December 18, 2024

Caleb Horn
Nanaimo Planning Department
Caleb.Horn@nanaimo.ca 250-755-4460, ext 4344

Re: 3400 Barrington Road Design Rationale and Variance

dHKarchitects

Victoria
977 Fort Street V8V 3K3
T +1 250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2
T +1 250-585-5810
mail@dhk.ca
www.dhk.ca

Building Design

This development aims to complement the property's existing natural environment and remain consistent with the character of neighbouring developments, while adding 102 new rental homes to Nanaimo. By carefully positioning the building and preserving large rock formations, the new development's physical presence on Barrington Road is minimized, giving the impression of a structure gently integrated into the landscape.

The building's architectural language draws on traditional West Coast Modern design. Key elements include sensitive siting of the building, generous roof overhangs, a strong horizontal emphasis, large areas of glazing, and the use of durable, robust materials such as exposed timber, concrete, and fibre cement cladding. Prominent entrance structures on both the north and south sides serve as visual focal points—welcoming those arriving from the street and guiding residents returning from a forest walk from the north. Large expanses of glass are carefully positioned and oriented to capture views of the surrounding forest, while sightlines toward neighbouring properties are minimized. The exterior colour palette features dark, natural tones that blend into the heavily forested context.

A defining feature of the design is the inclusion of exterior balconies. Along the street-facing façade and the entrance forecourt, balconies are set back within the building's face to maintain privacy. On the north side, balconies are larger and more continuous, offering unobstructed views of the forest and wetlands.

The building will provide 102 rental homes, featuring a range of unit types including studios, one-bedroom plus den, one-bedroom, two-bedroom, and three-bedroom options. Additionally, a certain amount of units will be made more accessible for people with mobility challenges.

The site design encourages pedestrian and bicycle use with a barrier-free path of travel from Barrington Road to the main entrance, as well as a pedestrian trail connecting the lower-level amenity space to the public trail system on the north side of the property. Significant landscaping is planned for both the southern forecourt and within the naturalized areas to the north. Dense plantings on the east side will help soften the development's impact on neighbours. On the south side of the building,

ground-oriented units with front doors will activate and enhance the exterior space at the building's base.

Steep Slope Development

The site is located in a steep slope development permit area. Every effort has been made to adhere to the City of Nanaimo's Steep Slope Development Guidelines. The intent is to minimize site disturbance, protect the natural environment, and ensure that the development harmonizes with the surrounding landscape, reflecting the setting's character and quality.

- Hillside Character: The building is situated on the edge of a natural depression on the hillside. From the south (street side), it will appear as a four-storey structure, with lower parking levels bermed into the slope.
- Retaining Walls: Retaining walls create stormwater retention areas and provide additional soil depth for new vegetation.
- Setbacks: The building footprint and construction areas are contained within all environmental setbacks.
- Natural Features: Existing rock formations and the tree canopy bordering Barrington Road will be retained to minimize visual and physical intervention along the street.
- Safe Circulation: A safe path of travel for pedestrians, bicycles, and vehicles is maintained throughout the site.
- Trail Connections: A pedestrian connection at the north edge links to a public trail system and the amenity space located on the building's lowest level.
- Habitat Linkages: Open space on the north side of the property is preserved, ensuring continuous habitat corridors.
- Efficient Structure: The building's structure is efficient and elegant, minimizing site disturbance.
- Retaining Wall Height: Retaining walls are limited to a maximum height of 3 metres.
- Views from Barrington Road: Existing views of the site from Barrington Road remain largely unchanged.
- Geotechnical Engineering: All cut slopes conform to a geotechnical consultant's recommendations.
- Road and Driveway Layout: Road and driveway designs respect the hillside character, minimize impacts on neighbouring properties, and follow best-practice safety guidelines.
- Replanting: Any felled trees will be replanted to maintain existing biomass levels.
- Underground Services: All municipal services will be installed underground.
- Materials and Colours: Building materials and the chosen dark colour palette are selected to blend with the surrounding forest environment.

dHKarchitects

Victoria
977 Fort Street V8V 3K3
T +1 250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2
T +1 250-585-5810
mail@dhk.ca
www.dhk.ca

Height Variance

We are seeking a 2.5 m height variance. From most vantage points, including Barrington Road, the building appears as a four-storey structure. The average height on the south elevation is approximately 13.7 m to the top of the parapet, consistent with the allowable zoning height of 14 m. Due to the steep slope of the site, the average grade calculation incorporates elevation points on the north side, where the parking structure is exposed.

We believe the 2.5 m height variance should be granted because, from the street and the viewpoint of adjacent neighbours, the building effectively complies with the current zoning height restrictions. On the north and west sides, where the building reaches its full height, views are limited to unoccupied forested areas, ensuring minimal visual impact.

