



Development Permit Application 77 Chapel Street, Nanaimo, BC.

17. July. 2024

Design Rationale

77 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 context 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 is 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.

There have been several newer developments constructed within immediate context of the site. 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. The proposed building will complete the West side of Chapel Street promoting a safe and pedestrian focused streetscape. Residential frontage, primary entrance lobby, amenity spaces and public plaza spaces are specifically located along Chapel Street to animate the street edge. Being located between Chapel Street and Skinner Street, provides an opportunity to contribute positively to both streetscapes. Continuing along from the 91 Chapel building residential street edge created on Skinner Street, we have added Town house type residential units adjacent to the public access route. These units have direct access from the street while being interconnected to the principal Building above.

Six-Storey Residential Building on Chapel Street:

- The residential building on the Chapel Street side features a contemporary design that complements the existing urban fabric.
- It includes a mix of residential units and work/live units, promoting a dynamic and diverse community environment.
- The ground floor incorporates live/work units, amenity space and an office unit near the lobby, enhancing the street-level activity and contributing to a lively streetscape.
- the ground-floor units (L1) of the building feature elevated ceilings and a mezzanine level, particularly where the south side of the property experiences the most significant grade change. This design ensures both architectural coherence and optimal functional efficiency.

Six Townhouse Building on Skinner Street:

- The townhouse building on the Skinner Street side respects the scale and character of the existing neighbourhood.
- These townhouses provide a transition from the larger residential building to the smaller-scale townhouse context, promoting a cohesive urban environment.

The Residential Building will include 156 residential units, consisting of studios, 1-bedroom, and 2-bedroom units. The Townhouse Building will offer 6 two-story units located along Skinner Street. The residential buildings sit on top of a new parking structure which is accessed from Skinner Street, taking advantage of the grade difference and traffic flow patterns around the site. The townhouse units have direct access to the parkade and all amenities offered in the residential building.



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There are two prominent public park and plaza areas situated on the property. One plaza is positioned at the northern corner, while the other is located along 91 Chapel Street on the southern side of the property. Both spaces create a warm atmosphere for residents and visitors, encouraging community interaction and engagement. The public plaza spaces create accessible pathways between Skinner and Chapel Streets, promoting a walkable and interconnected urban environment.

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 of live/work units.
- 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 building is centrally located and defined by articulated architectural features and material selections.

The Skinner Streetscape is defined by:

- On Skinner Street, the Street Section noted in the Urban Design Guidelines Part E-Core / Terminal is referenced.
- 3.0m 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 3.0m sidewalk and the six Townhouse 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. The garbage and recycling room has also been recessed back from the sidewalk.



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- 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.

The Residential Building draws inspiration from the strong architectural lines and features of 91 Chapel Street to the south. An interpretation of the shroud feature carries across the facade, creating a consistent street appearance. Material applications vary, including wood-look horizontal cladding, wood-look metal fins, and a combination of light and dark fibre cement coloured panels. The oblique alignment of the facade to Chapel Street offers a significant opportunity to create a public space that serves as a park-like destination and provides a substantial landscape buffer for the residential units from the street. The landscape design strengthens and defines the connection of the primary entry to the street, while exterior material finishes and colour selections complement the architectural articulation that defines this signature building. The North Elevation of The Residential Building fronts the public park space, which will offer additional public green space. The architectural massing and form of this end of the building have been crafted to respectfully acknowledge the scale of the adjacent green space.

Collectively, the Residential and Townhouse buildings respond to numerous site conditions. The 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 and 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.



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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.

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.



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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 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 residential building. Both the south public plaza and north park space offer public green space. Underground parking has been provides as recommended.

Chapel Front - Urban Design Considerations

This development will add to the densification of the emerging neighbourhood with 162 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. Drawing



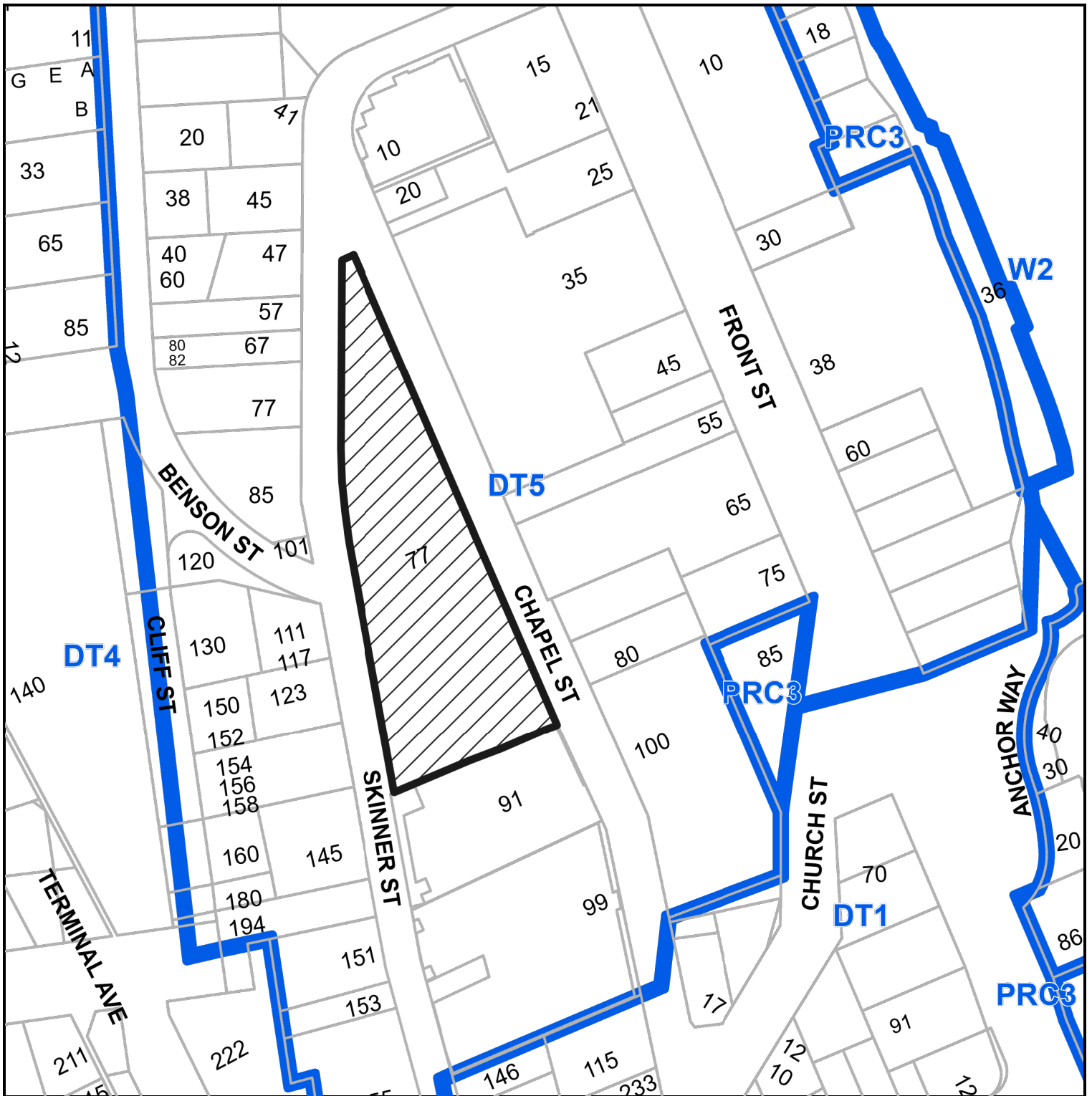
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inspiration from the escarpment along the west side of Skinner street, where the parkade façade on Skinner Street is exposed a cascading landscape terrace feature is proposed to conceal the parking structure and create a dynamic edge along the sidewalk. The feature is intended to collect, retain and release storm water over time. This feature will change with the seasonal weather patterns and offer a natural understory for the residential building above

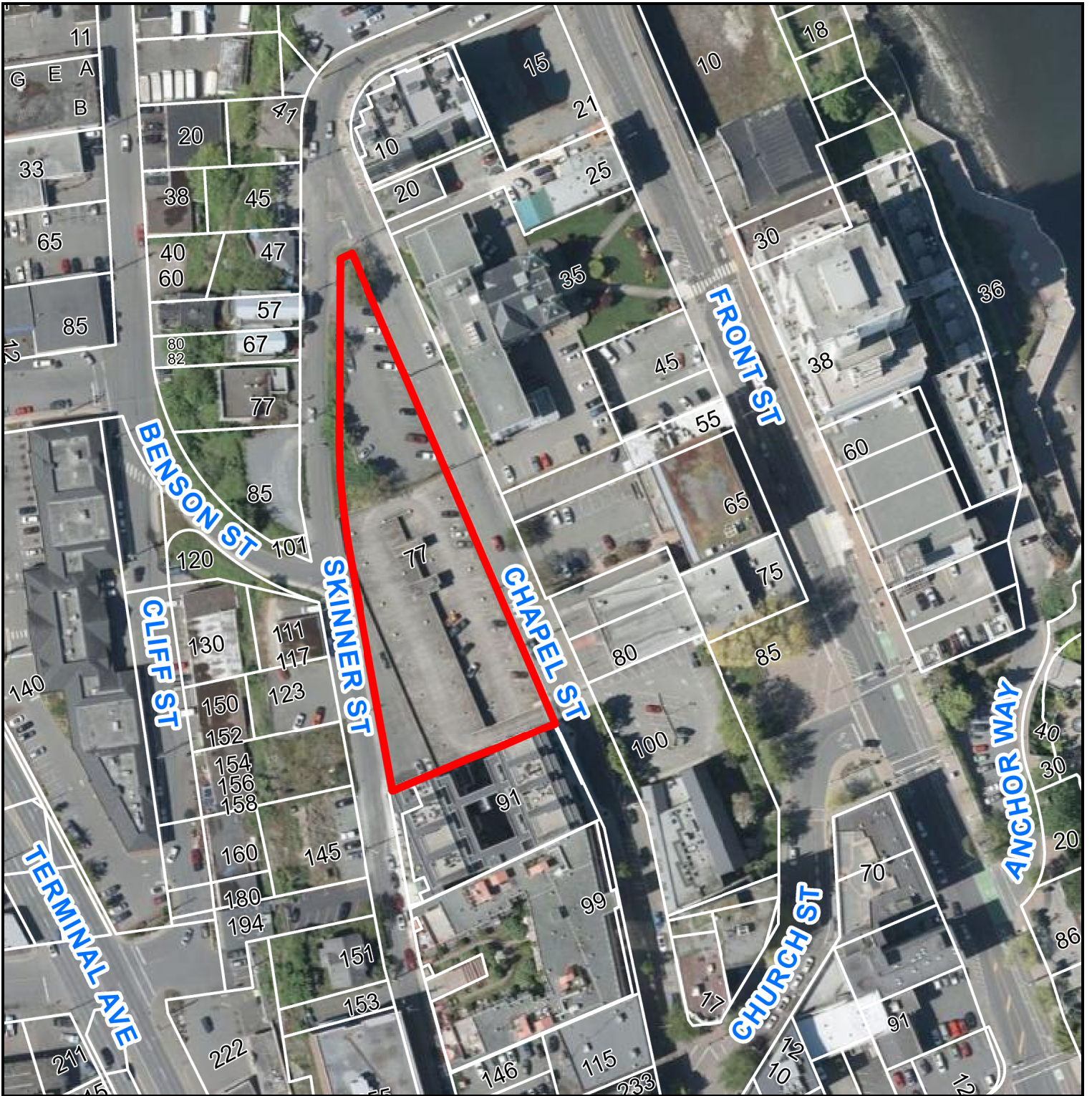
We look forward to working with the City of Nanaimo to realize the successful completion of this significant and exciting project.

