

Pacific West Architecture  
Inc.

1200 West 73rd Ave  
(Airport Square)  
Suite 940  
Vancouver B.C. V6P 6G5

Office: 604 558 3064  
www.pwaarchitecture.com

Apr 19, 2024

## **Re: Design Rationale for Development Application 3530 Hillside Ave**

This development proposes 22 dwelling units in 6 townhouse building form on site based on its current R10 zoning and Suburban Neighbourhood land use designation.

### **Site Context**

The project site is located within the Rutherford Neighbourhood, to the south edge of the Linley Valley Park. Currently the property has a single family house on site. The east and west neighbour sites along Hillside Ave are also utilized as single family residential. The site is also located in DPA 6: Steep Slope Development Area.

### **Planning and Site Design**

The total site area of 14409 square meters. Driveway entry will be set at the southeast of the site, going northwest and following the general topographical condition of the terrain. Building#1 to 5 sit on both sides of the new internal road, paralleled with the contour lines. Building #6 is in the site entry area, in a one-family building form. A pocket park, an amenity area with a children's play area, and a range of patios and greenspaces are planned on site, in order to increasing the ecological and aesthetical assets of the development. A continuous walkway is provided from the site entry, through the south side of the buildings, all the way to the end of the internal road.

The subject property is within the Steep Slope Development Area. We as the project architect have worked closely with the other consultants to produce a reliable design which will minimize impacts on the surrounding environment and advance the safety and comfortability of the development. The buildings are staggered into the slope to match the changing grade as it slopes down from Hillside Ave to the Linley Valley Park.

Two visitor parking spaces is provided between Accessible between Buildings 1 and 2, and a Full Sized between buildings 3 and 4.

### **Building Design**

There are two types of units in this development. The units (Type A) in Building #1 and 2 consists of 5 bedrooms, as well as private patio, and side-by-side 2-car garage. The units (Type B) in Building #3, 4, and 5 have 3 bedrooms + den, private patio, and side-by-side 2-car garage. The third floor of each unit type will have views to the park area. Unit Type C in Building#6 also has 3 bedrooms +

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den, in a unique one-family building form. Its entry and parking will face to the east side.

### **Material and Color**

The buildings are contemporary style incorporating a flat roof, generous balconies and large frame windows. The exterior finishes are comprised of a mix of Hardie panel siding in a variety of colors, metal cladding, glass railing, and stone veneer. Materials will be durable and simple in a modern manner. The overall interplay of shapes, proportions, durable materials and varied colours provides enduring interest to the facades and roof-lines.

### **Summary**

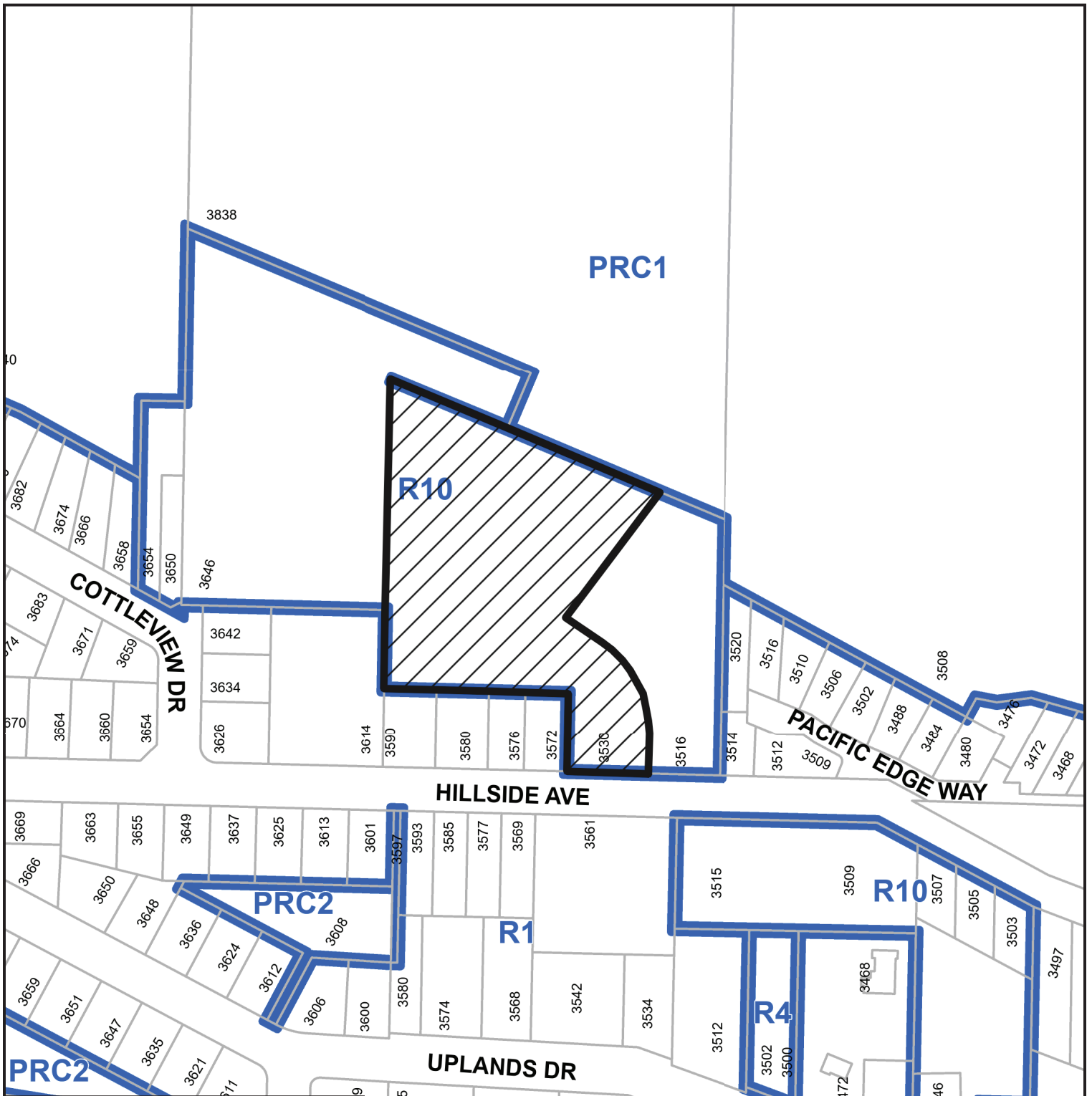
This project will provide family oriented housing and help promote sustainable growth in its neighborhood. The development creates multi-family density while maintaining comfort, private, and safe living experience. We believe this development will bring interest and benefit for the community. We welcome your feedback, and look forward to receiving your support on this project.

Respectfully submitted,



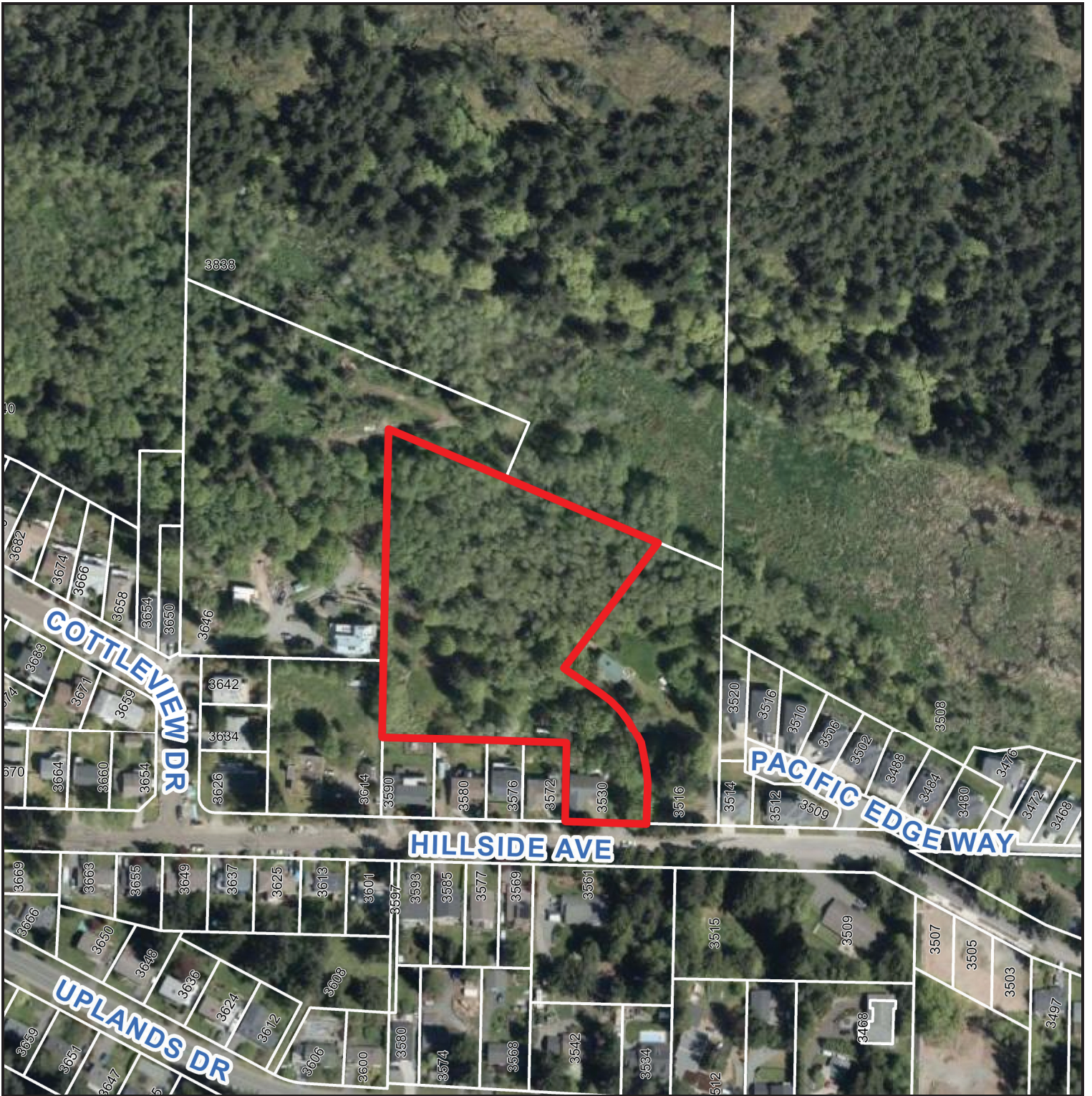
Patrick Xu Yang, Architect.AIBC  
Pacific West Architecture Inc.

# SUBJECT PROPERTY MAP

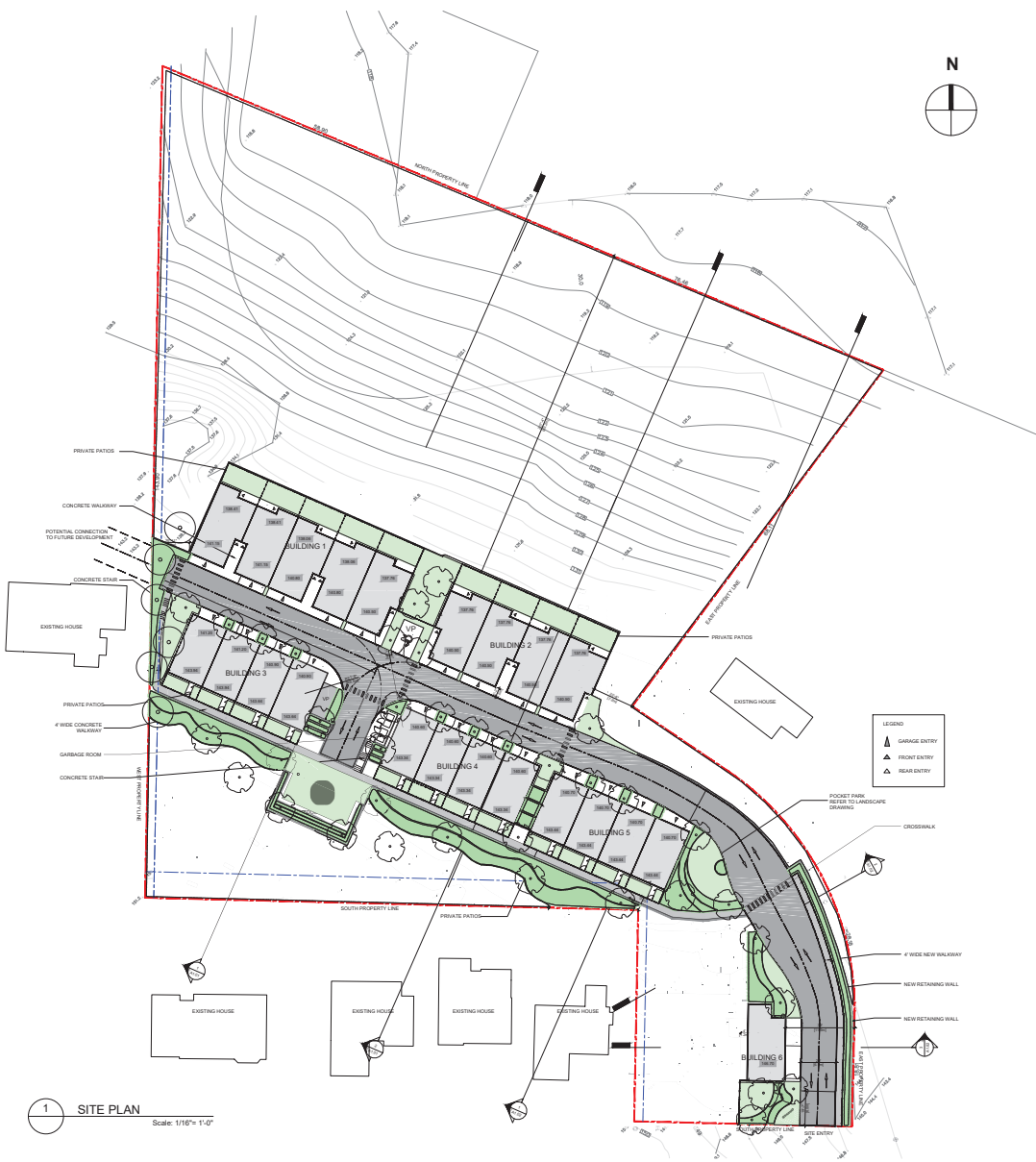


 3530 Hillside Avenue

# AERIAL PHOTO



 3530 Hillside Avenue



PROJECT DESCRIPTION	
Civic Address	3530 HILLSIDE AVE
Legal Address	LOT A, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 41704, EXCEPT PART IN PLAN 43780
Existing Zoning	R10
Proposed Zoning	R10
Proposed Use	Multi-Family Residential