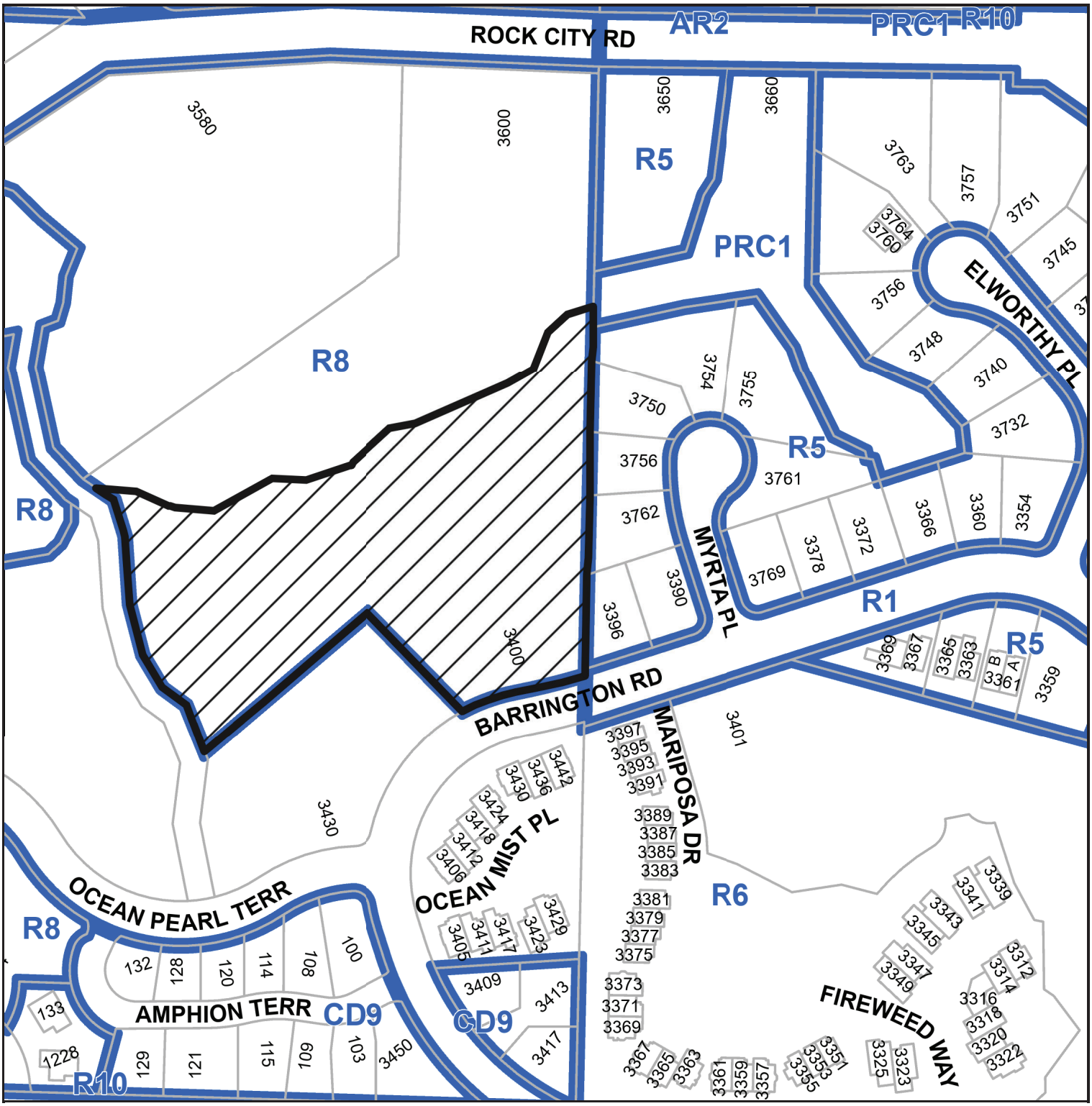
dHKarchitects

Victoria
977 Fort Street V8V 3K3
T +1 250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2
T +1 250-585-5810
mail@dhk.ca
www.dhk.ca

Sincerely yours,

Paul Koopman
Architect AIBC
dHKarchitects

SUBJECT PROPERTY MAP



N

3400 BARRINGTON ROAD

AERIAL PHOTO

3400 BARRINGTON ROAD

N

General Notes

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued	2024-12-19	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	Checker
Scale	As indicated	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

Site Plan

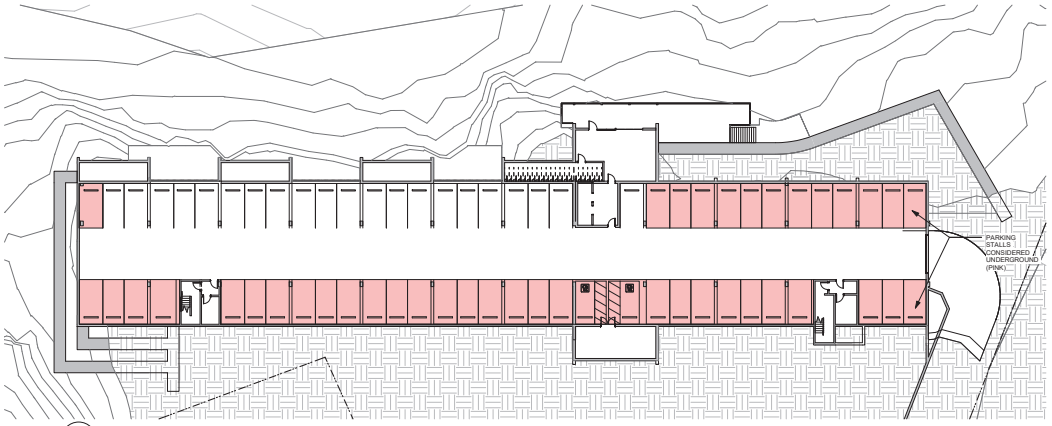
A101

2024-12-19

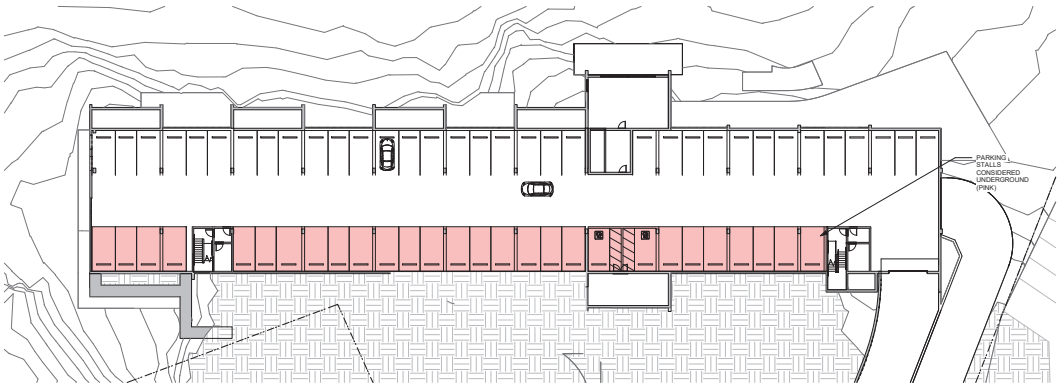
dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

1 : 200

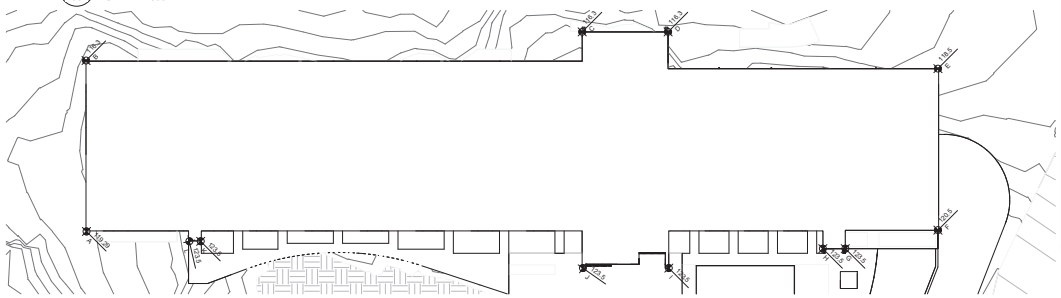
2024-12-19 1:53:08 PM



1 Parkade 2 - Bonus Density Based on Underground Parking
A002 SCALE: 1 : 300



2 Parkade 1 - Bonus Density Based on Underground Parking
A002 SCALE: 1 : 300



3 Average Grade Diagram
A002 SCALE: 1 : 300

44 PARKING STALLS BELOW GRADE - P2

28 PARKING STALLS BELOW GRADE - P1

72 TOTAL PARKING BELOW GRADE

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

- BEDROOM 201 — ROOM NAME & ROOM NUMBER
- 101a — DOOR NUMBER See Door Schedule
- W-10 — WINDOW NUMBER See Window Schedule
- W1 — WALL TYPE See Assemblies Schedule
- 2.0 hr — RATED WALL DESIGNATION
- 00.00 — ELEVATION DATUM
- 2440 — CEILING HEIGHT
- AREA OF DROP CEILING
- 1 — KEYNOTE SYMBOL
- 12 — MATERIAL TAG
- 1 A901 — INTERIOR ELEVATION REFERENCE
- W1 C1 F1 B1 — ROOM FINISHES

PROJECT DESCRIPTION

CIVIC ADDRESS:
3400 Barrington Road
Nanaimo, BC

LEGAL DESCRIPTION
LOT 4 DISTRICT LOT 18 WELLINGTON DISTRICT PLAN EPP120017

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
4 Story Residential Building over 2 Story Parking Structure

USES:
Residential

EXISTING ZONE: R6/R8

PROPOSED ZONE: R6/R8

SITE AREA: 14937 m² (160781 s.f.)