SUBJECT PROPERTY MAP



77 CHAPEL STREET

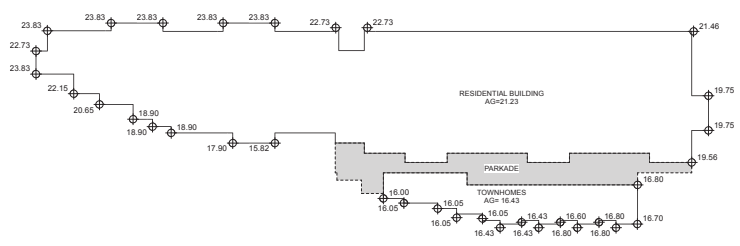
AERIAL PHOTO



77 CHAPEL STREET



1 Site Plan
A101 Scale: 1/16" = 1'-0"

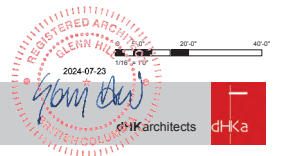


Nanaimo, BC
23 Jul 24

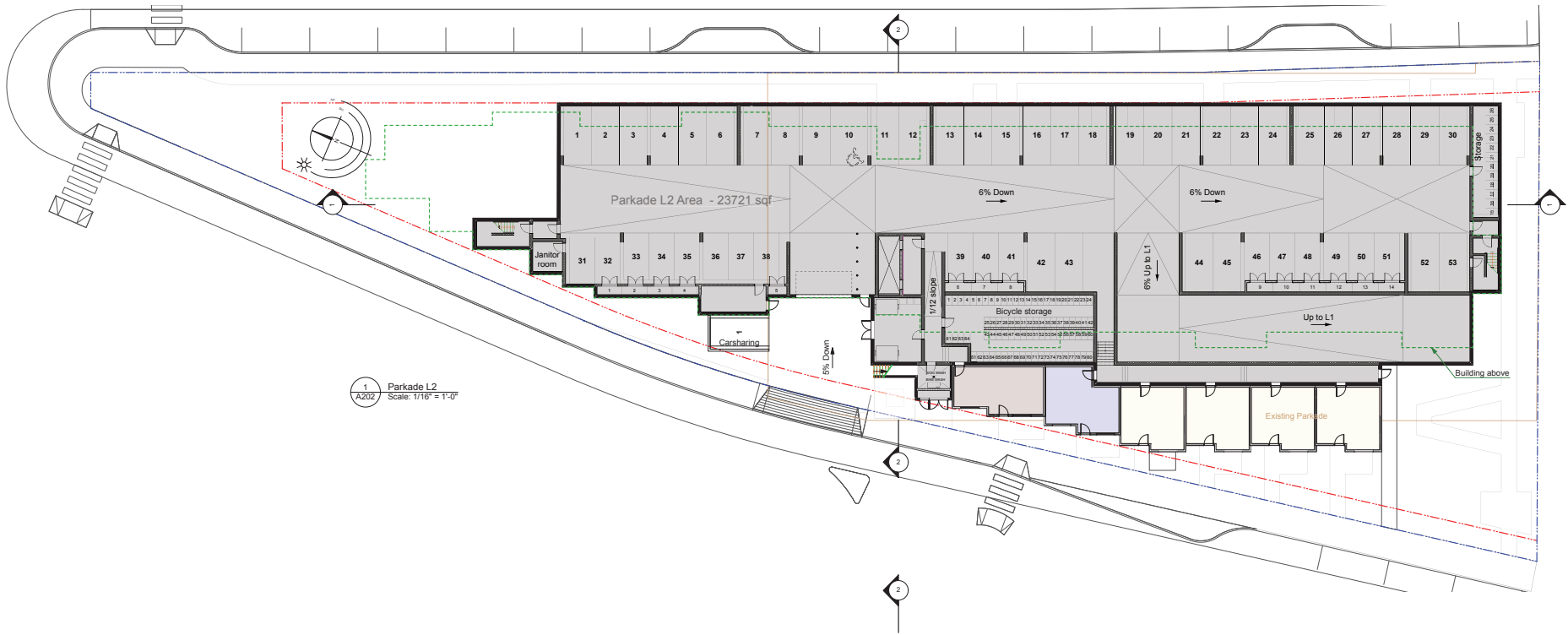
77 Chapel Street

RECEIVED
DP1350
2024-JUL-25

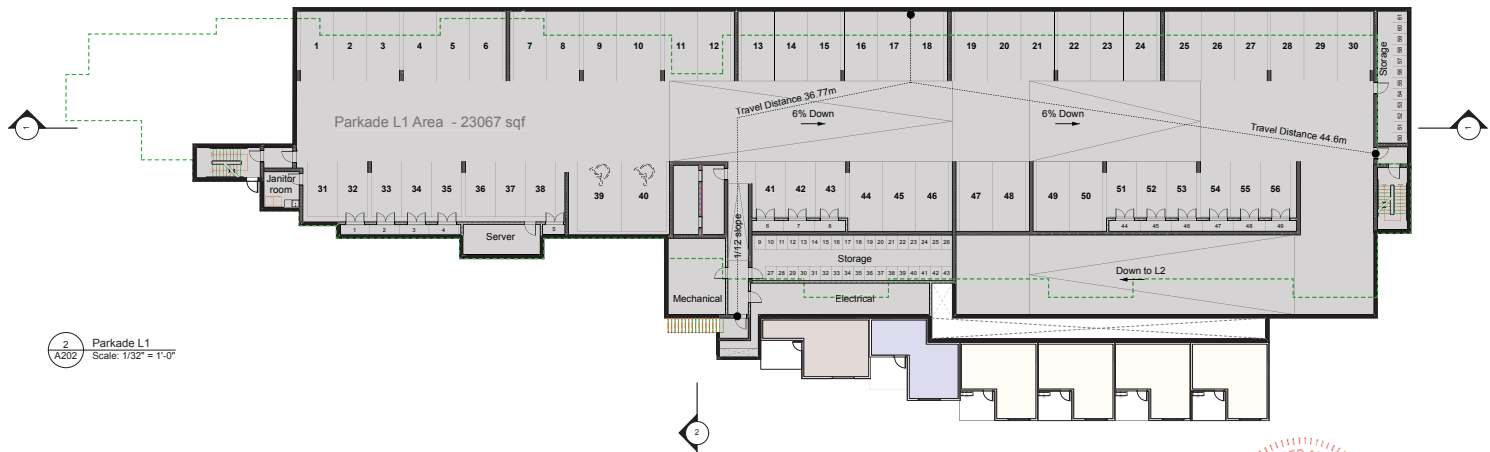
Site plan A101



dhkarchitects dhka



1 Parkade L2
A202
Scale: 1/16" = 1'-0"



2 Parkade L1
A202
Scale: 1/32" = 1'-0"

0 5'-0" 20'-0" 40'-0"
1/8" = 1'-0"

77 Chapel Street

Nanaimo, BC
23 Jul 24

RECEIVED
DP 1350
2024-JUL-25

Floor Plans. Parkade A202



dhK architects dhKa

PROJECT DESCRIPTION

CIVIC ADDRESS:
77 CHAPEL STREET, NANAIMO, BC.

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

ZONE: DTS CHAPEL

PROJECT SUMMARY

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

TOTAL GFA: 115 934 s.f. (10 770.6 m²)
BUILDING AREA: 26 445 s.f. (2 456.8 m²)
PROPOSED FAR: 2.63
PROPOSED SITE COVERAGE: 58.4%

Number of units:
1 BRM: 105
2 BRM: 29
STUDIO: 28

Total number of units - 162

SETBACKS

FRONT (Chapel St.): 3.0 m
REAR (Skinner St.): 2.0 m
SIDE (South): 0.1 m
SIDE (North): 18.8 m

Underground Parking structure:
FRONT (Chapel St.): 1.8 m
REAR (Skinner St.): 0 m
SIDE (South): 0 m
SIDE (North): 0 m

HEIGHT

MAX. HT.: 257.6 ft (78.5 m)

RESIDENTIAL BUILDING:

TOTAL GFA: 111 429.4 s.f. (10352.1m²)
BUILDING AREA: 21 175.8 sq ft (1 967.3 m²)

Number of units:

Studio - 28 units

Total 1Brm - 99 units including:
1Brm - 55 units
1Brm + Den - 39 units
1Brm Live/Work - 5 units

Total 2Brm - 29 units including:
2Brm - 24 units
2Brm + Den - 5 units

Total: 156 units

Avg. Grade: 21.25 m
Proposed Ht.: 22.92m

FFL:

L1 - 22.73m
L2 - 25.85m
L3 - 28.97m
L4 - 32.09m
L5 - 35.21m
L6 - 38.33m

TOWNHOMES

TOTAL GFA: 4 505 s.f. (418.5m²)
BUILDING AREA: 2 657.6 sq ft (246.9 m²)

Number of units:

1Brm - 6 units
Total: 6 units

Avg. Grade: 16.43 m
Proposed Ht.: 7.188m

RESIDENTIAL PARKING :

94 stalls required
109 stalls provided (+1 carsharing stall)

Required:

Downtown Area 5:
1BDM 105x0.5 = 52.5
2BDM 29x0.9 = 26.1
Studio 28x0.45 = 12.6

Accessible parking - 3 stalls
TOTAL (required) 94 STALLS
including:

Visitor parking - 4 stalls
Electric vehicle 25% - 23stalls

Bicycle parking:

Short term - 16 (162units x 0.1space)
Long term - 51 (162units x 0.5space)

BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2024 - DIVISION B - 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):

- 23633.5 sq ft (2 214.2 m²)
Residential Building:
North side to the firewall - 8 047.1 sq ft (747.6m²)
South side to the firewall - 13 128.7 sq ft (1 219.7 m²)
Total - 21 175.8 sq ft (1 967.3 m²):
Townhomes: 2 657.6 sq ft (246.9 m²)

NUMBER OF STREETS FACING:

- Residential Building - 2 Streets
Townhomes - 1 Street

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 AS PER ARTICLE 3.1.11.5.(3)(b).

