

SALEHI ARCHITECT INC.

December 16,2022

Project: 6340 Mc Robb Avenue, Nanaimo, B.C. (3-phase development)

DESIGN RATIONAL

Re: Design rational for 6340 Mc Robb Avenue, Nanaimo, B.C. (Phases 2&3)

1. Introduction:

My client 6340 Mc Robb Holdings Ltd. has acquired the property located at 6340 Mc Robb Avenue in Nanaimo, B.C. to develop three 6-storey wood-frame residential buildings.

Due to the large size of the development, the project will be developed in three phases, phase 1 is a 6 story wood frame residential building located on the eastern portion of the site, which is separated from the western portion by an existing road that connects Calinda Street to Sentinel Drive to the north. Phase 1 building permit application is already submitted in 2021 and we are expecting to receive the building permit by the end of this year.

Phase 2&3 is comprised of two 6-story residential buildings on two levels of the underground parkade.

2.Site location and zoning context:

The proposed project is located on the south side of Sentinel Drive in the city of Nanaimo.

Mc Robb Avenue is located further to the north and east sides of the project.

The project has a street frontage of 330 feet (100.58 m) along Sentinel Drive and 200 feet (60.96 m) along Calinda Street.

An onsite porte-cochere as well as a fire lane is provided of Sentinel Drive for drop-off to minimize the traffic congestion on Sentinel Drive in front of the project.

Surrounding the site are a Townhouse development and Sentinel Drive to the north, a future 6-storey residential building to the east (Phase 1), Calinda Street to the south, and a shopping center to the west.

The site is relatively flat, and slopes moderately from southeast to northwest.

The site is currently designated as R9, high-density residential (High rise) in OCP with a base FAR of 3.0

There will be an extra 0.25 FAR if all parking stalls are underground and the parkade ceiling is not more than 0.8 meters above grade.

Total FAR; 3.25

3. Site Area:

Total site area: 137,648 S.F.(12788 m2)

Phase 1: Eastern portion of the site: 26, 113 S.F. (2,426 m2)

Phase 1 proposed buildable area: 53,064 S.F.(4,929.81 m2) with 2.03 FAR

Phases 2&3: Western portion of site: 111,535 S.F.(10,362 m2)

Phase 2 proposed buildable area:100,190 S.F.(9,308 m2)

Phase 3 proposed buildable area:114,810 S.F.(10,666 m2)

Total of phases 2&3 proposed buildable area: 215,000 S.F. (19,974 m2) FAR: 1.93

The limited buildable area in phase one, and developing 6-story buildings instead of 20-story high rises in phase 2&3 have resulted in lower FAR than permitted,

Access to the entrance lobby of each building of phases 2&3 is off Sentinel Drive, Phase 2 is also connected to phase 1 via an on-site walkway to provide access to indoor and outdoor common area facilities for phase one residents.

4. Buildings main entrance and ground floor amenities:

East and west building's main entrances are from a porte-cochere of Sentinel Drive. Two-storey high entrance lobbies are inviting and very well visible from the outside. An accessible ramp provides access to the front door of the entrance lobbies.

The indoor amenities for residents are located on the first floor of the western building directly from the entrance lobby for convenient access for the residents of phases 1 and 2. and includes a lounge, kitchen, bar, exercise room, meeting room, and accessible washroom.

Outdoor amenity on the ground floor is located on the west side of the western building and is including an outdoor pool and a sitting area surrounded by landscaping.

The children's play area as well as the sitting area is located on the north side of the eastern building.

There is also pedestrian access between the east and the west buildings to the adjacent shopping center located to the west of the project.

5. Vehichele parking and bicycle storage:

The vehicular access ramp to the underground parkade is off Calinda Street via an access road to the existing shopping center and is located between the two buildings.

The proposed driveway provides share access for both phases 2 & 3.

The Parkade ramp is covered with a painted aluminum trellis to reduce the exposure of the ramp.

Required parking spaces:

Studio: 0.75 parking space/unit

1 bedroom and 1 bedroom+Den unit: 0.88 parking space/unit

2-bedroom unit and 2- bedroom+Den unit: 1.26 parking space/unit

3-bedroom unit: 1.52 parking space/unit

Visitor: one parking space for each 22 required parking.

H/C parking: 2 per each required 100 parking plus one for each adaptable unit.

Total required parking spaces including visitor and accessible parking spaces:279 Spaces.

The project provides 279 parking stalls on 2 levels of underground parkade as per the requirements of the City of Nanaimo.

Proposed parking stalls are including 20 accessible parking spaces, 15 visitor parking spaces, and 71 small cars.

Visitor parking is located on the P1 level, secured with an overhead security gate, and resident parking is separated from visitor parking with secondary overhead security gates.

The project provides 270 secured bicycle storage/storage lockers on P1 & P2 levels.

PMT pad is located at the northeast corner of the site and the gas chamber, garbage/recycling staging, and loading area are located on the south side of the project of Calinda Street.

The garbage and recycling room is located on the P1 level at the bottom of the parkade ramp for easy access to the garbage staging area on grade.

Electrical, communication, and mechanical rooms for each building are located on the P1 level.

3. Unit type and mix:

Phase 2 (East building) is including 122 units, consisting of 23 studios, 44 one-bedroom/one-bedroom + den, 37 two bedrooms/two-bedroom + den, and 18 three bedrooms units.

Phase 3 (West building) is including 144 units, consisting of 11 studios, 81 one- bedroom/one-bedroom + den, 45. Two- bedrooms/two-bedrooms +den, and 7 three-bedroom units.

4: Orientation and massing concept:

Phases 2 &3 are divided from phase one parcel by an interior road, which connects Calinda Street located to the south of the project to Sentinel Drive to the north of the project.

The proposed project is located on the western parcel of the three-phase project, consisting of two separate residential buildings for the phase 2 &3 to break up the overall massing on the site.

The proposed buildings are 6 storey residential buildings, which are significantly lower than original 20 storery proposal buildings and are much more consistent with the existing neighborhood character.

The proposed buildings are facing a townhouse development and Sentinel Drive along the north property line. The two buildings are laid out to allow for a large open space facing Sentinel Drive for on-site Porte-cochere to minimize traffic congestion on Sentinel Drive as well as outdoor amenities such as sitting, barbeque, and children's play area.

While determining the location of the two 6-story buildings consideration has been done to minimize the impact on the neighboring developments.

The western building setback from the north property line adjacent to the existing townhouse development is 7.50 m (24.60') and the minimum distance between the two buildings is 50'.

East and west buildings are oriented in directions to take advantage of the maximum size dimensions as well as the north water view.

Ground floor units take advantage of outdoor patios, with access to the onsite public walkways. Private landscaping and patio guardrails provide privacy for the private patios.

All typical floor units have a large balcony off their living room and the 6th-floor units take advantage of a large roof deck with a view.

Deep overhangs and the 6th-floor roof leaner projection provide protection for the balconies and roof decks.

Setback of the 6th floor at all sides of the building provides reduced scale to the façade and the building as a whole.

The exterior design features a contemporary style for this project, while façade proportions provide a residential character for these two buildings.

Cultured stone that is specified for the first floor, all around the building extends up to the upper floor at the entrance lobbies and at some locations providing a feature wall.

Architectural frames on the north elevation of the east building and the east elevation of the west building define the main entrance to these buildings.

Similar architectural frame ideas, but in different proportions, wrap-around balconies, and the finishing material and colors that wrap around the corners of the buildings on the other elevations, maintain a general design language throughout the building on all sides.

3 of the exterior finishing colors of phase 1 have been used in phases 2 & 3 for more harmony between the phases.

The exterior finishing materials that provide a significant role in the modern character of the building provide maximum durability and require minimum maintenance will include.

Echo-Ridge cultured stone..

Painted hardie panel with aluminum trim

Painted 6" exposure hardie siding

Vision and spandrel glass

Aluminum guardrail with frosted glazing.

5.CPTED: (Crime Prevention Through Environmental Design)

The unit's large windows provide proper surveillance around the buildings. The parkade overhead security gates and the entrance doors to the building will be protected with security cameras. Visitor parking is separated from the resident's parking with another overhead security door.

Security cameras will be installed in the buildings to protect the entrance elevator lobby and amenity areas

All bicycle storage/storage lockers are located within the secured residential parking area in the underground parkade and will be protected with a security camera.

Parking exits directly discharge to the outside.

6.Green Building Design:

The project will be designed and constructed to meet Step 2 of B.C. Energy Step Code as per the City of Nanaimo requirements.

Please see the attached Step 2 Parameters Report prepared by Norman Disney & Young.

Air leakage testing will be performed by the energy modeling consultant during and after the completion of construction.

Project materials and products will be selected based on their functionality, durability, and low environmental footprint including glazing and shading that supports energy efficiency.

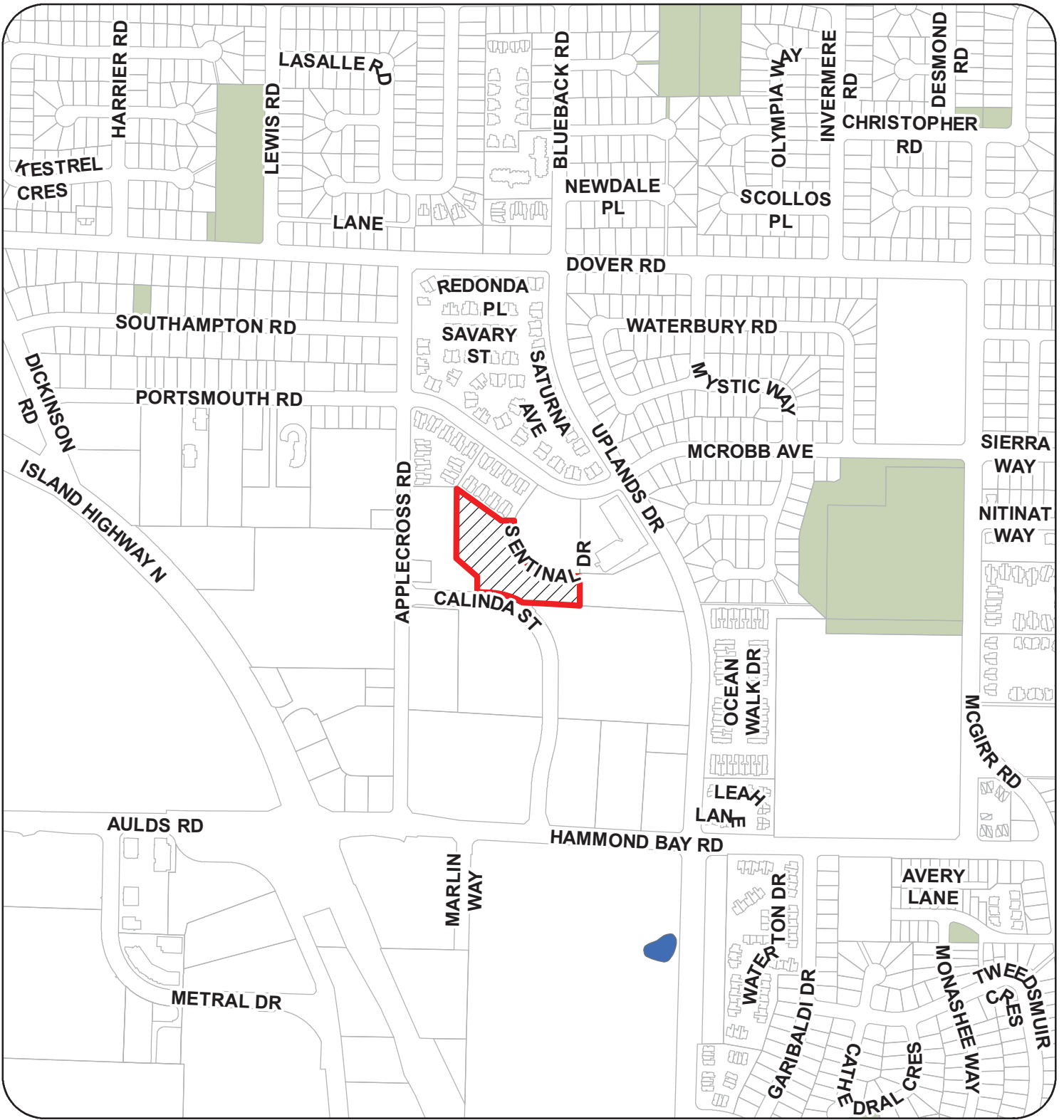
In order to focus on the air quality of units, products that are low in VOCs and made from natural materials will be sourced. A high-performance building envelope including insulation, glazing, and shading along with a comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.

Sustainable features such as stormwater management measures will be provided to maintain groundwater flows and reduce drainage to the municipal system.

Hi-efficiency appliances and fixtures will be selected.

Reza Salehi
Architect AIBC MRAIC
SALEHI ARCHITECT INC.

CONTEXT MAP

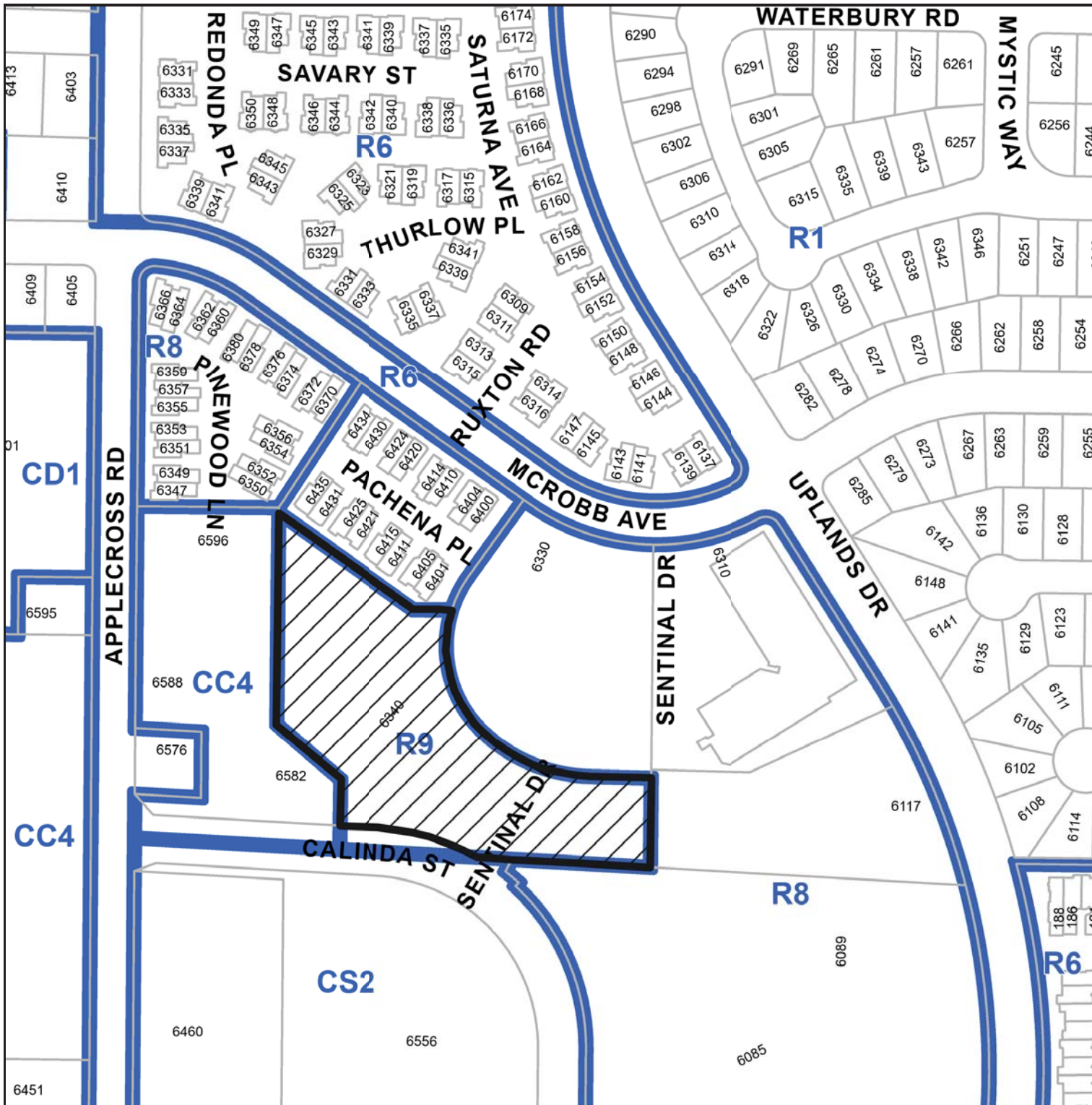


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6340 MCROBB AVE

SUBJECT PROPERTY MAP



 6340 MCROBB AVENUE



SITE PLAN PHASES 2&3

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR COORDINATION	10-11-2022
4	ISSUED FOR CIVIL CONSULTANT	10-19-2022
5	ISSUED FOR DP	10-27-2022
6	ISSUED FOR A.D.P.	02-08-2023