SITE INFORMATION							
	<table border="1"> <thead> <tr> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>Site Area</td> <td>14409.6</td> </tr> <tr> <td></td> <td>155,103.9</td> </tr> </tbody> </table>	Square Meters	Square Feet	Site Area	14409.6		155,103.9
Square Meters	Square Feet						
Site Area	14409.6						
	155,103.9						

DEVELOPMENT REGULATIONS			
CRITERIA	R10 Zone Requirement		Proposed
Building Height	9.0m with more than 4:12 roof slope 7.0m with less than 4:12 roof slope		9m
Front Yard (South)	4.5m		5.0m
Side Yard (West)	1.5m		3.1m
Side Yard (East)	1.5m		7.2m
Rear Yard (North)	7.5m		63.2m
Lot Coverage	40%	62041 SQ.FT	Building 1: 4727 SQ.FT Building 2: 3779 SQ.FT Building 3: 2993 SQ.FT Building 4: 2993 SQ.FT Building 5: 2993 SQ.FT Building 6: 867 SQ.FT Total: 183562 SQ.FT (11.8%)
FSR	base: 0.45 +0.1 if at least 1 unit meet Tier 1 Requirement +0.15 if meet Tier 2 Requirement	69796 SQ.FT	Building 1: 7360 SQ.FT Building 2: 6508 SQ.FT Building 3: 2993 SQ.FT Building 4: 6508 SQ.FT Building 5: 6508 SQ.FT Building 6: 1869 SQ.FT Total: 35261 SQ.FT (0.227)
Density	16 units per hectare, excluding watercourse and dedication	Maximum 22 units	22 units

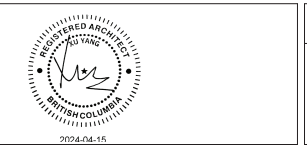
PARKING REGULATIONS				
	Required	Provided		
Minimum Parking Requirements	Residents	Area 1 2 BR: 1.8 3 BR: 2.0 2.0 x 22 units=44	44 for residents	
	Visitors	1 space for every 22 spaces	2 visitor parkings are provided	
	Accessible Parking	1-10.0 11-32.1 33-100.1 per 33 spaces 44/33=1.3	1 provided	
Parking Dimensions	Total		46	
	Regular	90°: 2.75 x 5.8 m	90°: 2.75 x 5.8 m	
		Parallel: 2.5 x 6.71 m	N/A	
	Sub Total		all parkings in 90°	
	Small Car	2.5 x 4.6 m, max 40%	9 (20%) small car at 2.5 x 4.6 m	
	Accessible Parking	3.7 x 5.6 m	1 accessible parking at 3.7 x 5.6 m	
Aisle Width	90°: 6.7m	6.1m / 20'		
Total		46		
Loading Requirement	not required for residential development			
Bicycle Parking Requirements (with private garage in each unit)	Long Term	0.5 per unit: 0.5 x 44=22	1 per unit, 22 provided	
	Short Term	0.1 per unit: 0.1 x 22=2.2	2 provided	

Unit Type Breakdown	Unit Type	# of Units	# of Bedroom	Floor Area (sq ft)	Floor Area (m2)	Garage Style	Building Height	Building #
Type A	9	3	1,472	136.8	Double	9m	Building 1, 2	
Type B	12	3	1,627	151.2	Double	9m	Building 3, 4, 5	
Type C	1	3	1,889	173.6	Double	9m	Building 6	
Total	22	3-Bedroom Units: 44	34,641	3,218.3	44 Double	N/A	N/A	

1 SITE PLAN  
Scale: 1/16" = 1'-0"

RECEIVED  
DP1343  
2024-APR-24  
Current Planning

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ISSUES	DATE
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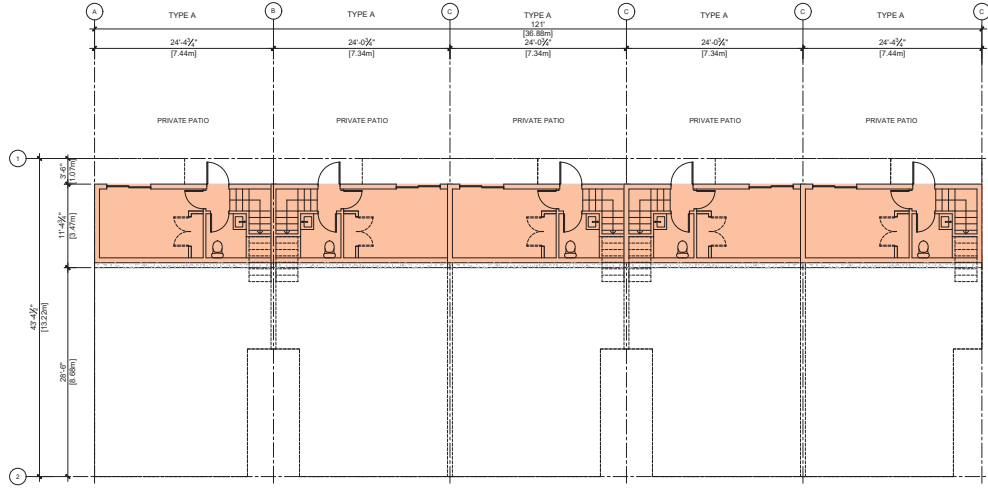
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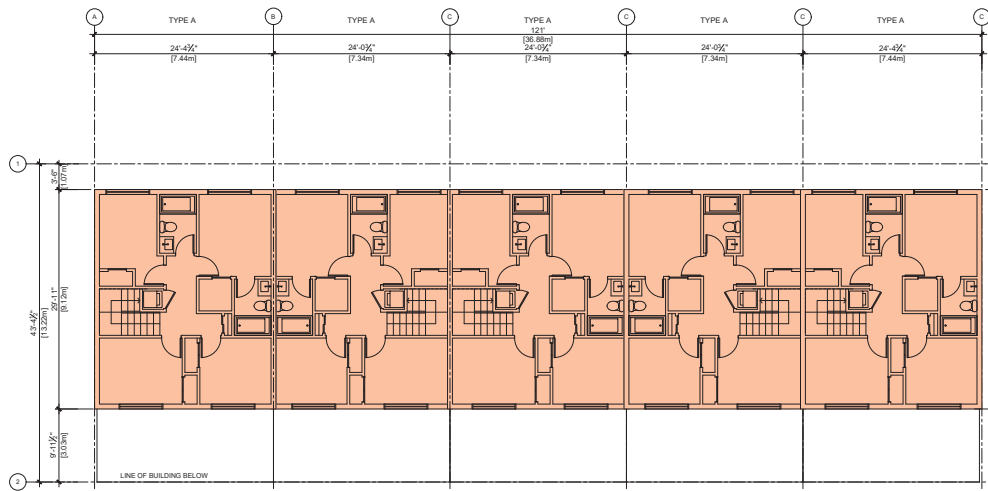
PROJECT  
**NEW TOWNHOUSE DEVELOPMENT**  
3530 HILLSIDE AVE  
NANAIMO, BC

DRAWING TITLE  
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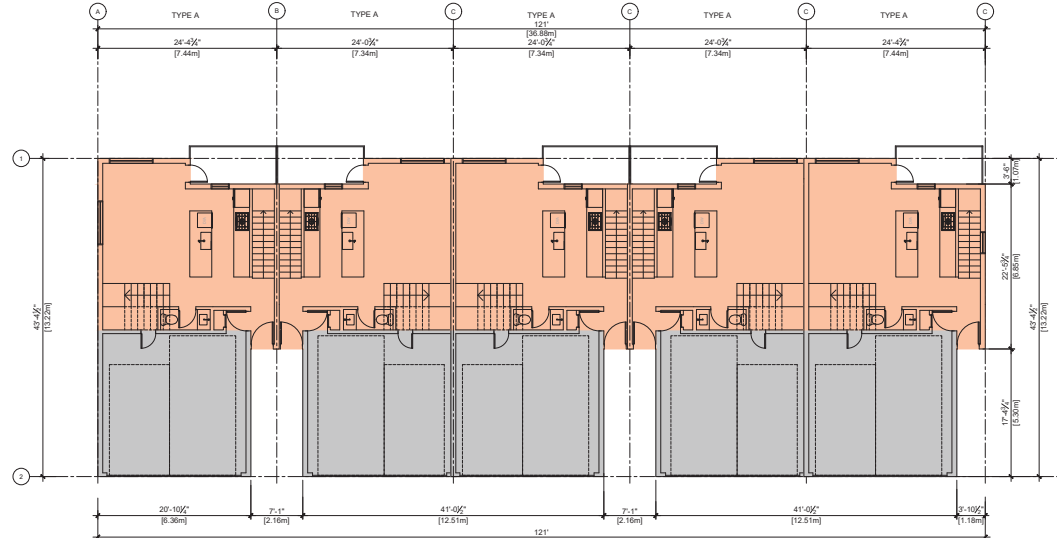
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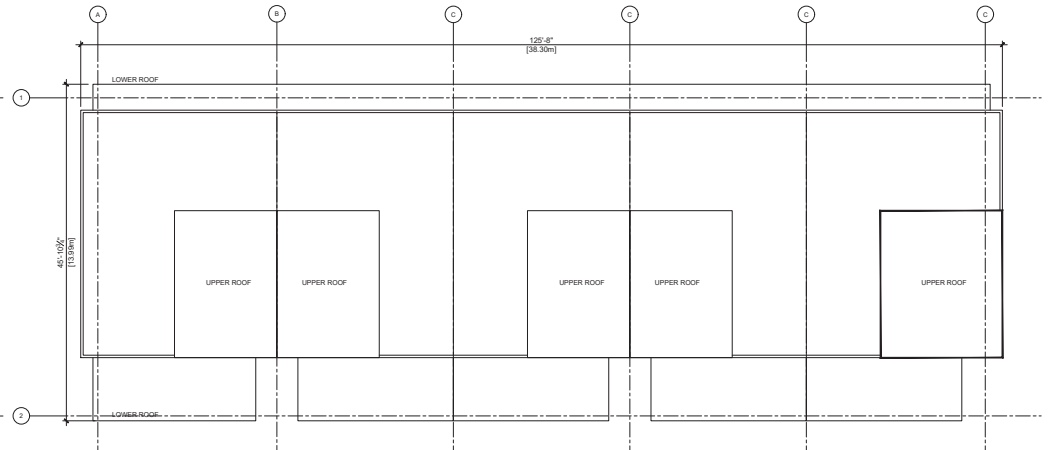
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3 BUILDING 1 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 BUILDING 1 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



