN HEIGHT.
6. ALL ILLUSTRATED SIGNAGE IS PLACEHOLDER. SIGNAGE WILL BE SUBMITTED THROUGH A FUTURE SIGN PERMIT APPLICATION.

MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 2 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAN FINISH, IN 'FIR'
- 3 SOFFIT, VENTED ALUMINUM SOFFIT, IN 'RUSTIC GRANITE' DARK GREY TONES
- 4 SOFFIT, VENTED FIBRE CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE' GREY
- 7 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON' GREY
- 8 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANELS, WOOD GRAN FINISH, IN 'DARK GREY'
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANELS, WOOD GRAN FINISH, IN 'FIR'
- 10 BRICK SIDING, IN 'ASHLAND' TONKA GREY WITH LIGHT GREY MORTAR
- 11 CAST-IN-PLACE CONCRETE WALL AND COLLARS, SACK FINISHED, PAINT SEALED, IN 'LIGHT' GREY TONES
- 12 CAST-IN-PLACE CONCRETE WALL, SACK FINISHED, PAINT SEALED, IN 'CHARCOAL' GREY
- 13 INSULATED CONCRETE PANEL, 'LIGHT' GREY TONES
- 14 ALUMINUM STORE FRONT GLAZING, IN 'RESENT' GREY
- 15 ALUMINUM CURTAIN WALL GLAZING, IN 'RESENT' GREY
- 16 SPANDREL PANEL
- 17 ALUMINUM STORE FRONT DOORS, IN 'RESENT' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 18 ALUMINUM STORE FRONT DOORS, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 VINYL WINDOWS, IN 'RESENT' GREY
- 20 VINYL SLIDING GLASS DOORS IN 'RESENT' GREY
- 21 VINYL SLIDING GLASS DOORS IN 'CHARCOAL' GREY
- 22 VINYL SWING GLASS DOOR, IN 'RESENT' GREY
- 23 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSBLOC GLAZING ABOVE (ENTRY @ WALKWAY, TBC)
- 24 STEEL DOOR, IN 'CHARCOAL' GREY
- 25 STEEL DOOR, IN 'RESENT' GREY
- 26 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN 'IRON' GREY
- 27 ALUMINUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 28 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 29 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 30 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT' GREY TONES
- 31 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT' GREY TONES
- 32 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 33 BALCONIES WITH VINYL DECKING, IN 'SLATE' GREY
- 34 COURTYARD ELEVATED WALKWAYS WITH PAVEMENT WALKING SURFACE, IN 'LIGHT' GREY
- 35 EXTERIOR METAL STAIRS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 36 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 37 PERGOLA, IN 'CHARCOAL' GREY
- 38 GARBAGE CHOOOR, OPEN PICKET STYLE, IN 'BLACK'
- 39 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

* PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS
 ALUMINUM FLASHING, IN SLATE GREY, WESTFORM METAL
 ALUMINUM FLASHING, IN CHARCOAL GREY, WESTFORM METAL

0 2'-0" 10'-0" 20'-0"
 1/4" = 1'-0"

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Rental Building Skinner Street Elevation

A305
 1/8" = 1'-0"



1 Rental Building - North Elevation
Scale: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE BCBC 2018 BUILDING CODE.
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5. PROVIDE GUARDRAIL AT RETAINING WALLS OVER 2'-0" IN HEIGHT.
6. ALL ILLUSTRATED SIGNAGE TO BE PLACEHOLDER. SIGNAGE WILL BE SUBMITTED THROUGH A FUTURE SIGN PERMIT APPLICATION.



2 Rental Building - South Elevation
Scale: 1/8" = 1'-0"

MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 2 FIBRE CEMENT PANEL, FASCIA SMOOTH TEXTURE, IN 'IRON' GREY, WITH ALUMINIUM CAP FLASHING, IN CHARCOAL GREY
- 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 4 SOFFIT, VENTED ALUMINIUM SOFFIT, IN 'RUSTIC GRANITE' DARK GREY TONES
- 5 SOFFIT, VENTED FIBRE CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE CEMENT PANEL SIDING SMOOTH TEXTURE, IN 'PEARL' GREY
- 7 FIBRE CEMENT PANEL SIDING SMOOTH TEXTURE, IN 'SLAT' GREY
- 8 FIBRE CEMENT PANEL SIDING SMOOTH TEXTURE, IN 'DARK CHERRY'
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANELS, WOOD GRAIN FINISH, IN 'FIR'
- 10 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANELS, WOOD GRAIN FINISH, IN 'FIR'
- 11 BRICK SIDING, IN 'ASHLAND TONKA' GREY WITH LIGHT GREY MORTAR
- 12 CAST-IN-PLACE CONCRETE WALL AND COLLARS, SACK FINISH, PAINT SEALED IN 'LIGHT' GREY TONES
- 13 CAST-IN-PLACE CONCRETE WALL, SACK FINISH, PAINT SEALED IN 'CHARCOAL' GREY
- 14 INSULATED CONCRETE PANEL, 'LIGHT' GREY TONES
- 15 ALUMINIUM STORE FRONT GLAZING, IN 'RESENT' GREY
- 16 ALUMINIUM CURTAIN WALL GLAZING, IN 'RESENT' GREY
- 17 SPANDREL PANEL
- 18 ALUMINIUM STORE FRONT DOORS, IN 'RESENT' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 19 ALUMINIUM STORE FRONT DOORS, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 20 VINYL WINDOWS, IN 'RESENT' GREY
- 21 VINYL SLIDING GLASS DOORS IN 'RESENT' GREY
- 22 VINYL SLIDING GLASS DOORS IN 'CHARCOAL' GREY
- 23 VINYL SWING GLASS DOOR, IN 'RESENT' GREY
- 24 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TIC)
- 25 STEEL DOOR, IN CHARCOAL GREY
- 26 STEEL DOOR, IN 'RESENT' GREY

- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN 'IRON' GREY
- 28 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH CLEAR TEMPERED GLASS PANELS
- 29 WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 30 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 31 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT' GREY TONES
- 32 ALUMINIUM RAILING AND GUARDRAILS, IN 'RESENT' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'LIGHT' GREY TONES
- 33 ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 34 CONCRETE PINTO AND STAIRS, WITH ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 35 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN 'BLACK'
- 36 PERGOLA, IN 'CHARCOAL' GREY
- 37 GARAGE CHOODR, OPEN PICKET STYLE, IN 'BLACK'
- 38 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

1. Dec. 2021
0 2'-0" 10'-0" 20'-0"
1" = 10'
PRE-FINISHED METAL FLASHING TO COLOUR MATCH MATERIALS
ALUMINIUM FLASHING, IN 'RESENT' GREY, WESTFORM METAL
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ALUMINIUM FLASHING, IN CHARCOAL GREY, WESTFORM METAL