CONSTRUCTION REQUIREMENTS: UNDERGROUND PARKADE

- 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. 3.6.3.1(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. 3.6.3.3(2)

SAFETY WITHIN FLOOR AREAS

- RESIDENTIAL SUITES FIRE RESISTANCE RATINGS 1 HOUR, REF. 3.3.4.2(1)
- RESIDENTIAL CORRIDOR RATINGS 1 HOUR, REF. 3.3.4.2(1)
- ELEVATOR SHAFTS - 1 HOUR RATED SEPARATION REQUIRED AT LEVELS 1-6, 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. 3.3.4.3(2)
- CORRIDOR WIDTH MINIMUM 1100mm ref. 3.3.1.9(1)
- CORRIDOR MAXIMUM DEAD-END LENGTH 9m, REF. 3.3.1.9(5)
- MAXIMUM TRAVEL DISTANCE NOT MORE THAN 45m, REF. 3.4.2.5(1)(c) and 3.4.2.4.(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 3.4.2.4.(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 OPENER REQUIRED AT PRINCIPAL ENTRANCE
- ACCESSIBLE PATH OF TRAVEL SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 1800mm, 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).



1 Chapel Street Elevation
 A301 Scale: 3/32" = 1'-0"

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL SIDING, "WHITE / TBD" COLOUR
- 2 FIBRE CEMENT PANEL SIDING, "BLACK / TBD" COLOUR
- 3 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN "CHARCOAL" GREY
- 4 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN "LIGHT" GREY
- 5 WOOD-LOOK METAL SIDING IN "TBD" COLOUR
- 6 WOOD-LOOK METAL FINIS IN "TBD" COLOUR
- 7 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 8 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN "CHARCOAL", WITH ALUMINIUM CAP FLASHING IN CHARCOAL GREY
- 9 SOFFIT: WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
- 10 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED
- 11 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED
- 12 INSULATED CONCRETE PANEL, "DARK" GREY TONES
- 13 ALUMINIUM STORE FRONT GLAZING, IN "CHARCOAL" GREY
- 14 ALUMINIUM STORE FRONT WINDOWS IN "CHARCOAL" GREY
- 15 ALUMINIUM STORE FRONT DOORS, IN "CHARCOAL" GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 16 VINYL WINDOWS, IN "CHARCOAL" GREY
- 17 VINYL SLIDING GLASS DOORS, IN "CHARCOAL" GREY
- 18 VINYL SWING GLASS DOOR, IN "CHARCOAL" GREY
- 19 VINYL SWING DOOR, IN "CHARCOAL" GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TBD)
- 20 STEEL DOOR, IN "CHARCOAL" GREY
- 21 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN "WHITE / TBD" COLOUR
- 22 GUARDRAIL HEIGHT PARAPET WALLS, WITH 2 FIBRE CEMENT PANEL SIDING, IN "BLACK / TBD" COLOUR
- 23 ALUMINIUM RAILING AND GUARDRAILS, IN "CHARCOAL GREY FINISH, WITH FROSTED TEMPERED GLASS PANELS
- 24 PRIVACY SCREEN: WOOD-LOOK METAL FINIS
- 25 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 26 GARAGE O/H DOOR, OPEN PICKET STYLE, IN "BLACK"
- 27 STEEL COLUMN, IN "CHARCOAL GREY"
- 28 STEEL DOOR, IN "LIGHT GREY"
- 29 RIVER ROCK DECORATIVE STONE





1 Skinner Street Elevation
 A302 Scale: 3/32" = 1'-0"

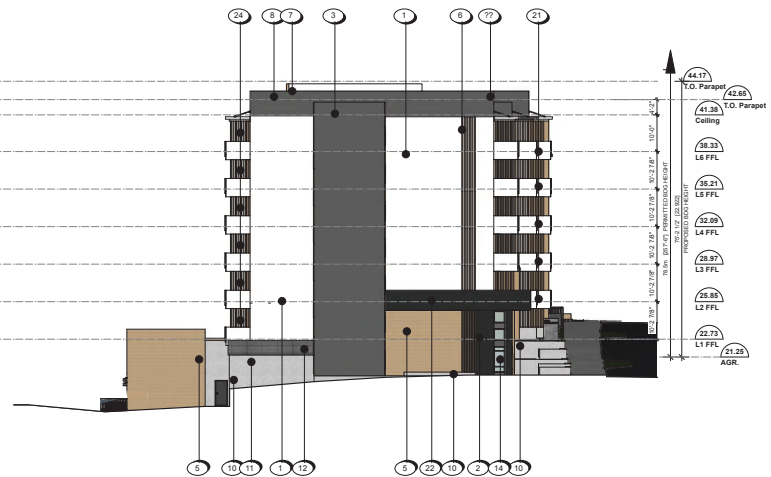
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- 4 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'LIGHT' GREY
- 5 WOOD-LOOK METAL SIDING IN "TBD" COLOUR
- 6 WOOD-LOOK METAL FINIS IN "TBD" COLOUR
- 7 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 8 FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN 'CHARCOAL', WITH ALUMINUM CAP FLASHING IN CHARCOAL GREY
- 9 SOFFIT, WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
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- 11 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED
- 12 INSULATED CONCRETE PANEL, "DARK" GREY TONES
- 13 ALUMINUM STORE FRONT GLAZING, IN 'CHARCOAL' GREY
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- 16 VINYL WINDOWS, IN 'CHARCOAL' GREY
- 17 VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
- 18 VINYL SWING GLASS DOOR, IN 'CHARCOAL' GREY
- 19 VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TBD)
- 20 STEEL DOOR, IN 'CHARCOAL' GREY
- 21 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN "WHITE / TBD" COLOUR
- 22 GUARDRAIL HEIGHT PARAPET WALLS, WITH 2 FIBRE CEMENT PANEL SIDING, IN "BLACK / TBD" COLOUR
- 23 ALUMINUM RAILING AND GUARDRAILS, IN 'CHARCOAL GREY' FINISH, WITH FROSTED TEMPERED GLASS PANELS
- 24 PRIVACY SCREEN: WOOD-LOOK METAL FINIS
- 25 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 26 GARAGE OH DOOR, OPEN PICKET STYLE, IN 'BLACK'
- 27 STEEL COLUMN, IN 'CHARCOAL' GREY
- 28 STEEL DOOR, IN 'LIGHT GREY'
- 29 RIVER ROCK DECORATIVE STONE





1 North Elevation
A303
Scale: 3/32" = 1'-0"



2 South Elevation
A303
Scale: 3/32" = 1'-0"

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL SIDING, "WHITE / TBD" COLOUR
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- 4 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN "LIGHT" GREY
- 5 WOOD-LOOK METAL SIDING IN "TBD" COLOUR
- 6 WOOD-LOOK METAL FINIS IN "TBD" COLOUR
- 7 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
- 8 FIBRE CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN "CHARCOAL", WITH ALUMINUM CAP FLASHING IN CHARCOAL GREY
- 9 SOFFIT: WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
- 10 CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED
- 11 CAST-IN-PLACE CONCRETE WALL, HORIZONTAL CEDAR LINER FINISHED, PAINT SEALED
- 12 INSULATED CONCRETE PANEL, "DARK" GREY TONES
- 13 ALUMINIUM STORE FRONT GLAZING, IN "CHARCOAL" GREY
- 14 ALUMINIUM STORE FRONT WINDOWS IN "CHARCOAL" GREY
- 15 ALUMINIUM STORE FRONT DOORS, IN "CHARCOAL" GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
- 16 VINYL WINDOWS, IN "CHARCOAL" GREY
- 17 VINYL SLIDING GLASS DOORS, IN "CHARCOAL" GREY
- 18 VINYL SWING GLASS DOOR, IN "CHARCOAL" GREY
- 19 VINYL SWING DOOR, IN "CHARCOAL" GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TBD)
- 20 STEEL DOOR, IN "CHARCOAL" GREY
- 21 GUARDRAIL HEIGHT PARAPET WALLS, WITH 1 FIBRE CEMENT PANEL SIDING, IN "WHITE / TBD" COLOUR
- 22 GUARDRAIL HEIGHT PARAPET WALLS, WITH 2 FIBRE CEMENT PANEL SIDING, IN "BLACK / TBD" COLOUR
- 23 ALUMINIUM RAILING AND GUARDRAILS, IN "CHARCOAL GREY" FINISH, WITH FROSTED TEMPERED GLASS PANELS
- 24 PRIVACY SCREEN: WOOD-LOOK METAL FINIS
- 25 BALCONIES WITH VINYL DECKING, IN LIGHT GREY
- 26 GARAGE OH DOOR, OPEN PICKET STYLE, IN "BLACK"
- 27 STEEL COLUMN, IN "CHARCOAL GREY"
- 28 STEEL DOOR, IN "LIGHT GREY"
- 29 RIVER ROCK DECORATIVE STONE



1 Looking North West at Chapel Street
A901

Nanaimo, BC
23 Jul 24

77 Chapel Street

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3d views A901



Glen Hill Architects d+Ka



Looking South East at Skinner Street

A902

Nanaimo, BC
23 Jul 24

77 Chapel Street

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3d views A902



dhk architects





1 A903 Looking North East at Skinner Street



1 Live / Work Units on Chapel Street
A905



2 Main Entrance on Chapel Street
A905



3 Public Plaza (South side of the property)
A905



4 Public Plaza (North side of the property)
A905



Looking East at Wentworth & Terminal Avenue.

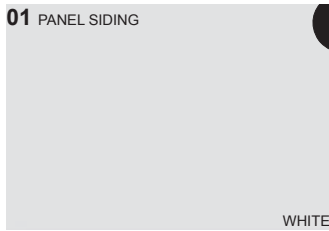


Looking North East at Terminal Avenue from Wallace St.



Looking South East along Terminal at Comox Road.