4 BUILDING 1 ROOF PLAN  
Scale: 1/8" = 1'-0"



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ISSUES	DATE
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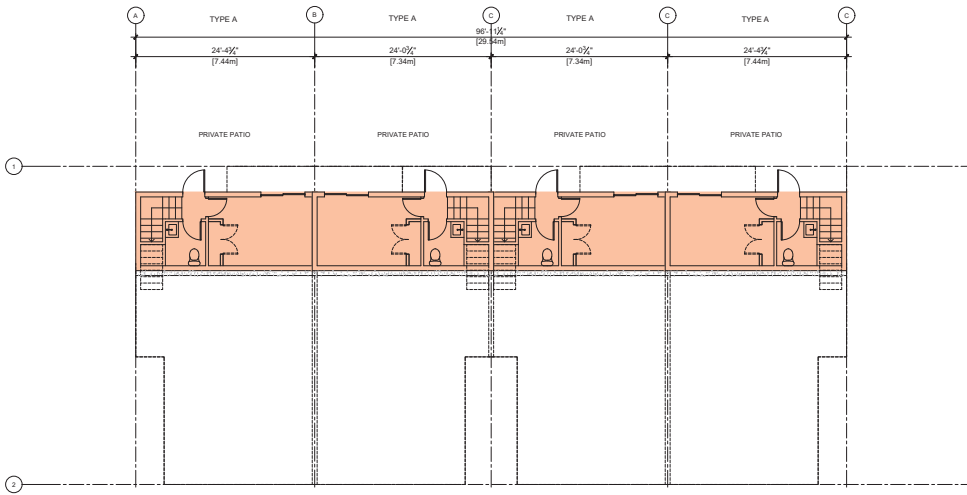
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PROJECT  
**NEW TOWNHOUSE DEVELOPMENT**  
3530 HILLSIDE AVE  
NANAIMO, BC

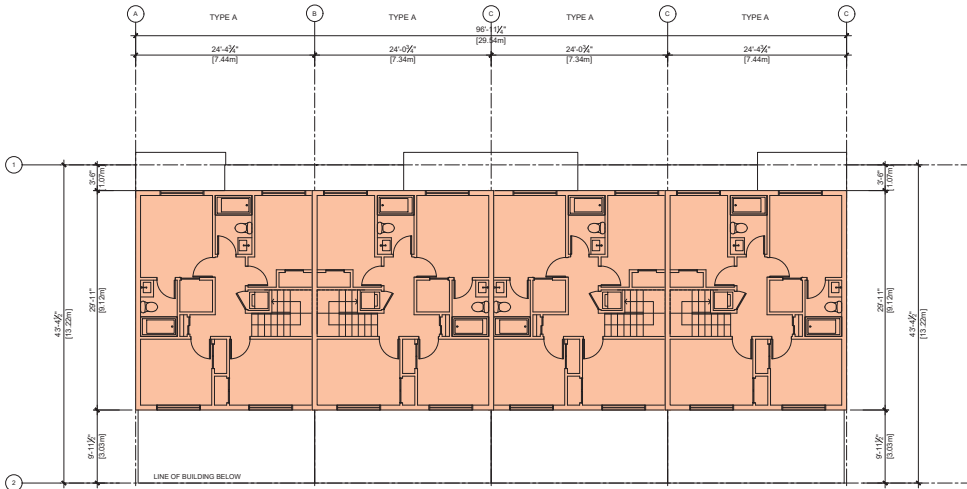
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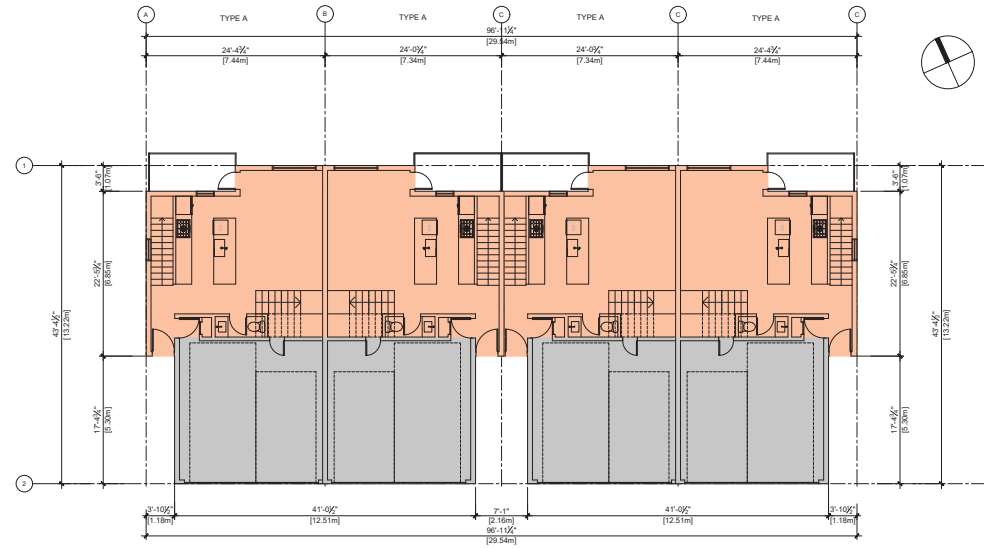
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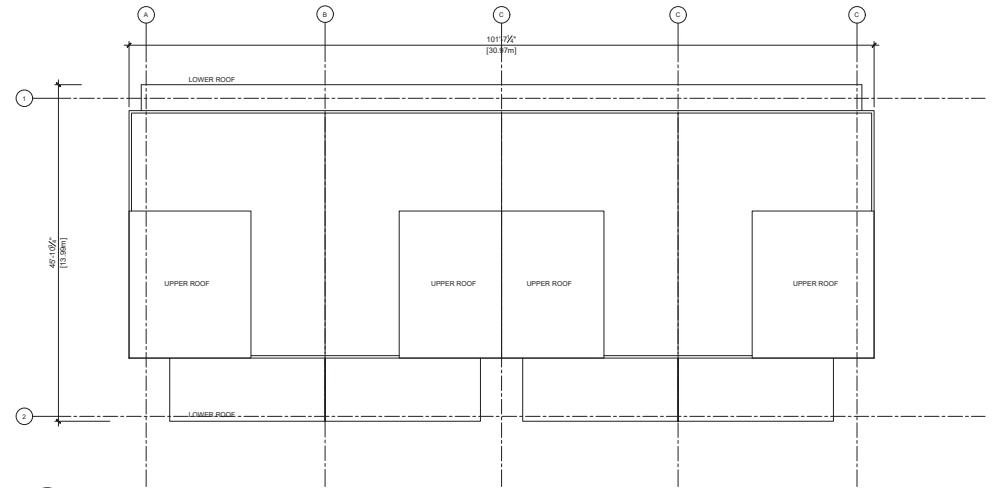
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Scale: 1/8" = 1'-0"



2 BUILDING 2 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



4 BUILDING 2 ROOF PLAN  
Scale: 1/8" = 1'-0"



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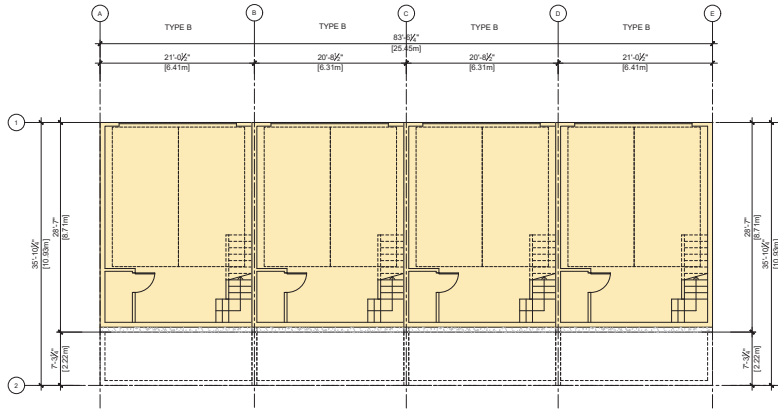
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PROJECT  
**NEW TOWNHOUSE DEVELOPMENT**  
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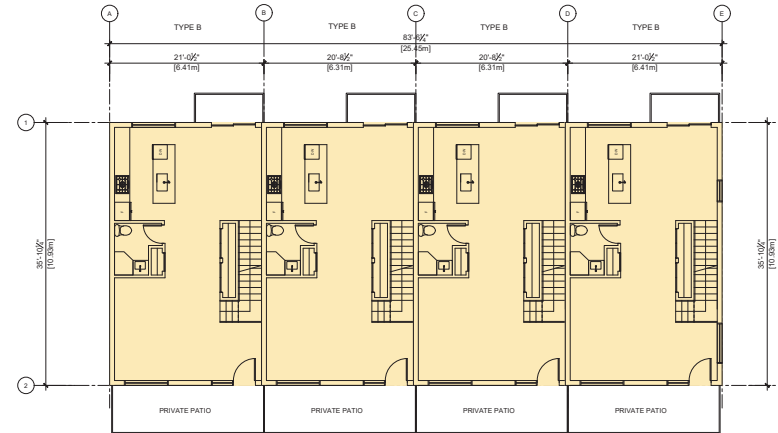
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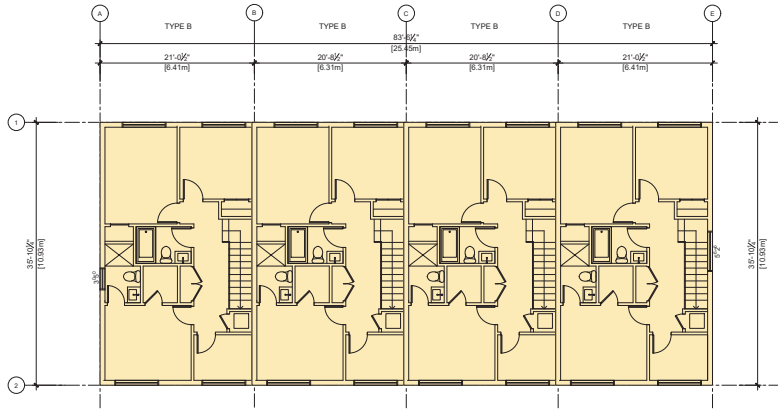
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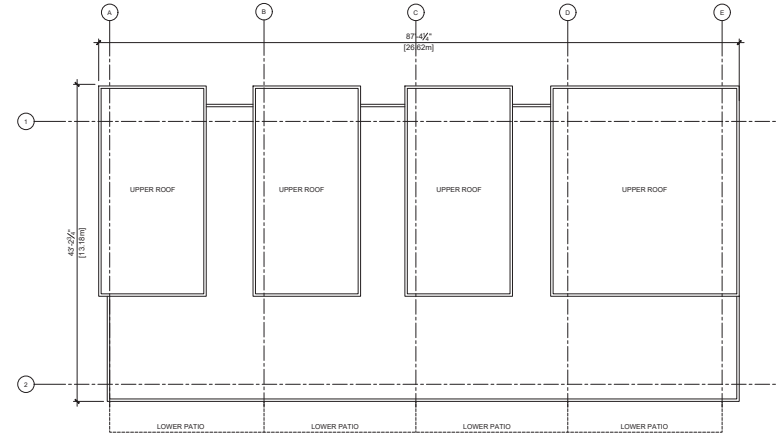
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2 BUILDING 3 SECOND FLOOR PLAN  
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3 BUILDING 3 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



4 BUILDING 3 ROOF PLAN  
Scale: 1/8" = 1'-0"



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ISSUES	DATE
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1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION APR 15, 2024

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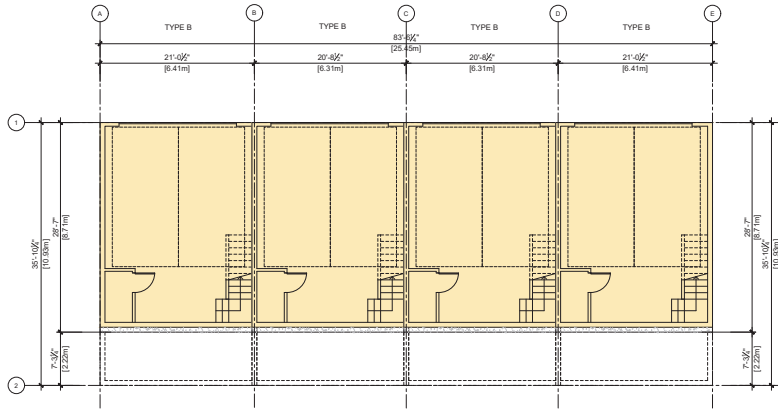
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**NEW TOWNHOUSE DEVELOPMENT**  
3530 HILLSIDE AVE  
NANAIMO, BC

DRAWING TITLE  
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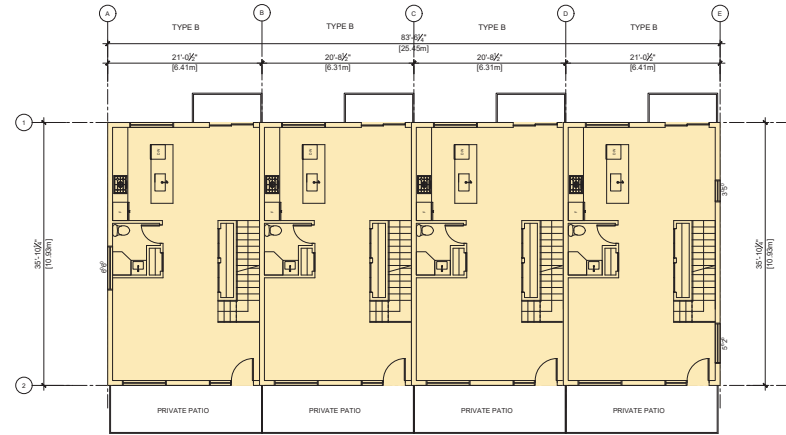
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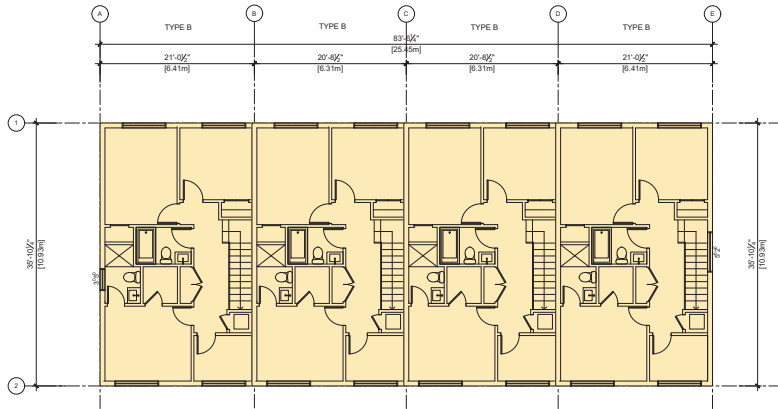