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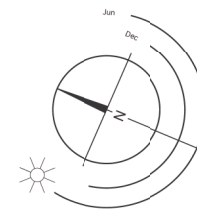
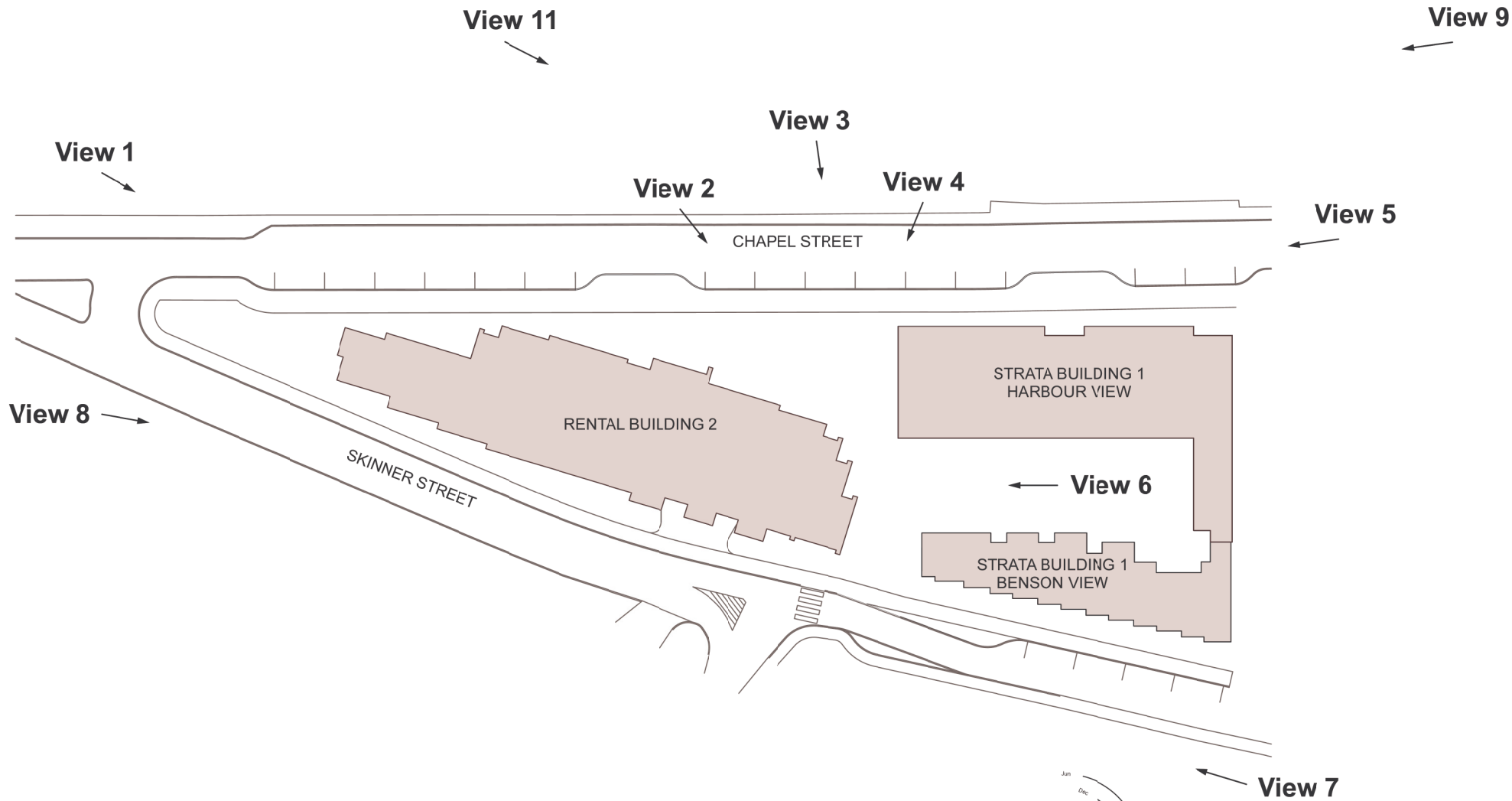
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Rental Building North & South Elevations

A306
1/8" = 1'-0"



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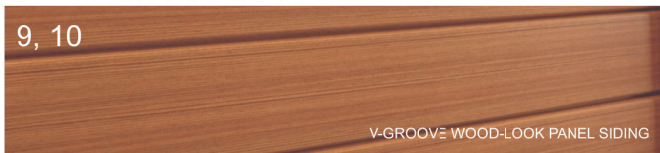
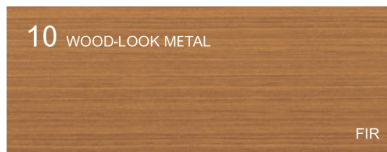
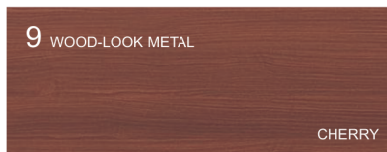
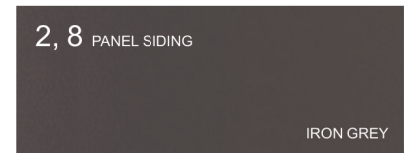
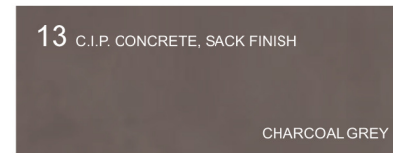
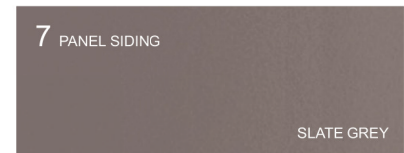
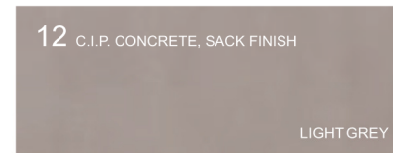
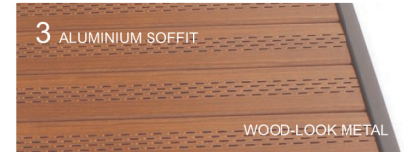
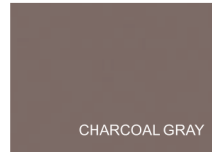
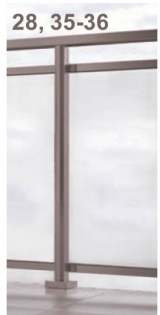
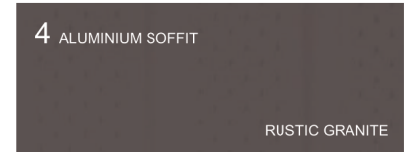
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MATERIAL PALETTE

- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 2 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN 'IRON' GREY, WITH ALUMINIUM CAP FLASHING, IN 'CHARCOAL' GREY
- 3 WOOD-LOOK METAL SOFFIT, SMOOTH 4" V-GROOVE VENTED SOFFIT, WOOD GRAIN FINISH, IN 'FIR'
- 4 SOFFIT VENTED ALUMINIUM SOFFIT, IN 'RUSTIC GRANITE' (DARK GREY TONES)
- 5 SOFFIT VENTED FIBRE-CEMENT PANEL SOFFIT, SMOOTH TEXTURE, IN 'PEARL' GREY
- 6 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'PEARL' GREY
- 7 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'SLATE' GREY
- 8 FIBRE-CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'IRON' GREY
- 9 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'DARK CHERRY'
- 10 WOOD-LOOK METAL SIDING, SMOOTH 4" V-GROOVE PANEL SIDING, WOOD GRAIN FINISH, IN 'FIR'
- 11 BRICK SIDING, IN 'ASHLAND TUNDRA' GREY WITH LIGHT GREY MORTAR
- 12 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED IN 'LIGHT' GREY TONES
- 13 CAST-IN-PLACE CONCRETE WALL, SACK FINISHED, PAINT SEALED IN 'CHARCOAL' GREY
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- 16 ALUMINIUM CURTAIN WALL GLAZING, IN 'REGENT' GREY
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- 25 STEEL DOOR, IN 'CHARCOAL' GREY
- 26 STEEL DOOR, IN 'REGENT' GREY
- 27 GUARDRAIL HEIGHT PARAPET WALLS, WITH FIBRE-CEMENT PANEL SIDING, IN 'IRON' GREY
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- 33 ALUMINIUM RAILING AND GUARDRAILS WITH PICKETS, IN 'CHARCOAL' GREY
- 34 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 35 COURTYARD ELEVATED WALKWAYS WITH PAVEMENT WALKING SURFACE, IN LIGHT GREY
- 36 EXTERIOR METAL STAIRS, IN 'REGENT' GREY FINISH, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 37 CONCRETE PATIO AND STAIRS, WITH ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL' GREY FINISH, WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 38 PRIVACY SCREEN: ALUMINIUM FRAME WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES
- 39 MECHANICAL SCREEN COVERS, METAL FRAME, IN 'BLACK'
- 40 PERGOLA, IN 'CHARCOAL' GREY
- 41 GARAGE OH DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 42 PARKADE OPENINGS WITH DECORATIVE PERFORATED METAL INFILL PANELS, IN 'CHARCOAL' GREY TONES

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Material Palette

A800
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View 1. Looking South along Chapel Street

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View 2. Looking South at Plaza from Chapel Street

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View 3. Looking South West at Plaza from Chapel Street

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View 4. Looking West at Plaza from Chapel Street

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View 5. Looking North along Chapel Street

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View 6. Looking North at Courtyard of Strata Buildings

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View 7. Looking North along Skinner Street

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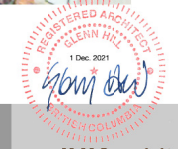
View 8. Looking South along Skinner Street

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View 9. Looking North West from Chapel Street

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View 10. Looking North from Skinner Street

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View 11. Looking South from Chapel Street

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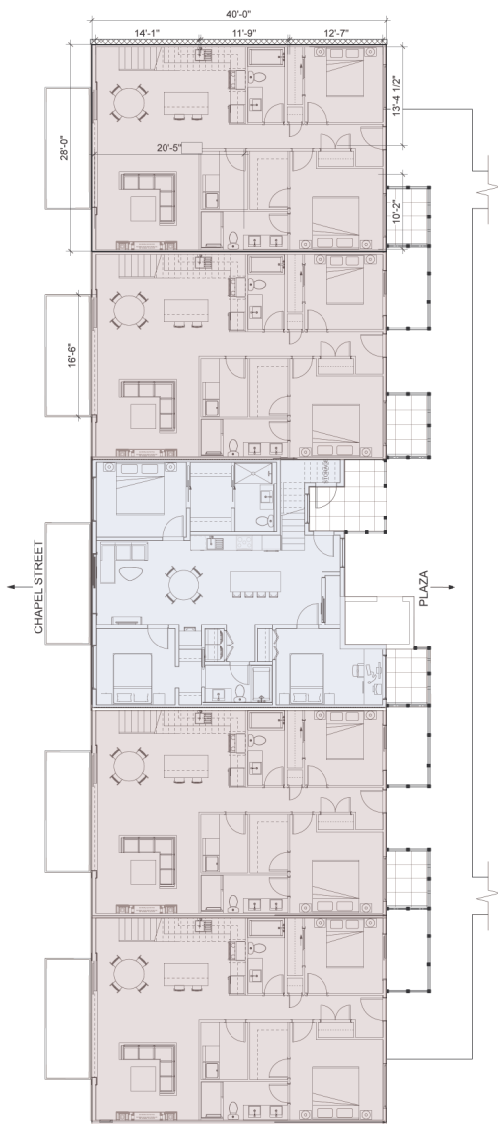
Looking South East along Terminal at Comox Road.