01 PANEL SIDING



WHITE

02 PANEL SIDING



BLACK

03 PANEL SIDING



CHARCOAL GREY

04 PANEL SIDING



LIGHT GREY

05 WOOD-LOOK METAL SIDING



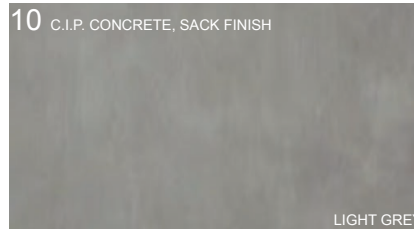
06, 24 WOOD-LOOK METAL FINIS



13-15 STORE FRONT GLAZING & DOORS

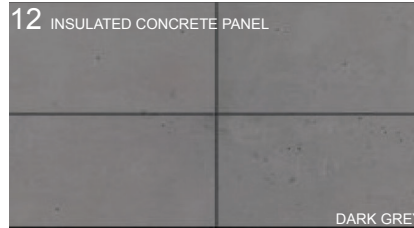
CHARCOAL GREY

10 C.I.P. CONCRETE, SACK FINISH



LIGHT GREY

12 INSULATED CONCRETE PANEL

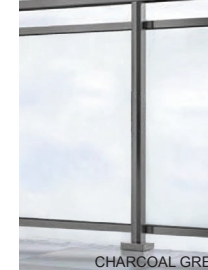


DARK GREY

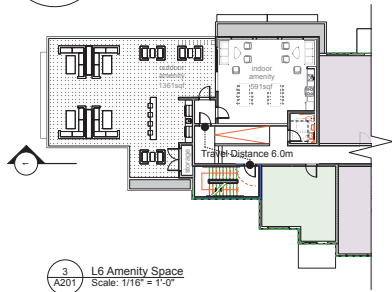
MATERIAL PALETTE

- ① FIBRE CEMENT PANEL SIDING, "WHITE" / "TBD" COLOUR
- ② FIBRE CEMENT PANEL SIDING, "BLACK" / "TBD" COLOUR
- ③ FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN "CHARCOAL" GREY
- ④ FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN "LIGHT" GREY
- ⑤ WOOD-LOOK METAL SIDING IN "TBD" COLOUR
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- ⑦ LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
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- ⑨ SOFFIT: WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
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- ⑮ ALUMINIUM STORE FRONT DOORS, IN "CHARCOAL" GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
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- ㉔ PRIVACY SCREEN: WOOD-LOOK METAL FINIS
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- ㉗ STEEL COLUMN, IN "CHARCOAL GREY"
- ㉘ STEEL DOOR, IN "LIGHT GREY"
- ㉙ RIVER ROCK DECORATIVE STONE

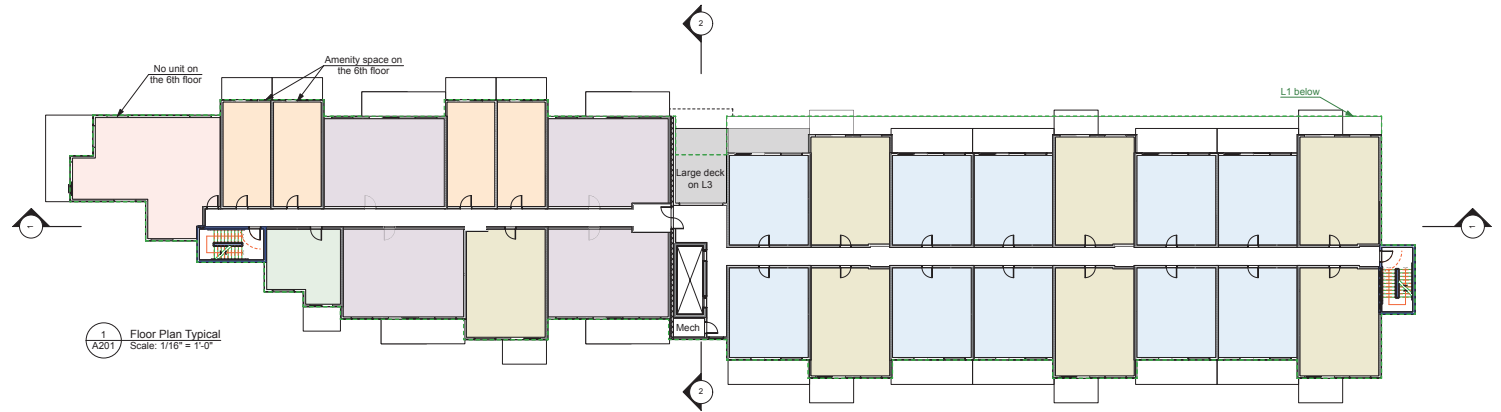
23 RAILINGS, HANDRAILS



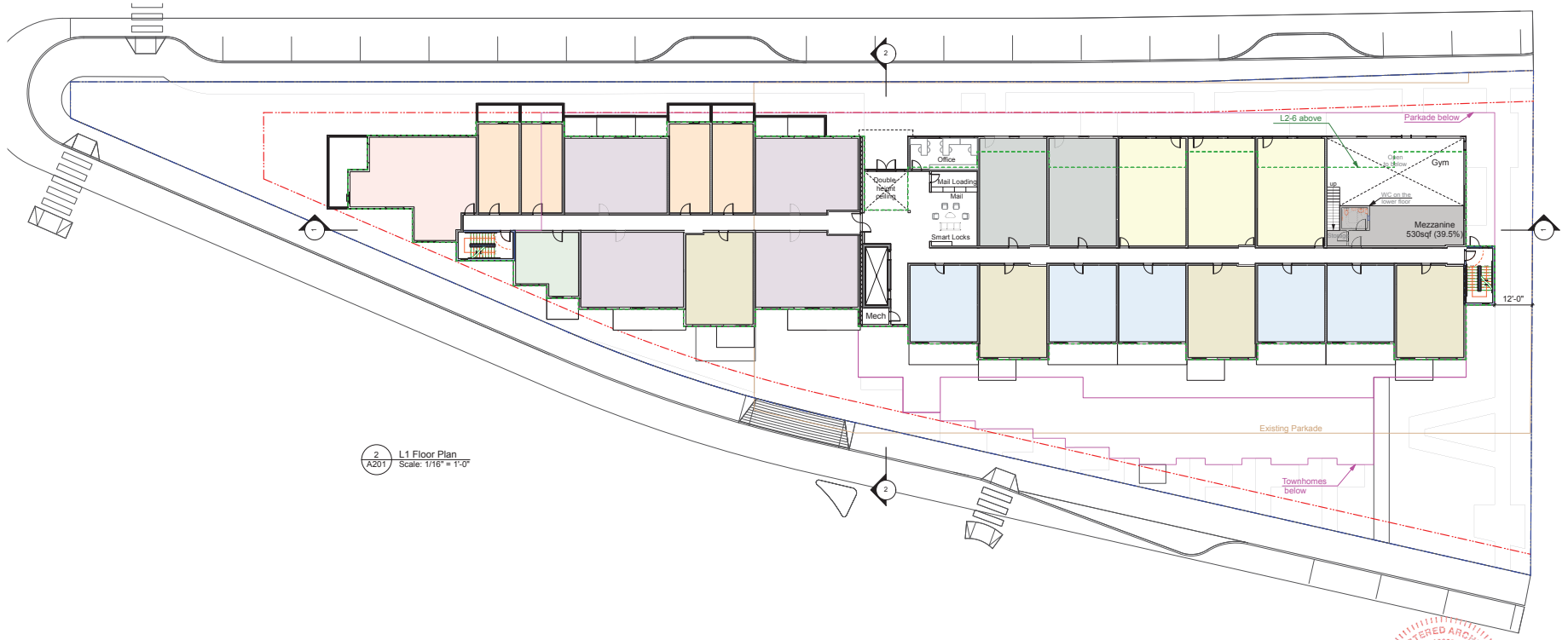
CHARCOAL GREY



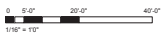
3 L6 Amenity Space
A201 Scale: 1/16" = 1'-0"



1 Floor Plan Typical
A201 Scale: 1/16" = 1'-0"



2 L1 Floor Plan
A201 Scale: 1/16" = 1'-0"

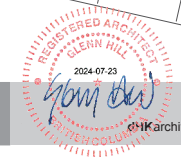


Nanaimo, BC
23 Jul 24

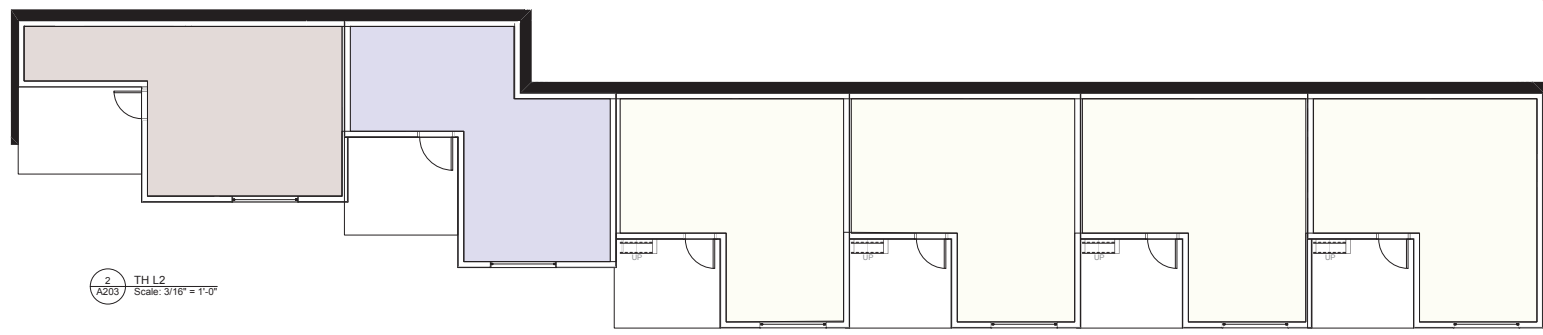
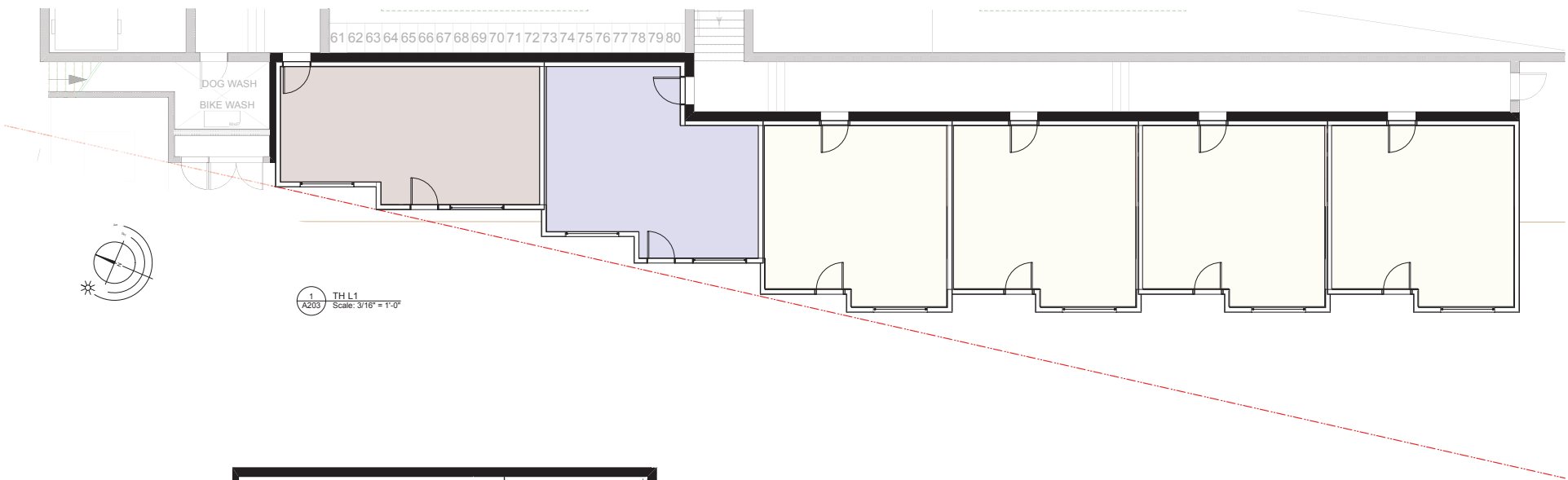
77 Chapel Street