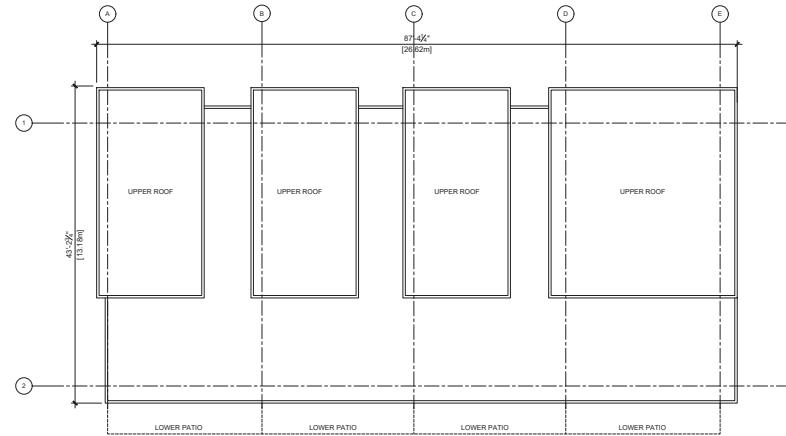
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3 BUILDING 4 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



4 BUILDING 4 ROOF PLAN  
Scale: 1/8" = 1'-0"



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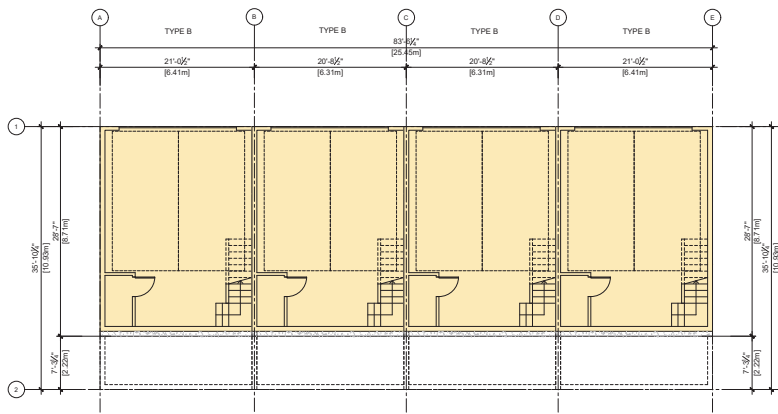
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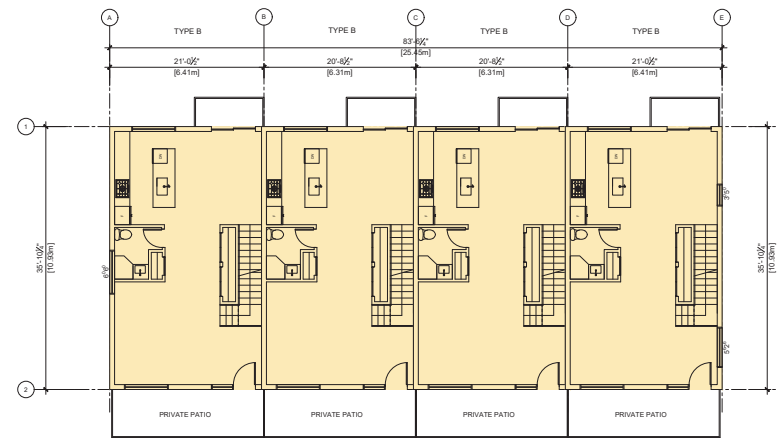
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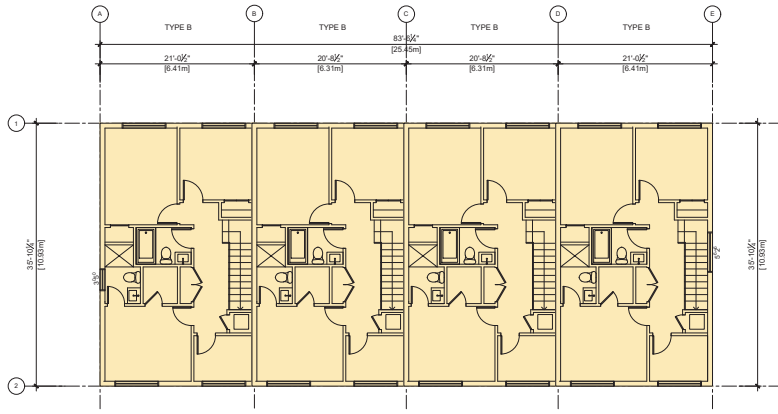
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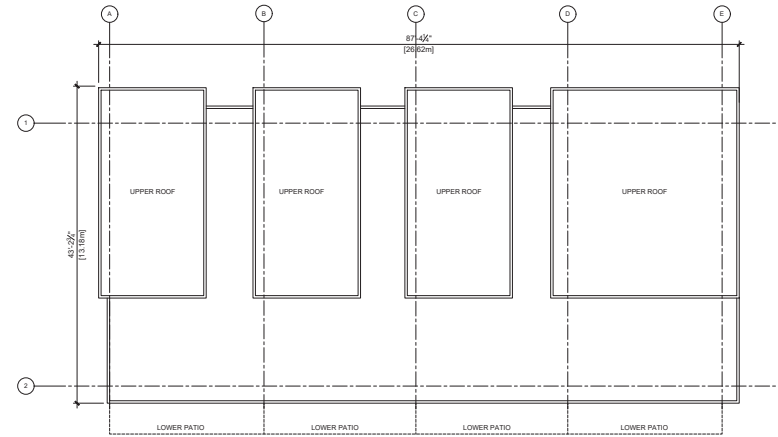
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4 BUILDING 5 ROOF PLAN  
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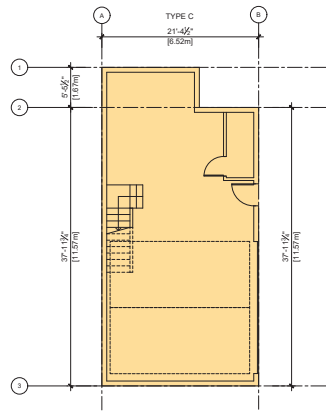
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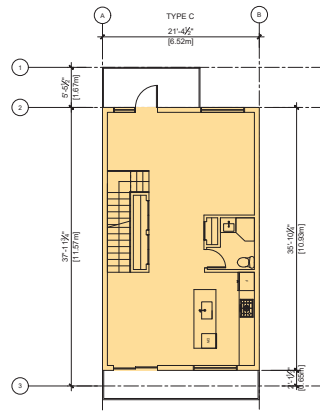
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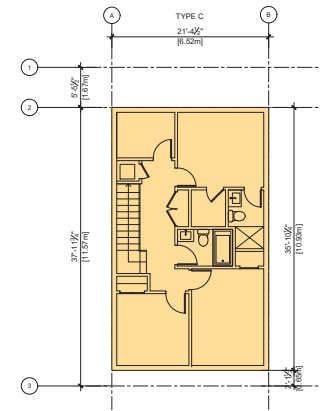
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Scale: 1/8" = 1'-0"



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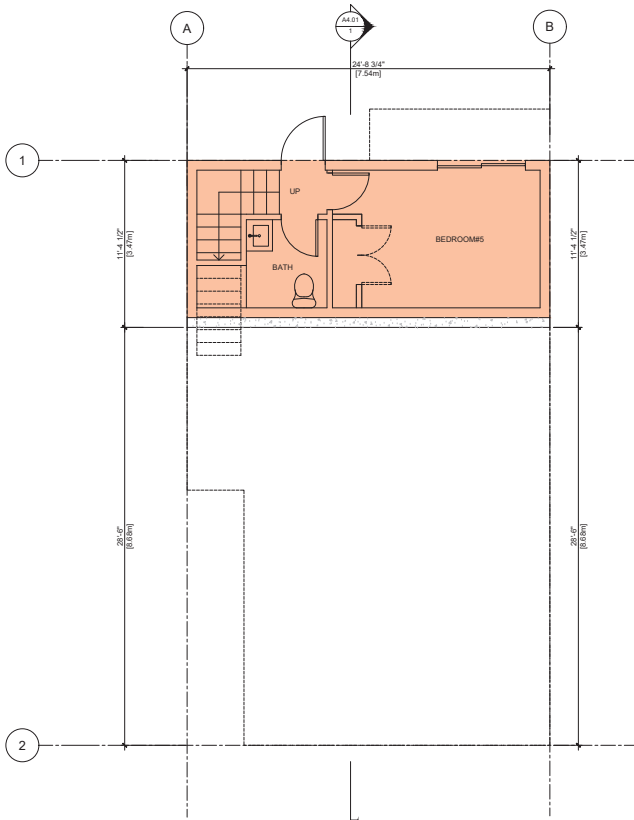
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1 ISSUED FOR DEVELOPMENT PERMIT APPLICATION	APR 15, 2024

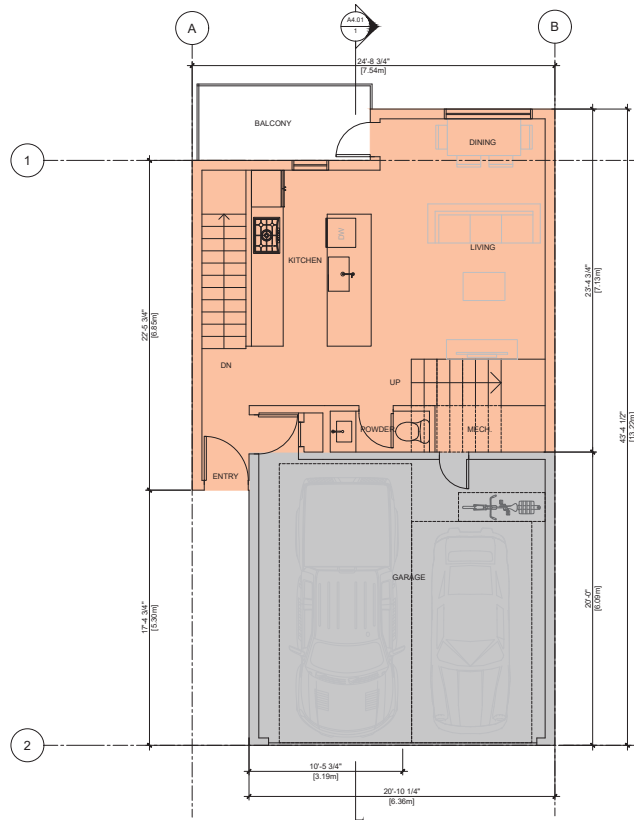
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PROJECT <b>NEW TOWNHOUSE DEVELOPMENT</b> 3530 HILLSIDE AVE NANAIMO, BC DRAWING TITLE <b>BUILDING PLAN</b>
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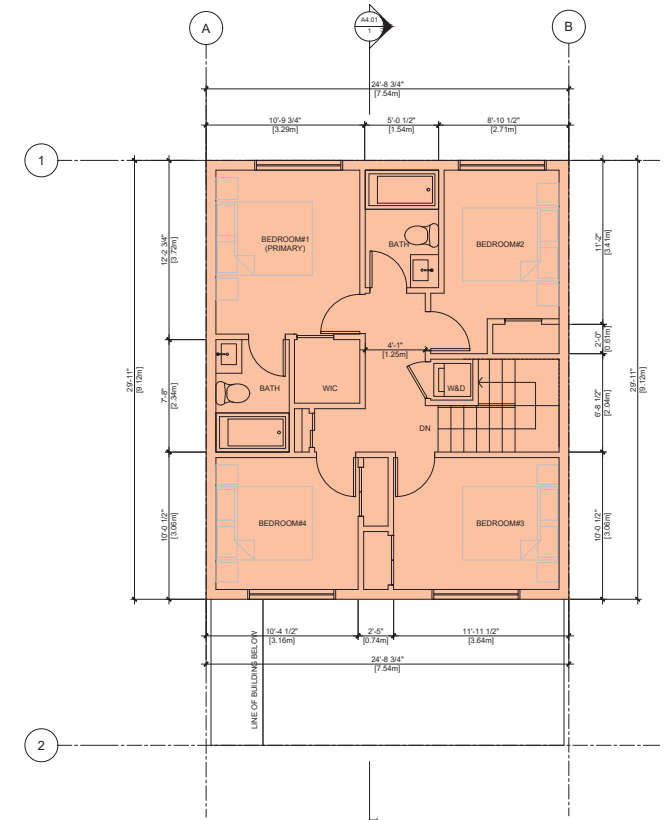
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2 TYPE A PLAN - SECOND FLOOR  
Scale: 1/4" = 1'-0"