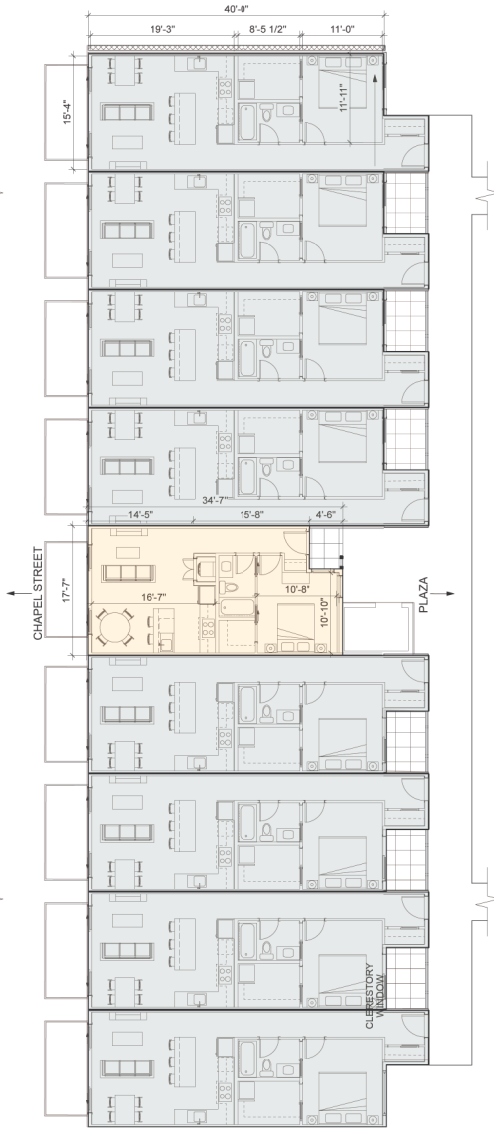
Looking East at Wentworth & Terminal Avenue.



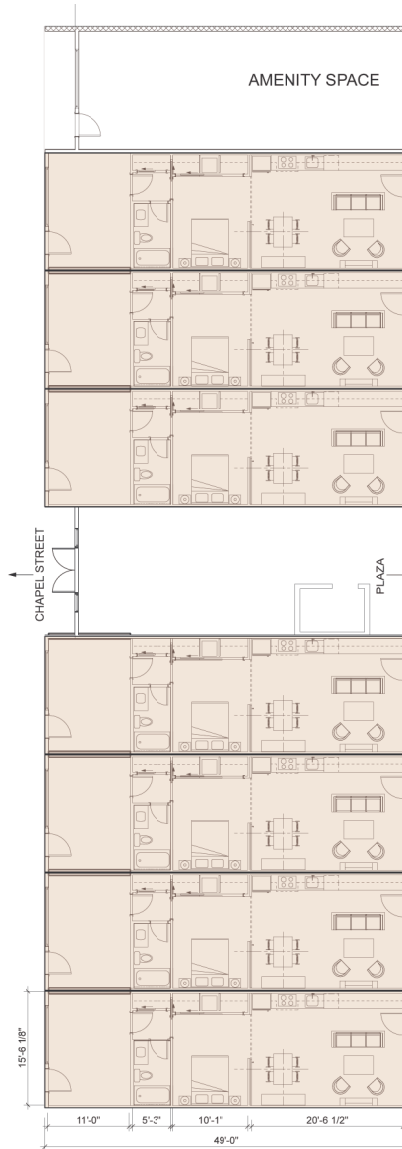
Looking North East at Terminal Avenue from Wallace St.



5TH - 6TH FLOOR
Scale 1/8"=1'0"



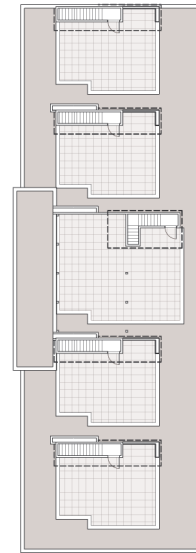
2ND - 4TH FLOOR
Scale 1/8"=1'0"



1ST FLOOR
Scale 1/8"=1'0"



UNIT TYPE	BDM	GFA	TOTAL # OF UNITS
TYPE 1	2	1124 sqf	8
TYPE 2	1	682 sqf	24
TYPE 3	1	780 sqf	7
TYPE 4	1	578 sqf	3
TYPE 4	3	1174 sqf	2



STRATA BUILDING 1:
Harbour View Building:

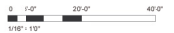
Number of units:

1 BRM: 34
2 BRM: 3
3 BRM: 2
Total: 44

GFA
1st Floor - 7768.3 sq ft
2nd Floor - 6027.4 sq ft
3rd Floor - 6027.4 sq ft
4th Floor - 6027.4 sq ft
5th Floor - 5681.5 sq ft
6th Floor - 5681.5 sq ft

Total: 37,214 sq ft (3457.3 m²)
Building area: 7768.8 sq ft (721.7 m²)

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TH 2ND FLOOR
Scale 1/8"=1'0"

TH 1ST FLOOR
Scale 1/8"=1'0"

UNIT TYPE	BDM	GFA	TOTAL # OF UNITS
TH TYPE 1	2	1194 sqf	1
TH TYPE 2A	2	1049 sqf	1
TH TYPE 2B	2	1248 sqf	2
TH TYPE 2C	2	1202 sqf	1
TH TYPE 3	2	1353 sqf	1

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0 5' 10' 20'
1/8"=1'0"



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5TH - 6TH FLOORS
Scale 1/8"=1'0"

3RD - 4TH FLOORS
Scale 1/8"=1'0"

UNIT TYPE	BDM	GFA	TOTAL # OF UNITS
TYPE 4	2	923 sqf	2
TYPE 5	2	965 sqf	2
TYPE 6	2	964 sqf	2
TYPE 7	2	958 sqf	2
TYPE 8	1	658 sqf	2
TYPE 9A	1	569 sqf	2
TYPE 9B	1	662 sqf	4
TYPE 9C	1	659 sqf	2
TYPE 10	1	561 sqf	2

STRATA BUILDING 1:
Benson View Building:

Number of units:

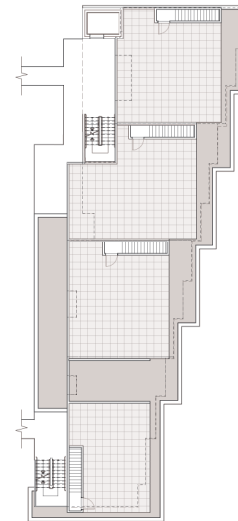
1 BRM: 12
2 BRM: 14

Total: 26

GFA

1st Floor - 3557.2 sq ft
2nd Floor - 3803.7 sq ft
3rd Floor - 3797.3 sq ft
4th Floor - 3797.3 sq ft
5th Floor - 3797.3 sq ft
6th Floor - 3797.3 sq ft

Total: 22,615.1 sq ft (2101 m²)
Building area: 3803.7 sq ft (353.4 m²)



ROOF PLAN
Scale 1/16"=1'0"

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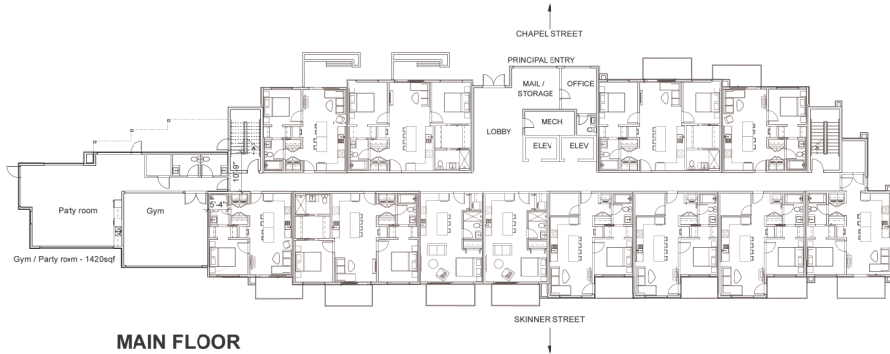