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Floor Plans. Building 1 A201



dhK architects dhKa



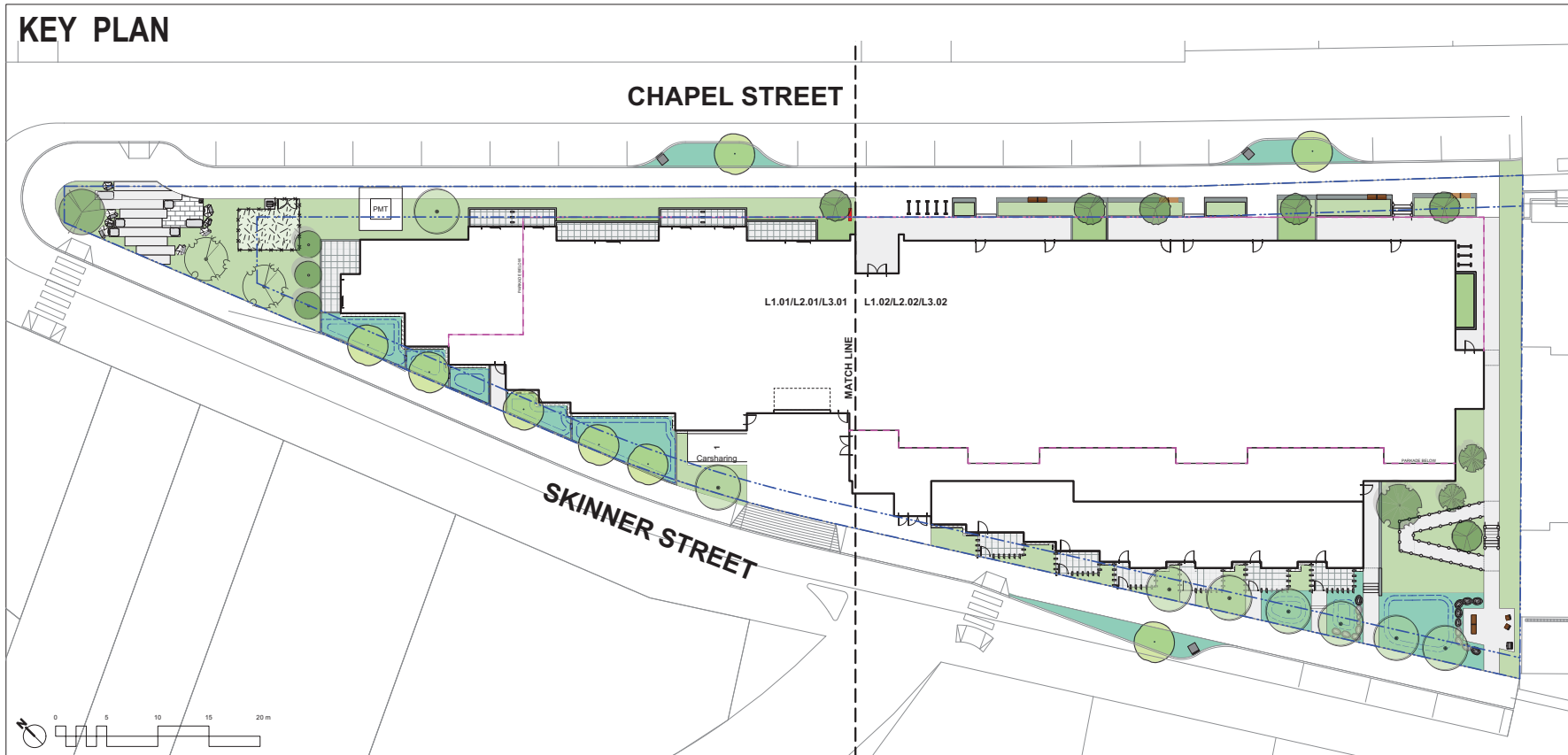
- TH Type 1 - 745sqf - 1 unit
- TH Type 2 - 743sqf - 1 unit
- TH Type 3 - 727sqf - 4 units

TH GFA Total - 4 505sqf (to inner side of exterior walls)

Primex Investments Ltd.
77 Chapel Street
 Nanaimo, British Columbia

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.03	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
L3.02	Planting
L3.03	Planting - Roof

KEY PLAN



NOTFORCONSTRUCTION

No.	Issued For	Issue Date
1	DP Submission	2024-07-22



client
Primex Investments Ltd.
 1758 W 4th Ave #200
 Vancouver, BC

project
 77 Chapel Street
 77 Chapel Street
 Nanaimo, BC

sheet title
Cover

RECEIVED
 DP1350
 2024-JUL-25

project no. 124.09
 scale 1:200 @ 24"x36"
 drawn by MDI
 checked by SM

sheet no. **L0.00**

GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications, b) Canadian Landscape Standards, Current Edition (CLS-CE), and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

SITE GRADING AND DRAINAGE NOTES

- All elevations are in meters.
- Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
- All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and dwg formats at least two weeks prior to commencement of irrigation installation.
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system.

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
- Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. S-11720 Voyager Way, Richmond, BC, V6X 3G9, p. 604-273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review are required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of APD and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

- For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 5m tall are located closer than 2m from a parkade or foundation wall b) where trees more than 5m tall are located closer than 3m from a parkade or foundation wall, and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

PAVING NOTES

- Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
- Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

- Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- Refer to Landscape Specifications for Maintenance Period (1 year) following Acceptance.
- Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
- Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
- Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MNN	MINIMUM
BDD	BUILDING	MSC	MISCELLANEOUS
BM	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BS	BOTTOM OF RAMP	NC	NOT IN CONTRACT
BT	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CA	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTRE
CC	CUBIC FEET	OD	OUTSIDE DIAMETER
CD	CANTON DRAIN	PC	POLYURETHANE
CL	CENTER LINE	PE	POLYETHYLENE
CLM	CLEARANCE	PI	POINT OF INTERSECTION
CM	CENTIMETER	PI	POINT OF TANGENCY
CM	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CO	CENTRULOUS	QTY	QUANTITY
CONT	CUBIC METRE	R	RADIUS
CU	CUBIC METRE	REF	REFERENCE
DEM	DEMOLISH	RENF	REINFORCED
DIA	DIAMETER	REQD	REQUIRED
DM	DEPTH	REV	REVISION
DNL	DRAWING	ROW	RIGHT OF WAY
DWS	DRAWING	S	SOUTH
EA	EACH	SA	SANITARY
ENG	ENGINEER	SD	STORM DRAIN
EQ	EQUAL	SF	SQUARE FOOT (FEET)
EST	ESTIMATE	SHT	SHEET
EW	EXISTING	SM	SIMILAR
EXIST	EXISTING	SP	SPECIFICATIONS
EXP	EXPOSED	SQ M	SQUARE METRE
FFE	FISHED FLOOR ELEVATION	ST	STATION
FG	FISHED GRADE	STG	STANDARD
FL	FACE OF CURB	SYM	SYMMETRICAL
FO	FOOTING	T&B	TOP AND BOTTOM
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FINISHING
GA	GRADE	TH	THICK
GEN	GENERAL	TH	THICKNESS
GR	GRADE ELEVATION	TR	TOP OF RAMP
HORIZ	HORIZONTAL	TS	TOP OF STEP
HP	HEIGHT	TT	TOP OF WALL
HT	HIGH POINT	TYP	TYPICAL
ID	INSIDE DIAMETER	VAR	VARIABLE
INV	INVERT ELEVATION	VOL	VOLUME
INCL	INCLUDED	W	WIDTH
JNT	JOINT	WT	WEIGHT
LF	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWD	WELDED WIRE FRAME
		YD	YARD
		@	AT

LINE TYPE LEGEND

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

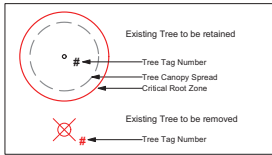
UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings.)

---	EXISTING	---	PROPOSED
---	Storm Drain	---	Sewer
---	Water	---	Electrical
---	Gas	---	Hydro Tel

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies.)



GRADING LEGEND

17.70	Proposed Landscape Grade
17.70	Existing Grade
18.92	Architectural grade, for reference only
17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

---	Perforated Underdrain
---	Sched 40 PVC
C/O	Clean Out
LA	Rain Garden Overflow Drain
AD	Area Drain
---	Top of Wall Notch
---	Rain Garden Overflow
---	Curb Inlet

MATERIALS LEGEND

---	Municipal Sidewalk (for reference only)
---	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)

HARDSCAPE SURFACES

---	Concrete Paving Cast in place, light broom finish, Sawcut control joints.
---	Unit Paver - Type 1
---	Unit Paver - Type 2
---	Boardwalk

STEPS, RAMPS, CURBS, WALLS

---	Retaining Wall - Concrete
---	Seat Wall - Concrete
---	Weir - Concrete
---	Landscape Boulder
---	Rock Retention
---	Stairs with Handrail To meet BCBC requirements
---	Ramp with Handrail To meet BCBC requirements

FENCING & RAILS

---	Handrail To meet BCBC Requirements
---	Privacy Screen
---	Fence - Chain Link (Dog Run) 1200mm height
---	Gate 1200mm height

SITE FURNISHINGS

---	Bike Rack
---	Bench - Backless with Armrest
---	Chair
---	Waste Receptacle
---	Ash Receptacle
---	Stone Seating
---	Planter - Metal