GROSS FLOOR AREA:

PARKADE 2:	186 m²	(2002 s.f.)
PARKADE 1:	217 m²	(2336 s.f.)
LEVEL 1:	1954 m²	(21033 s.f.)
LEVEL 2:	2016 m²	(21700 s.f.)
LEVEL 3:	2016 m²	(21700 s.f.)
LEVEL 4:	2016 m²	(21700 s.f.)

TOTAL GROSS FLOOR AREA PROPOSED: **8405 m²**

FLOOR SPACE RATIO: 0.56

LOT COVERAGE: 17%

AVERAGE GRADE OF BUILDING: 120.68

HEIGHT OF BUILDING: 16.5 m

RESIDENTIAL PARKING: 156 stalls (incl. 5 accessible, 5 visitor)

BICYCLE PARKING: 51 Class 1 + 11 short term

SETBACKS:

FRONT (BARRINGTON ROAD):	6 m
REAR :	10.5 m
LEFT SIDE :	3 m
RIGHT SIDE :	3 m

SUITE COMPOSITION:

Studio:	20
1 Bed + Den/ 1 Bath:	44
1 Bed + Den/ 1 Bath Adaptable:	03
2 Bed / 2 Bath:	28
2 Bed + Den/ 2 Bath Adaptable:	03
3 Bed / 2 Bath:	04
TOTAL:	**102 SUITES**

LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco
ACT	Acoustical Tile
AFF	Above Finished Floor
AL	Aluminum
BG	Building Grade
CEM	Cementitious Backing Board
Conc	Concrete
CBK	Concrete Block
C/L	Centerline
CPT	Carpet Tile
CT	Ceramic Tile
C/W	Complete With
DD	Deck Drain
EL	Elevation
EPC	Epoxy Polymer Coating
EXP AGG	Exposed Aggregate
EXT	Exterior
FD	Floor Drain
FEC	Fire Extinguisher Cabinet
FFE	Finished Floor Elevation
FG	Finished Grade
GB	Grab Bar
GBL	Glass Block
GL	Glass
GWG	Georgian Wire Glass
GWB	Gypsum Wallboard
HC	Hollow Core
HCW	Hollow Core Wood
H/C	Handicap
HM	Hollow Metal
HP	High Point
HSS	Hollow Steel Section
H/W	Hardware
INSUL	Insulated
LAM	Laminated Glass
LP	Low Point
MDFB	Medium Density Fibreboard Base
MR	Mirror
MP	Metal Panel
O/H	Overhead
OW	Operable Window
PF	Prefinished
PLAM	Plastic Laminate
PLS	Plaster
PSF	Pressed Steel Frame
PT	Paint
PTD	Paper Towel Dispenser
PTDW	Paper Towel Dispenser / Waste
PTW	Paper Towel Waste
RA	Roof Anchor
RB	Rubber Base
RES	Resilient Flooring
RD	Roof Drain
RD-P	Roof Drain - Planter
RWL	Rain Water Leader
SAFI	Spray Applied Fibrous Insulation
SCW	Solid Core Wood
SD	Soap Dispenser
SL	Sealer
SP	Spandrel Glass
SPC	Solid Particleboard Core
ST	Structure
STL	Steel
STN	Stain(ed)
STNT	Stone Tile
SS	Stainless Steel
SVF	Sheet Vinyl Flooring
TB	Towel Bar
T/D	Tempered / Double Glazed
TLAM	Tempered Laminated Glass
TGL	Tempered Glass
TLGL	Translucent Glass
TOC	Top of Concrete
TOD	Top of Drain
TOI	Top of Insulation
TOP	Top of Parapet
TOS	Top of Slab
TOW	Top of Wall
TP	Toilet Paper
UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
UNO	Unless Noted Otherwise
U/S	Underside of...
VCT	Vinyl Composition Tile
VI	Vision Glass
VIS	Vinyl Impact Sheet
VT	Vinyl Tile
VWC	Vinyl Wall Covering
WC	Water Closet
WD	Wood
WPM	Waterproof Membrane
WRC	Water Repellant Coating

AVERAGE GRADES

No.	Grade Point	Proposed Grade
1	A	119.29
2	B	116.30
3	C	116.30
4	D	116.30
5	E	118.50
6	F	120.50
7	G	123.50
8	H	123.50
9	I	123.50
10	J	123.50
11	K	123.50
12	L	123.50
Total		1448.19
Average grade		120.68

3400 Barrington (Rockwood LOT 4)		
	Required	**Proposed**
	R8 (4500.169)	Lot 4
Site area	N/A	14937
FAR Base	0.45	N/A
FAR Bonus	0.12	N/A
FAR Total	0.57	0.56
Gross Area (FAR) sm	8445	8405
Number of Storeys	N/A	4
Lot Coverage	40%	17%
Building Height	R8 14m	16.500
AVG Grade Res		120.68
Units	N/A	102
Parking 1900-01-00		
Parking Area 3		
3 BED	2	8
2 bed	1.8	56
1 bed	1.45	68
Studio	1.2	24
Total Required		156.0
Resident Provided Underground	-	72
Resident Provided Surface	-	84.0
Visitor	1 for 22 Units	5
Loading	x	0
Accessible Stalls	3 for 100 + 1	4.0
EV level 2 (240V)	25%	39.0
EV level 1 (120V)	75%	117.0
Total EV		156.0
Res Bike Short -exterior	0.1	10.2
Res Bike Long - interior	0.5	51
		61.2

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued 2024-12-19 Description Issued for DP
Drawn By PCK/ISS Checked By GTH
Scale As indicated Project Number 2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