0 10' 20' 40'
1/16" = 1'0"

0 5' 10' 20'
1/32" = 1'0"



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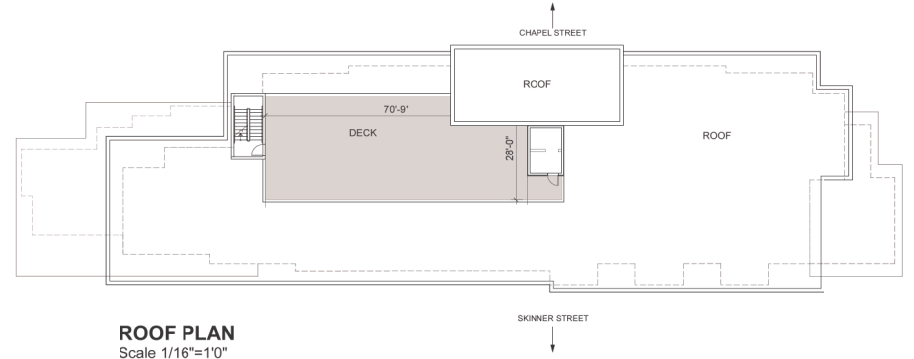
MAIN FLOOR
Scale 1/16"=1'0"



6TH FLOOR
Scale 1/16"=1'0"



2ND - 5TH FLOORS
Scale 1/16"=1'0"



ROOF PLAN
Scale 1/16"=1'0"

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CORRENT PLANNING



0 10' 20' 40'
1/16" = 1'0"





UNIT TYPE	BDM	GFA	TOTAL # OF UNITS
TYPE 1	1	537.8 sqf	23
TYPE 2	2	849.1 sqf	18
TYPE 3	2	1047.2 sqf	3
TYPE 4	1+DEN	614.2 sqf	18
TYPE 5	1+DEN	652.3 sqf	5
TYPE 6	STUDIO	442.5 sqf	12
TYPE 7	1	651.4 sqf	5

RENTAL BUILDING 2:

Rental Building:

Number of units:

1 BRM: 51
 2 BRM: 21
 STUDIO: 12

Total: 84

GFA

1st Floor - 110749 sq ft
 2nd Floor - 11349.6 sq ft
 3rd Floor - 11349.6 sq ft
 4th Floor - 11349.6 sq ft
 5th Floor - 11349.6 sq ft
 6th Floor - 9668.3 sq ft

Total: 66 141.6 sq ft (6144.8 m²)
Building area: 11349.6 sq ft (1054.4 m²)

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Westmark Construction Ltd
77 Chapel
 Nanaimo, British Columbia

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials
L1.03	Landscape Materials - Roof
L2.01	Landscape Grading & Drainage
L2.02	Landscape Grading & Drainage
L2.03	Landscape Elevations
L3.01	Planting Plan
L3.02	Planting Plan

KEY PLAN



1	DP	11/19/2021
rev no	description	date

Murdoch de Greeff INC.
 Landscape Planning & Design
 200-554 Columbia Road Victoria, BC V8W 1G1 Phone: 250-410-2881 Fax: 250-410-2882

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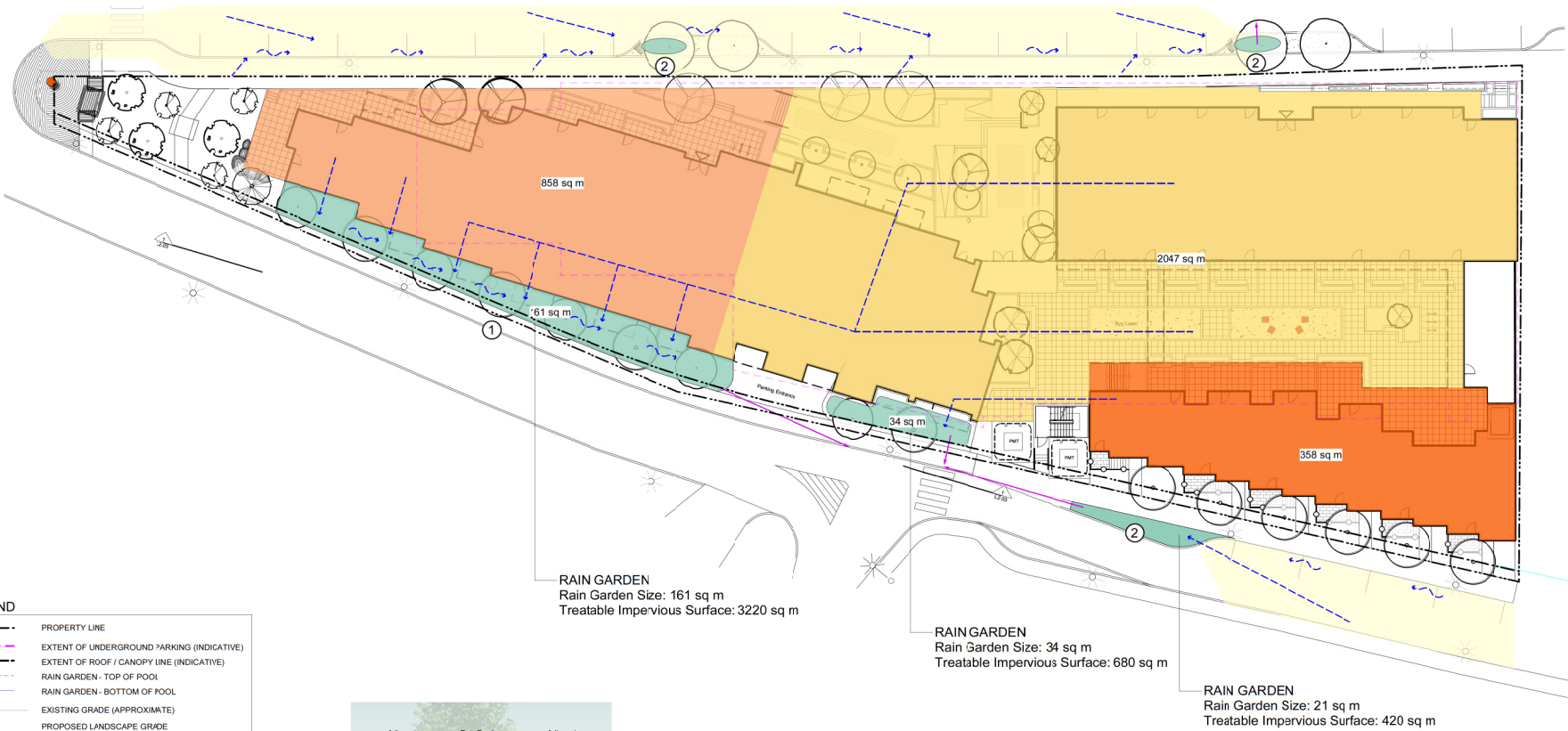
client
Westmark Construction Ltd.
 #1-2535 McCullough Road
 Nanaimo, BC

project
77 Chapel
 77 Chapel
 Nanaimo, BC

sheet title
Cover

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project no.	121.34
scale	1:200 @ 24"x36"
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checked by	SM
revision no.	sheet no.
▲	L0.00



LEGEND

---	PROPERTY LINE
---	EXTENT OF UNDERGROUND PARKING (INDICATIVE)
---	EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
---	RAIN GARDEN - TOP OF POOL
---	RAIN GARDEN - BOTTOM OF POOL
---	EXISTING GRADE (APPROXIMATE)
---	PROPOSED LANDSCAPE GRADE
TP	TOP OF POOL
BP	BOTTOM OF POOL
---	DIRECTION OF FLOW
█	RAIN GARDEN ON GRADE
IMPERVIOUS AREAS	
█	ROOF DRAINS TO RAIN GARDEN
█	ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

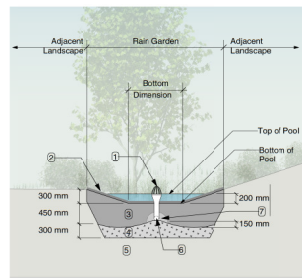
RAIN WATER MANAGEMENT NOTES

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



1 Typical Rain Garden
Scale: 1:50



1. Terraced rain gardens along building.



2. Street surface runoff collection into rain garden.

1	DP	11/19/2021
rev no	description	date

Murdoch de Greeff INC.
Landscape Planning & Design
200-554 Columbia Road Victoria BC V8W 1G1 Phone: 250-410-3991 Fax: 250-410-3992

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client
Westmark Construction Ltd.
#1-2535 McCullough Road
Vancouver, BC

project
77 Chapel
77 Chapel
Vancouver, BC

sheet title
Stormwater Management

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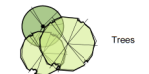
project no. 121.34
scale 1:200 @ 24"x36"
drawn by MDI
checked by SM
revision no. sheet no.