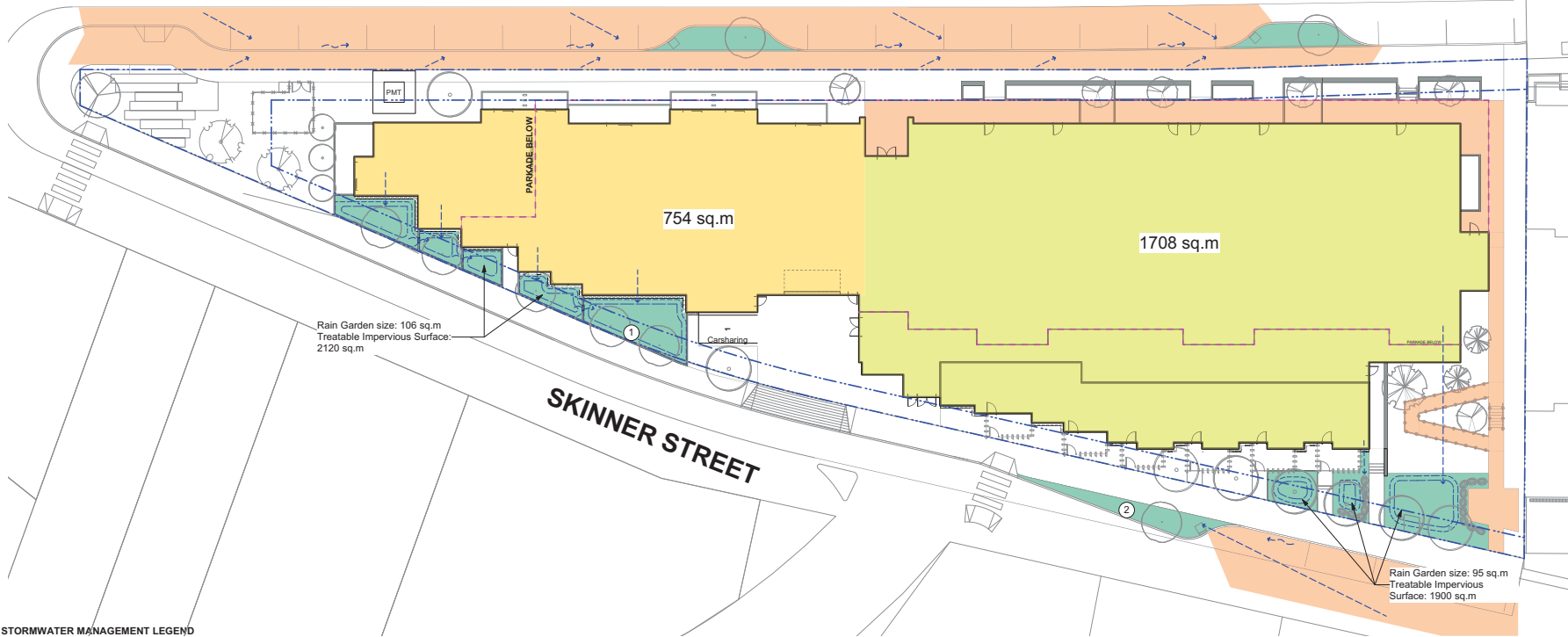
SOFTSCAPE

---	Planting Area - Tree & Shrub - On Grade 450mm Depth Shrub Growing Medium.
---	Planting Area - Tree & Shrub - On Slab Depth Varies. See Plan Type 1R growing medium. Corbett maximum depth allowable as per Structural Drawings.
---	Planting Area - Rain Garden - On Grade 450mm Depth Rain Garden Growing Medium.
---	Synthetic Turf (Dog Run)
---	Gravel Maintenance Edge 150 mm Depth, 300 mm Width Max gravel size 25mm (1")

client	Primex Investments Ltd. 1758 W 4th Ave #200 Vancouver, BC
project	77 Chapel Street 77 Chapel Street Nanaimo, BC
sheet title	General Information Sheet
DATE	2024-07-22
REGISTERED MEMBER	341
DATE	2024-07-22
project no.	124.09
scale	NTS @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

CHAPEL STREET



STORMWATER MANAGEMENT LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
	Existing Grade
	Proposed Landscape Grade
	Direction of Flow
	Rain Garden Area
	Roof Catchment Areas
	Impermeable Surface Area

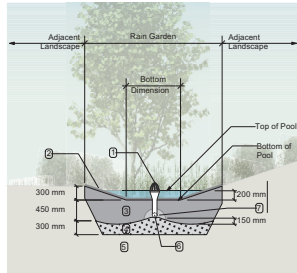
RAIN WATER MANAGEMENT NOTES

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.



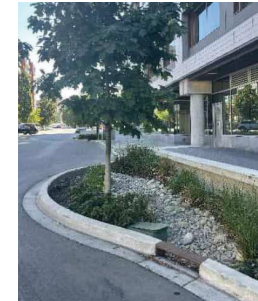
RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/titled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50



1. Terraced rain gardens along building.



2. Street surface runoff collection into rain garden.

1	DP Submission	2024-07-22
No.	Issued For	Issue Date

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1888A Tweed Ave
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Phone: 202-413-2861
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client
Primex Investments Ltd.
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Vancouver, BC

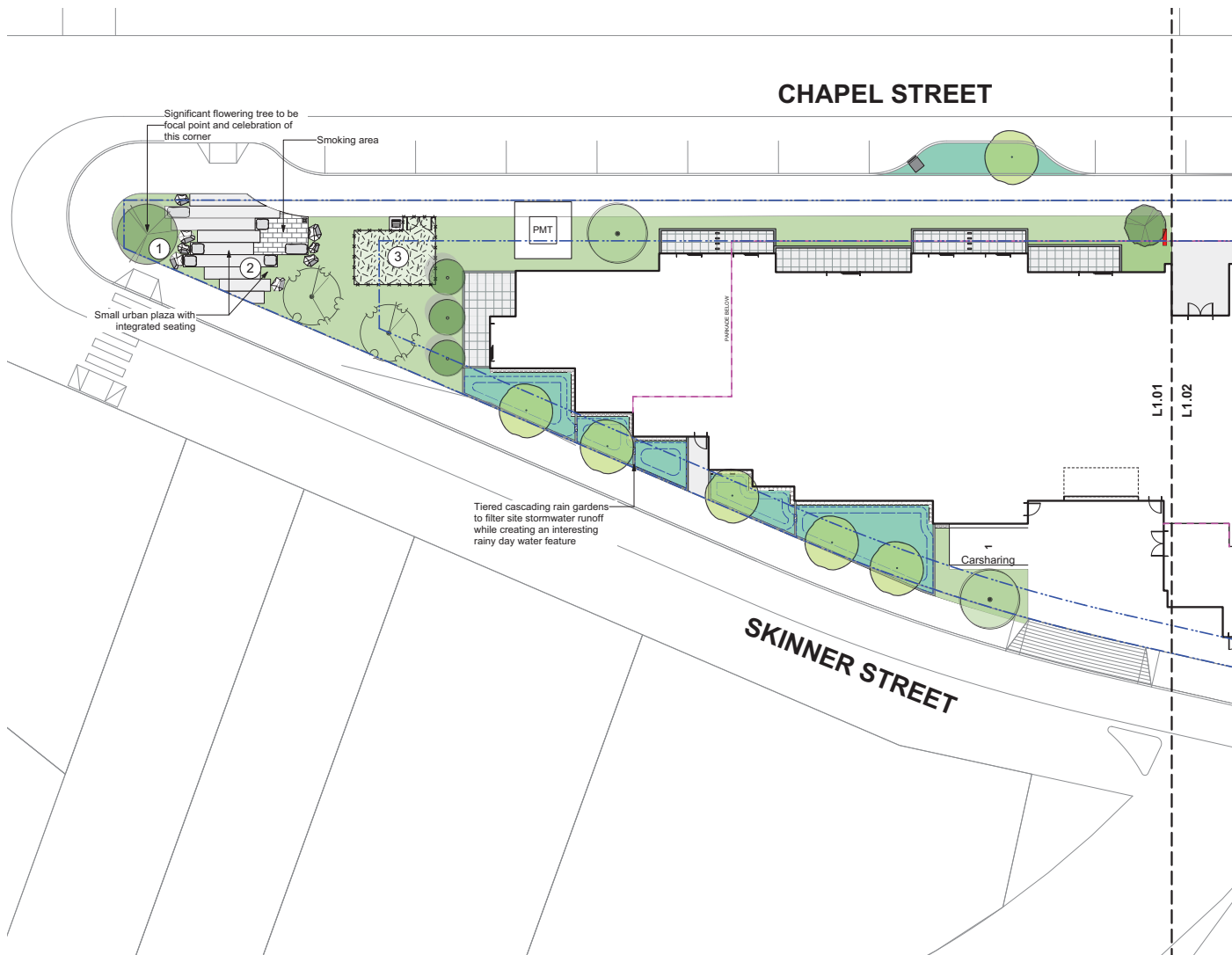
project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Stormwater Management

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project no. 124.09
scale 1:200 @ 24"x36"
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sheet no. **L0.03**



1. Feature Tree With RGBW Uplight



2. Public Plaza with Incorporated Seating



3. Turf Dog Run

MATERIALS LEGEND	
	Municipal Sidewalk (For reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (For reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
	Boardwalk
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Weir - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
FENCING & RAILS	
	Handrail To meet BCBC Requirements
	Privacy Screen
	Fence - Chain Link (Dog Run) 1200mm height
	Gate 1200mm height
SITE FURNISHINGS	
	Bike Rack
	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptacle
	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area - Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium
	Planting Area - Tree & Shrub -On Slab -Depth Varies, See Plan -Type IP growing medium. Confirm maximum depth allowable per Structural Drawings
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge 150 mm Depth, 300 mm Width -Max gravel size 25mm (1")

1	DP Submission	2024-07-22
No.	Issued For	Issue Date

100A Seymour Ave
Vancouver, BC V6J 2P4

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client
Primex Investments Ltd.
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Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

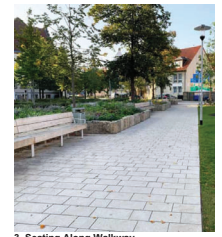
sheet title
Landscape Materials

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project no.	124.09
scale	1:150 @ 24"x36"
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MATERIALS LEGEND	
	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
	Boardwalk
STEPS, RAMPS, CURBS, WALLS	
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	Seat Wall - Concrete
	Weir - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
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	Ash Receptacle
	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area - Tree & Shrub - On Grade -450mm Depth -Shrub Growing Medium
	Planting Area - Tree & Shrub - On Slab -Depth Varies. See Plan -Type IP growing medium. <i>confirm maximum depth allowable as per Structural Drawings</i>
	Planting Area - Rain Garden - On Grade -450mm Depth -Rain Garden Growing Medium
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge 150 mm Depth, 300 mm Width -Max gravel size 25mm (1")