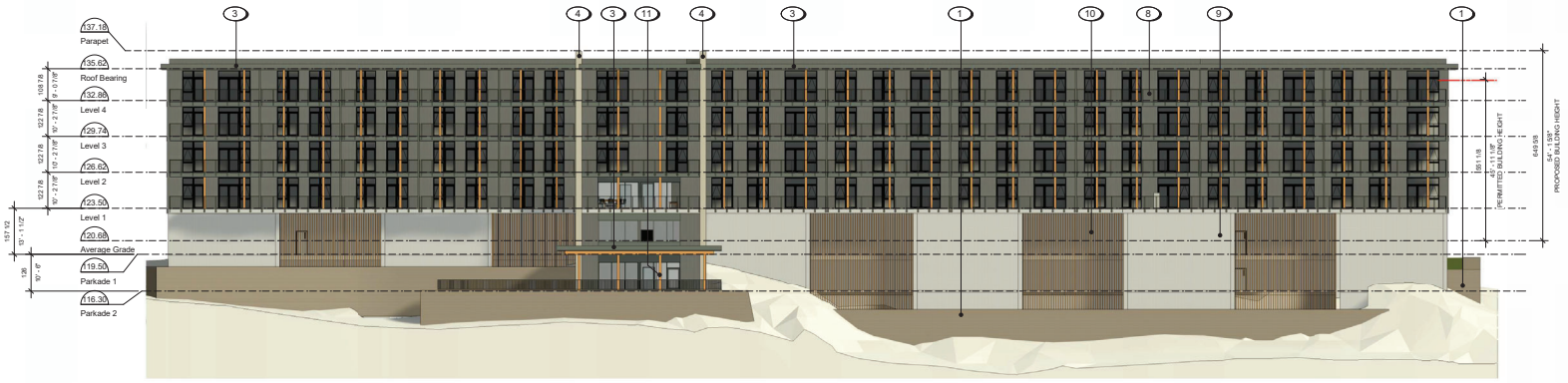
Project Data

A002

2024-12-19

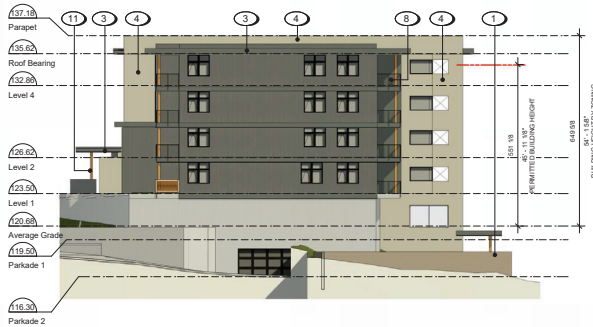
dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2024-12-19 15:23:53 PM

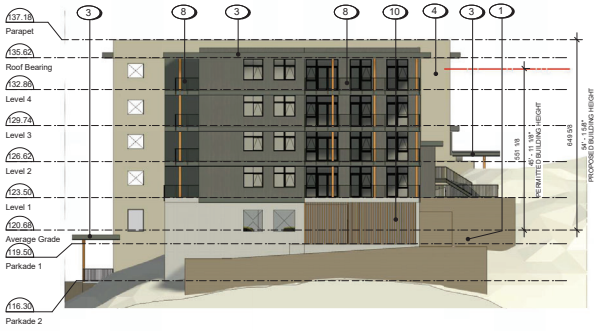


1 North Elevation
A301 SCALE: 1 : 200

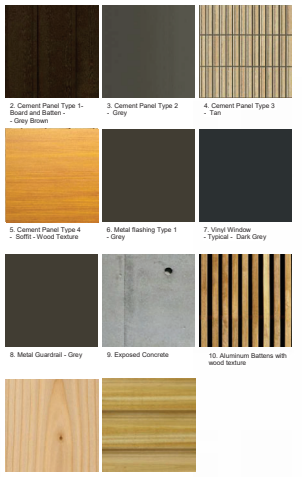
2 South Elevation
A301 SCALE: 1 : 200



3 East Elevation
A301 SCALE: 1 : 200



4 West Elevation
A301 SCALE: 1 : 200



5 Material Sample Board Copy
A301 SCALE: 1 : 50

Materials Legend

1. Boulder Retaining Wall
2. Cement Panel Type 1 - Grey Brown
3. Cement Panel Type 2 - Grey
4. Cement Panel Type 3 - Light grey
5. Cement Panel Type 4 - Soffit - Wood Texture
6. Metal flashing Type 1 - Light grey
7. Vinyl Window - Typical - Dark Grey
8. Glass Guardrail - Typical - Painted Metal Rails - Medium Grey
9. Exposed Concrete
10. Aluminum Battens with wood texture
11. Heavy Timber column and beam
12. Aluminum Overhead Garage Door
13. Cedar Fence

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
2	2025-02-07	Issued for DP Amendment
1	2024-12-18	Issued for DP

Issued	2024-12-18	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	GTH
Scale	As indicated	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

Building Elevations / Material Board

2025-02-07

A301

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2025-02-07 2:31:28 PM

RENDERING OF SOUTH BUILDING ELEVATION AND FORECOURT

RENDERING OF NORTH - EAST BUILDING ELEVATION

RENDERING OF NORTH BUILDING ELEVATION AND AMENITY SPACE

RENDERING OF NORTH - WEST BUILDING ELEVATION

1 A001 Material Sample Board

* REFER TO A301 BUILDING ELEVATIONS FOR MATERIAL LOCATIONS

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
2	2025-02-07	Issued for DP Amendment
1	2024-12-18	Issued for DP

Issued 2024-12-18 Description Issued for DP
Drawn By PCK Checked By GTH
Scale Project Number 2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