L0.01

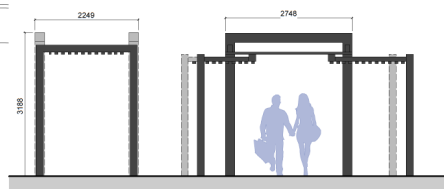
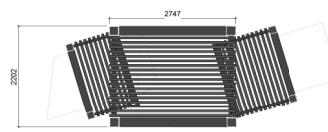


- ### LINE TYPE LEGEND
- Property line
 - Right of Way
 - SPEA
 - RAR Setback
 - Extent of Existing Treeline
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL
 - Proposed Contour Line, 0.5m Interval
 - Existing Contour Line, 0.5m Interval

- ### MATERIALS LEGEND
- Cast in Place Concrete
Light brown finish, beveled control joints
 - Unit Paving - On Slab
Anisotropic Porcelain Slab, 400mm x 400mm x 20mm, Carrara Marble
Stacked Bond, Supplier: Abbotsford Concrete.
 - Unit Paving - On Slab
Anisotropic Porcelain Slab, 400mm x 400mm x 20mm, Dover Grey
Stacked Bond, Supplier: Abbotsford Concrete.
 - Aggregate Surfacing
 - Rain Garden Area
 - Planting Area
 - Synthetic Lawn (Inner Courtyard)
 - Grass Area
 - Soil Cells
City Green Soil Cells approved equivalent.
 - Metal Guardrail
Refer to Architecture
 - Handrail
 - Concrete Retaining Wall



- ### SITE FURNISHINGS LEGEND
- Bicycle Rack, 6 Bicycle capacity
 - Lounge Chair
 - Bench (Wood)
 - Landscape Boulder (To be sourced on site)
 - Existing Light Pole
 - Garbage Receptacle



2 Landscape Plan
Scale: 1:100

1 Landscape Plan
Scale: 1:100



3 Metal Arbour
Scale: 1:50

1	DP	11/19/2021
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200-504 Columbia Road
Victoria BC V8V 1G1
Phone: 250-410-3981
Fax: 250-410-3982

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77 Chapel
Vancouver, BC

sheet title
Landscape Materials

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COURT PLANNING

project no.	121.34
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revision no.	sheet no.

L1.01



- ### LINE TYPE LEGEND
- Property line
 - Right of Way
 - SPEA
 - RAR Setback
 - Extent of Existing Treeline
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL
 - Proposed Contour Line, 0.5m interval
 - Existing Contour Line, 0.5m interval

- ### MATERIALS LEGEND
- Cast in Place Concrete
Light brown finish, beaded control joints.
 - Unit Paving - On Slab
Anisolar Porcelain Slab, 488mm x 488mm x 20mm, Carrara Marble
Stacked Bond, Supplier: Abbotford Concrete.
 - Unit Paving - On Slab
Anisolar Porcelain Slab, 488mm x 488mm x 20mm, Dover Grey
Stacked Bond, Supplier: Abbotford Concrete.
 - Aggregate Surfacing
 - Rain Garden Area
 - Planting Area
 - Synthetic Lawn (Inner Courtyard)
 - Grass Area
 - Soil Cells
City Green Soil Cells or approved equivalent.
 - Metal Guardrail
Refer to Architecture
 - Handrail
 - Concrete Retaining Wall

- ### SITE FURNISHINGS LEGEND
- Bicycle Rack, 6 Bicycle capacity
 - Lounge Chair
 - Bench (Wood)
 - Landscape Boulder (To be sourced on site)
 - Existing Light Pole
 - Garbage Receptacle



Wood Bench Seating Embedded Along Concrete Planters

rev no	description	date
1	DP	11/19/2021

Murdoch de Greeff INC.
 Landscape Planning & Design
 200-564 Columbia Road, Victoria, BC V8W 1G1 Phone: 250-410-3991 Fax: 250-410-3992

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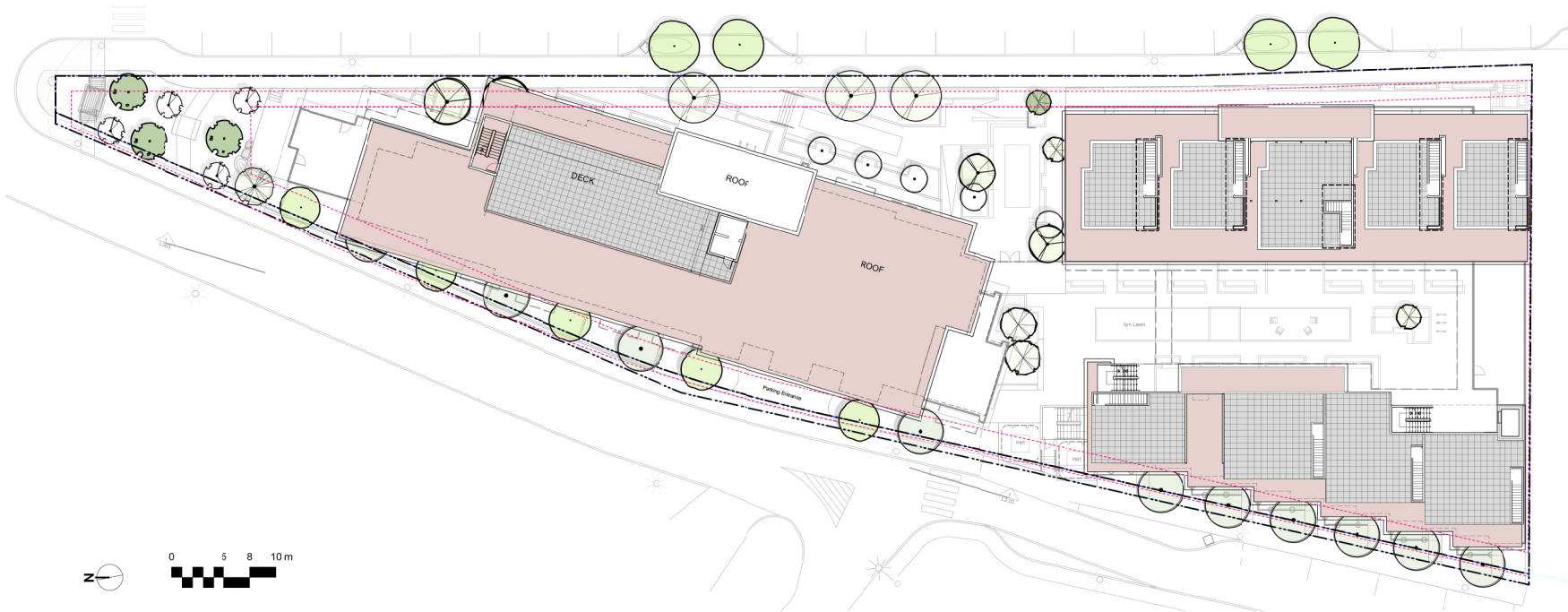
client
Westmark Construction Ltd.
 #1-2535 McCullough Road
 Vancouver, BC

project
 77 Chapel
 77 Chapel
 Vancouver, BC

sheet title
Landscape Materials

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DP1256
 2021-DEC-01
 Current Planning

project no.	121.34
scale	1:100 @ 24"x36"
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revision no.	sheet no.
	L1.02



LINE TYPE LEGEND

- Property line
- Right of Way
- SPEA
- RAR Setback
- RAR Setback
- Extent of Existing Treeline
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.5m interval
- Existing Contour Line, 0.5m interval