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CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

SITE PLAN

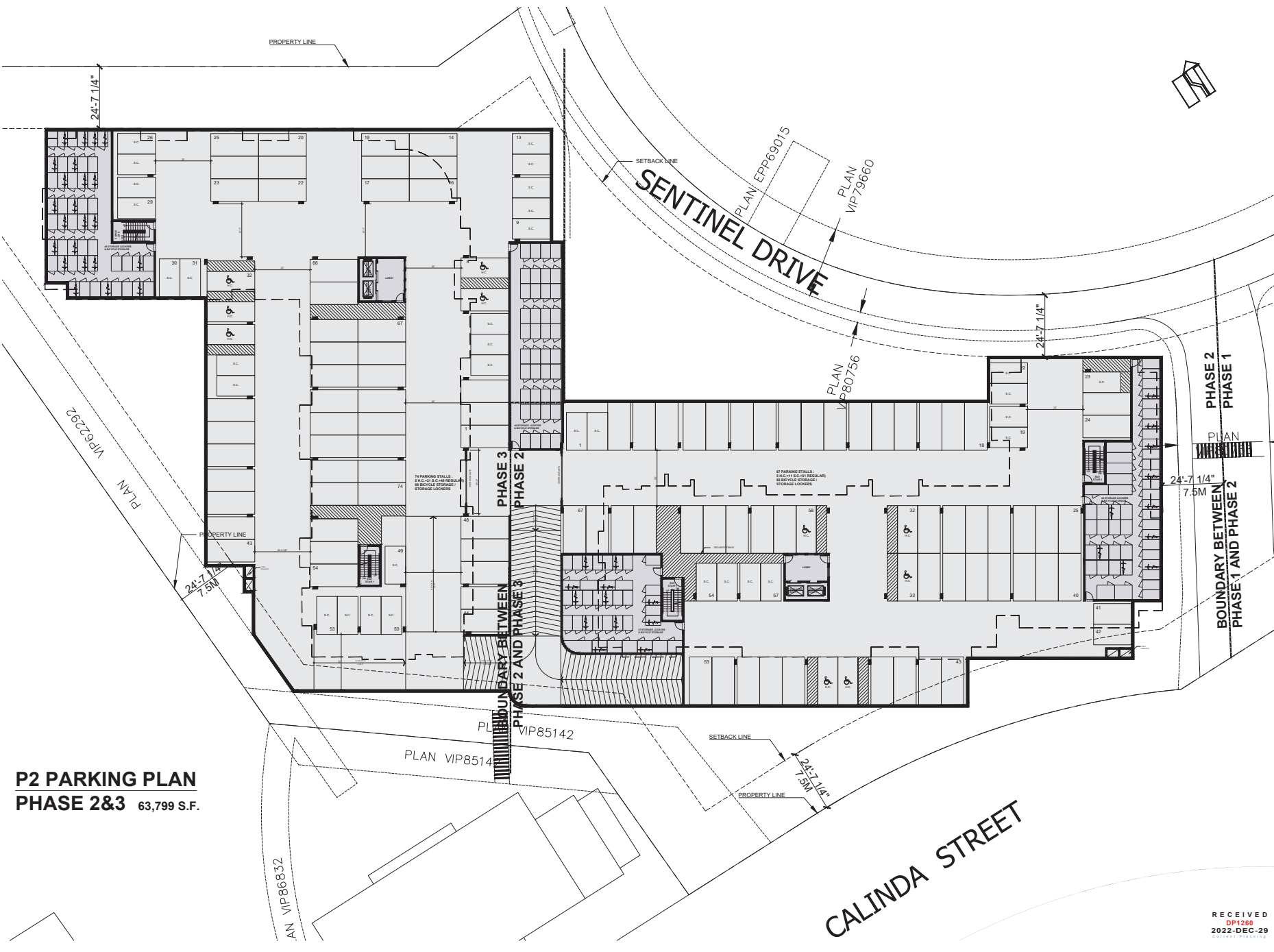
SEAL

A-01

DATE : 12-28-2021 DRAWN : F.N.

SCALE : 1/32"=1'-0" CHECKED : R.S.

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DP1260
2023-MAR-03
Current Planning



**P2 PARKING PLAN
PHASE 2&3** 63,799 S.F.

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	06-21-2022
3	ISSUED FOR COORDINATION	12-11-2022
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5	ISSUED FOR D.P.	12-27-2022



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PROJECT NO. 03-22

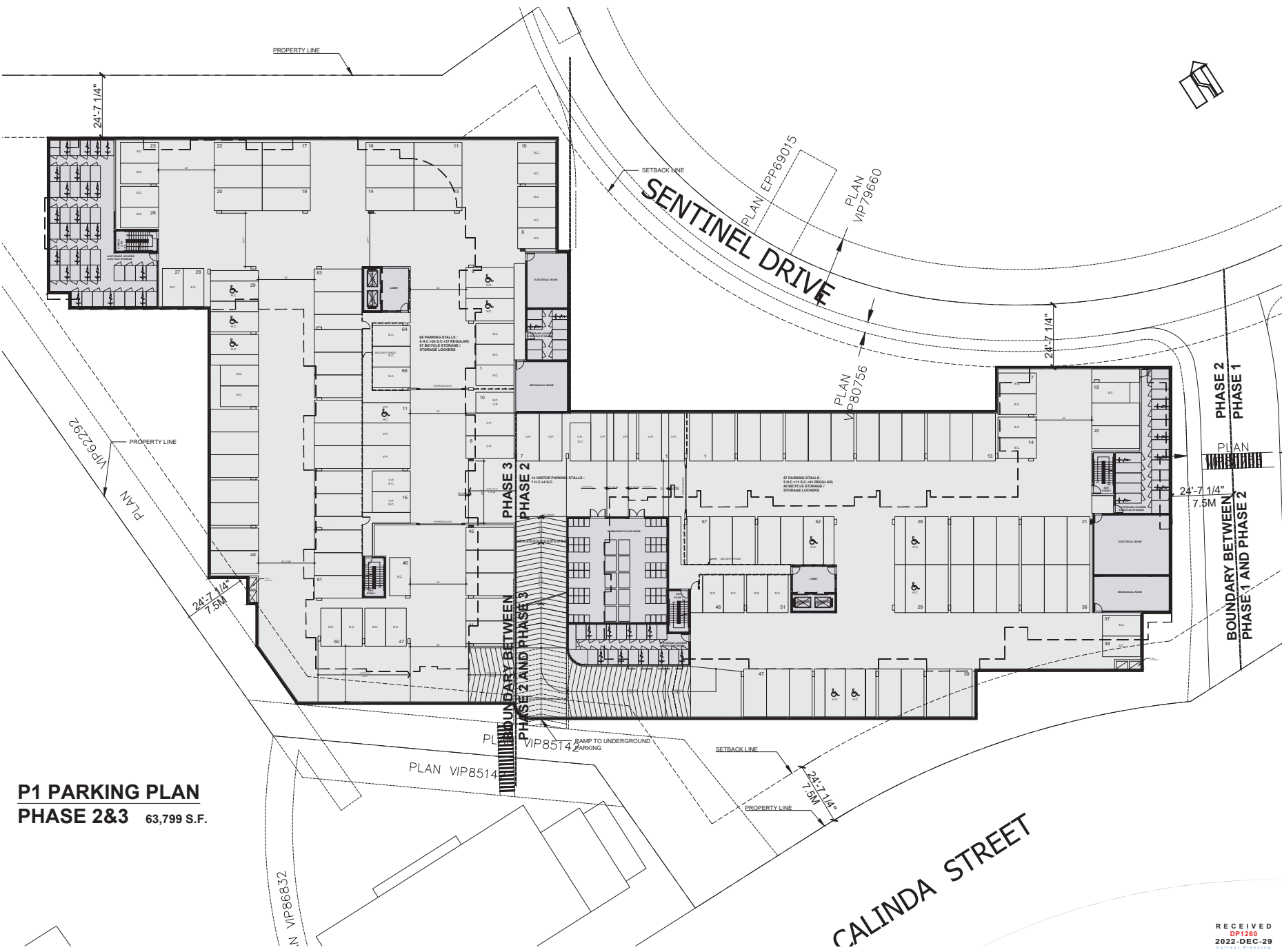
PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
**P2 PARKING PLAN
PHASE 2&3**

	A-02
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RECEIVED
DP1269
2022-DEC-29

DATE :	DRAWN : F.N.
SCALE : 1/16"=1'-0"	CHECKED : R.S.



**P1 PARKING PLAN
PHASE 2&3** 63,799 S.F.

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5	ISSUED FOR D.P.	12-27-2022



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CLIENT :

PROJECT NO. 03-22

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
**P1 PARKING PLAN
PHASE 2&3**

	A-03
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NO	DESCRIPTION	DATE
1	ISSUED FOR O.P.	19-07-2022



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CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :
**EAST BUILDING
 NORTH ELEVATION
 PHASE 2**

SEAL

A-09

DATE : **DRAWN :** F.N.
SCALE : 1/8"=1'-0" **CHECKED :** R.S.

EAST BUILDING NORTH ELEVATION PHASE 2

FINISH MATERIALS LIST :	
1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM GRAY SHOWER (2125-30- BENJAMIN MOORE)	6 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING
2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL
3 HORIZONTAL PAINTED HARDIE SIDING - POLISHED MAHOGANY (SW-2837)	8 METAL FLASHING - TO MATCH BACKGROUND COLOUR
4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ZEPPELIN (CL316M-GENERAL PAINT)	9 PRE-CAST CONCRETE CAP
5 CULTURED STONE -ECHO RIDGE (COUNTRY LEDGESTONE)	10 ALUMINUM ARBOR - 2160-30 MAPLE SUGAR (BENJAMIN MOORE)

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 DP 1280
 2022-DEC-29
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EAST BUILDING EAST ELEVATION PHASE 2

FINISH MATERIALS LIST :

- | | |
|--|---|
| <p>1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
GRAY SHOWER (2125-30- BENJAMIN MOORE)</p> <p>2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEIL (2125-70 BENJAMIN MOORE)</p> <p>3 HORIZONTAL PAINTED HARDIE SIDING -
POLISHED MAHOGANY (SW-2837)</p> <p>4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM -
ZEPPELIN (CL316M-GENERAL PAINT)</p> <p>5 CULTURED STONE -ECHO RIDGE
(COUNTRY LEDGESTONE)</p> | <p>6 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING</p> <p>7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL</p> <p>8 METAL FLASHING -
TO MATCH BACKGROUND COLOUR</p> <p>9 PRE-CAST CONCRETE CAP</p> <p>10 ALUMINUM ARBOR -
2160-30 MAPLE SUGAR (BENJAMIN MOORE)</p> |
|--|---|

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1	ISSUED FOR D.P.	19-07-2023



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CLIENT :

PROJECT NO. 03-18

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
**EAST BUILDING
EAST ELEVATION
PHASE 2**



A-10

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DP1268
2022-DEC-29

DATE : DRAWN : F.N.
SCALE : 1/8"=1'-0" CHECKED : R.S.



EAST BUILDING WEST ELEVATION PHASE 2

FINISH MATERIALS LIST :

- | | |
|--|---|
| 1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
GRAY SHOWER (2125-30- BENJAMIN MOORE) | 6 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING |
| 2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEIL (2125-70 BENJAMIN MOORE) | 7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL |
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POLISHED MAHOGANY (SW-2837) | 8 METAL FLASHING -
TO MATCH BACKGROUND COLOUR |
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ZEPPELIN (CL316M-GENERAL PAINT) | 9 PRE-CAST CONCRETE CAP |
| 5 CULTURED STONE -ECHO RIDGE
(COUNTRY LEDGESTONE) | 10 ALUMINUM ARBOR -
2160-30 MAPLE SUGAR (BENJAMIN MOORE) |

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CLIENT :

PROJECT NO. 03-18

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
EAST BUILDING
WEST ELEVATION
PHASE 2



A-12

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2022-DEC-29

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WEST BUILDING NORTH ELEVATION PHASE 3

FINISH MATERIALS LIST :

- | | |
|--|---|
| 1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
GRAY SHOWER (2125-30- BENJAMIN MOORE) | 6 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING |
| 2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEIL (2125-70 BENJAMIN MOORE) | 7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL |
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POLISHED MAHOGANY (SW-2837) | 8 METAL FLASHING -
TO MATCH BACKGROUND COLOUR |
| 4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM -
ZEPPELIN (CL316M-GENERAL PAINT) | 9 PRE-CAST CONCRETE CAP |
| 5 CULTURED STONE -ECHO RIDGE
(COUNTRY LEDGESTONE) | 10 ALUMINUM ARBOR -
2160-30 MAPLE SUGAR (BENJAMIN MOORE) |

NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	05-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-11-2022
3	ISSUED FOR R.P.	12-07-2022



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CLIENT :

PROJECT NO. 03-18

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING
NORTH ELEVATION
PHASE 3

	A-19
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DATE :	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
DATE PLOTTED



WEST BUILDING EAST ELEVATION PHASE 3

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PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
WEST BUILDING
EAST ELEVATION
PHASE 3

	A-20
--	------

DATE:	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

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DP1260
2022-DEC-29

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NO	DESCRIPTION	DATE
1	ISSUED FOR O.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 15th West Street
 NORTH VANCOUVER
 TEL : 778-690-7828
 EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING SOUTH ELEVATION
 PHASE 3



A-21

DATE : DRAWN : F.N.
 SCALE : 1/8"=1'-0" CHECKED : R.S.

RECEIVED
 DP1260
 2022-DEC-29



WEST BUILDING SOUTH ELEVATION PHASE 3

FINISH MATERIALS LIST :

- | | |
|--|---|
| 1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
GRAY SHOWER (2125-30- BENJAMIN MOORE) | 6 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING |
| 2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEIL (2125-70 BENJAMIN MOORE) | 7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL |
| 3 HORIZONTAL PAINTED HARDIE SIDING -
POLISHED MAHOGANY (SW-2837) | 8 METAL FLASHING -
TO MATCH BACKGROUND COLOUR |
| 4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM -
ZEPELIN (CL316M-GENERAL PAINT) | 9 PRE-CAST CONCRETE CAP |
| 5 CULTURED STONE -ECHO RIDGE
(COUNTRY LEDGESTONE) | 10 ALUMINUM ARBOR -
2160-30 MAPLE SUGAR (BENJAMIN MOORE) |

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WEST BUILDING WEST ELEVATION PHASE 3

FINISH MATERIALS LIST :

- | | |
|---|--|
| <p>1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
GRAY SHOWER (2125-30- BENJAMIN MOORE)</p> <p>2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM
WEDDING VEIL (2125-70 BENJAMIN MOORE)</p> <p>3 HORIZONTAL PAINTED HARDIE SIDING -
POLISHED MAHOGANY (SW-2837)</p> <p>4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM -
ZEPPELIN (CL316M-GENERAL PAINT)</p> <p>5 CULTURED STONE -ECHO RIDGE
(COUNTRY LEDGESTONE)</p> | <p>6 RESIDENTIAL VINYL WINDOW FRAMES
BLACK WITH CLEAR GLAZING</p> <p>7 ALUMINUM GUARDRAIL WITH FROSTED GLAZING -
CHARCOAL</p> <p>8 METAL FLASHING -
TO MATCH BACKGROUND COLOUR</p> <p>9 PRE-CAST CONCRETE CAP</p> <p>10 ALUMINUM ARBOR -
2160-30 MAPLE SUGAR (BENJAMIN MOORE)</p> |
|---|--|

NO	DESCRIPTION	DATE
1	ISSUED FOR O.P.	12-27-2022

SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-999-7928
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