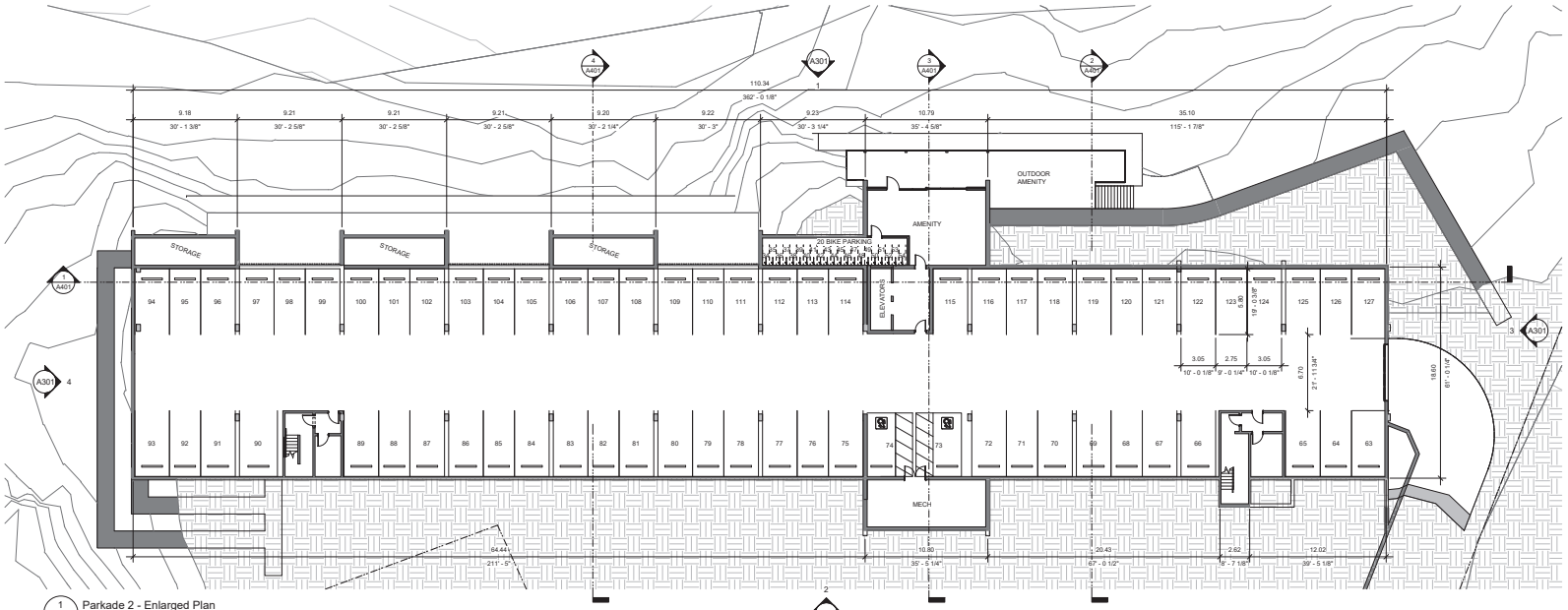
Renderings

REGISTERED ARCHITECT GLENN GILLESPIE BRITISH COLUMBIA 2025-02-07

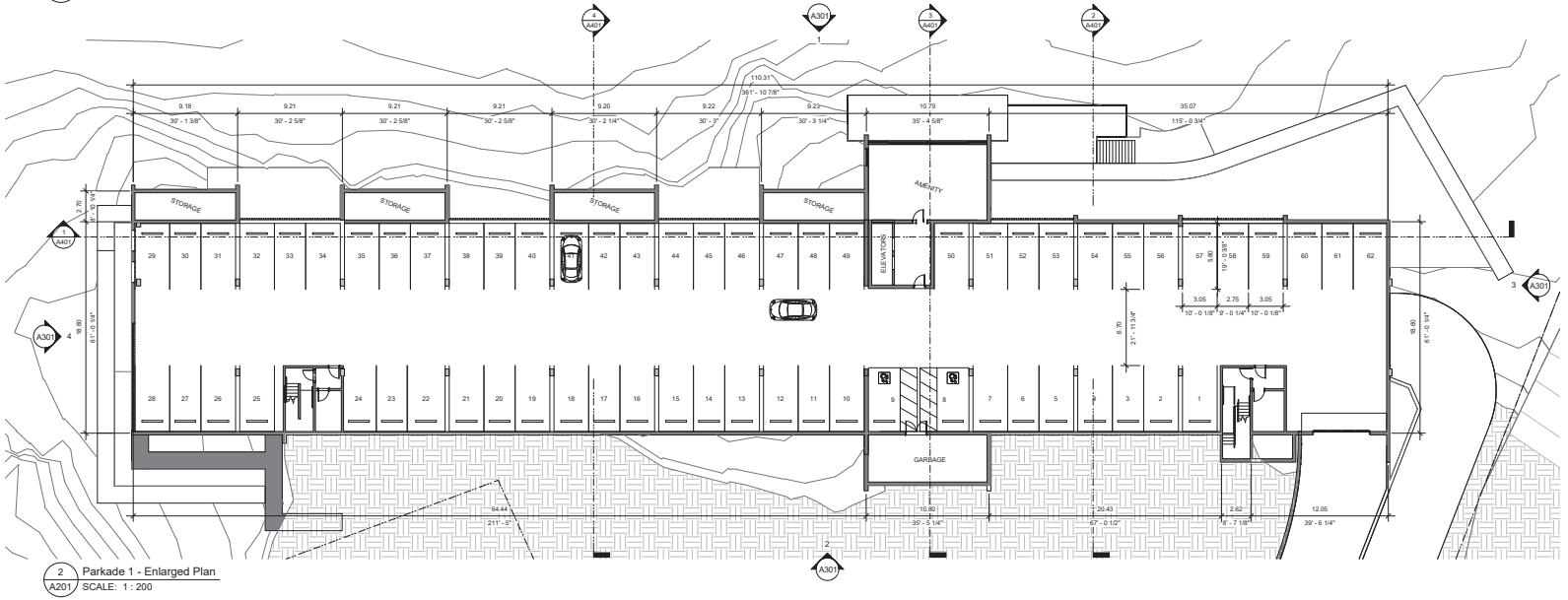
dHKa A001

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2025-02-07 2:10:20 PM



1 A201 Parkade 2 - Enlarged Plan
SCALE: 1 : 200



2 A201 Parkade 1 - Enlarged Plan
SCALE: 1 : 200

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued	2024-12-19	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	GTH
Scale	1 : 200	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