3 TYPE A PLAN - THIRD FLOOR  
Scale: 1/4" = 1'-0"

UNIT TYPE A		FLOOR AREA	
5-BEDROOM with 3.5 BATHROOM			
L1	258 SQ.FT	24.0 m <sup>2</sup>	
L2	934 SQ.FT	86.8 m <sup>2</sup>	
EXCLUSION	GARAGE: -403 SQ.FT	-37.4 m <sup>2</sup>	
	MECH ROOM: -24 SQ.FT	-2.2 m <sup>2</sup>	
L3	707 SQ.FT	65.7 m <sup>2</sup>	
TOTAL	1472 SQ.FT	136.9 m <sup>2</sup>	



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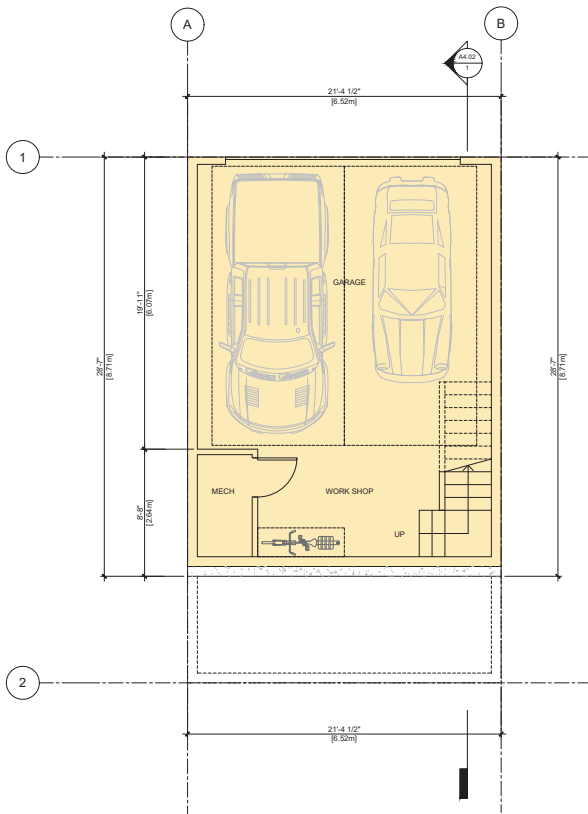
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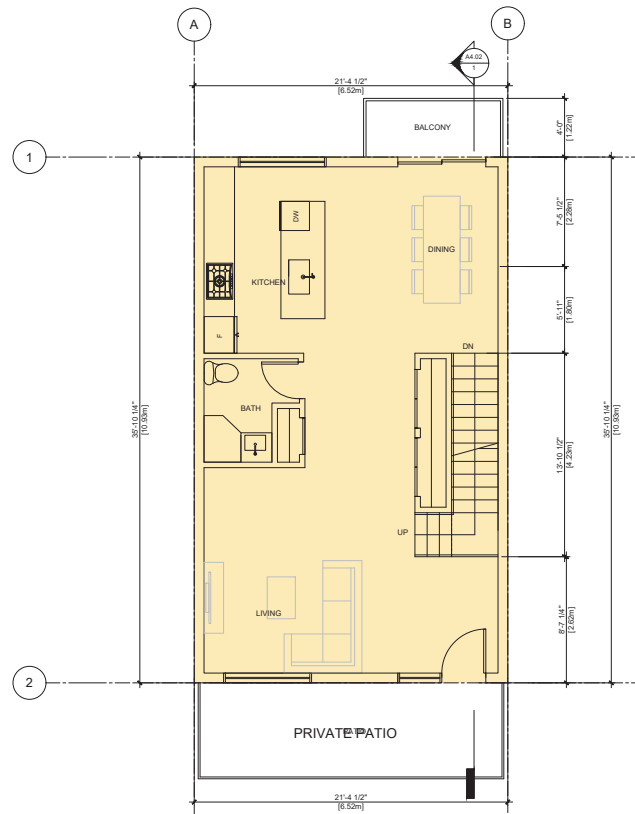
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**2024-APR-24**  
CURRENT PLANNING

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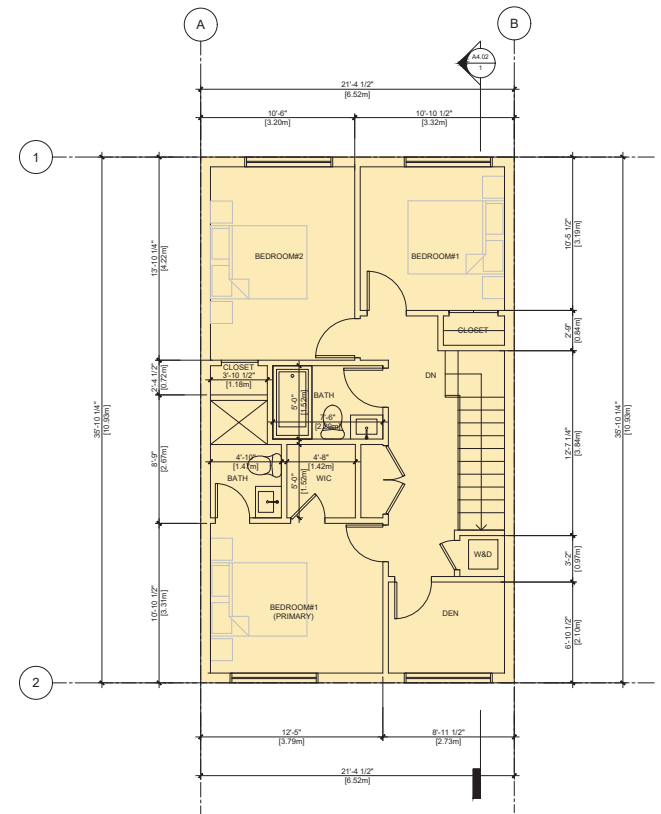
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2 TYPE B PLAN - SECOND FLOOR  
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3 TYPE B PLAN - THIRD FLOOR  
Scale: 1/4" = 1'-0"

UNIT TYPE B		FLOOR AREA	
3-BEDROOM+DEN with 3 BATHROOM & WORKSHOP			
L1		578 SQ.FT	53.7 m <sup>2</sup>
EXCLUSION	GARAGE:	-407 SQ/FT	-37.8 m <sup>2</sup>
	MECH ROOM:	-30 SQ/FT	-2.8 m <sup>2</sup>
L2		743 SQ.FT	69.0 m <sup>2</sup>
L3		743 SQ.FT	69.0 m <sup>2</sup>
TOTAL		1627 SQ.FT	151.1 m <sup>2</sup>



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ISSUES	DATE
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1	ISSUED FOR DEVELOPMENT PERMIT APPLICATION APR 15, 2024

PROJECT NUMBER	A47
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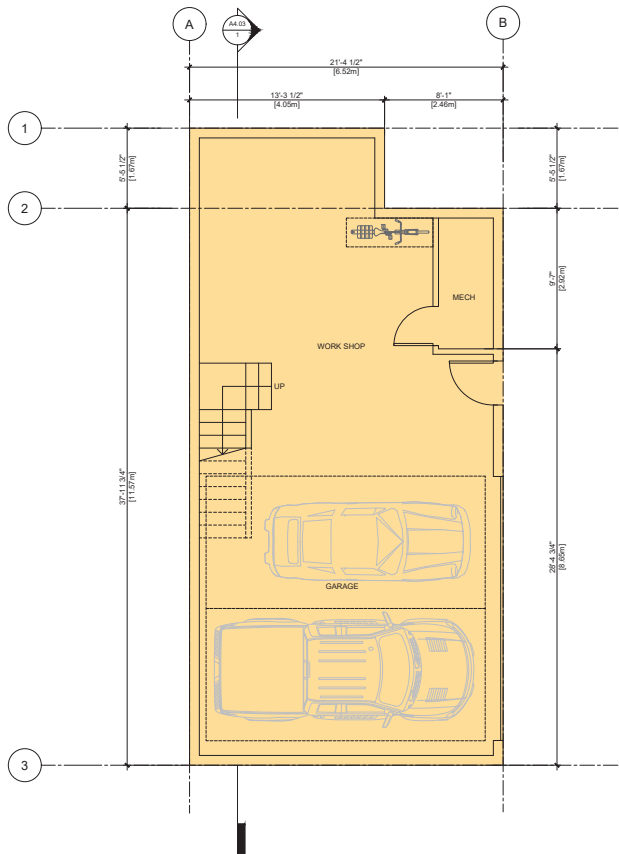
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NANAIMO, BC

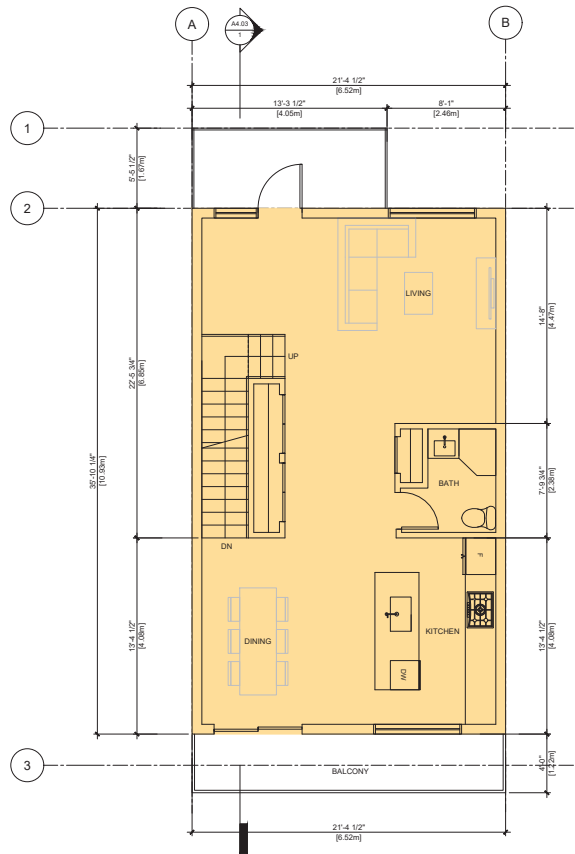
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**RECEIVED**  
**DP1343**  
**2024-APR-24**  
Current Planning

DRAWING NO.

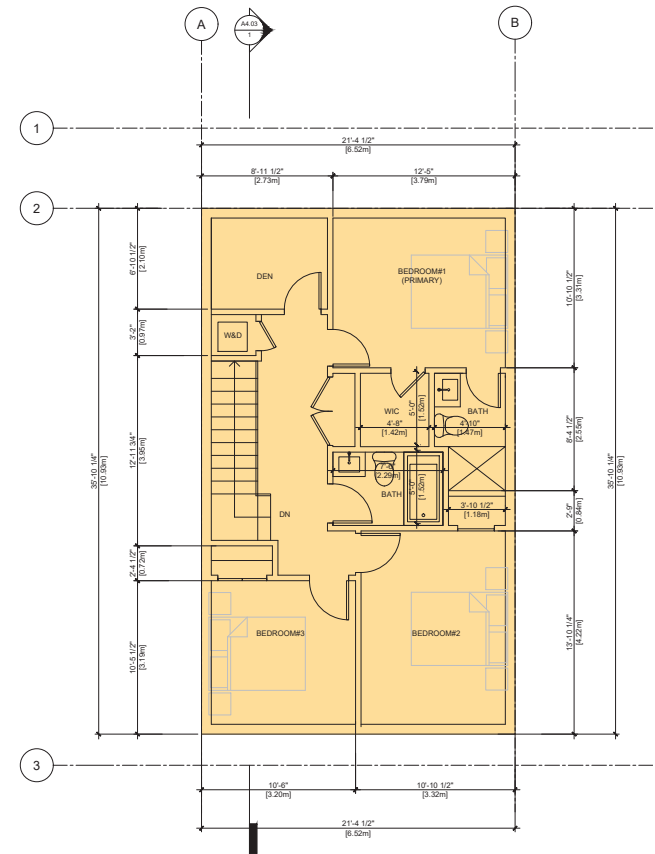
**A2.07**



1 TYPE C PLAN - FIRST FLOOR  
Scale: 1/4" = 1'-0"



2 TYPE C PLAN - SECOND FLOOR  
Scale: 1/4" = 1'-0"



3 TYPE C PLAN - THIRD FLOOR  
Scale: 1/4" = 1'-0"

UNIT TYPE C		FLOOR AREA	
3-BEDROOM+DEN with 3 BATHROOM & WORKSHOP			
L1	EXCLUSION	842 SQ.FT	78.2 m <sup>2</sup>
	GARAGE:	-429 SQ.FT	-39.9 m <sup>2</sup>
	MECH ROOM:	-30 SQ.FT	-2.8 m <sup>2</sup>
L2		743 SQ.FT	69.0 m <sup>2</sup>
L3		743 SQ.FT	69.0 m <sup>2</sup>
TOTAL		1869 SQ.FT	173.5 m <sup>2</sup>