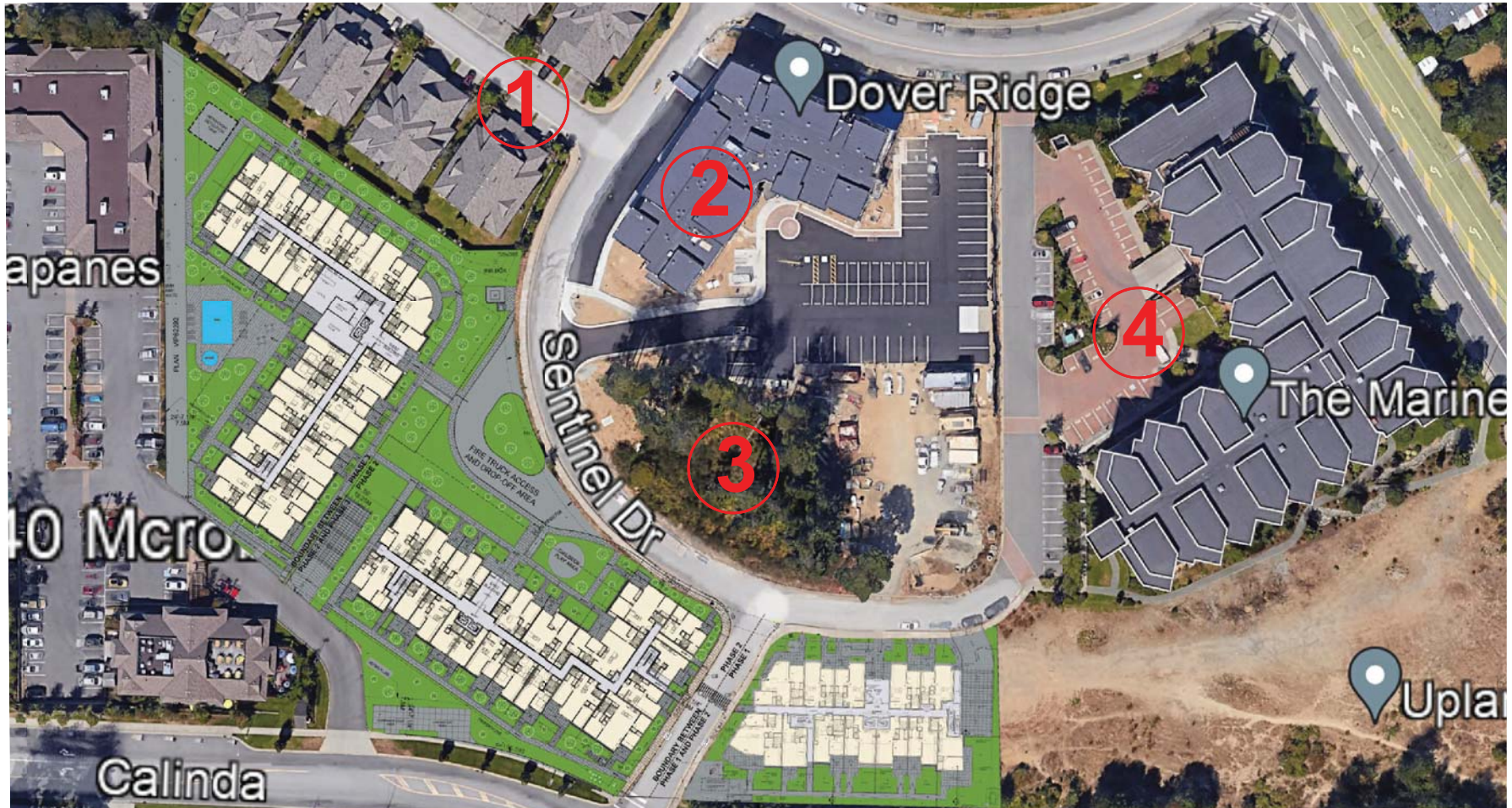
PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
WEST BUILDING
WEST ELEVATION
PHASE 3

	A-22
--	------

DATE:	DRAWN: F.N.
SCALE: 1/8"=1'-0"	CHECKED: R.S.

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2022-DEC-29



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NO	DESCRIPTION	DATE
1	ISSUED FOR DETAILED O.P. APPLICATION	03-10-2023
2	ISSUED FOR A.D.P.	03-09-2023



SALEHI ARCHITECT INC.

205-930 HARBORSIDE DR.
NORTH VANCOUVER
V7P 3G7
TEL: 778-996 7833
EMAIL: rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

CONTEXT PLAN

SEAL	A-0000
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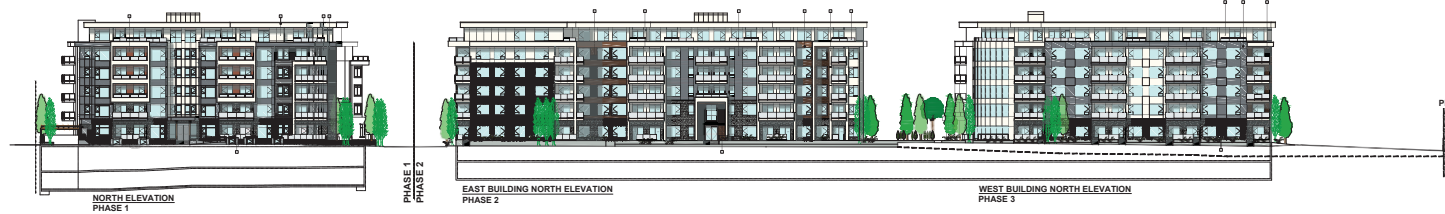
DATE : 12-28-2021 DRAWN : F.N.
SCALE : N/A CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

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NO	DESCRIPTION	DATE
1	ISSUED FOR DETAILED (I.P. APPLICATION)	04-10-2022
2	ISSUED FOR A.D.P.	05-09-2022



PHASE 1 FINISH MATERIALS LIST:

<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - GRAY SHOWER (100-30 BENJAMIN MOORE)	<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - DEEP SPACE (AR&G-10 PAINT)
<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - MEDIUM TIL (100-15 BENJAMIN MOORE)	<input type="checkbox"/> HORIZONTAL PAINTED HARDE BONGS - DEEP SPACE (AR&G-10 PAINT)
<input type="checkbox"/> HORIZONTAL PAINTED HARDE BONGS - JUPITER (ILLUMINER-GENERAL PAINT)	<input type="checkbox"/> CULTURED STONE - ECHO RIDGE (COUNTRY LEISUREFORM)
<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - JUPITER (ILLUMINER-GENERAL PAINT)	

PHASE 2 & 3 FINISH MATERIALS LIST:

<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - GRAY SHOWER (100-30 BENJAMIN MOORE)	<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - JUPITER (ILLUMINER-GENERAL PAINT)
<input type="checkbox"/> PAINTED HARDE PANEL WITH REVEAL SYSTEM - MEDIUM TIL (100-15 BENJAMIN MOORE)	<input type="checkbox"/> CULTURED STONE - ECHO RIDGE (COUNTRY LEISUREFORM)
<input type="checkbox"/> HORIZONTAL PAINTED HARDE BONGS - POLISHED MASONRY (100-1603)	



SALEHI ARCHITECT INC.

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 EMAIL : r.chasabian@rshaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASE 2&3

DRAWING TITLE :

STREET SCAPE
 ELEVATIONS (NORTH)
 PHASE 1,2 AND 3

SEAL

A-000

DATE : DRAWN : F.N.
 SCALE : 1/32"=1'-0" CHECKED : R.S.

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2023-MAR-03
 Current Planning



NORTH EAST VIEW
PHASES 2&3



SOUTH WEST VIEW
PHASES 2&3

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NO.	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	09-02-2022



SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR,
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V7P 3B7
TEL : 778-996 7533
EMAIL : rnz@salehishaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

NORTH EAST AND
SOUTH WEST VIEWS OF
PHASE 2 AND 3

SEAL

A-00000

DATE : DRAWN : F.N.
SCALE : 1/32"=1'-0" CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

FIRE TRUCK ACCESS AND DROP-OFF AREA

CHILDREN PLAY AREA

EAST BUILDING LOBBY

FIRST FLOOR PLAN
EAST BUILDING: 16,880 S.F.
PHASE 2

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 10th Street
 NORTH VANCOUVER
 TEL: 779-996 7833
 EMAIL: reza@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :

PHASE 2
 EAST BUILDING
 1ST. FLOOR PLAN

SEAL

A-04

DATE: DRAWN: F.N.
 SCALE: 1/8"=1'-0" CHECKED: R.S.

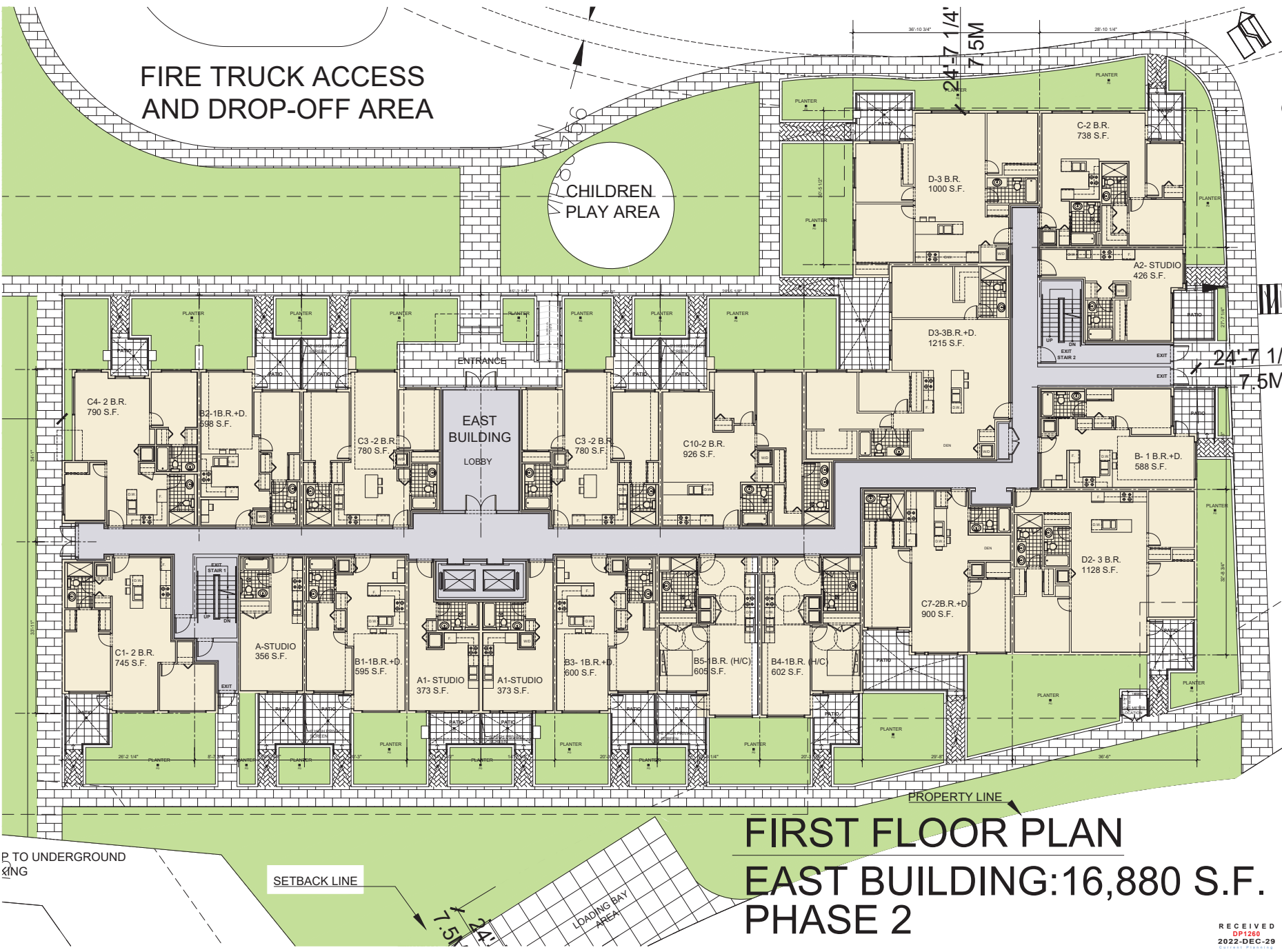
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 DP1250
 2022-DEC-29

P TO UNDERGROUND KING

SETBACK LINE

LOADING BAY AREA

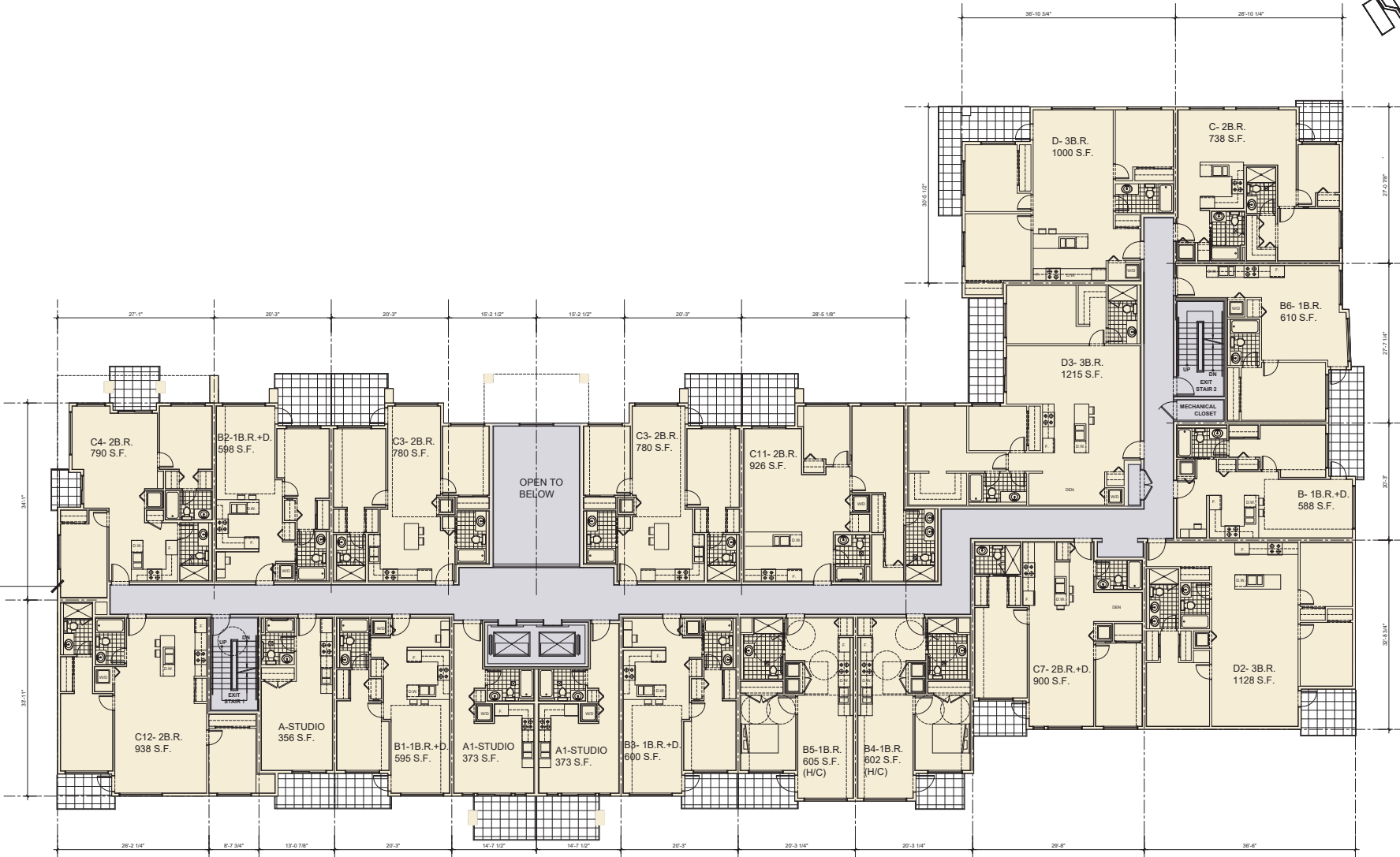
PROPERTY LINE





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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	08-10-2022
2	ISSUED FOR MEETING WITH OWNER	09-21-2022
3	ISSUED FOR C.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 10th West Street
 NORTH VANCOUVER
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 EMAIL: reza@rezahebiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :

PHASE 2
 EAST BUILDING
 2ND FLOOR PLAN

	A-05

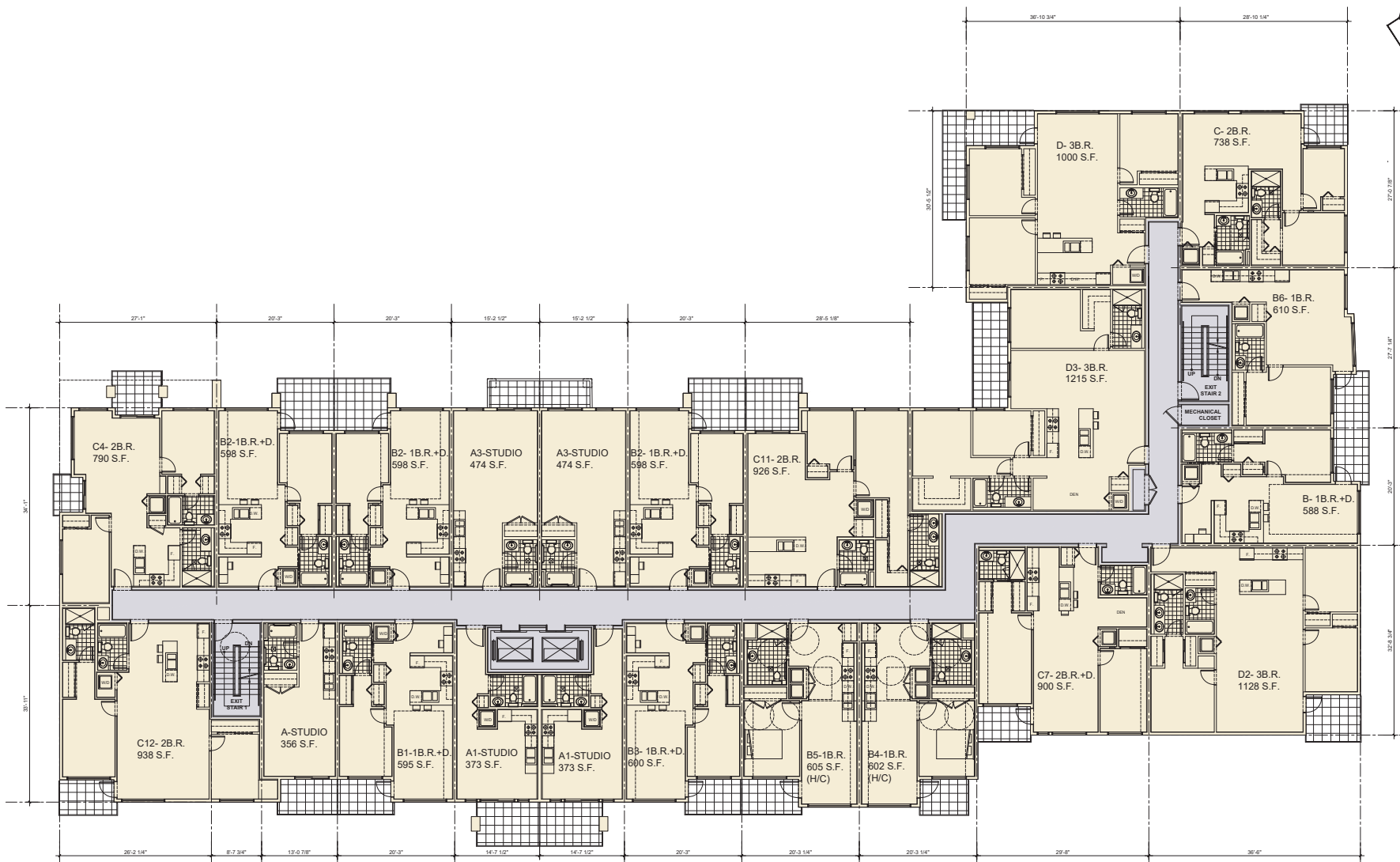
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 DP1258
 2022-DEC-29

DATE :	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

SECOND FLOOR PLAN

EAST BUILDING:16,952 S.F.