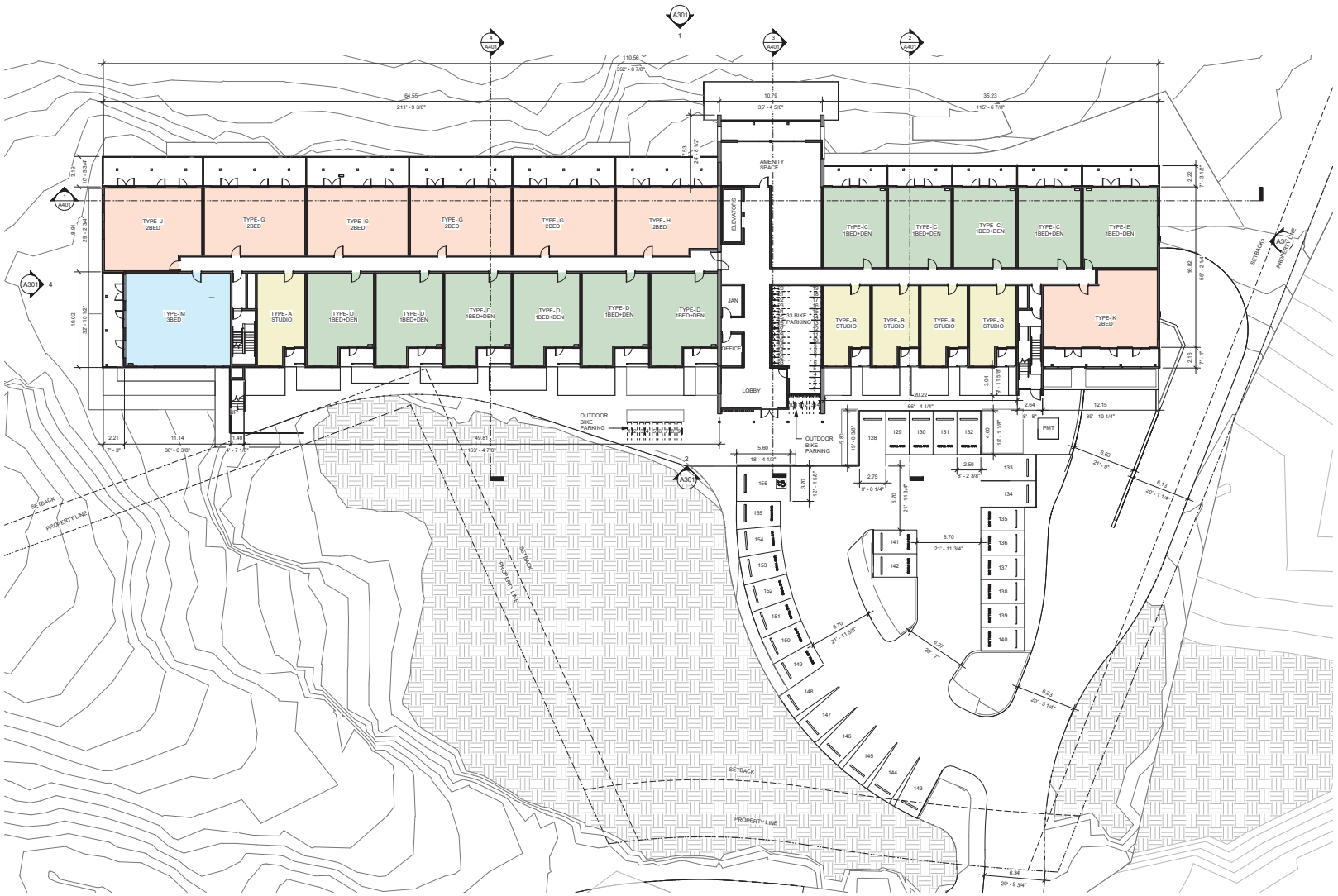
Overall P2- P1 Plan

A201

2024-12-19

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

2024-12-19 1:53:12 PM



1 Level 1 - Enlarged Plan
A203 SCALE: 1 : 200

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued	2024-12-19	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	GTH
Scale	1 : 200	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