1. Accessible Ramp

2. Concrete Wall with Wood Bench

3. Seating Along Walkway

1	DP Submission	2024-07-22
No.	Issued For	Issue Date

188A Tweedall Ave
Victoria, BC V8W 2P4

Phone: 250-413-2861
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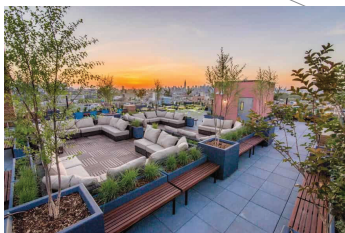
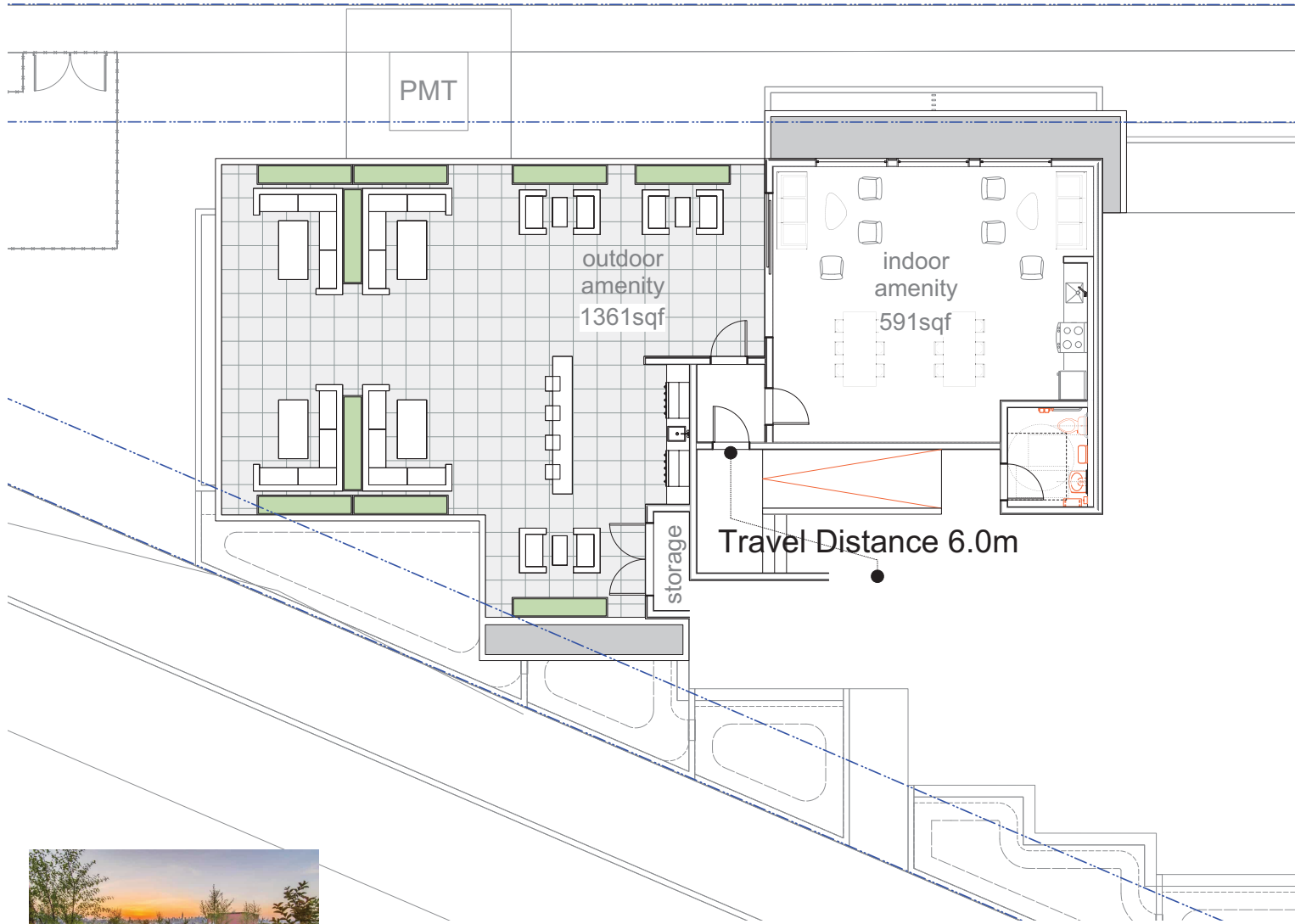
client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Materials

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Rooftop Amenity Space with Standalone Planters

MATERIALS LEGEND	
	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
	Boardwalk
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Weir - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
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FENCING & RAILS	
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	Privacy Screen
	Fence - Chain Link (Dog Run) 1200mm height
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SITE FURNISHINGS	
	Bike Rack
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	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area - Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium
	Planting Area - Tree & Shrub -On Slab -Depth Varies, See Plan -Type IP growing medium. Confirm maximum depth allowable as per Structural Drawings
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge 150 mm Depth, 300 mm Width -Max gravel size 25mm (1")

No.	Issued For	Issue Date
1	DP Submission	2024-07-22

MDI
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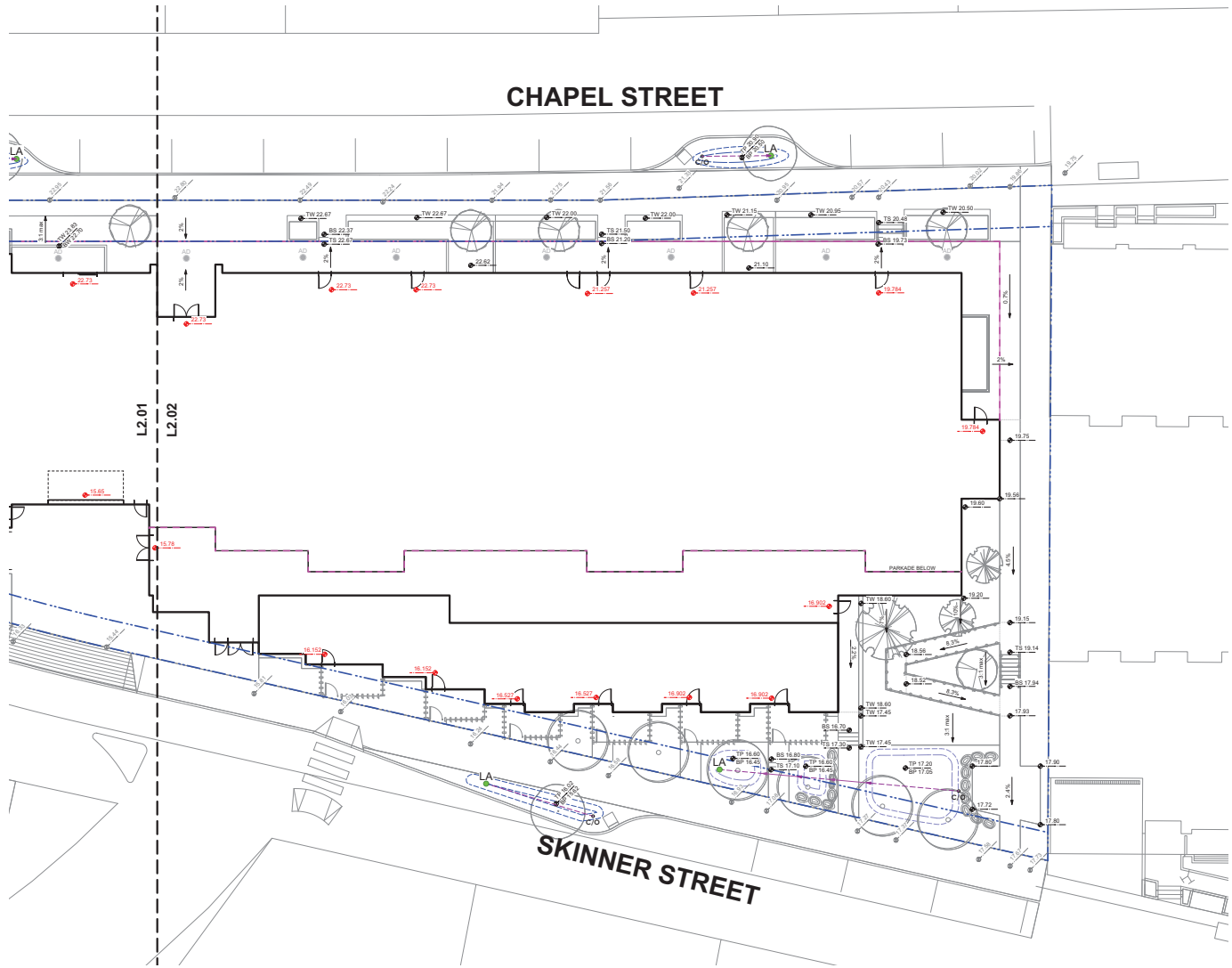
client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Materials - Roof

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CHAPEL STREET

SKINNER STREET

L2.01
L2.02



GRADING LEGEND

	Proposed Landscape Grade
	TOW Top of Wall
	BW Bottom of Wall
	TOC Top of Curb
	BC Bottom of Curb
	TP Top of Pool
	EP Bottom of Pool
	TS Top of Slope
	BS Bottom of Slope
	HP High Point
	LP Low Point
	Existing Grade
	Architectural grade, for reference only
	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain
	Sched 40 PVC
	Clean Out
	Rain Garden Overflow Drain
	Area Drain
	Top of Wall Notch
	Rain Garden Overflow
	Curb Inlet

1	DP Submission	2024-07-22
No.	Issued For	Issue Date

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Primex Investments Ltd.
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project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
**Landscape Grading
& Drainage**

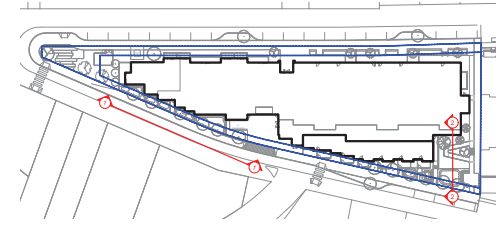
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sheet no. **L2.02**



1 South Elevation - Stepped Rain Garden
Scale: 1:100



2 Section Elevation - Rain Garden + Ramp
Scale: 1:50

No.	Issued For	Issue Date
1	DP Submission	2024-07-22



client
Primex Investments Ltd.
 1758 W 4th Ave #200
 Vancouver, BC

project
 77 Chapel Street
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sheet title
Landscape Elevations

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 scale AS SHOWN @ 24"x36"
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sheet no. **L2.03**