PHASE 2



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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	08-10-2022
2	ISSUED FOR MEETING WITH OWNER	09-21-2022
3	ISSUED FOR O.P.	12-07-2022



SALEHI ARCHITECT INC.

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NORTH VANCOUVER
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CLIENT :

PROJECT NO. 03-18

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
PHASE 2
EAST BUILDING
3RD TO FIFTH FLOOR
PLANS

	A-06
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2022-DEC-29

DATE:	DRAWN: F.N.
SCALE: 1/8"=1'-0"	CHECKED: R.S.

THIRD TO FIFTH FLOOR PLANS

EAST BUILDING:17,064 S.F.

PHASE 2



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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR O.P.	12-07-2022

SALEHI ARCHITECT INC.

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CLIENT :

PROJECT NO. 03-18

PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
PHASE 2
EAST BUILDING
6TH FLOOR PLAN
PHASE 2

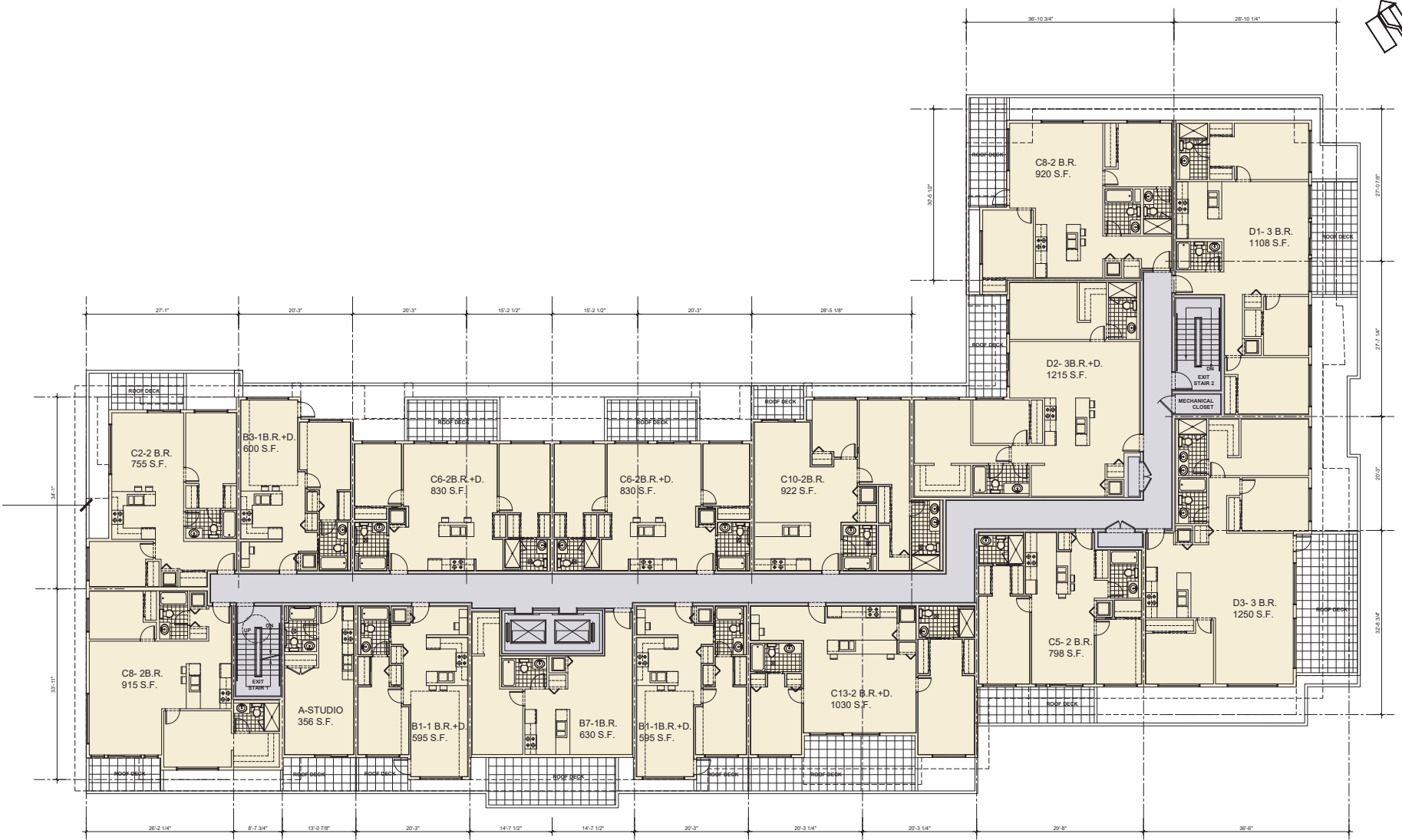
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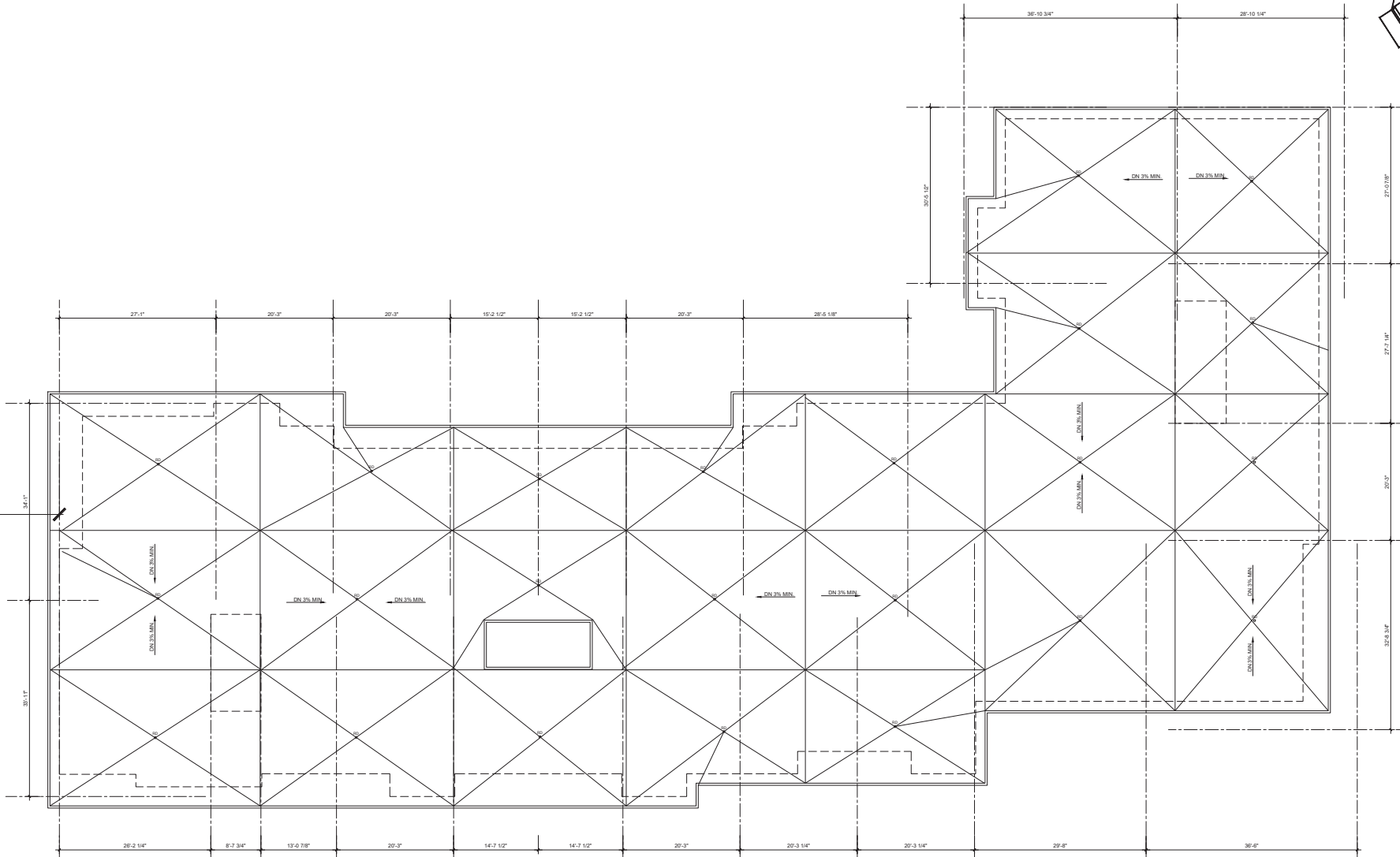
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DP1260
2022-DEC-29

SIXTH FLOOR PLAN

EAST BUILDING:15,166 S.F.

PHASE 2





ROOF PLAN

EAST BUILDING

PHASE 2

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 10th West Street
 NORTH VANCOUVER
 TEL: 778-996 7833
 EMAIL: r.salehi@saaharchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

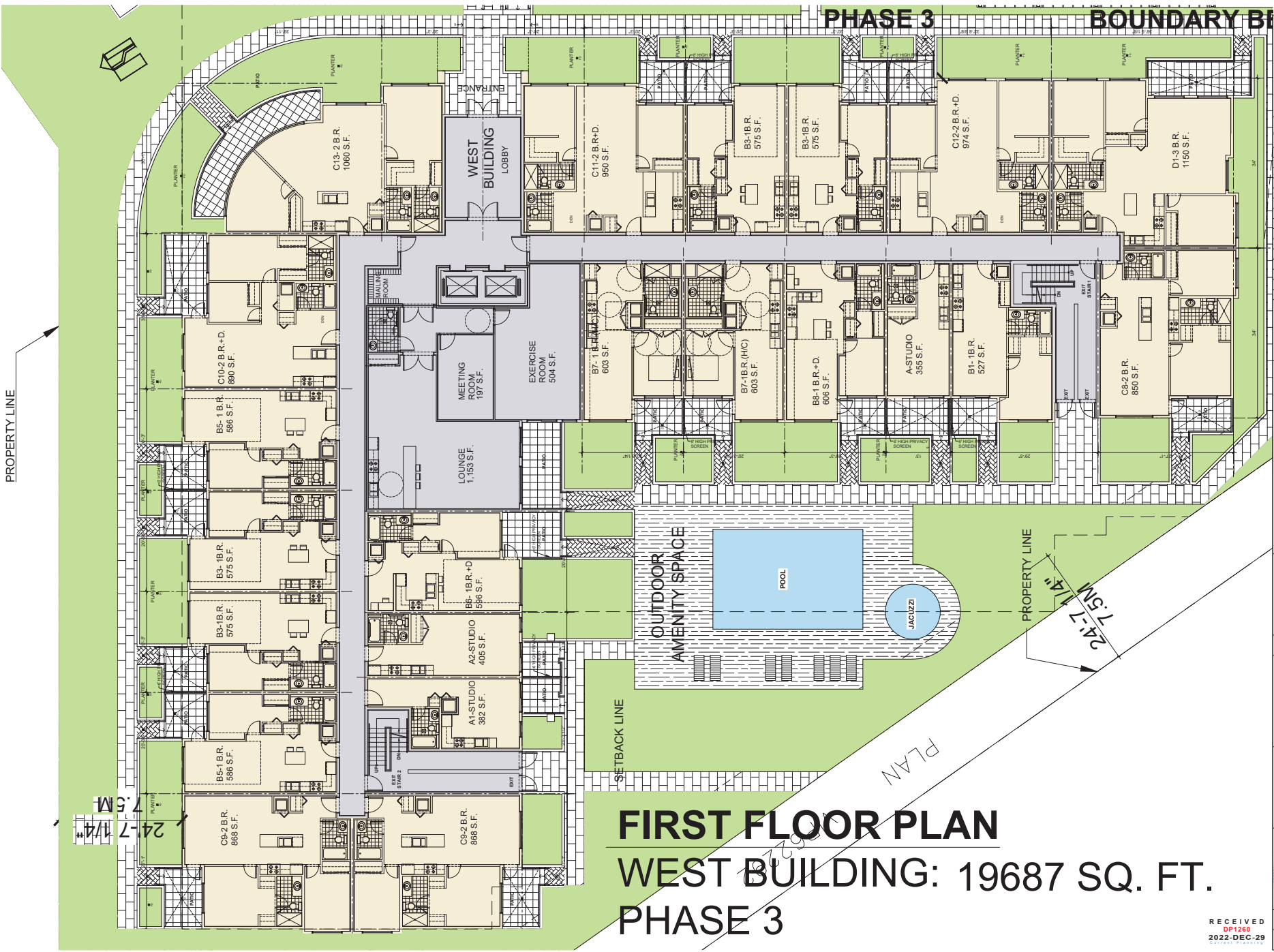
DRAWING TITLE :
 PHASE 2
 EAST BUILDING
 ROOF PLAN
 PHASE 2

	<h1>A-08</h1>
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 DP1260
 2022-DEC-29

DATE :	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

PHASE 3 BOUNDARY B



FIRST FLOOR PLAN
WEST BUILDING: 19687 SQ. FT.
PHASE 3

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR C.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 10th West Street
 NORTH VANCOUVER
 TEL: 779-996 7833
 EMAIL: reza@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :

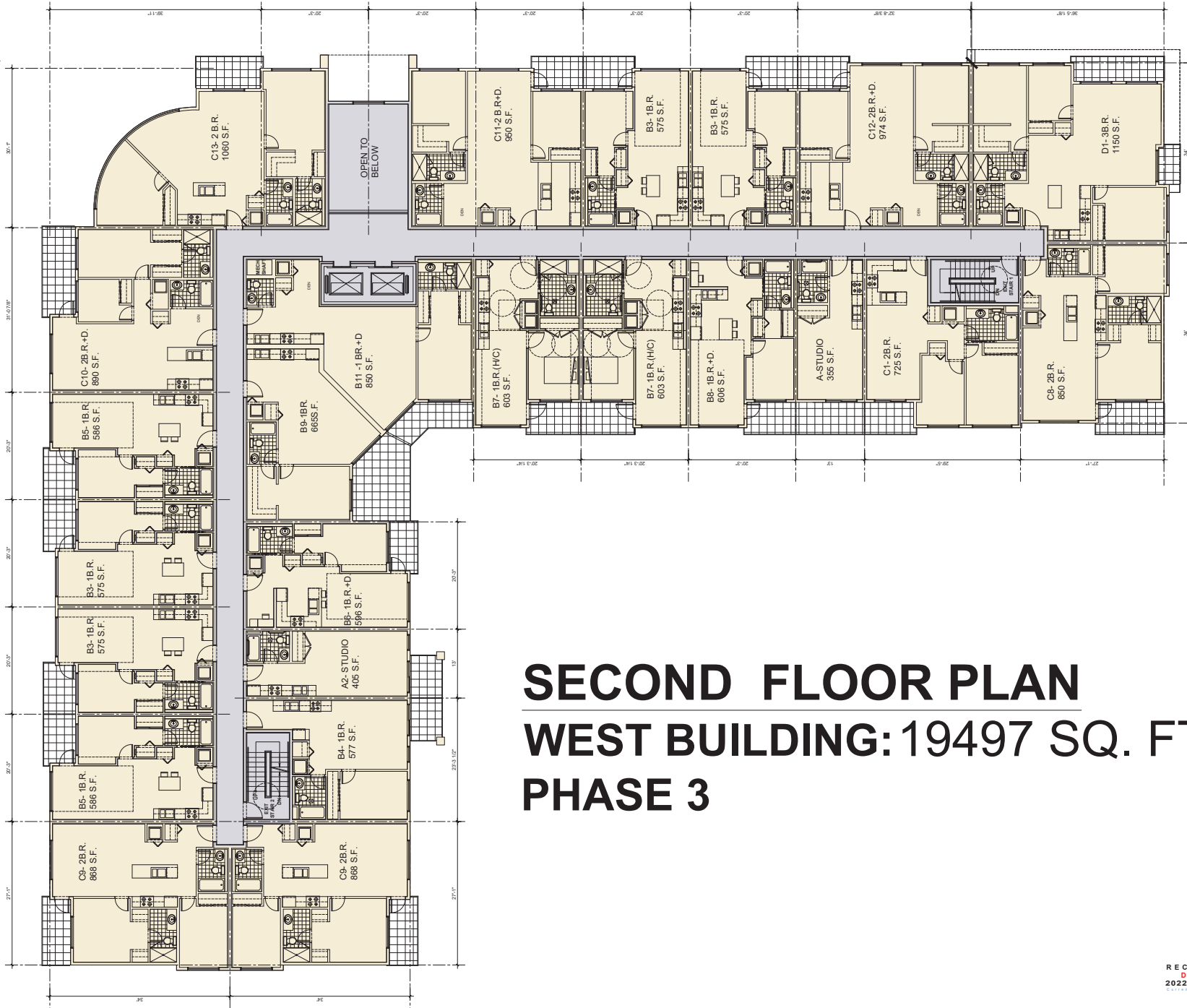
PHASE 3
 WEST BUILDING
 1ST. FLOOR PLAN

SEAL

A-13

RECEIVED
 DP1260
 2022-DEC-29

DATE: DRAWN: F.N.
 SCALE: 1/8"=1'-0" CHECKED: R.S.