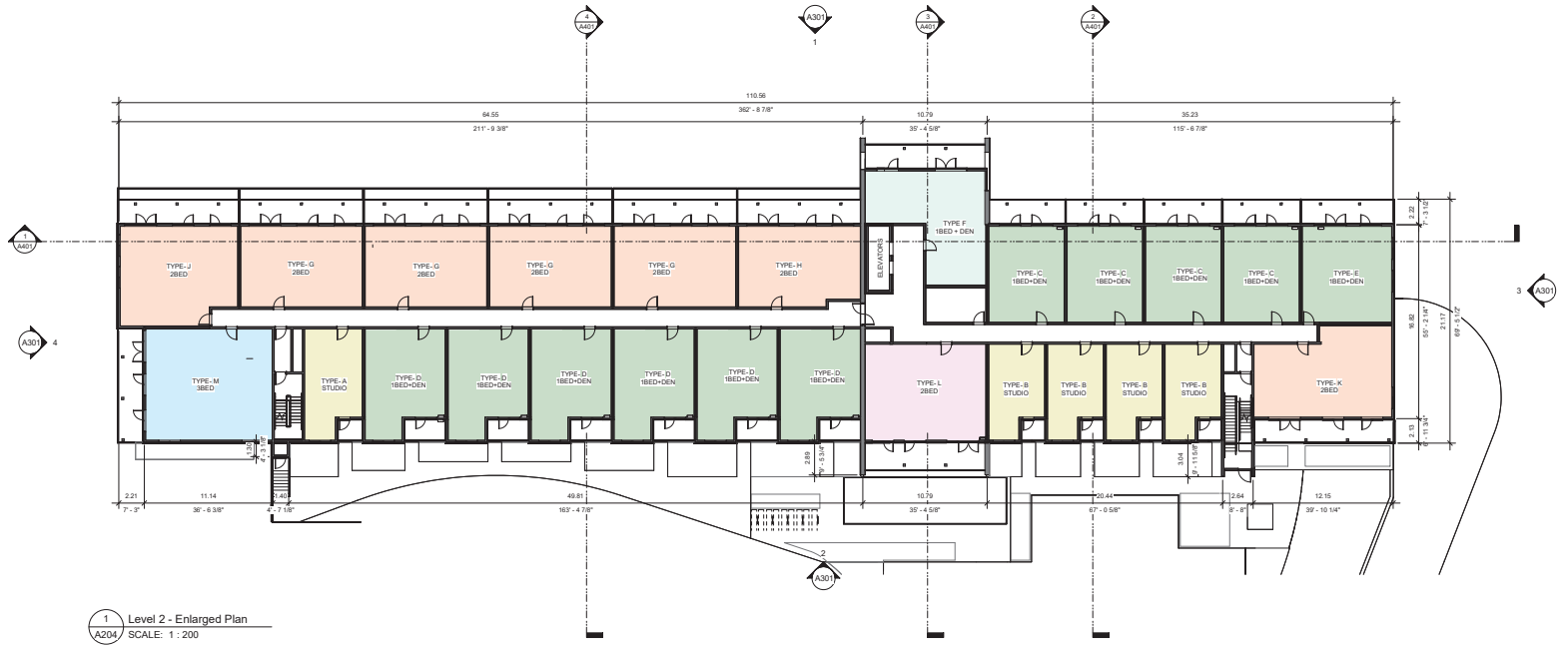
Overall L1 Plan

A203

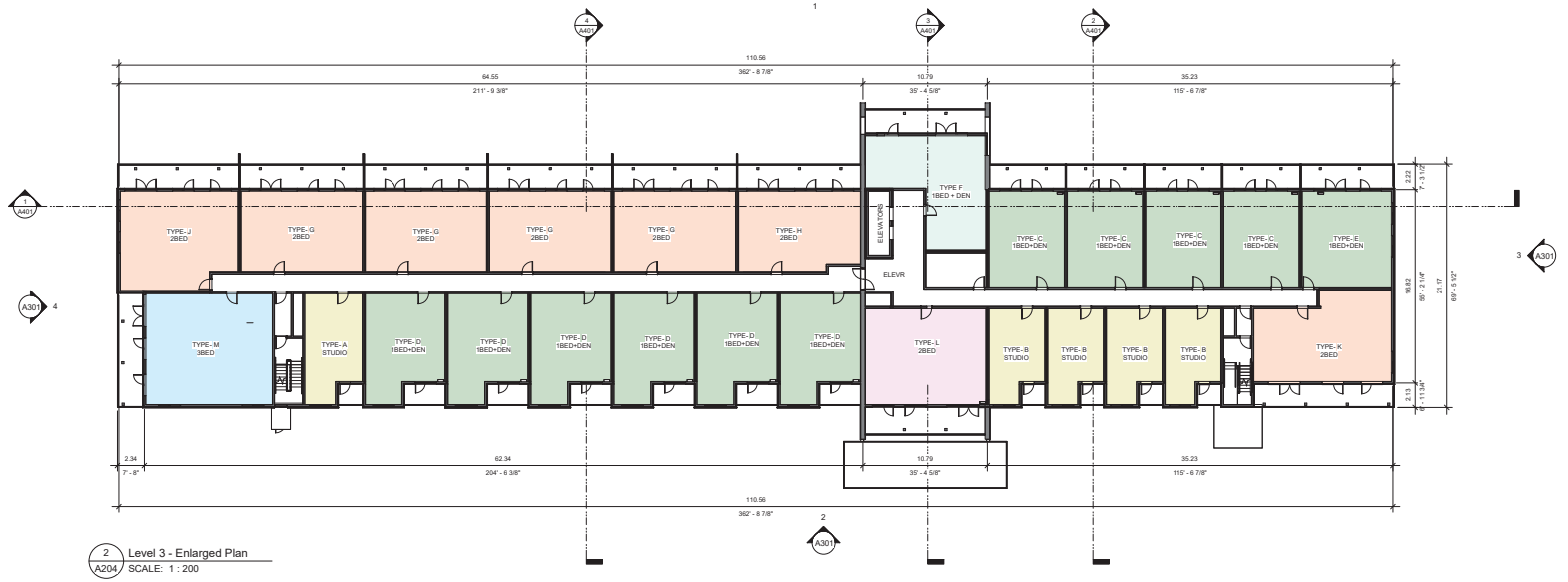
2024-12-19

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2024-12-19 1:53:13 PM



1 Level 2 - Enlarged Plan
A204 SCALE: 1 : 200



2 Level 3 - Enlarged Plan
A204 SCALE: 1 : 200

RECEIVED
DP1372
2025-FEB-07
Current Planning

Rev.	Date	Description
Issued	2024-12-19	Issued for DP
Drawn By	PCK/ISS	Checked By GTH
Scale	1 : 200	Project Number 2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