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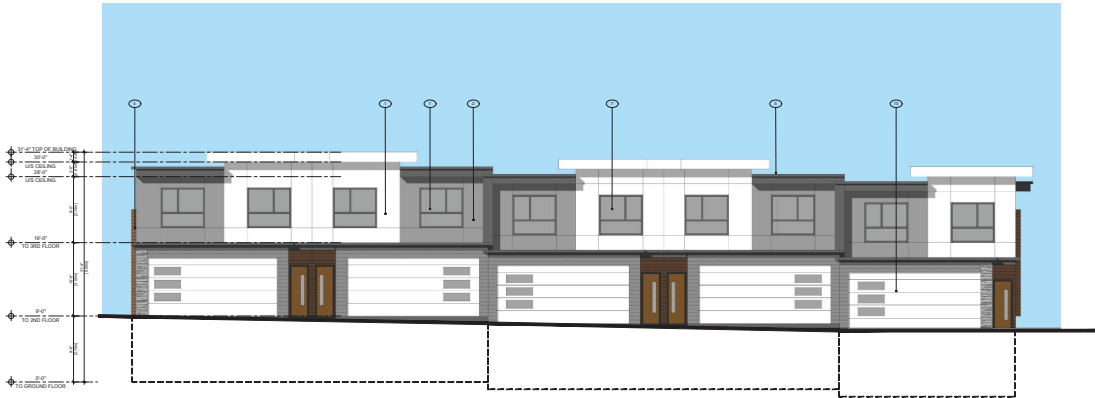
DRAWING NO.  
**A2.09**



1 BUILDING 1 - NORTH  
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2 BUILDING 1 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 1 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 1 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- |   |   |   |   |    |  |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY | 5 | METAL CLADDING - COLOR: CHARCOAL              | 9  | ALUMINUM RAILING, COLOUR: DARK GREY    |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY  | 6 | SEALED DOUBLE GLAZED FRENCH DOOR              | 10 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 3 | STONE VENEER - COLOR: COLORADO GREY                     | 7 | SEALED DOUBLE GLAZED P.V.C. WINDOW            |    |  |
| 4 | HARDIE SIDING/SOFFIT - COLOR: CEDAR                     | 8 | ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY |    |  |



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DRAWING TITLE  
**BUILDING ELEVATIONS**  
2024-APR-24  
Current Planning

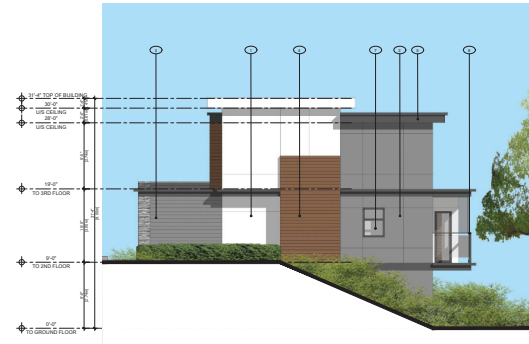
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**A3.01**

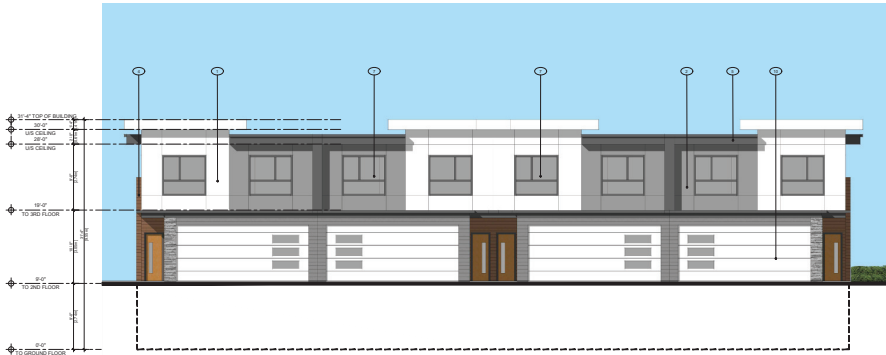
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**DP1343**  
2024-APR-24



1 BUILDING 2 - NORTH  
Scale: 1/8" = 1'-0"



2 BUILDING 2 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 2 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 2 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND					
1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY	5	METAL CLADDING - COLOR: CHARCOAL	9	ALUMINUM RAILING, COLOUR: DARK GREY
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	6	SEALED DOUBLE GLAZED FRENCH DOOR	10	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
3	STONE VENEER - COLOR: COLORADO GREY	7	SEALED DOUBLE GLAZED P.V.C. WINDOW		
4	HARDIE SIDING/SOFFIT - COLOR: CEDAR	8	ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY		



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**A3.02**





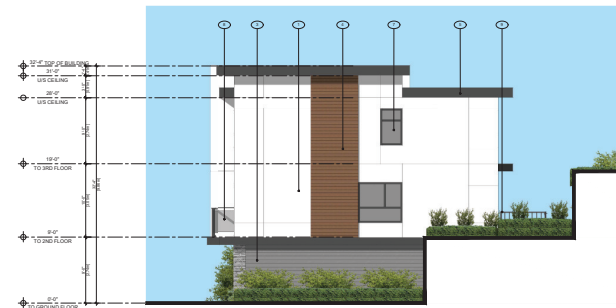
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2 BUILDING 3 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 3 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 3 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- |   |   |   |   |    |  |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY | 5 | METAL CLADDING - COLOR: CHARCOAL              | 9  | ALUMINUM RAILING, COLOUR: DARK GREY    |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY  | 6 | SEALED DOUBLE GLAZED FRENCH DOOR              | 10 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 3 | STONE VENEER - COLOR: COLORADO GREY                     | 7 | SEALED DOUBLE GLAZED P.V.C. WINDOW            |    |  |
| 4 | HARDIE SIDING/SOFFIT - COLOR: CEDAR                     | 8 | ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY |    |  |



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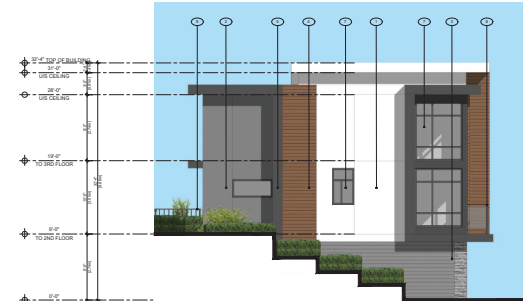
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CURRENT PLANNING

DRAWING No.

**A3.03**



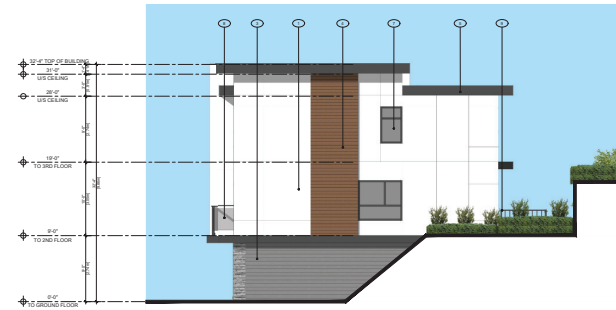
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2 BUILDING 4 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 4 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 4 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- |   |   |   |   |    |  |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY | 5 | METAL CLADDING - COLOR: CHARCOAL              | 9  | ALUMINUM RAILING, COLOUR: DARK GREY    |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY  | 6 | SEALED DOUBLE GLAZED FRENCH DOOR              | 10 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 3 | STONE VENEER - COLOR: COLORADO GREY                     | 7 | SEALED DOUBLE GLAZED P.V.C. WINDOW            |    |  |
| 4 | HARDIE SIDING/SOFFIT - COLOR: CEDAR                     | 8 | ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY |    |  |



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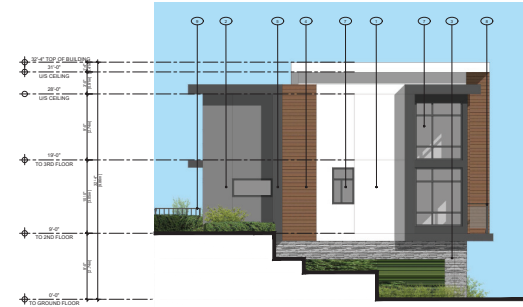
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2024-APR-24  
Current Planning

DRAWING No.

**A3.04**



1 BUILDING 5 - NORTH  
Scale: 1/8" = 1'-0"



2 BUILDING 5 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 5 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 5 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- |   |   |   |   |    |  |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY | 5 | METAL CLADDING - COLOR: CHARCOAL              | 9  | ALUMINUM RAILING, COLOUR: DARK GREY    |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY  | 6 | SEALED DOUBLE GLAZED FRENCH DOOR              | 10 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 3 | STONE VENEER - COLOR: COLORADO GREY                     | 7 | SEALED DOUBLE GLAZED P.V.C. WINDOW            |    |  |
| 4 | HARDIE SIDING/SOFFIT - COLOR: CEDAR                     | 8 | ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY |    |  |



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**A3.05**



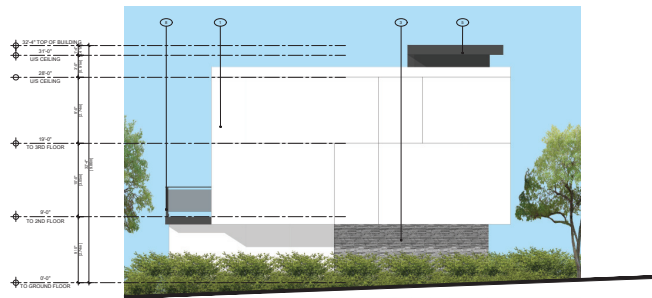
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2 BUILDING 6 - EAST  
Scale: 1/8" = 1'-0"



3 BUILDING 6 - SOUTH  
Scale: 1/8" = 1'-0"



4 BUILDING 6 - WEST  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- |   |   |   |
|---|---|---|
| 1 HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY | 5 METAL CLADDING - COLOR: CHARCOAL              | 9 ALUMINUM RAILING, COLOUR: DARK GREY     |
| 2 HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY  | 6 SEALED DOUBLE-GLAZED FRENCH DOOR              | 10 COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 3 STONE VENEER- COLOR: COLORADO GREY                      | 7 SEALED DOUBLE-GLAZED P.V.C. WINDOW            |   |
| 4 HARDIE SIDING/SOFFIT - COLOR: CEDAR                     | 8 ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY |   |