SECOND FLOOR PLAN

WEST BUILDING: 19497 SQ. FT.

PHASE 3

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR C.P.	12-07-2022



SALEHI ARCHITECT INC.

207 - 132 10th West Street
NORTH VANCOUVER
TEL: 779-996 7833
EMAIL: reza@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

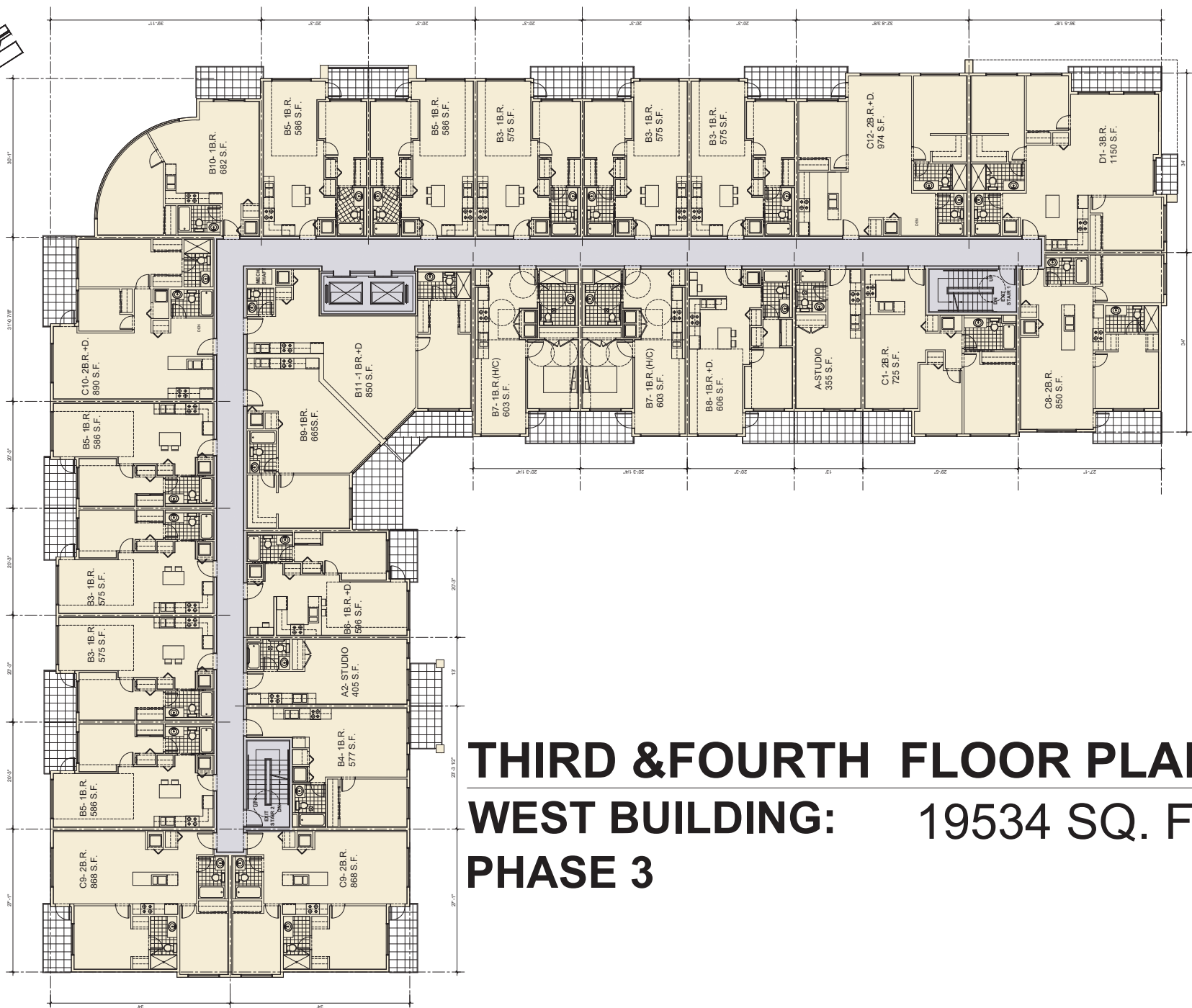
PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
2ND FLOOR PLAN

	A-14
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RECEIVED
DP 1269
2022-DEC-29
DATE: DRAWN: F.N.
SCALE: 1/8"=1'-0" CHECKED: R.S.



THIRD & FOURTH FLOOR PLANS

WEST BUILDING: 19534 SQ. FT.

PHASE 3

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-07-2022



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207 - 132 10th West Street
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 EMAIL: r.salehi@saharchitect.ca

CLIENT :

PROJECT NO. 03-18

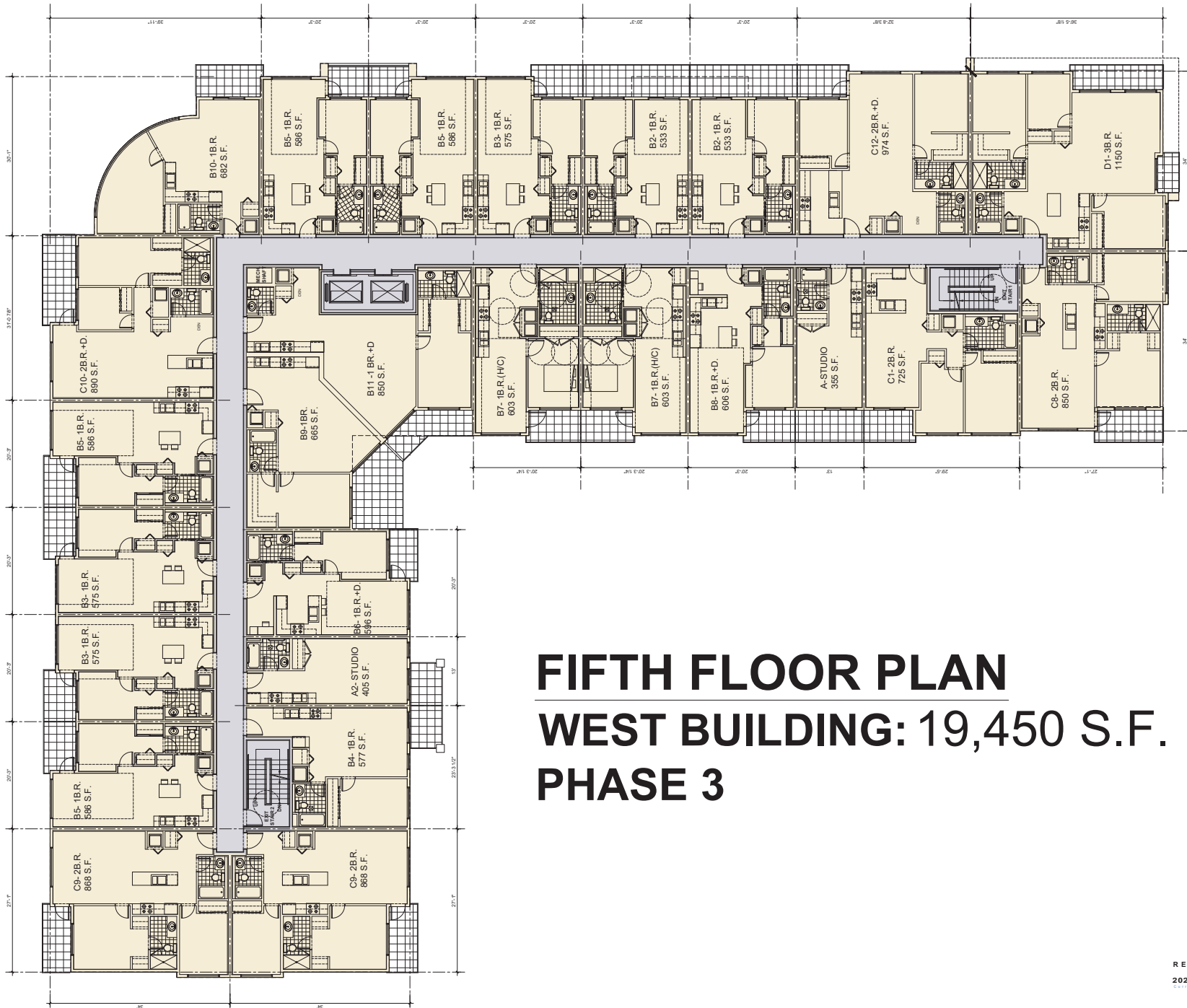
PROJECT :
 6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASES 2 & 3

DRAWING TITLE :

PHASE 3
 WEST BUILDING
 3RD&4TH FLOOR PLANS

	<p>A-15</p>

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FIFTH FLOOR PLAN

WEST BUILDING: 19,450 S.F.

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR C.P.	12-07-2022



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PROJECT :
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PHASES 2 & 3

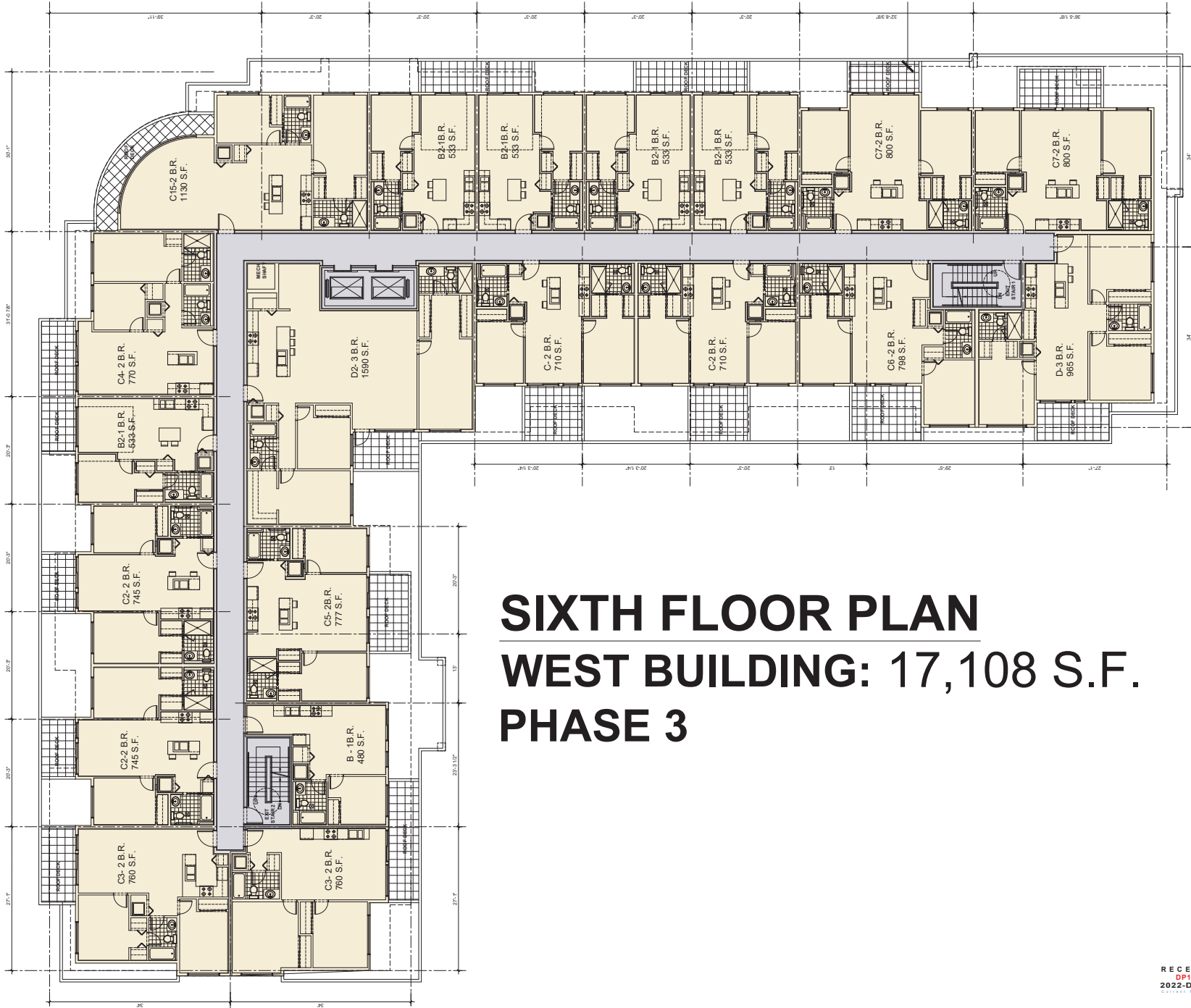
DRAWING TITLE :

PHASE 3
WEST BUILDING
5TH FLOOR PLAN

	A-16
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DATE :	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

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2022-DEC-29



SIXTH FLOOR PLAN

WEST BUILDING: 17,108 S.F.