CHAPEL STREET



Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES				
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0m cal. b&b
OCA	6	Cornus canadensis	Eastern Redbud	5.0m cal. b&b
COX	3	Cornus kousa 'Misty Way'	Misty Way Kousa Dogwood	multistem. 1.5 m ht. b&b
MXG	1	Magnolia x 'Galaxy'	Galaxy Magnolia	5.0m cal. b&b
NS	8	Nyssa sylvatica 'Wildfire'	Tupelo	5.0m cal. b&b
PGM	2	Pinus umbrata	Sarban Spruce	2.5m ht. b&b
PSY	1	Pinus sylvestris	Scots Pine	1.5m ht. b&b
GG	2	Quercus garryana	Garry Oak	4.0m cal. b&b
SHRUBS/FENS/GRASSES/VINES				
Au-1	3	Arctostaphylos	Strawberry Tree	#3 pot
Au-136	1	Aster novae-angliae	New England Aster	#3p
ES	24	Echinacea purpurea	Purple Coneflower	#1 pot
Hmg	108	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Hsp	4	Hemerocallis 'Intermedia 'Amold Promise'	Hybrid Witch Hazel	#15 pot
Hls	122	Hebe topiaria	Topiary's hedge	#1 pot
Lim	71	Liriope muscari	Lily turf	#1 pot
Msa	9	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Nep	111	Nepeta x 'Kassiani'	Catmint	#3p
Pat	40	Perovskia atriplicifolia	Russian Sage	#1 pot
PAL5	46	Paroskia 'Little Sprig'	Dwarf Russian Sage	#3p
Pmu	6	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
Pm	127	Polylichum maritimum	Sword Fern	#1 pot
Ris	19	Ribes sanguinum	Red Flowering Currant	#3 pot
Rrs	38	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Sar	9	Sarcococca ruscifolia	Sweetbox	#2 pot
Tbr	55	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Tax	11	Taxus x media	Hybrid Yew	#3 pot
RAIN GARDEN PLANTS:				
CO	515	Carex demissa	Slough Sedge	#1 pot
Csk	20	Cornus sericea 'Kobayashi'	Dwarf Red-twigged Dogwood	#1 pot
Jog	239	Junonia 'Carmen's Gray'	Soft Common Rush	#3p
LC	134	Lobelia cardinalis	Cardinal Flower	#2 pot
RT	7	Rutbeckia fulgida	Black-Eyed Susan	#1 pot
Vhd	14	Viburnum davidii	David Viburnum	#2 pot

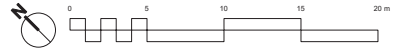
SHADE TREES WITH SEDGES AND PERENNIALS BOULEVARD AND RAIN GARDENS



JAPANESE FOREST GRASS PEDESTRIAN CONNECTION FROM SKINNER TO CHAPEL



EVERGREEN SHRUBS, FLOWERS AND FERNS LIVE WORK UNIT FRONT YARDS



1	DP Submission	2024-07-22
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client
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 1758 W 4th Ave #200
 Vancouver, BC

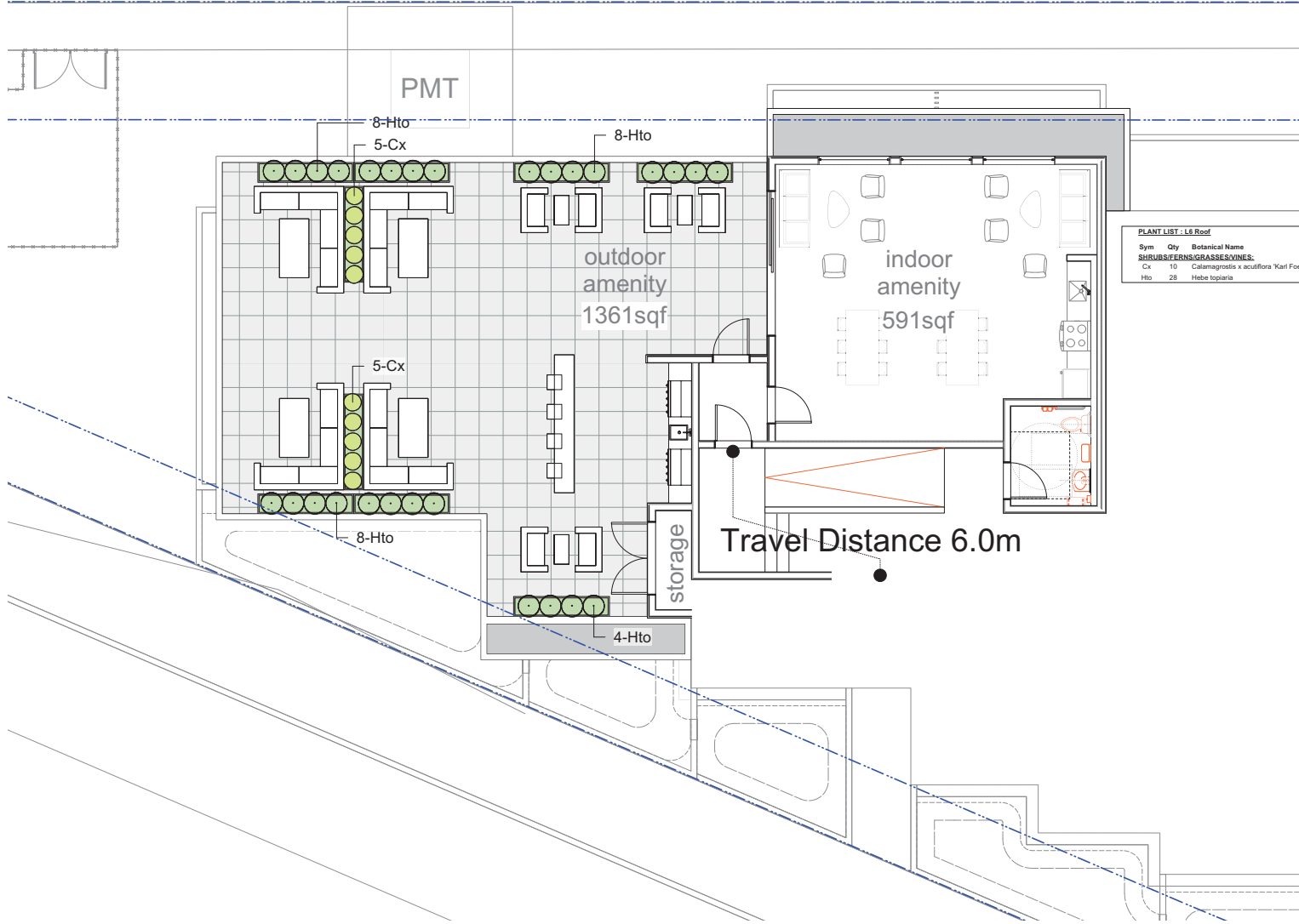
project
 77 Chapel Street
 Nanaimo, BC

sheet title
Planting

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 sheet no.

L3.02



PLANT LIST - L6 Roof

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
SHRUBS/FERNS/GRASSES/VINES:				
Cx	10	Calamagrostis x scutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Hto	28	Hebe topiaria	Topiariat's hebe	#1 pot

1	DP Submission	2024-07-22
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client
Primex Investments Ltd.
 1758 W 4th Ave #200
 Vancouver, BC

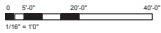
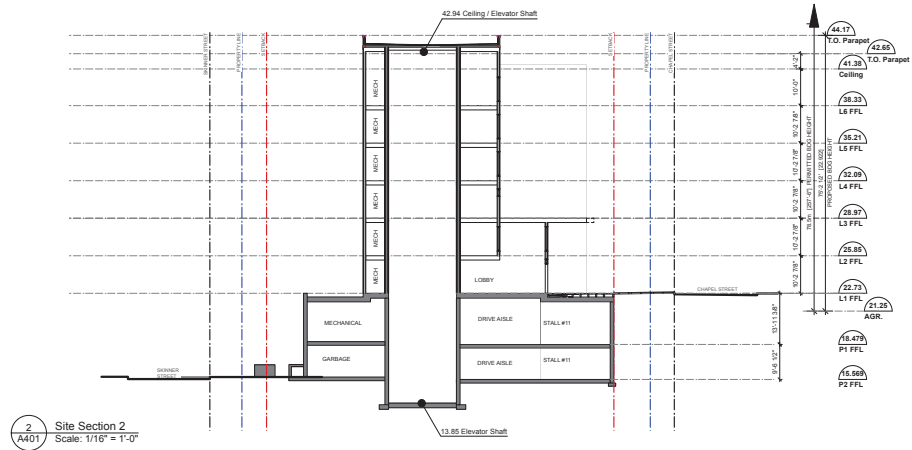
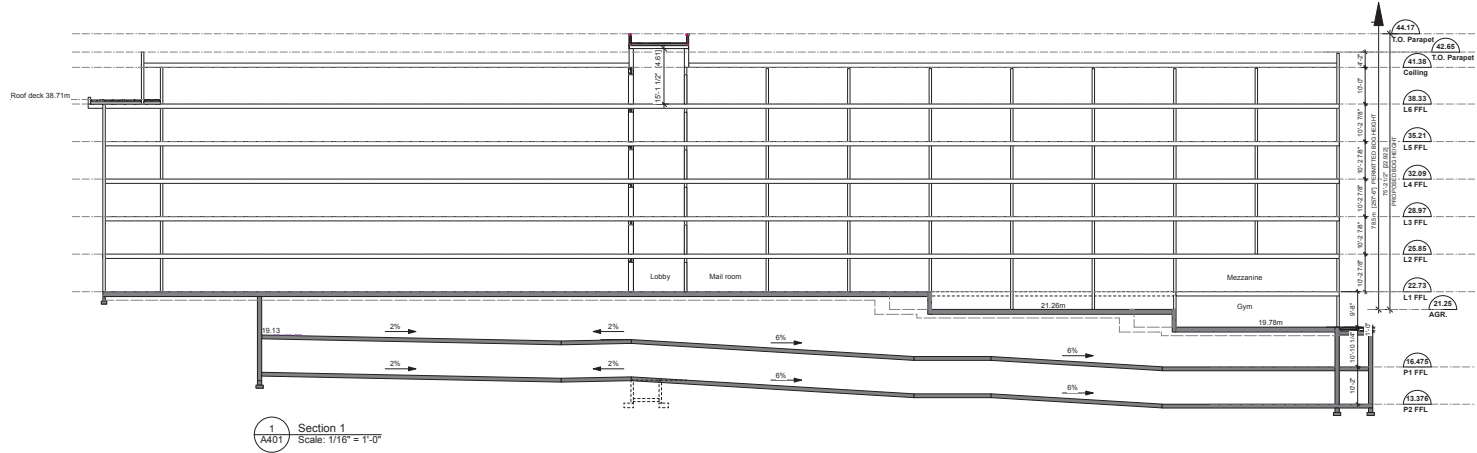
project
 77 Chapel Street
 77 Chapel Street
 Nanaimo, BC

sheet title
Planting - Roof



project no. 124.09
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sheet no. **L3.03**

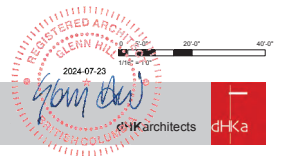


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dhKa architects dhKa