MATERIALS LEGEND

- Cast in Place Concrete
Light broom finish, toolled control joints
- Unit Paving - On Slab
Anisotropic Porcelain Slab, 489mm x 489mm x 20mm, Carrera Marble
Stained Bond, Supplier: Absolute Concrete.
- Unit Paving - On Slab
Anisotropic Porcelain Slab, 489mm x 489mm x 20mm, Dover Grey
Stained Bond, Supplier: Absolute Concrete.
- Aggregate Surfacing
- Rain Garden Area
- Planting Area
- Synthetic Lawn (Inner Courtyard)
- Grass Area
- Soil Cells
City Green Soil Cells or approved equivalent.
- Metal Guardrail
Refer to Architecture
- Handrail
- Concrete Retaining Wall
- Trees

rev no	description	date
1	DP	11/19/2021

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Landscape Planning & Design
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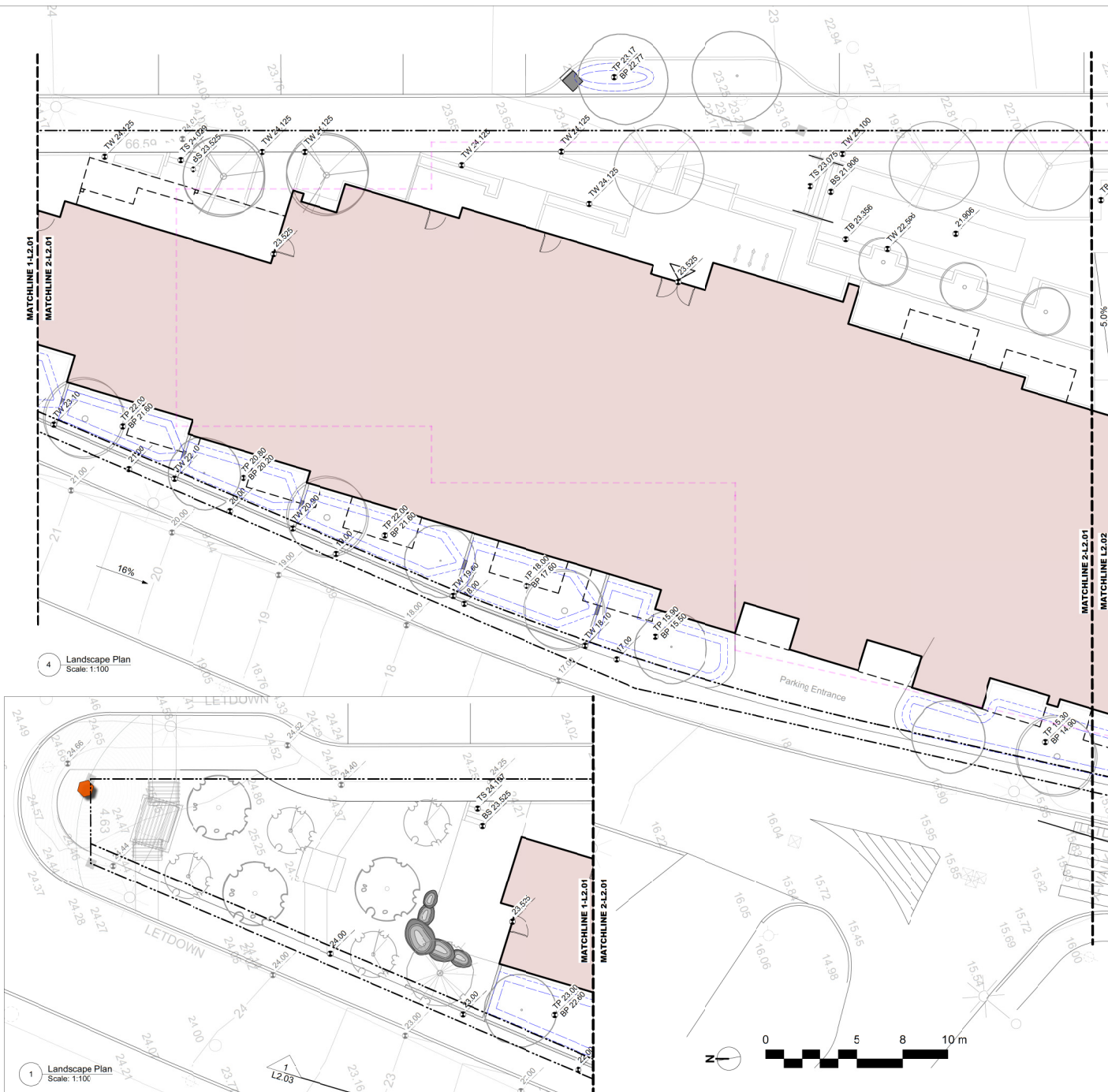
client
Westmark Construction Ltd.
#1-2535 McCullough Road
Vancouver, BC

project
77 Chapel
77 Chapel
Vancouver, BC

sheet title
Landscape Materials - Roof

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DP 1256
2021-DEC-01
COURT PLANNING

project no.	121.34
scale	1:200 @ 24"x36"
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revision no.	sheet no.
	L1.03



4 Landscape Plan
Scale: 1:100

1 Landscape Plan
Scale: 1:100



LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.2m interval, typ.
- Existing Contour Line
- Existing Landscape Grade
- Civil Grade, provided for reference only
- Architectural grade, provided for reference only
- Proposed Landscape Grade
 - TW Top of Wall
 - BW Bottom of Wall
 - TCC Top of Curb
 - BC Bottom of Curb
 - TF Top of Foot
 - BF Bottom of Foot
 - TS Top of Stairs
 - BS Bottom of Stairs
 - HF High Point
 - LP Low Point
 - TB Top of Bench

LANDSCAPE INFRASTRUCTURE		
	Swale	2 L4.06
	Flow Dissipator at RWL/Scupper	2 L4.03
	Rain Garden Overflow Drain	2 L4.07
	Landscape Area Drain 8" Square drain with ductile iron grate.	N/A
	Clean Out	3 L4.04
	Perforated Underdrain	4 L4.09
	Sched 43 PVC	N/A
	Trench Drain Acc K100 Trench Drain, Load Class 'A'.	See Mfr, Drgs
	Irrigation Point of Connection Proposed Irrigation Point of Connection Provide water service and electrical service from irrigation controller to valves.	See Mech and Elec, Drgs
	Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.	N/A
DRAINS BY OTHERS		
	Mechanical Drains (For reference only)	See Mech, Drgs

1	DP	11/19/2021
rev no	description	date

200 - 524 Columbia Road
 Victoria BC V8W 1G1
 Phone: 250-410-9911
 Fax: 250-410-9912

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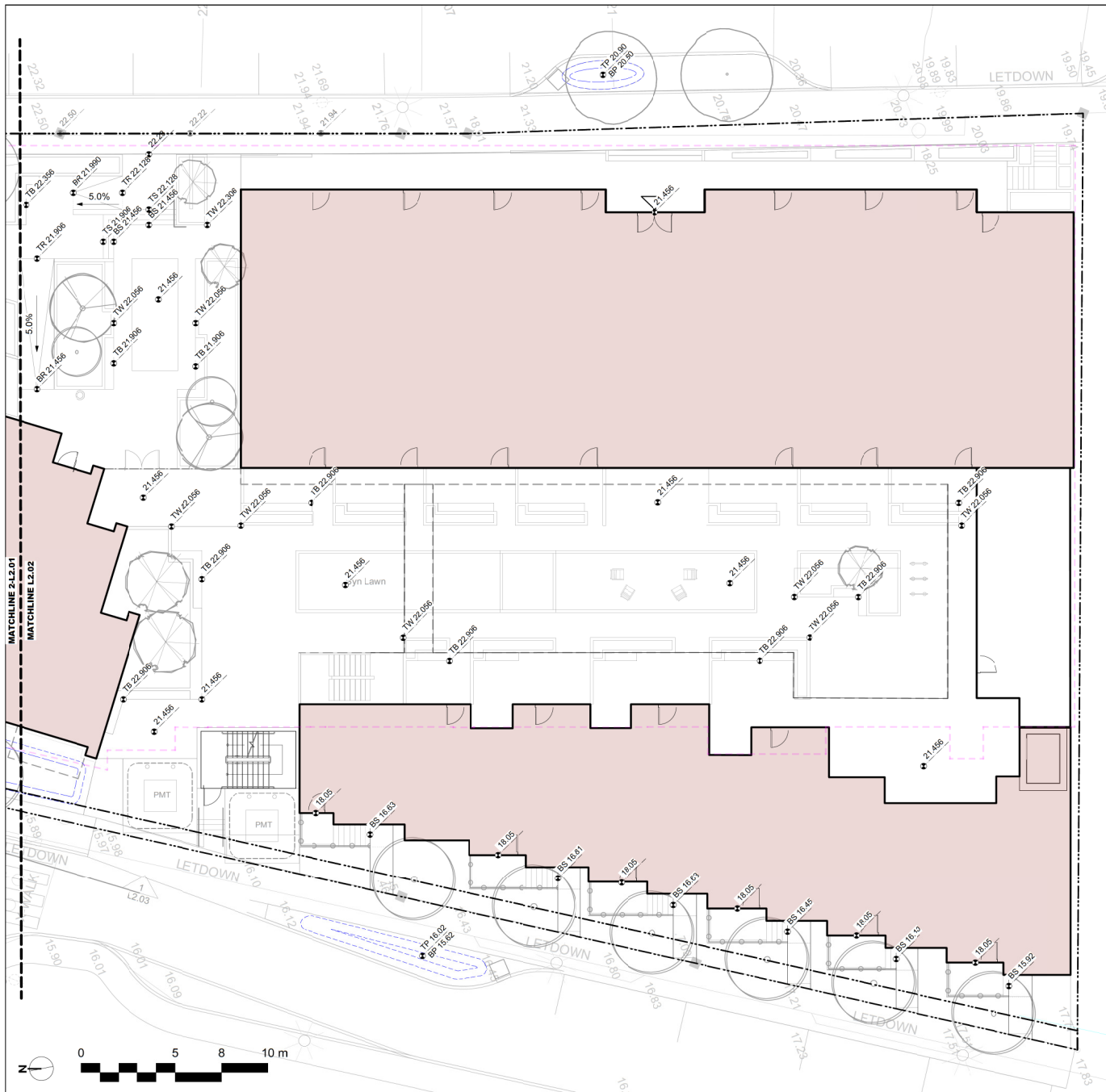
client
Westmark Construction Ltd.
 #1-2535 McCullough Road
 Vancouver, BC