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	08-10-2022
2	ISSUED FOR MEETING WITH OWNER	08-21-2022
3	ISSUED FOR O.P.	12-07-2022



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PROJECT :
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PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
6TH FLOOR PLAN

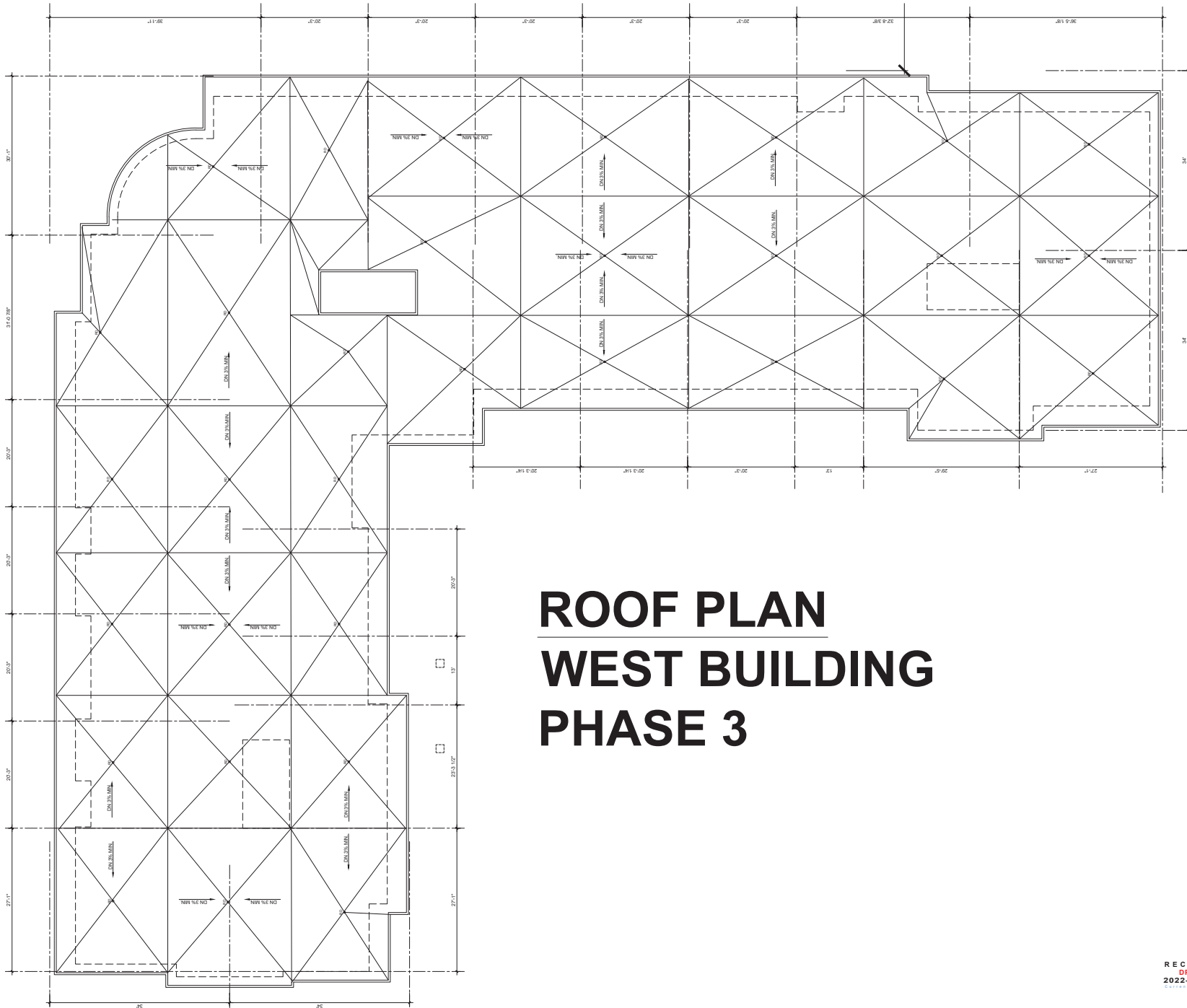
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DPI 260
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ROOF PLAN WEST BUILDING PHASE 3

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR O.P.	12-07-2022



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PROJECT :
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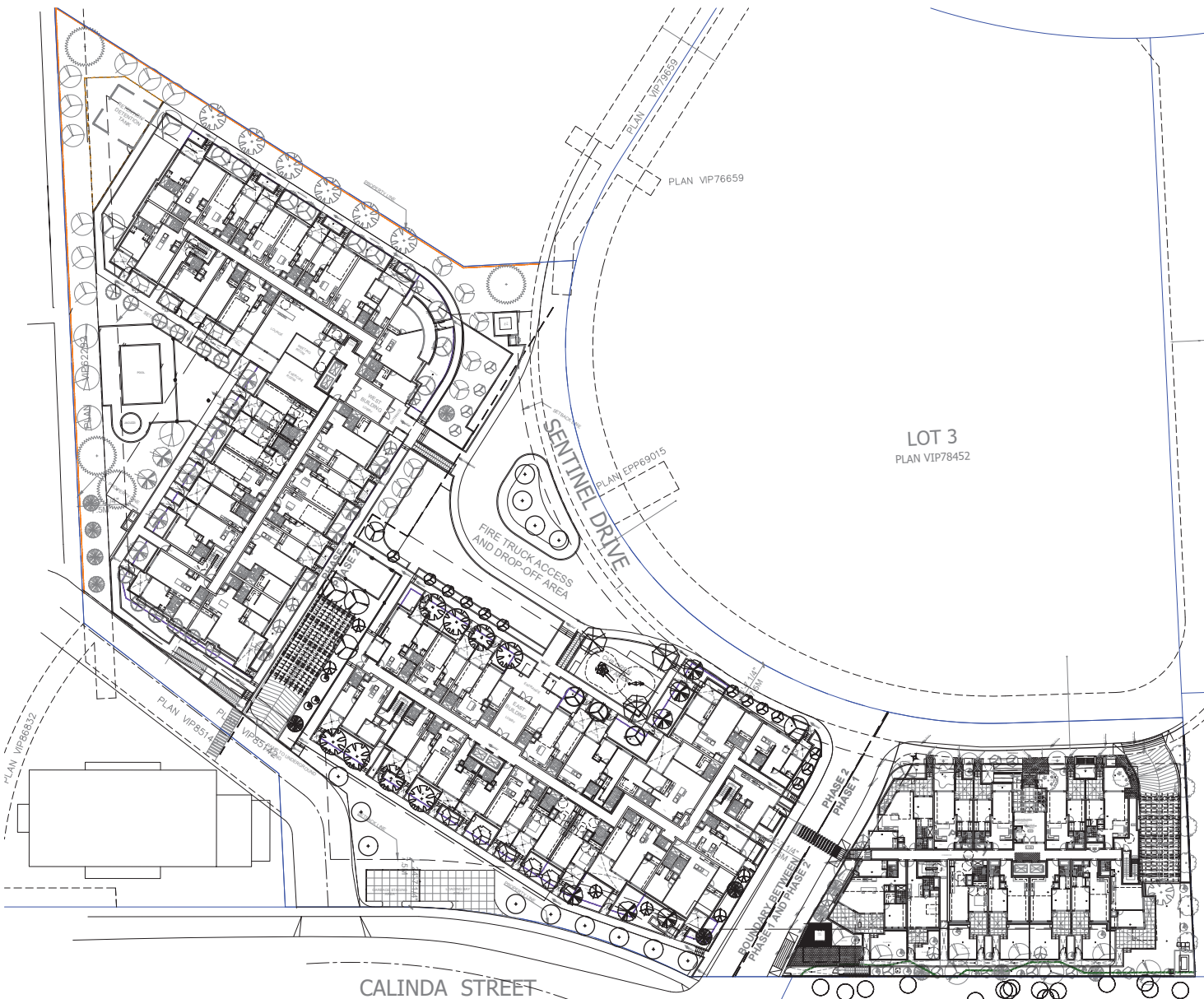
DRAWING TITLE :
PHASE 3
WEST BUILDING
ROOF PLAN

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DATE :
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1	23.MAR.03	NEW ARCH PLAN	SA
2	22.DEC.20	NEW ARCH PLAN/ SPLIT PHASES 2+3	SA
3	21.DEC.14	ISSUED FOR CP	RI

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
**LANDSCAPE
OVERALL PLAN**

DATE: 18.NOV.07 DRAWING NUMBER:
SCALE: 1"=25'-0"
DRAWN: RI
DESIGN: RI
CHKD: PCM **LO**
OF 10

SEAL:

1	23.MAR.03	NEW ARCH PLAN	SA
2	22.OCT.20	NEW ARCH PLAN/SP/ST PHASE 2-1	SA
3	21.OCT.14	ISSUED FOR CP	RJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2 NORTH LANDSCAPE PLAN

DATE: 18.NOV.07 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: RJ

DESIGN: RJ

CHKD: PCM

L1

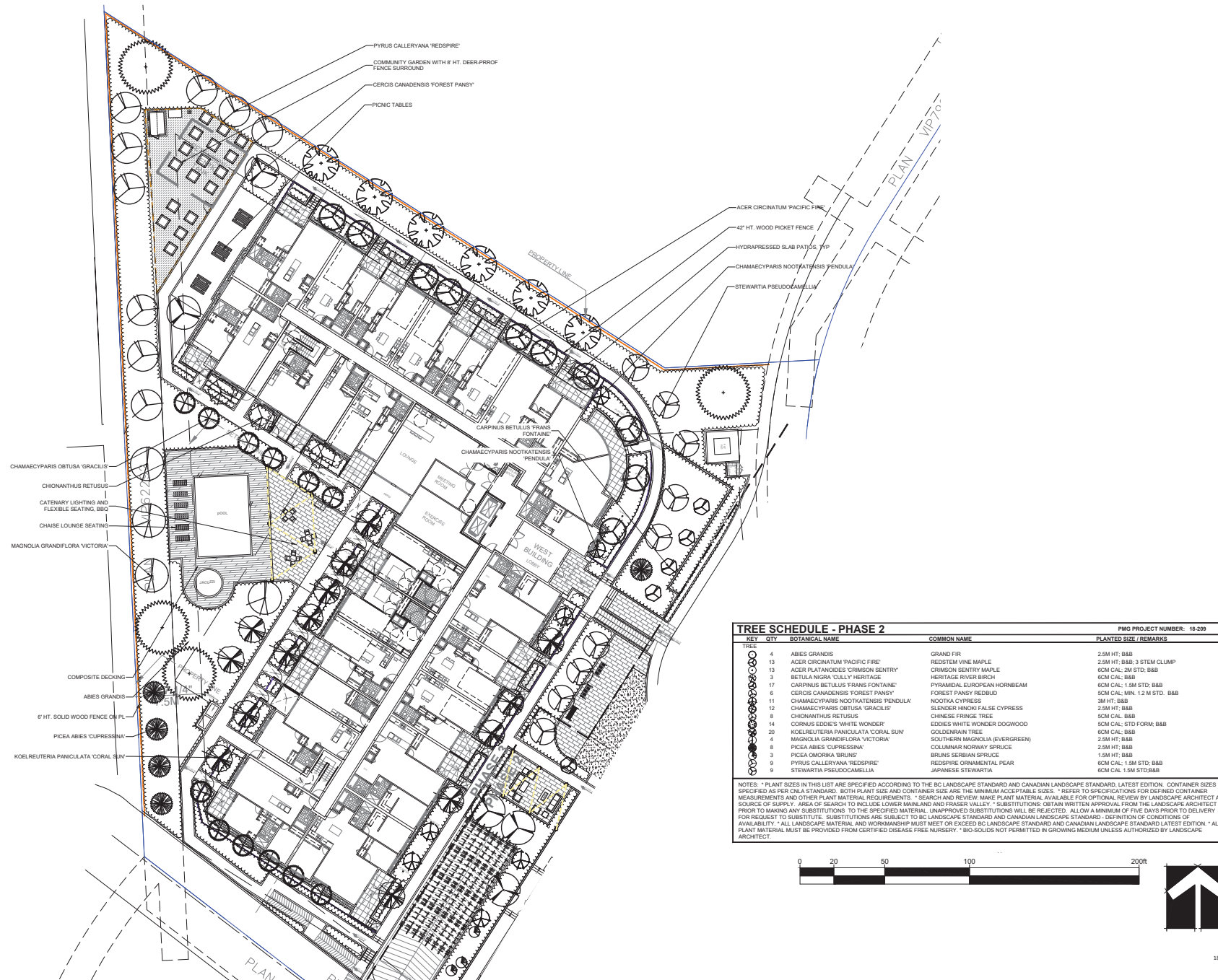
OF 10

18209-14.2P

PMG PROJECT NUMBER:

18-209

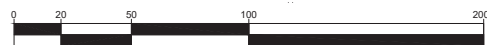
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TREE SCHEDULE - PHASE 2

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	ABIES GRANDIS	GRAND FIR	2.5M HT. B&B
13	ACER CIRCINATUM 'PACIFIC FIRE'	REDSTEM VINE MAPLE	2.5M HT. B&B, 3 STEM CLUMP
13	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL. 2M STD. B&B
3	BETULA NIGRA 'LALLY HERITAGE'	HERITAGE RIVER BIRCH	6CM CAL. B&B
17	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL. 1.5M STD. B&B
6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL. MN. 1.2 M STD. B&B
11	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS	3M HT. B&B
12	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2.5M HT. B&B
8	CHONANTHUS RETUSUS	CHINESE FRINGE TREE	5CM CAL. B&B
14	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL. STD FORM. B&B
20	KOELREUTERIA PANICULATA 'CORAL SUN'	GOLDENWAIN TREE	6CM CAL. B&B
4	MAGNOLIA GRANDIFLORA 'VICTORIA'	SOUTHERN MAGNOLIA (EVERGREEN)	2.5M HT. B&B
8	PICEA ABIES 'CUPRESSINA'	COLLIMAR NORWAY SPRUCE	2.5M HT. B&B
3	PICEA CADORNA 'BRUNS'	BRUNS GERBMAN SPRUCE	1.5M HT. B&B
9	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL. 1.5M STD. B&B
9	STEWARTIA PSEUDOCAMMELIA	JAPANESE STEWARTIA	6CM CAL. 1.5M STD. B&B

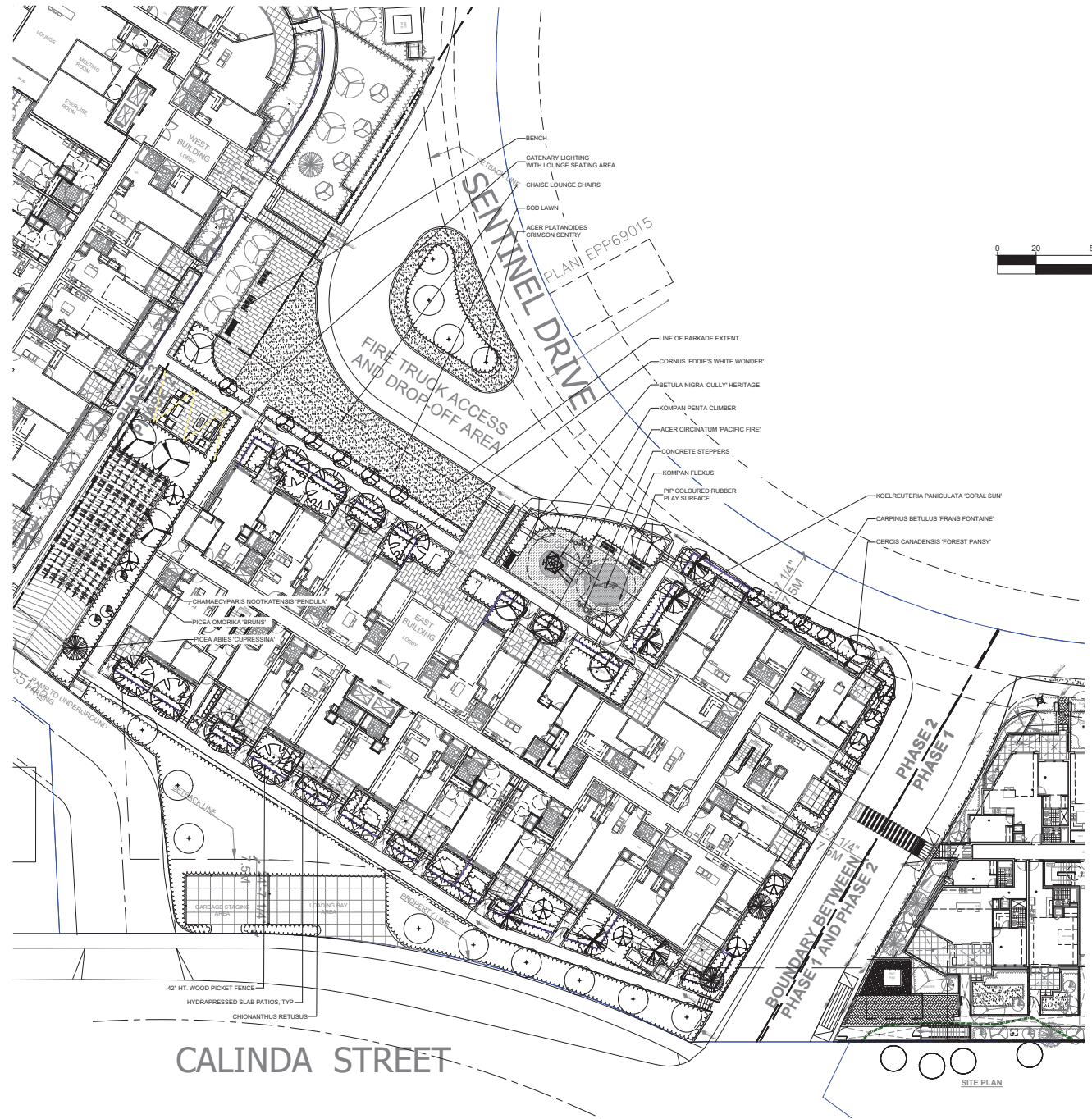
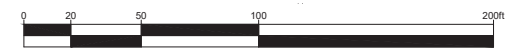
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. ** ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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KOMPAN FLEXUS

KOMPAN PENTA CLIMBER

NO.	DATE	REVISION DESCRIPTION	DR.
1	23.MAR.03	NEW ARCH PLAN	SA
2	22.OCT.20	NEW ARCH PLAN/ SUST PHASE 2-10	SA
1	21.OCT.14	ISSUED FOR DP	RJ

CLIENT:

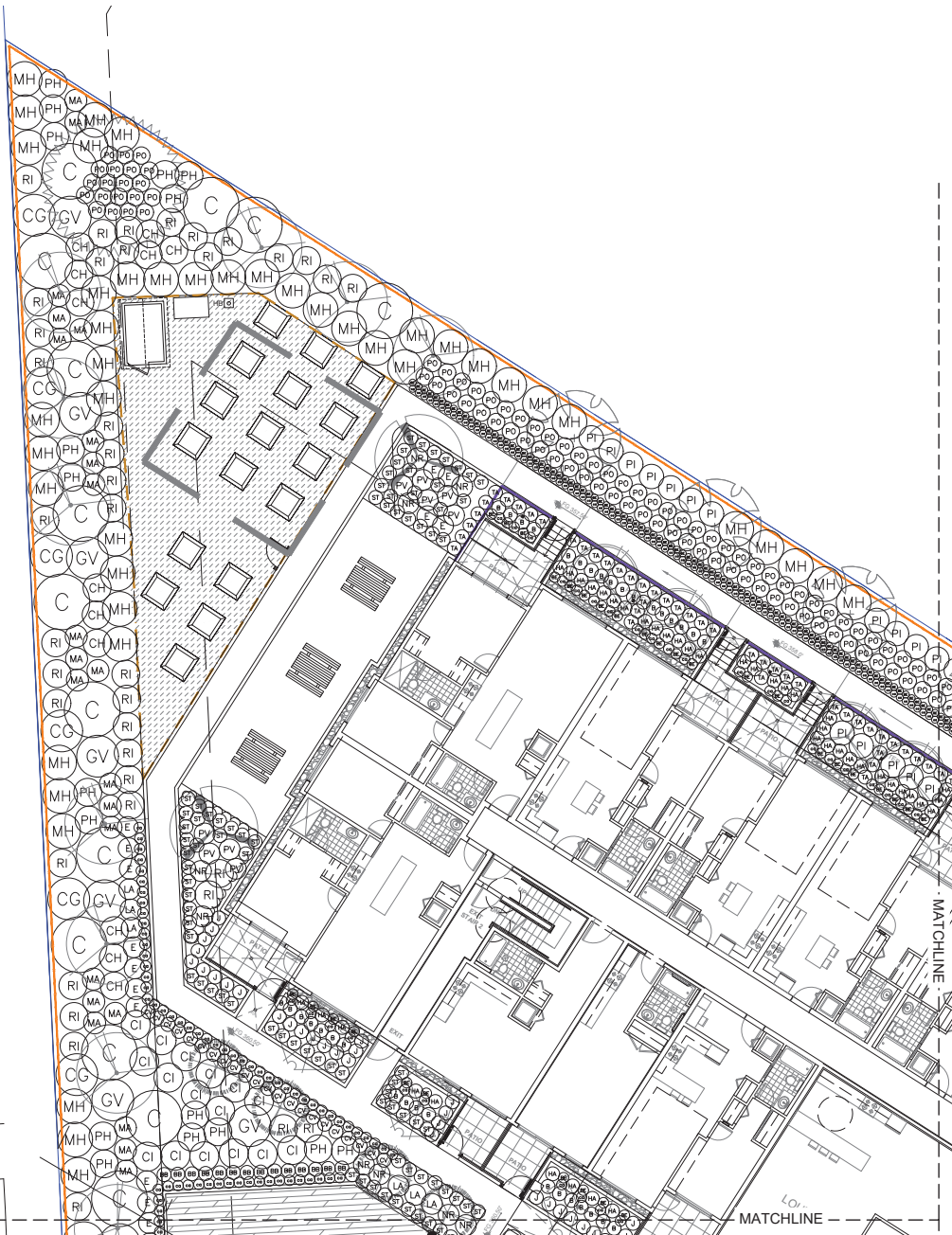
PROJECT:
MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
PHASE 2 SOUTH LANDSCAPE PLAN

DATE: 18.NOV.07 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: RJ **L2**
DESIGN: RJ
CHKD: PCM **OF 10**

18209-14.ZIP PMG PROJECT NUMBER: **18-209**

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PLANT SCHEDULE - PHASE 2

PMG PROJECT NUMBER: 18-209

PLANT	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
10		AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	43 POT; 50CM
125		BERRIS MICROPHYLLA 'NANA'	DWARF BOLD-LEAF BARBERRY	42 POT; 30CM
298		BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	42 POT; 20CM
24		CEANOTHUS 'VICTORIA'	CALIFORNIA LILAC	43 POT; 50CM
94		CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	43 POT; 50CM
82		CISTUS x HYBRIDUS	ROCK ROSE	43 POT; 40CM
12		COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	43 POT; 80CM
14		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	43 POT; 30CM
25		OENELLEA VICTORIANE	ROYAL GRE VILLETIA	42 POT; 40CM
265		JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER	1.5M BAB
127		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	43 POT; 50CM
331		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	42 POT; 40CM
13		NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	42 POT; 40CM
53		PHYSCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	43 POT; 50CM
101		PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	43 POT; 50CM
14		RHODODENDRON 'P.J.M.'	RHODODENDRON LIGHT PURPLE, E. MAY	43 POT; 50CM
150		RIBES SANGUINEUM	RED FLOWERING CURRANT	43 POT; 80CM
52		SARCOCODON HOOKERIANA VAR. HUMULIS	HIMALAYAN SWEET BOX	42 POT; 25CM
68		SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	43 POT; 45CM
313		TAXUS X MEDIA 'HELL'	HILLI YEW	1.2M BAB
33		VACCINIUM OXATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	43 POT; 60CM
GRASS				
165		CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	41 POT
724		CAREX OSHIMENSIS 'EVEREST'	DIVERST FROSTED SEDGE	41 POT
94		MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MADDEN HAIR GRASS	41 POT
411		PENNISETUM ALPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	41 POT
725		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	41 POT
VINE				
5		HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	43 POT; 50CM; STAKED
PERENNIAL				
336		BERGENIA 'BRESSINGHAM WHITE'	HEARTLEAF BERGENIA	15CM POT
44		EUPHORBIA CHARADIAS SPP. 'WULFENI'	CHARADIAS SPURGE	41 POT
212		HELLENORUS x HYBRIDUS	LENTEN ROSE	15CM POT
7		IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFF	9 CM POT
59		LAVANDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	41 POT
47		NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CATMINT	15CM POT
24		PEROVSKIA ATRIPLICIFOLIA 'ROCKETMAN'	RUSSIAN SAGE	41 POT
77		RUBICEKIA FULGIDA VAR SULLIVANTI 'GOLDSTURMUECKEN' YELLOW	AUTUMN JOY STONECROP	15CM POT
278		SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	15 CM POT
GC				
146		CALLUNA VULGARIS 'FIREFLY'	SCOTT'S HEATHER; PINK, GOLD FOLIAGE	41 POT
4		GAL'THERIA SHALON	SALAL	41 POT; 20CM
242		POLYSTICHUM MUNITZUM	WESTERN SWORD FERN	41 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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1	21.MAR.03	NEW ARCH PLAN	SA
2	22.OCT.20	NEW ARCH PLAN/SUB PHASE 2-3	SA
3	21.OCT.24	ISSUED FOR CP	RJ

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PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
PHASE 2 SHRUB PLAN

DATE: 18.NOV.07 DRAWING NUMBER:

SCALE: 1/8"=1'-0"

DRAWN: RJ

DESIGN: RJ

CHKD: PCM

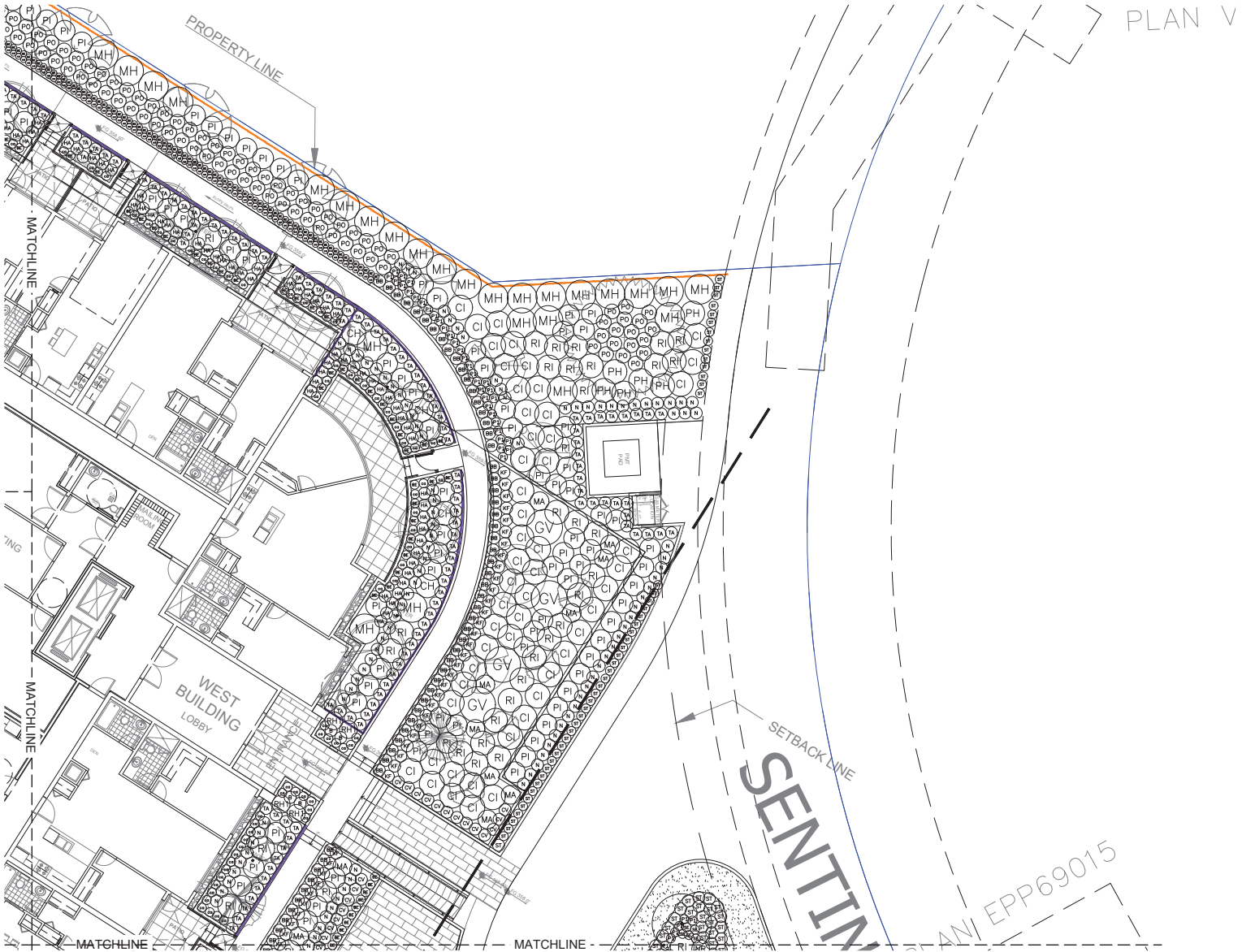
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PLAN V

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1	23.MAR.03	NEW ARCH PLAN	SA
2	22.DEC.20	NEW ARCH PLAN / SPLIT PHASES 2+3	SA
3	21.OCT.14	ISSUED FOR CP	RJ

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PROJECT:
MINT CONDOMINIUM DEVELOPMENT
 6340 McRobb Avenue
 Nanaimo, BC

DRAWING TITLE:
PHASE 2 SHRUB PLAN

DATE: 18.NOV.07 DRAWING NUMBER:
 SCALE: 1/8"=1'-0" **L4**
 DRAWN: RJ
 DESIGN: RJ
 CHKCD: PCM **OF 10**



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2	22 DEC 20	NEW ARCH PLAN/ SPLIT PHASE 2-13	SA
3	21 DEC 14	ISSUED FOR CP	RI

NO. DATE REVISION DESCRIPTION DR.

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PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
PHASE 2 SHRUB PLAN

DATE: 18 NOV 07 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: PCM **L5**
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18-209-14.ZIP PMG PROJECT NUMBER: 18-209

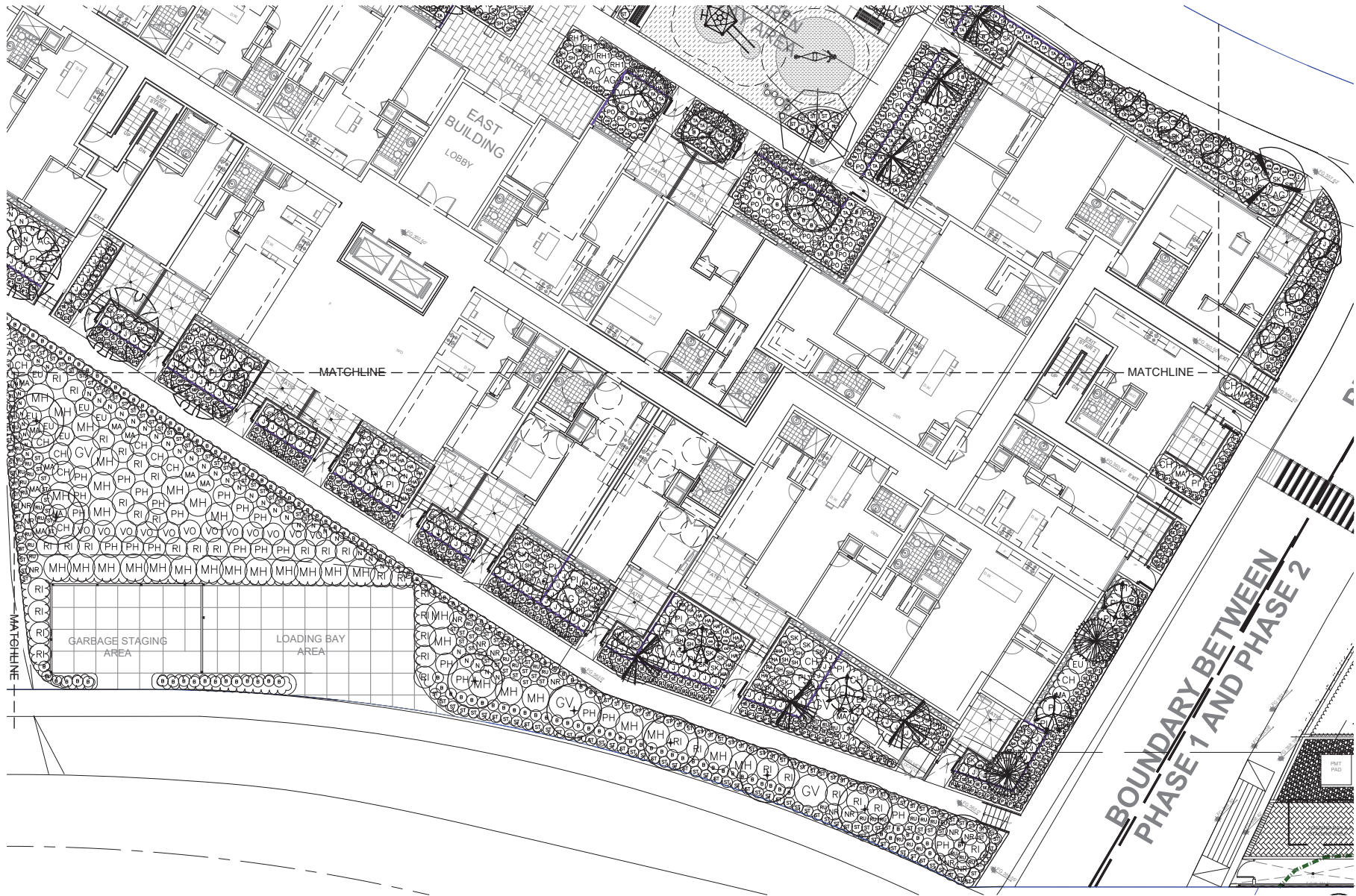
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PROJECT:

**MINT CONDOMINIUM
 DEVELOPMENT**
 6340 McRobb Avenue
 Nanaimo, BC

DRAWING TITLE:

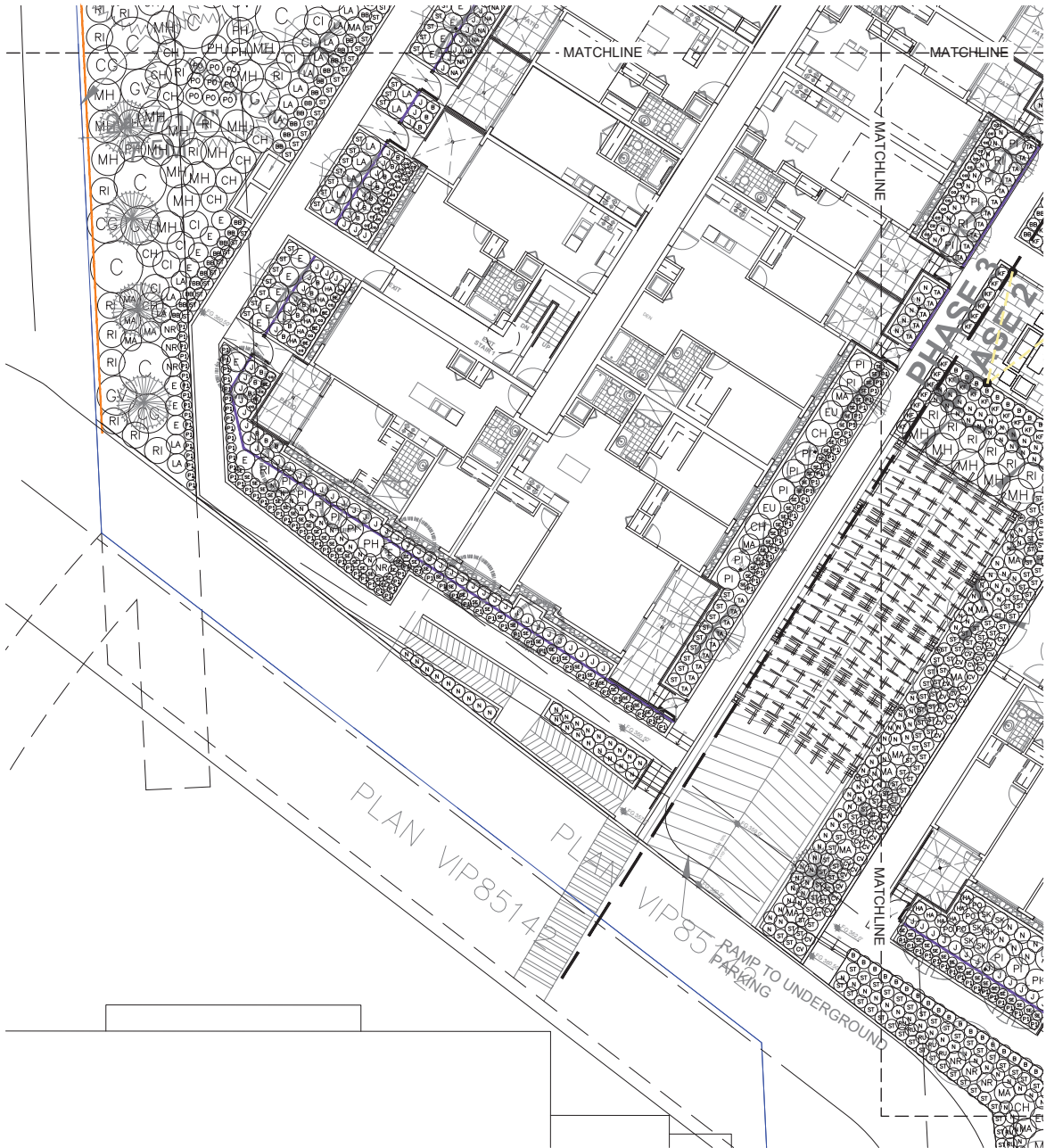
**PHASE 2
 SHRUB PLAN**

DATE: 18 NOV 07 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: RI
 DESIGN: RI
 CHKD: PCM

L6
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2	22-DEC-20	NEW ARCH PLAN/ SPLIT PHASES 2+3	SA
3	21-DEC-14	ISSUED FOR CP	RI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
MINT CONDOMINIUM DEVELOPMENT
 6340 McRobb Avenue
 Nanaimo, BC

DRAWING TITLE:
PHASE 2 SHRUB PLAN

DATE: 18-NOV-07 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: RI
 DESIGN: RI
 CHKD: PCM

L7
 OF 10

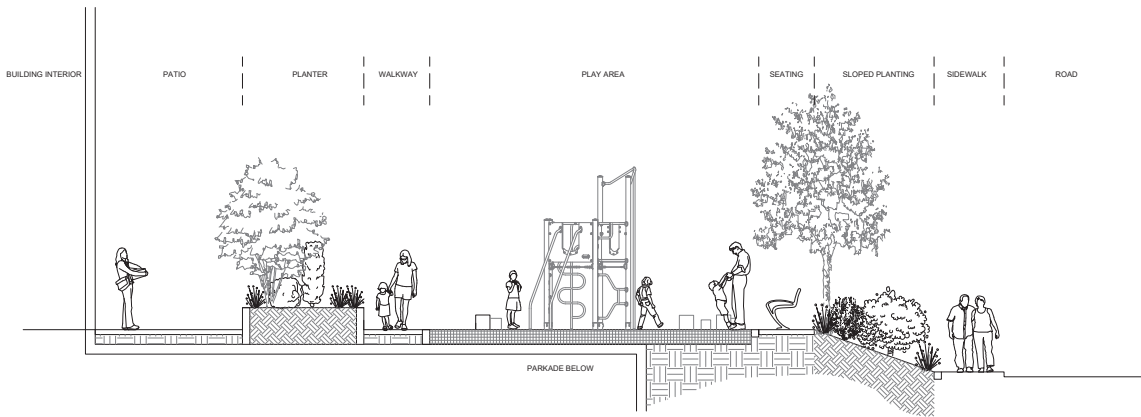
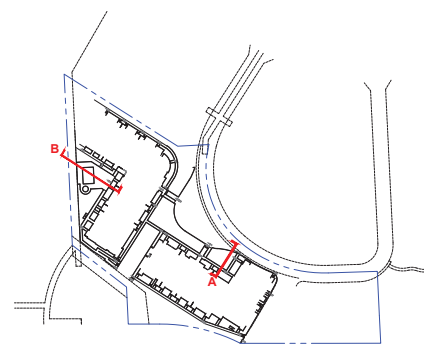
18209-14.ZIP PMG PROJECT NUMBER: 18-209

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2023-MAR-03
 Current Planning

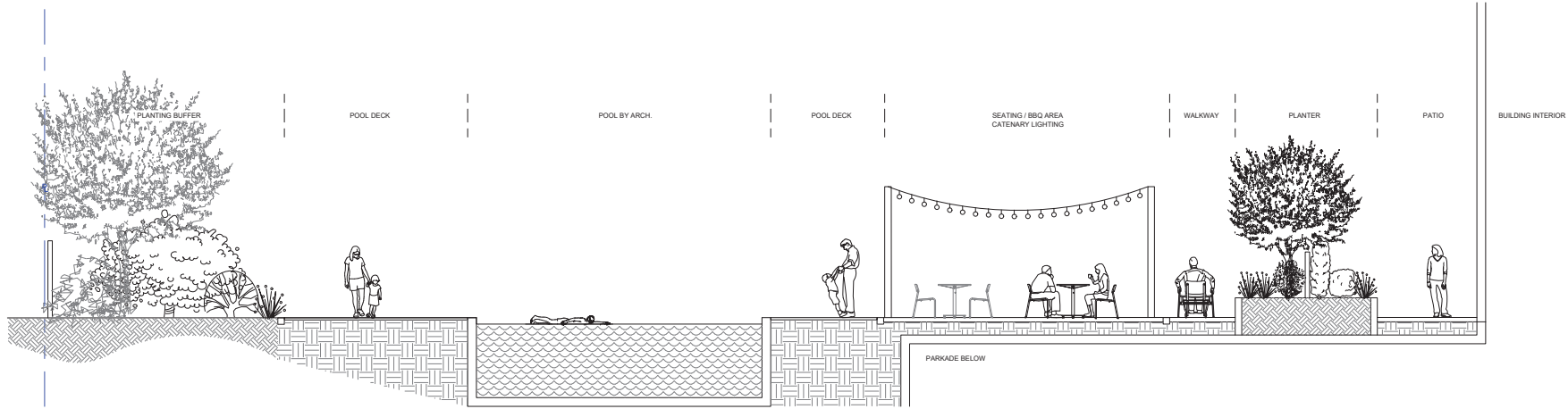
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pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia V5C 6G9
 p. 604-294-0011 • f. 604-294-0022

SEAL:



A SECTION THROUGH PLAY AMENITY
 SCALE: 1/4"=1'-0"



B SECTION THROUGH POOL AMENITY
 SCALE: 1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.OCT.14	ISSUED FOR CP	RJ
2	22.OCT.20	NEW ARCH PLAN / SPLIT PHASES 2+3	SA
3	23.MAR.23	NEW ARCH PLAN	SA

CLIENT:

PROJECT:
MINT CONDOMINIUM DEVELOPMENT
 6340 McRobb Avenue
 Nanaimo, BC

DRAWING TITLE:
PHASE 2 SECTION

DATE: 18.NOV.07 DRAWING NUMBER:
 SCALE: AS SHOWN **L9**
 DRAWN: RJ
 DESIGN: RJ
 CHKD: PCM **OF 10**

PMG PROJECT NUMBER: 18-209

18-209-14.ZIP

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SEAL:

FURNISHINGS



MAGLIN FORD TABLES AND CHAIRS

NO.	DATE	REVISION DESCRIPTION	DR.
1	23-MAR-23	NEW ARCH PLAN	SA
2	22-DEC-20	NEW ARCH PLAN (SLOT FIXES 3-1)	SA
3	21-DEC-14	ISSUED FOR OP	RJ

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

**PHASE 2
DETAILS**

DATE: 18-NOV-07 DRAWING NUMBER:

SCALE: AS SHOWN

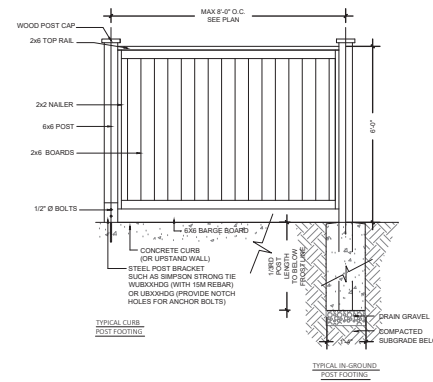
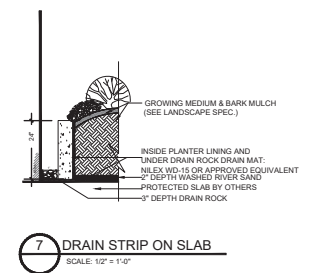
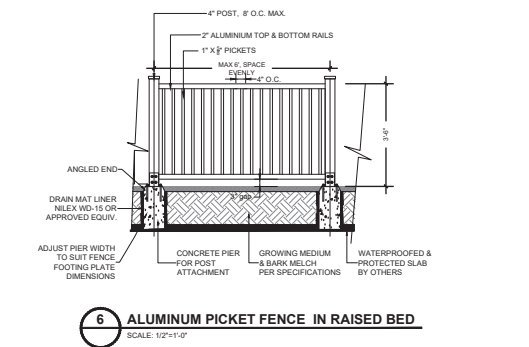
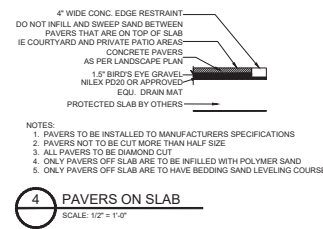
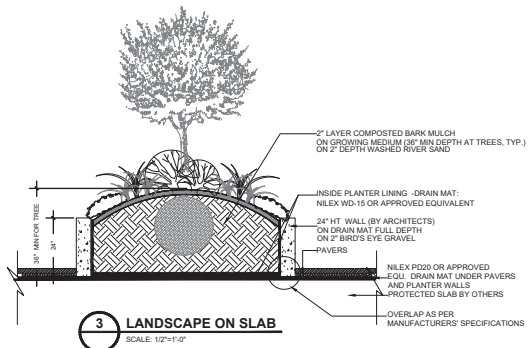
DRAWN: RJ **L10**

DESIGN: RJ

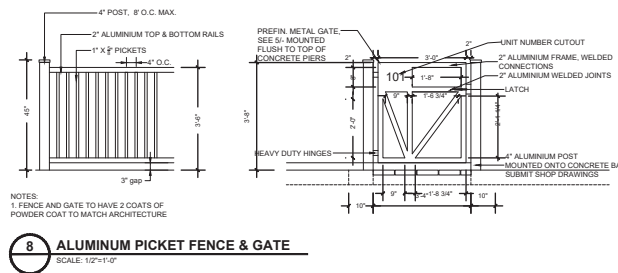
CHKD: PCM **OF 10**

18-209-14.ZIP

PMG PROJECT NUMBER: 18-209



- GENERAL WOOD FENCE NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.), GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".



- NOTES:**
1. FENCE AND GATE TO HAVE 2 COATS OF POWDER COAT TO MATCH ARCHITECTURE.

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	03-09-2023

PHASE 2
PHASE 1



SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR.
NORTH VANCOUVER
V7V 3G7
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EMAIL : rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

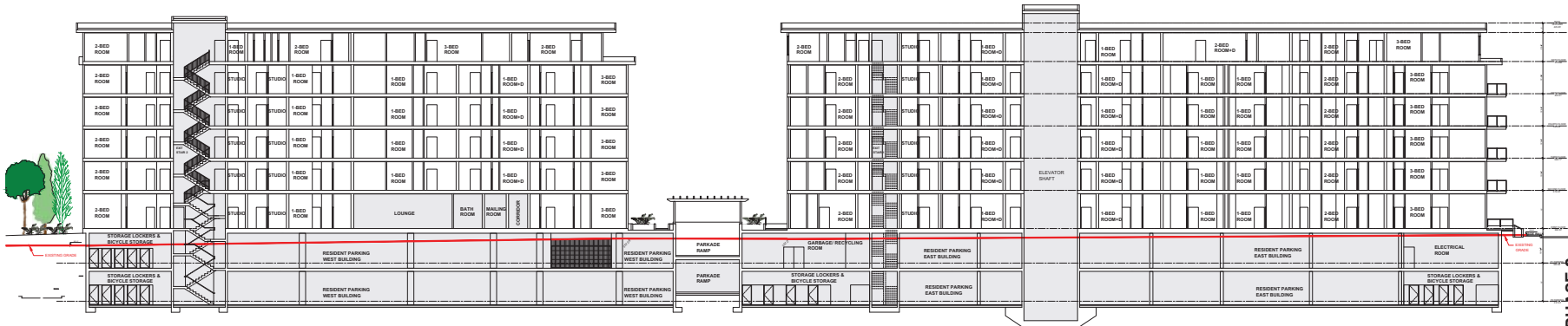
DRAWING TITLE :

PHASES 2&3
EAST&WEST BUILDING
SITE SECTIONS(A-A&B-B)

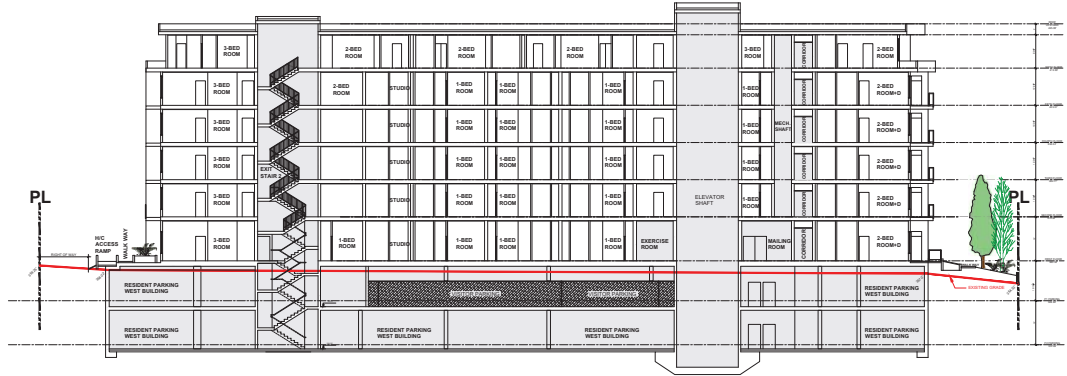
SEAL	A-00
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DATE : 12-28-2021	DRAWN : F.N.
SCALE : 1/8"=1'-0"	CHECKED : R.S.

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SECTION A-A



SECTION B-B



MARCH, 22 - 10 AM



MARCH, 22 - 12 PM



MARCH, 22 - 14 PM



MARCH, 22 - 18 PM

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	20-03-2023



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 EMAIL: r.rosales@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
 RESIDENTIAL APARTMENT
 PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
 MARCH, 22
 10 AM-12, 14 & 18 PM

SEAL
A-23

DATE : DRAWN : F.N.

SCALE : N/A CHECKED : R.S.

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2023-MAR-03
 Current Planning



JUNE, 22 - 10 AM



JUNE, 22 - 12 PM



JUNE, 22 - 14 PM



JUNE, 22 - 18 PM

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	03-09-2023



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PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
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PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
JUNE, 22
10 AM- 12, 14 & 18 PM

SEAL	A-24
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DATE :	DRAWN : F.N.
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Current Planning

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	23-09-2023



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PROJECT NO. 03 - 18

PROJECT :

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 PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
 SEPTEMBER,22
 10AM- 12,14&18 PM

SEAL	A-25
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DP1260
2023-MAR-03
 Current Planning



SEPTEMBER, 22 - 10 AM



SEPTEMBER, 22 - 12 PM



SEPTEMBER, 22 - 14 PM



SEPTEMBER, 22 - 18 PM

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