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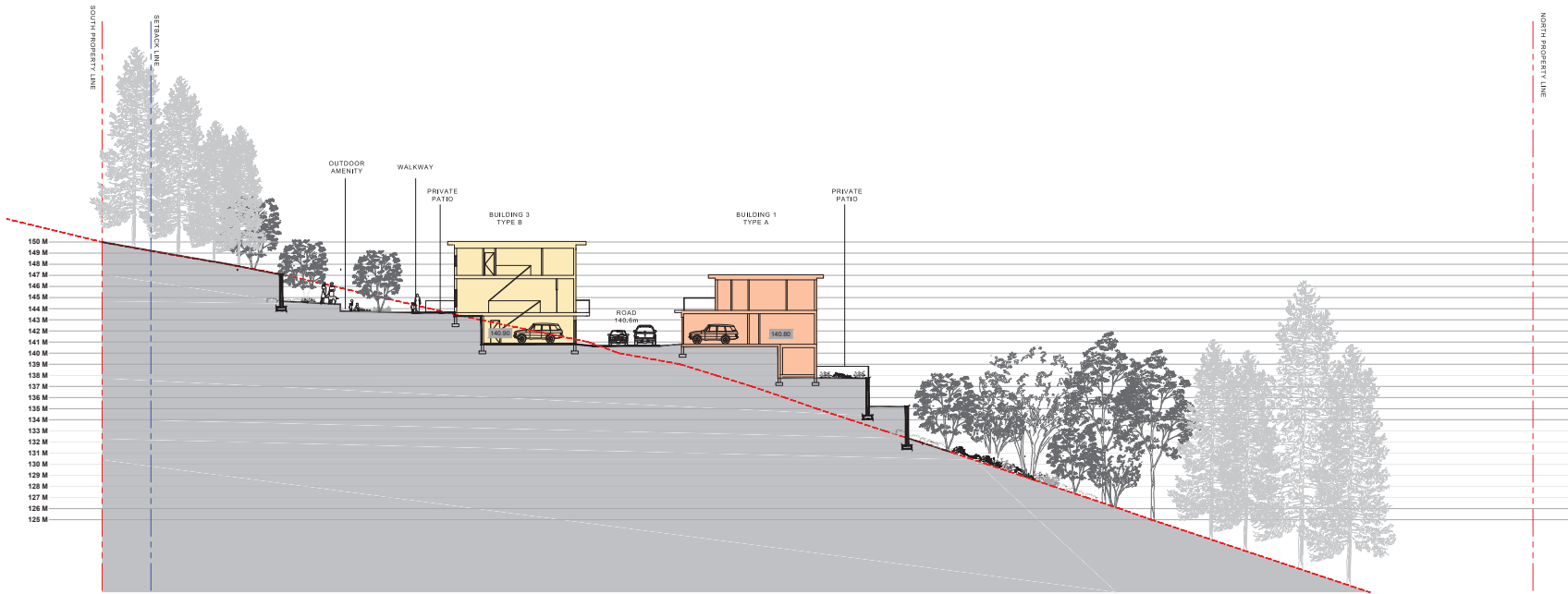
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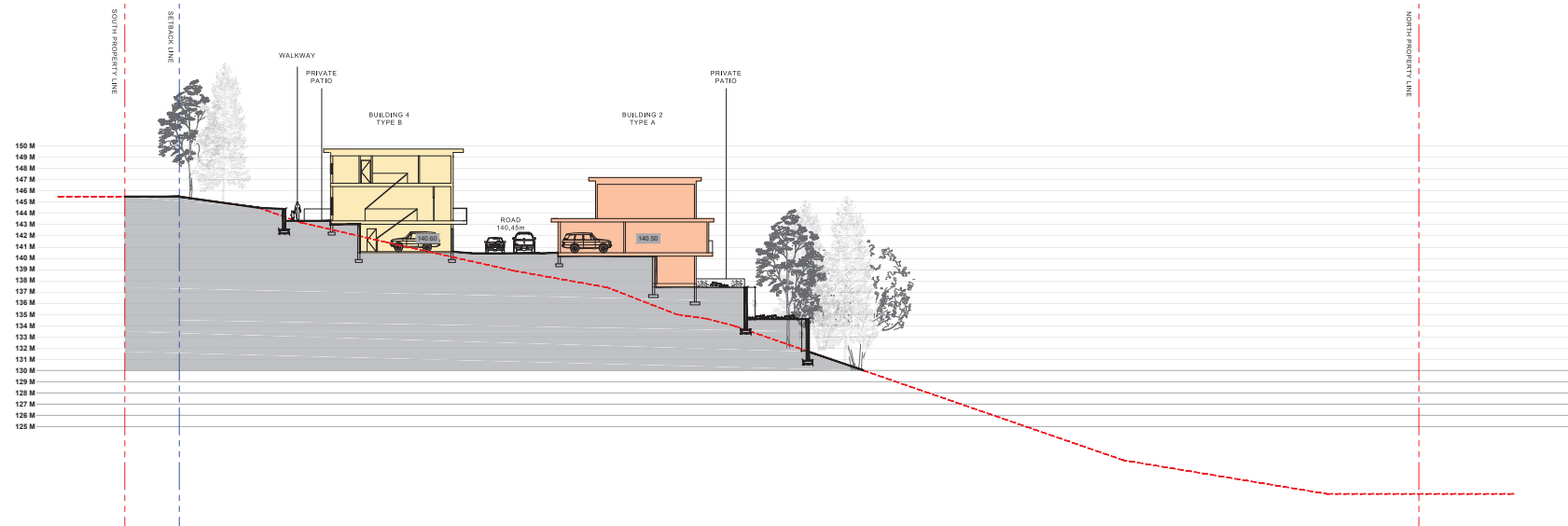
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**BUILDING ELEVATIONS** **RECEIVED**  
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DRAWING No.

**A3.06**



1 SITE SECTION 1  
Scale: 1/16"= 1'-0"



--- EXISTING GRADE  
— FINISHED GRADE

2 SITE SECTION 2  
Scale: 1/16"= 1'-0"

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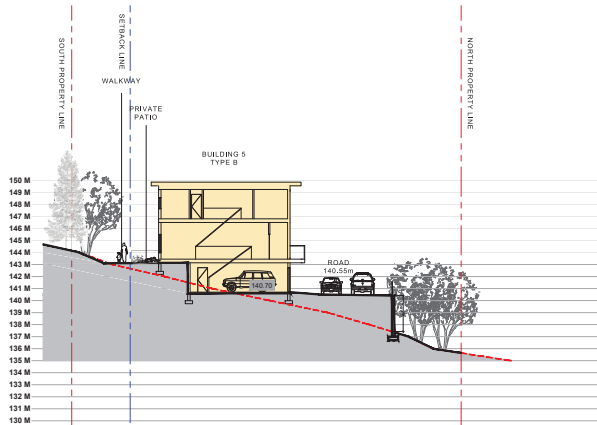
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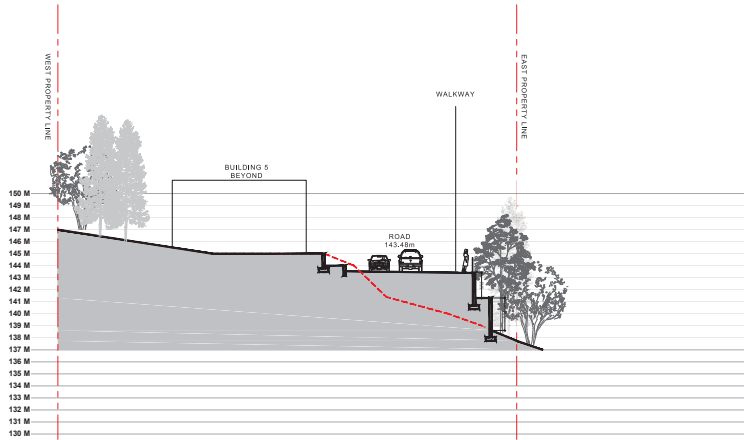
PROJECT  
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DRAWING TITLE  
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**RECEIVED**  
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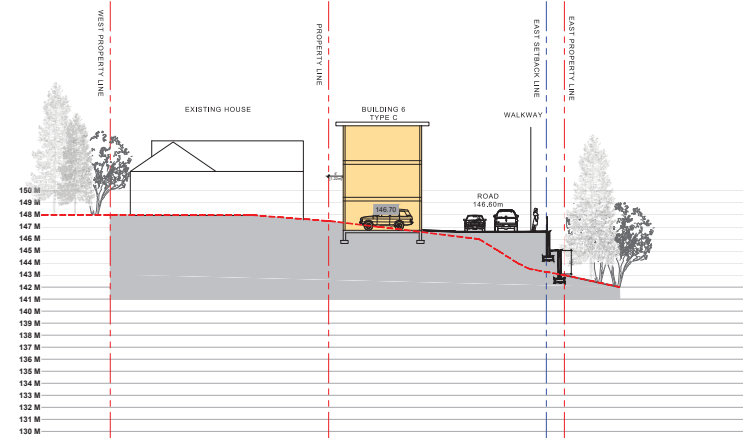
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1 SITE SECTION 3  
Scale: 1/16"= 1'-0"



2 SITE SECTION 4  
Scale: 1/16"= 1'-0"



3 SITE SECTION 5  
Scale: 1/16"= 1'-0"

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DRAWING TITLE  
**SITE SECTIONS**

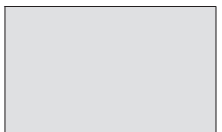
DRAWING No.

**A1.02**



MATERIAL LEGEND	
1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: LIGHT GREY
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY
3	STONE VENEER- COLOR: COLORADO GREY
4	HARDIE SIDING/SOFFT - COLOR: CEDAR
5	METAL CLADDING - COLOR: CHARCOAL
6	SEALED DOUBLE GLAZED FRENCH DOOR
7	SEALED DOUBLE GLAZED P.V.C. WINDOW
8	ALUMINUM AND GLASS RAILING, COLOUR: DARK GREY
9	ALUMINUM RAILING, COLOUR: DARK GREY
10	COMMERCIAL PARKING OVERHEAD ENTRY DOOR

1 PERSPECTIVE  
Scale: N.T.S



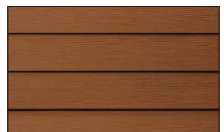
HARDIE PANEL -  
COLOR: LIGHT GREY



HARDIE PANEL -  
COLOR: DARK GREY



STONE VENEER-  
COLOR: COLORADO GREY



HARDIE SIDING / SOFFT-  
COLOR: CEDAR



METAL CLADDING -  
COLOR: CHARCOAL

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**A5.01**

# NEW TOWNHOUSE DEVELOPMENT 3530 HILLSIDED AVE, NANAIMO, BC

- LANDSCAPE DRAWING LIST:  
 L0.0 LANDSCAPE COVER PAGE  
 L1.0 LANDSCAPE SITE PLAN  
 L1.1 LANDSCAPE CHARACTER IMAGE  
 L1.2 LANDSCAPE PLANTING LIST  
 L3.0 TYPICAL DETAILS  
 L3.1 LANDSCAPE SPECIFICATIONS

SOFTSCAPE LEGEND		
GRAPHIC	DESCRIPTION	DETAIL KEY
	SOD LAWN	
	PLANTING BED	
	HEDGE	
	EXISTING PLANTING TO RETAIN	
	EXISTING TREES REFER TO ARBORIST REPORT	
	PROPOSED NEW TREES	



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 www.rplprojects.com lu@rplprojects.com 604-338-5035	GENERAL NOTES 1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS LATEST EDITION 2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT 3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE 4. ALL HARDY SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED	ISSUES 11	YYYYMMDD 2024 04 12	ISSUES 10 9 8 7 6 5 4 3 2 1	YYYYMMDD 2024 04 12	PROJECT NUMBER LKJ2	SIGN & SEAL 	PROJECT 3530 HILLSIDE AVE, NANAIMO, BC	DRAWING No. L0.0
	DRAWN BY LX / ALZ	PROJECT 3530 HILLSIDE AVE, NANAIMO, BC	ISSUES 11	ISSUES 10 9 8 7 6 5 4 3 2 1	PROJECT NUMBER LKJ2	SIGN & SEAL 	PROJECT 3530 HILLSIDE AVE, NANAIMO, BC	DRAWING No. L0.0	
	CHECKED BY LX	DRAWING TITLE COVER PAGE	ISSUES 11	ISSUES 10 9 8 7 6 5 4 3 2 1	PROJECT NUMBER LKJ2	SIGN & SEAL 	PROJECT 3530 HILLSIDE AVE, NANAIMO, BC	DRAWING No. L0.0	
	SCALE 1/32" = 1'-0"	DRAWING TITLE COVER PAGE	ISSUES 11	ISSUES 10 9 8 7 6 5 4 3 2 1	PROJECT NUMBER LKJ2	SIGN & SEAL 	PROJECT 3530 HILLSIDE AVE, NANAIMO, BC	DRAWING No. L0.0	





HARDSCAPE LEGEND			
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY
F1		C.I.P. CONCRETE PAVING	
F2		ASPHALT	

FURNISHING LEGEND			
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY
F1		BENCH SUPPLIER: TO BE DETERMINE	
F2		36" HIGH ALUMINUM FENCE	
F3		42" HIGH ALUMINUM FENCE	
F4		6 FT HIGH WPC PRIVACY FENCE	
F5		COZY DOME MODEL SUPPLIER:	
F6		SALVAGED CEDAR LOG SIZE: 15"-20" DIA. NO SPLINTERS. ALL SMOOTH SURFACE. NO BARK	
F7		UPRIGHT SALVAGED CEDAR LOGS SIZE: MIN 15" DIA. HEIGHT ABOVE FINISHED GRADE WILL VARY ACCORDING TO AGE GROUP. ALL SMOOTH SURFACE. NO BARK.	
F8		3 BIKE RACK MODEL: 400 SERIES SUPPLIER: MAGLIN	

SOFTSCAPE LEGEND		
GRAPHIC	DESCRIPTION	DETAIL KEY
	500 LAWN	
	PLANTING BED	
	HEDGE	
	EXISTING PLANTING TO RETAIN	
	EXISTING TREES REFER TO ARBORIST REPORT	
	PROPOSED NEW TREES	

1 LANDSCAPE SITE PLAN  
SCALE 1/16" = 1'-0"

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GENERAL NOTES  
1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE SPECIFICATIONS OF THE LATEST EDITION CANADIAN LANDSCAPE DESIGNATED LATEST EDITION.  
2. ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.  
3. ANY DISCREPANCIES IN THE DRAWINGS OR ANY DISCREPANCIES IN THE DRAWINGS OR ANY DISCREPANCIES IN THE DRAWINGS TO ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.  
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
10		10	
9		9	
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4		4	
3		3	
2		2	
1		1	
11		11	

PROJECT NUMBER	LJ0	PROJECT	TOWNHOUSE DEVELOPMENT 3530 HILL SIDE AVE, NANAIMO, BC
DRAWN BY	LX / ALZ	DRAWING TITLE	LANDSCAPE SITE PLAN
CHECKED BY	LX		
SCALE	1/16" = 1'-0"		