project
 77 Chapel
 77 Chapel
 Vancouver, BC

sheet title
**Landscape Grading
 & Drainage**

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DP 12556
 2021-DEC-01
 Current Planning

project no.	121.34
scale	1:100 @ 24"x36"
drawn by	MDI
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revision no.	sheet no.
	L2.01



LEGEND

- Property line
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.2m interval, typ.
- Existing Contour Line
- Existing Landscape Grade
- 17.70 Civil Grade, provided for reference only
- 19.9C Architectural grade, provided for reference only
- 17.70 Proposed Landscape Grade
 - TW Top of Wall
 - BLV Bottom of Wall
 - TCC Top of Curb
 - BC Bottom of Curb
 - TF Top of Foot
 - BF Bottom of Foot
 - TS Top of Stairs
 - BS Bottom of Stairs
 - HF High Point
 - LP Low Point
 - TB Top of Bench

LANDSCAPE INFRASTRUCTURE

	Swale	2	L4.06
	Flow Dissipator at RWL/Scupper	2	L4.03
	Rain Garden Overflow Drain	1	L4.07
	Landscape Area Drain 8" Square drain with ductile iron grate.	N/A	
	Clean Out	3	L4.04
	Perforated Underdrain	4	L4.06
	Sched 43 PVC	N/A	
	Trench Drain Acc K100 Trench Drain, Load Class 'A'.	See Mfr. Drgs.	
	Irrigation Point of Connection Proposed Irrigation Point of Connection Provide water service and electrical service from irrigation controller to valves.	See Mech. and Elec. Drgs.	
	Irrigation Sleeve Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.	N/A	
	Mechanical Drains (For reference only)	See Mech. Drgs.	

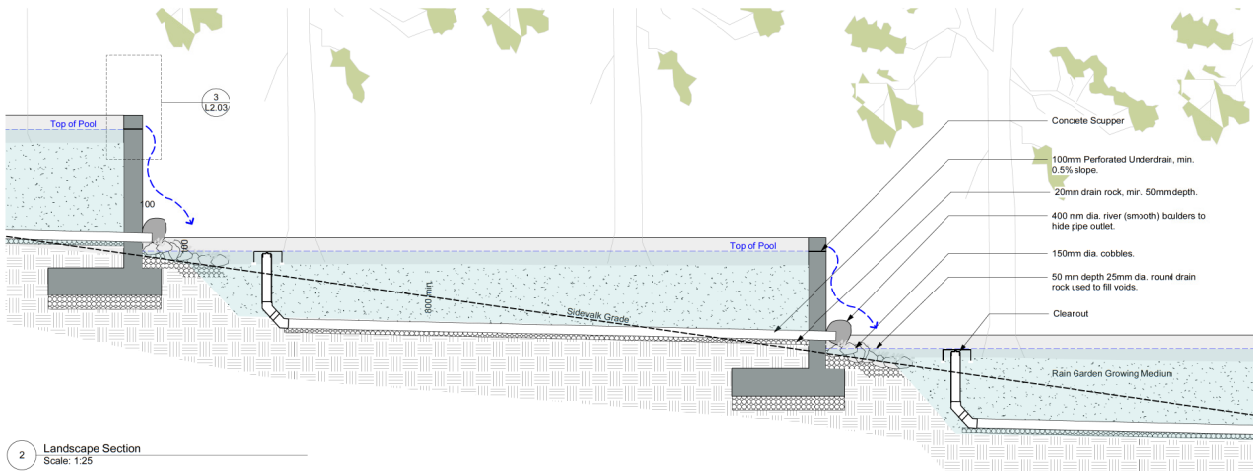
DRAINS BY OTHERS

	SD	See Mech. Drgs.
	BL	See Mech. Drgs.
	AD	See Mech. Drgs.

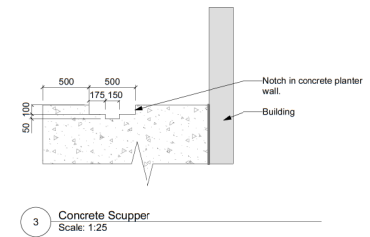
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rev	description	date
Murdoch de Greeff INC. Landscape Planning & Design <small>200 - 554 Columbia Road Victoria, BC V8W 1G1 Phone: 250-410-9891 Fax: 250-410-9892</small>		
client Westmark Construction Ltd. #1-2535 McCullough Road Vancouver, BC		
project 77 Chapel Vancouver, BC		
sheet title Landscape Grading & Drainage		
RECEIVED DP1256 2021-DEC-01 <small>Central Planning</small>		
project no.	121.34	
scale	1:100 @ 24"x36"	
drawn by	MDI	
checked by	SM	
revision no.	sheet no.	
	L2.02	



1 Landscape Elevation
Scale: 1:150



2 Landscape Section
Scale: 1:25



3 Concrete Scupper
Scale: 1:25

rev no	description	date
1	DP	11/19/2021

Murdoch de Greeff INC.
Landscape Planning & Design
200 - 554 Columbia Road
Victoria, BC V8W 1G1 Phone: 250-410-2881 Fax: 250-410-2882

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client
Westmark Construction Ltd.
#1-2535 McCullough Road
Vancouver, BC

project
77 Chapel
77 Chapel
Vancouver, BC

sheet title
Landscape Elevations

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DP 1256
2021-DEC-01
Current Planning

project no. 121.34
scale N/A @ 24"x36"
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L2.03



Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
AC	2	Acer ornatum	'Vine Maple	2.4 m ht. 1.5 width
AA	1	Acer palmatum	Japanese Maple	4cm cal. b&b, multi-stem.
AR	10	Acer labrum 'Red Sunburst'	Red Sunburst Red Maple	2.4m ht., multi-stem (3 trunk)
CJ	4	Cerciphyllum japonicum	Catsura Tree	6.0m cal. b&b
CNP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
CC	5	Cornus kousa 'Misty Veil'	Misty Veil Kousa Dogwood	multi-stem, 1.5 m ht. b&b
KP	3	Koeleria paniculata	Panicled Goldenrain Tree	5.0m cal. b&b
NS	9	Nyssa sylvatica 'Wildfire'	Tupelo	5.0m cal. b&b
QD	4	Quercus garryana	Garry Oak	4.0m cal. b&b
ZS	3	Zelkova serrata	Japanese Zelkova	6.0m cal. b&b
SUBSTRANS/GRASSES/VINES:				
Ac	158	Arctostaphylos uva-ursi	Greenkink	#1 pot 60 cm O.C.
Ast	20	Aster novae-angliae	New England Aster	#1 pot
Bs	25	Beechum spicatum	Deer Fern	#1 pot
Bg	158	Brachyglottis greyi	'Jelly Bush'	Spd, 30cm c.c.
Bs	321	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Ep	96	Echinacea purpurea	Purple Coneflower	#1 pot
Er	90	Eupatorium x rubrum	Barrenwort	#1 pot
Esc	34	Escallonia 'Weepert Dwarf'	Weepert Dwarf Escallonia	#1 pot
Gh	158	Gaultheria shallon	Salal	0.4
Lvs	16	Lavandula x intermedia 'White Spike'	'White Spike Lavandin'	#1 pot
Ls	150	Lonicera pileata	'Sweet Honey-suckle'	#2 pot
Ma	83	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	202	Mahonia repens	'Hostrata Oregon Grape'	#1 pot
Ph	401	Polystichum munatum	Island Fern	#1 pot
Rb	28	Ribes sanguineum	Red Flowering Currant	#3 pot
Rs	20	Rosa rugosa 'Schneekoppe'	Snow Flamment Rose	#2 pot
Rf	96	Rubus lasiolepis	Black-Eyed Raven	#1 pot
Vo	134	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
RAIN GARDEN PLANTS:				
Cs	232	Carex obovata	Slough Sedge	#1 pot
Or	74	Carex testacea	Orange Sedge	#1 pot 40cm c.c.
Ju	604	Juncus 'Carmen's Grey'	Soft Carmens Rush	Spd
Pt	15	Parthenocissus quinquefolia	'Virginia Creeper'	#2 pot
Sc	27	Scirpus microcarpus	Panicled Bulrush	#1 pot
Sr	25	Spiraea douglasii	Heathbar	#1 pot



1. Concrete planters with shrubs plantings and trees.



2. The creation of a green wall through the utilization of parthenocissus tricuspidata.



3. Naturally planted landscape with embedded boulders.

rev no	description	date
1	DP	11/19/2021

Murdoch de Greeff INC.
Landscape Planning & Design
200 - 504 Columbia Road
Victoria, BC V8W 1G1
Phone: 250-410-9981
Fax: 250-410-9982

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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341
2021-11-19
11/19/2021

client
Westmark Construction Ltd.
#1-2535 McCullough Road
Vancouver, BC

project
77 Chapel
77 Chapel
Vancouver, BC

sheet title
Planting Plan

RECEIVED
DP 1-2535
2021-DEC-01
CLIMATE PLANNING

project no. 121.34
scale 1:100 @ 24"x36"
#drawn by MDI
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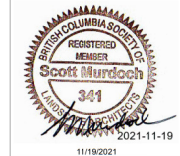
revision no. sheet no.
L3.01



Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
ACC	2	Acer ornatum	Yew Maple	2.4 m ht. 1.5 width
AAA	1	Acer palmatum	Japanese Maple	4cm cal. b&b, multi-stem.
AKK	2	Acer palmatum 'Katsura'	Japanese Maple	2.4m ht., multi-stem (3 trunk)
AR	10	Acer salicum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal. b&b
CJ	4	Cerciphyllum japonicum	Catsura Tree	5.0cm cal. b&b
CFP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht.
CC	5	Cornus kousa 'Misty Veil'	Misty Veil Kousa Dogwood	multi-stem, 1.5 m ht. b&b
KP	3	Koeleruteria paniculata	Panicled Goldensweet	5.0cm cal. b&b
NS	6	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal. b&b
GD	4	Quercus garryana	Garry Oak	4.0cm cal. b&b
ZS	3	Zelkova serrata	Japanese Zelkova	5.0cm cal. b&b
SUBSTERNGRASSES/VINES:				
Ac	158	Arctostaphylos uva-ursi	Greenthroat	#1 pot 60 cm O.C.
Aae	20	Aster novae-angliae	New England Aster	#1 pot
Bs	25	Beechum spicatum	Deer Fern	#1 pot
Bg	158	Brachyglottis greyi	Daisy Bush	Spd. 30cm o.c.
Bs	321	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Ep	96	Echinacea purpurea	Purple Coneflower	#1 pot
Epr	90	Epidendrum x rubrum	Barrenwort	#1 pot
Esd	34	Escallonia 'Weepert Dwarf'	Weepert Dwarf Escallonia	#1 pot
Gh	158	Gaultheria shallon	Salal	0.4
Lvs	16	Lavandula x intermedia 'White Spike'	White Spike Lavandin	#1 pot
Ls	150	Lonicera pileata	Wood Honeyuckle	#2 pot
Ma	83	Mahonia aquifolium	Oregon Grape	#2 pot
Mr	202	Mahonia repens	'Hostrata' Oregon Grape	#1 pot
Pm	401	Polypodium munatum	Island Fern	#1 pot
Rb	28	Ribes sanguineum	Red Flowering Currant	#3 pot
Rs	20	Rosa rugosa 'Schneekoppe'	Snow Flaming Rose	#2 pot
Rf	96	Rutbeckia hispida	Black-Eyed Susan	#1 pot
Vo	134	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
RUN GARDEN PLANTS:				
C	232	Carex obovata	Slough Sedge	#1 pot
O	74	Carex lasiocoma	Orange Sedge	#1 pot 40cm o.c.
Ag	604	Juncus 'Carmen's Grey'	Soft Common Rush	Spd
Pt	15	Parthenocissus quinquefolia	'Virginia Creeper	#2 pot
S	27	Scirpus microcarpus	Panicled Bulrush	#1 pot
Sf	25	Spiraea douglasii	Heathbar	#1 pot

1	DP	11/19/2021
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Columbia Road
Victoria BC V8W 1G9
Phone: 250-410-9881
Fax: 250-410-9882



client
Westmark Construction Ltd.
#1-2535 McCullough Road
Vancouver, BC

project
77 Chapel
77 Chapel
Vancouver, BC

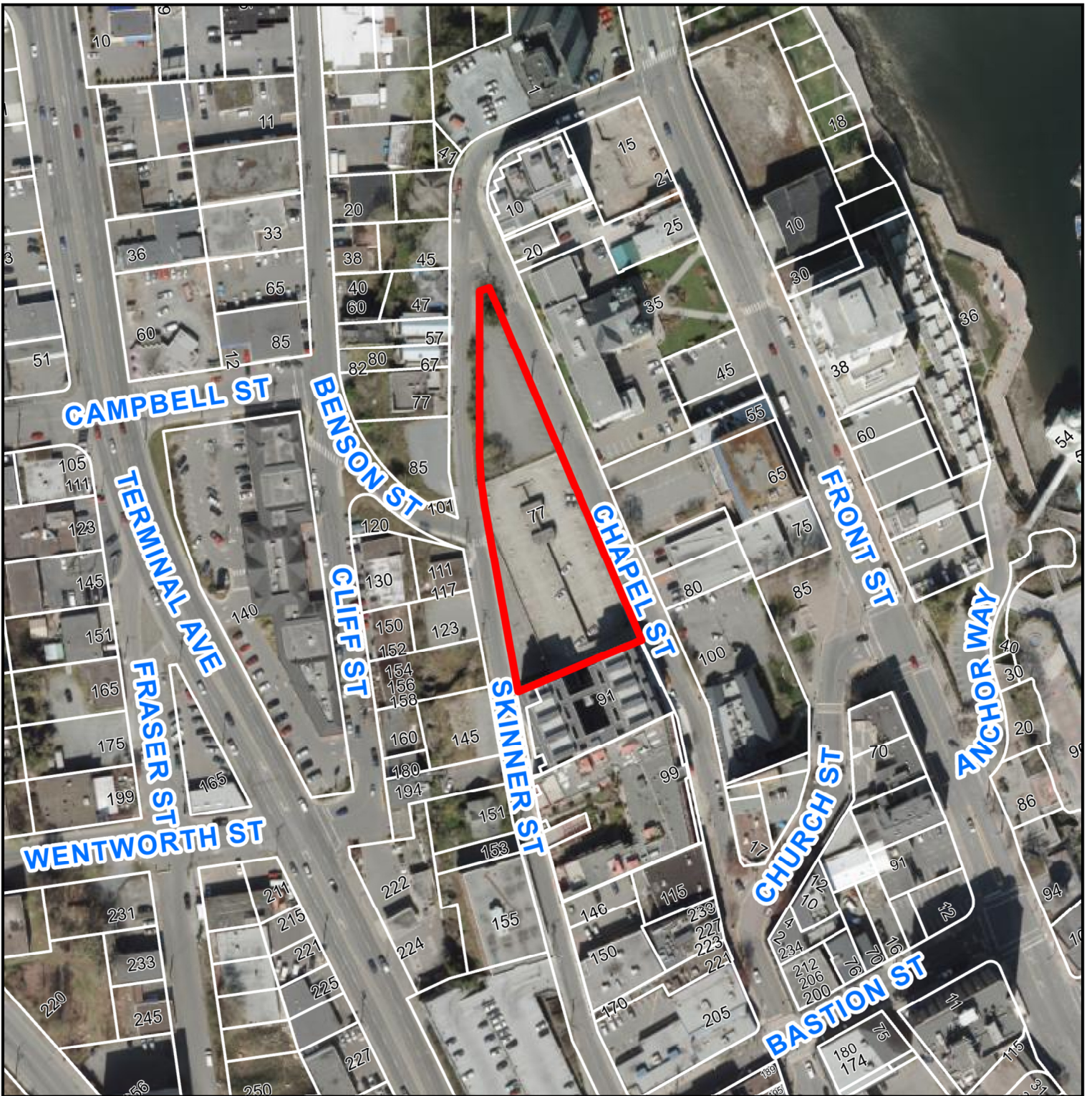
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Planting Plan

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2021-DEC-01
Current Planning


project no. 121.34
scale 1:100 @ 24"x36"
drawn by MDI
checked by SM

revision no. sheet no.
L3.02

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001256

 77 CHAPEL STREET