SIGN & SEAL

PROJECT	TOWNHOUSE DEVELOPMENT 3530 HILL SIDE AVE, NANAIMO, BC
DRAWING TITLE	LANDSCAPE SITE PLAN

DRAWING No. **L1.0**  
N

DRAWING No. **L1.0**

## SLOPED NATIVE PLANTING & POCKET PARK



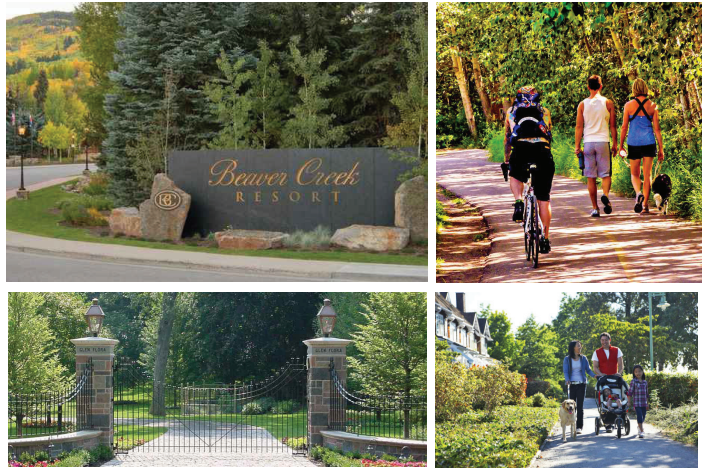
## OUTDOOR AMENITY - NATURAL KIDS PLAY



## NATURAL WOOD STAIRS & PLANTING



## ENTRY SIGN WALL & PARKWAY



## WPC / ALUMINUM FENCE



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ISSUES  
11

YYYYMMDD  
2024 04 12

ISSUES  
1

YYYYMMDD  
2024 04 12

PROJECT NUMBER  
LJ0

DRAWN BY  
LX / ALZ

CHECKED BY  
LX

SCALE

SIGN & SEAL  
REGISTERED  
Landscape Architect  
LX LU LU



PROJECT  
TOWNHOUSE DEVELOPMENT  
3530 HILL SIDE AVE, NANAIMO, BC

DRAWING TITLE  
LANDSCAPE  
CHARACTER IMAGE

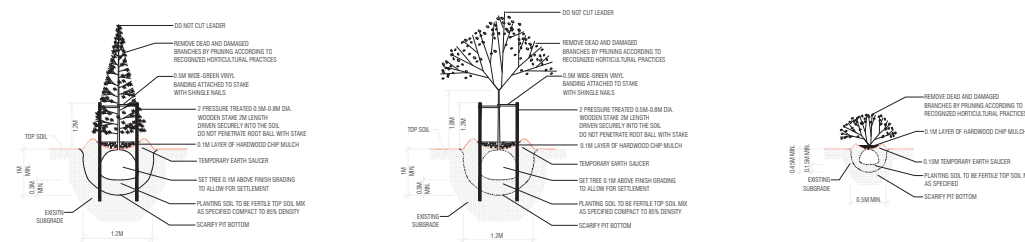
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KEY	BOTANICAL NAME	COMMON NAME	SIZE & COND.
<b>TREES &amp; HEDGES</b>			
AGD ++	ACER CIRCINATUM	VINE MAPLE	2.5M HT. B & B
AKD ++	ACER TRUNCATUM "PACIFIC SUNSET"	PACIFIC SUNSET MAPLE	6CM CAL. B & B
CKD	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	6CM CAL. B & B
CMD	CORNUS MAS	CORNELIAN CHERRY	2.5M HT. B & B
PAD	PRUNUS SERRYLATA "KWANZAN"	DOUBLE FLOWER CHERRY	6 CM CAL. B & B
FPD ++	FRAXINUS PENNSYLVANICA "MARSHALL"	MARSHALL'S SEEDLESS ASH 白蠟樹	2.5M HT. 1.8M STD. B.&B.
PCC ++	PINUS CONTORTA	SHORE PINE	2.5M HT. B.&B.
PTC ++	POPULUS TREMULOIDES	TREMBLING ASPEN 白桦樹	2.5M HT. B.&B.

NATIVE ++

KEY	BOTANICAL NAME	COMMON NAME	SIZE & COND.
<b>SHRUBS</b>			
AN	ARBUTUS UNEDO COMPACTED	COMPACT STRAWBERRY BUSH	#3 @ 26" O.C.
CL	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 @ 2' O.C.
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 @ 26" O.C.
MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT @ 2' O.C.
RC	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO. (WHITE PINK)	#3 @ 26" O.C.
RM	RHODODENDRON "PURPPLE SPLENDOR"	RHODODENDRON (DARK PURPLE)	#3 @ 26" O.C.
RS	ROSA MEIDLAND RED	MEIDLAND ROSE, RED, 0.9M MATURE HT	#3 @ 26" O.C.
SP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3 @ 26" O.C.
SY	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 @ 26" O.C.
<b>GROUND COVERS</b>			
la	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
AT	ATHYRIUM FILIX FERMINA	LADY FERN	#2 POT @ 18" O.C.
PM	POLYSTICHUM MUNITEUM	WESTERN SWORD FERN	#2 POT @ 2' O.C.
gs	GAULTHERIA SHALLO	SALAL	#1 60CM O.C.
lp	LONICERA PILEATA	PRIVET HONEY SUCKLE	#3 60CM O.C.
<b>GRASS</b>			
hx	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#1 @ 40CM O.C.
he	HELICTRICHON SEMPERVIRON	BLUE OAT GRASS	#1 @ 30CM O.C.
ic	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1 CONTAINER
pa	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 CONTAINER
ms	MISCANTHUS SINENSIS "ADAGIO"	ADAGIO MAIDEN GRASS	#1 CONTAINER
<b>PERENNIALS</b>			
as1	ASTER NOVAE-ANGLIAW "PURPPLE DOME"	NEW ENGLAND ASTER, PURPLE	#1 POT @ 10CM O.C.
cp	CAMPANULA POSCHARSKYANA "BLUE WATER FALL"	BLUE WATERFALL BEDLLFLOWER	#1 POT @ 10CM O.C.
ha	HELLEBORUS HYBRIDUS "ROYAL HERITAGE"	LENTEN ROSE	#1 POT @ 10CM O.C.
sa	SALVIA VIOLET RIOT	SAGE	#1 POT @ 10CM O.C.
rf	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT @ 18" O.C.



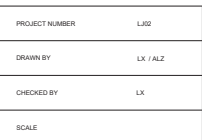
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Current Planning



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ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
11		1	ISSUED FOR DP

PROJECT NUMBER	LJK	PROJECT
DRAWN BY	LK / ALZ	TOWNHOUSE DEVELOPMENT 3530 HILL SIDE AVE, NANAIMO, BC
CHECKED BY	LK	LANDSCAPE PLANTING LIST
SCALE		

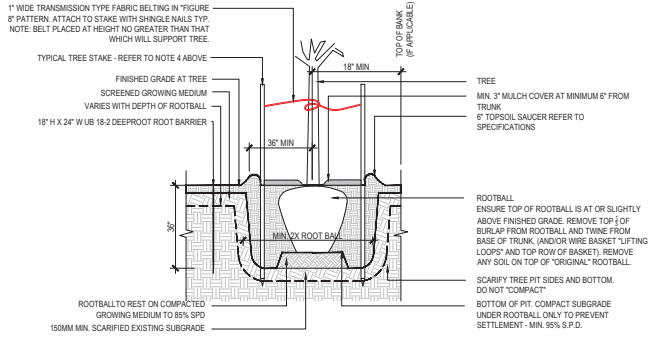


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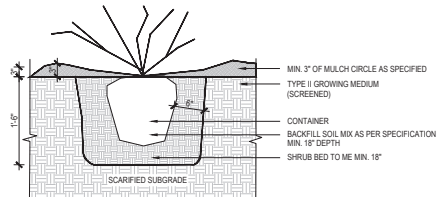
PROJECT
TOWNHOUSE DEVELOPMENT 3530 HILL SIDE AVE, NANAIMO, BC
DRAWING TITLE
LANDSCAPE PLANTING LIST

DRAWING No.  
**L1.2**

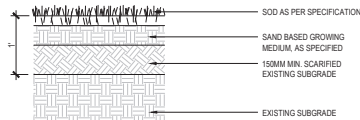
- GENERAL NOTES:
- DO NOT CUT TREE LEADER.
  - PROTECT TREE FROM DAMAGE DURING PLANTING. ENSURE ROOTBALL PROTECTED FROM SUN, FROST OR DESSICATION.
  - ENSURE TREE LOCATION DOES NOT CONFLICT WITH UNDERGROUND SERVICES. CALL BEFORE DIGGING.
  - ALL STREET TREES TO BE STAKED WITH 2-40" X 10" LONG. MINIMUM DEPTH OF STAKE EMBEDMENT IS 3'. ENSURE STAKES DO NOT PENETRATE OR DAMAGE ROOTBALL. ENSURE ALL STAKES ARE ALIGNED PARALLEL TO SIDEWALK/ROAD ON TREE PIT CENTRELINE.
  - REFER TO GROWING MEDIUM CHART BELOW FOR SURFACE AREA DEPTH OF GROWING MEDIUM.



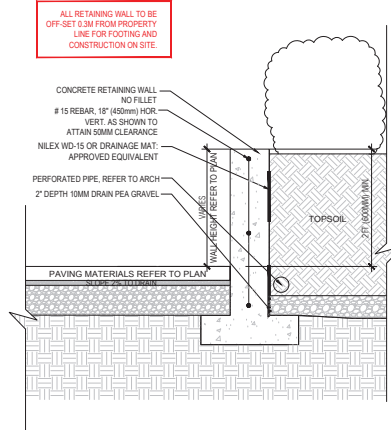
1 TREE PLANTING ON GRADE  
SCALE 1" = 1'-0"



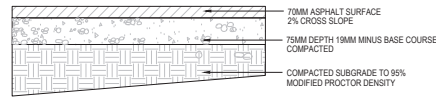
2 TYPICAL SHRUB PLANTING ON GRADE  
SCALE 1" = 1'-0"



3 TYPICAL LAWN ON GRADE  
SCALE 1" = 1'-0"

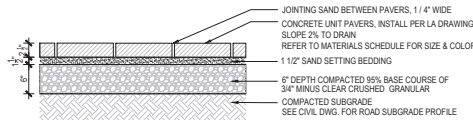


4 CONCRETE PLANTER ON GRADE  
SCALE 1" = 1'-0"

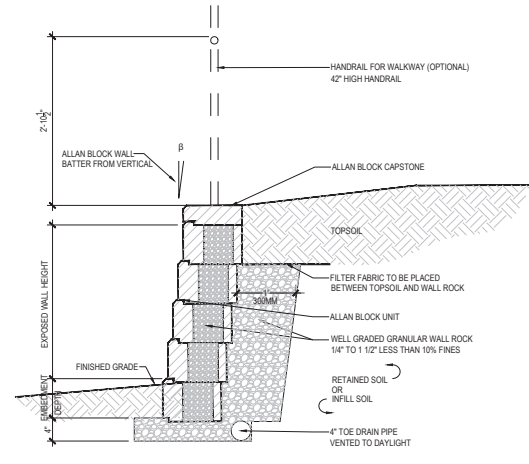


5 ASPHALT PATHWAY DETAIL  
SCALE 1" = 1'-0"

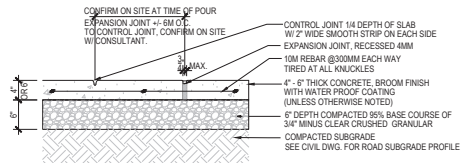
NOTES:  
PROVIDE MOCKUP OF PAVES INSTALLATION AT PATHWAY. SELECT ONE AREA AS REPRESENTATIVE SAMPLE FOR REVIEW AND APPROVE BY LANDSCAPE ARCHITECT.  
CUT ALL PAVERS AS REQUIRED TO MAINTAIN PATTERN LAYOUT AS SHOWN ON LAYOUT PLANS. ALL PAVERS TO BE CUT WITH CONCRETE STONE SAW. NO GULFOTONE CUTS WILL BE ALLOWED.  
PAVERS LAID DIRECTLY ON RIGID INSULATION WILL BE REJECTED.



6 UNIT PAVERS ON GRADE  
SCALE 1" = 1'-0"



7 ALLAN BLOCK PLANTER WALL DETAILS  
SCALE 1" = 1'-0"



8 CONCRETE PAVING ON GRADE  
SCALE 1" = 1'-0"

GENERAL NOTES	ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE CURRENT CANADIAN LANDSCAPE STANDARD			10	
2. ALL ELEVATIONS AND DIMENSIONS TO BE LATEST EDITION			9	
3. ANY DISCREPANCIES IN THE DRAWINGS OR REVISIONS TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE			8	
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED			7	
			6	
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	11		ISSUED FOR DP	2024 04 12

PROJECT NUMBER	LSJ2	SIGN & SEAL
DRAWN BY	LK / ALZ	
CHECKED BY	LK	
SCALE		

PROJECT	DRAWING TITLE
TOWNHOUSE DEVELOPMENT 3530 HILL SIDE AVE, NANAIMO, BC	LANDSCAPE TYPICAL DETAILS