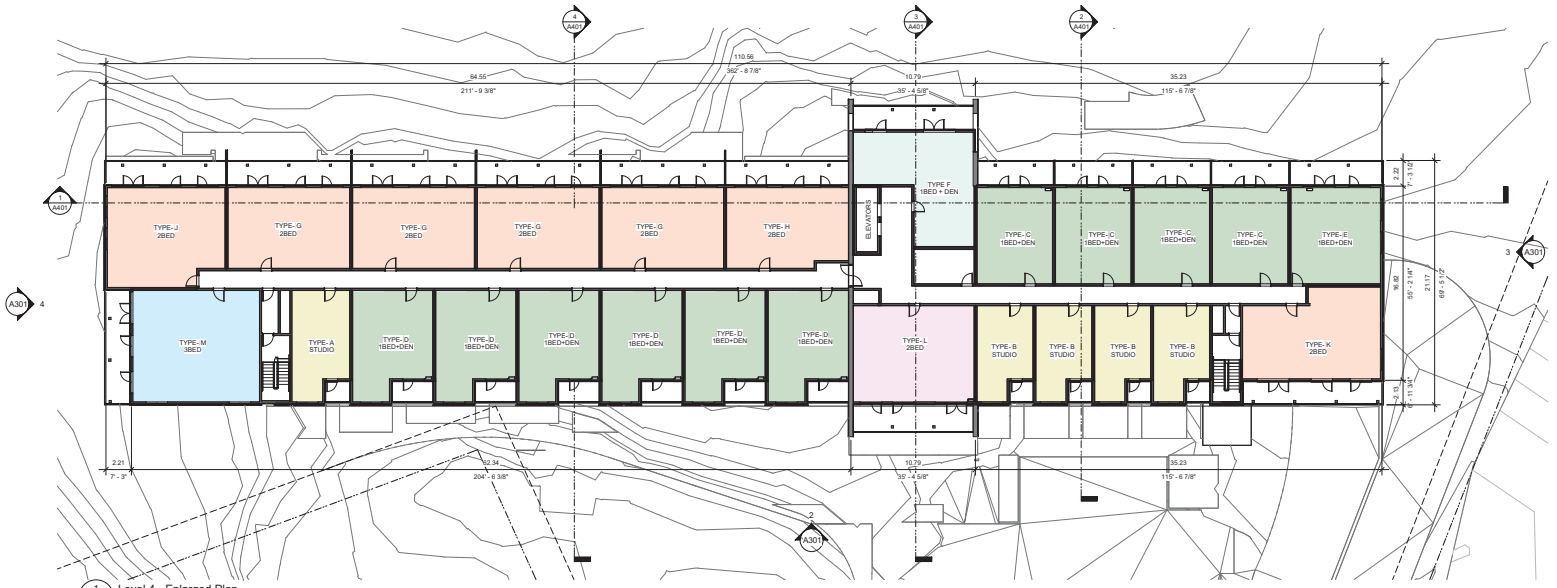
Overall L2-l3 Plan

A204

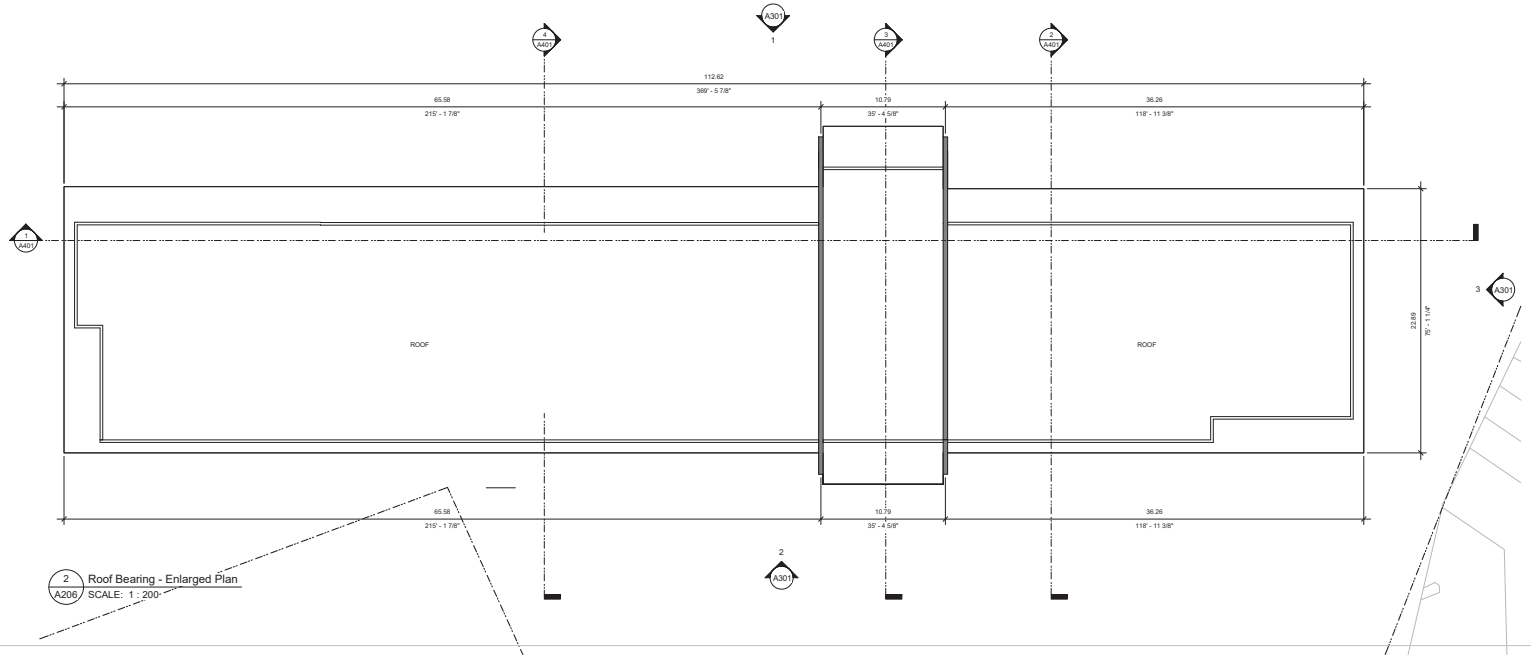
2024-12-19

dHKa
dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2024-12-19 1:53:15 PM



1 A206 Level 4 - Enlarged Plan
SCALE: 1 : 200



2 A206 Roof Bearing - Enlarged Plan
SCALE: 1 : 200

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued	2024-12-19	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	GTH
Scale	1 : 200	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

Overall L4 - Roof Plan

A206

REGISTERED ARCHITECT GLENN THIEL BRITISH COLUMBIA 2024-12-19

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2024-12-19 1:53:18 PM

SILVA MULTI-FAMILY

3400 BARRINGTON ROAD, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 19, 2024

DRAWING SCHEDULE

DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for **3400 Barrington Road** in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky cliff faces and outcrops create striking topographic variations that amplify contrasting experiences of a contemporary urban landscape and immersion within a natural forest environment.

The underlying plant community is characterized by moss and fern-covered rock outcroppings and bluffs within a forest dominated by Douglas fir. The understorey is comparatively sparse, dominated by mosses, as well as shrubs, ferns and groundcovers common to the Coastal Douglas fir biogeoclimatic zone. This offers an important reference ecosystem for the proposed planting design, which aims to return much of the landscape to a functional habitat following construction. Plantings in more formal areas along the front façade integrate layers of ornamental perennials into the native plant palette to add colour, visual interest and forage for beneficial birds and insects.

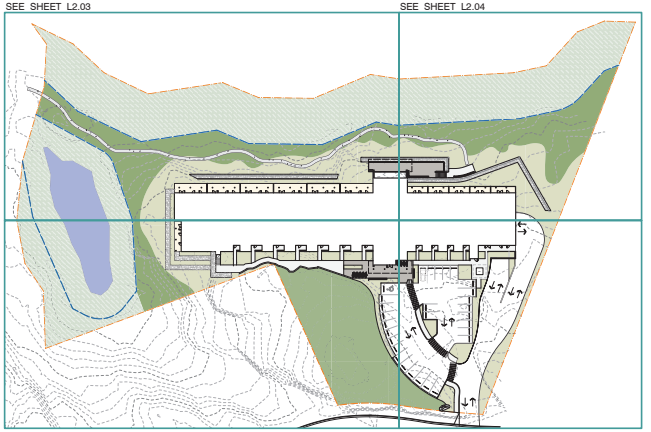
A main entry plaza and pedestrian walkway that connects to ground-oriented garden patios is shaped by a massive rock outcropping that defines the front portion of the parcel, capitalizing on the striking character of the natural landscape.

At the rear of the building, a Forest Lobby provides a social gathering space that allows for immersion in a forested landscape while retaining the comfort of a clean, contemporary architectural environment.

Owing to the site topography, boulder retaining walls create a series of terraces along the north and west façades of the building. These terraces provide space for planting and incorporate landscape as a valuable feature for managing rooftop rainwater.

Site furnishings include long timber benches for seating, and restrained bollard and recessed wall lights to announce ground-oriented entries, and for safety along paths and stairs. A simple gravel path provides a connection to an existing trail network off-site.

KEY PLAN



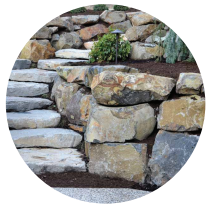
DESIGN PRECEDENTS

01 Forest understorey planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site

02 Layered mix of ornamental and inidgenous perennials and grasses around garden patios offer colour, seasonal interest and forage for pollinators

03 Long timber benches for seating

04 Rock outcrops and other natural features shape formal public spaces



05 Native stone from on-site reused for stacked boulder walls

06 Cut stone entry sign

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

COVER PAGE

CITY FILE NO.
SCALE NTS
DATE 2024-10-01
DB CM **CB** KS

L0.00

1 WETLANDS & SETBACK AREAS

(a small wetland and surrounding setback area defined the west edge of the parcel; a larer wetland on the parcel to the north has a setback that extends across the entire north flank of the site)

2 TREE RETENTION AREA

(much of the site is left in a natural condition, with trees removed only as needed for safety; invasive species are to be removed and replaced with indigenous understorey species)

3 FOREST UNDERSTOREY PLANTING

(areas affected by construction and tree removal,will be replanted with an indigenous forest understorey with replacement trees planted wherever possible; based on a parcel area of 1.53 ha, 153 replacement trees are required)

4 ROCK OUTCROP

(a massive rock outcrop occupies much of the south portion of the parcel and creates a dramatic edge to the entry, parking area, entry plaza and west wing of the building)

5 BOULDER WALLS AND TERRACES

(to provide a buildable area that adequately accommodates the multi-family use on such a dynamic site requires considerable terracing; given the abundance of rock material on site, these are to be constructed of native boulder material; the terraces provide space for extensive planting and provide storage volume for rain water.

6 FOREST LOBBY

(an outdoor patio and casual gathering area provides a commmunal space for social interaction while experiencing immersion in a forest ecosystem; views into the tree canopy and over adjacent wetlands offers opportunities to observe nature and wildlife from the comfort of a sheltered patio with long timber benches)

7 ENTRY PLAZA AND GARDEN PATIOS

(a formal plaza announces the main entry to the building and connects to ground level patios along its south facade; the edges of the main entry plaza and patios are shaped by the contrasting features of contemporary architecture on one side and a massive rock outcrop on the other)

LANDSCAPE CONTEXT LEGEND

- FOREST UNDERSTOREY — Area: 1151m²
- GARRY OAK MEADOW — Area: 234m²
- RIPARIAN SETBACK AREA — Area: 4610m²
- TREE RETENTION AREA — Area: 3185m²
- LANDSCAPE BUFFER
- WETLAND SETBACK
- EXISTING PUBLIC TRAIL

LANDSCAPE CONTEXT PLAN

SCALE 1:300

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

LANDSCAPE CONTEXT PLAN

CITY FILE NO.
SCALE 1:300
DATE 2024-10-01
DB CM **CB** KS

L1.01

LANDSCAPE LEGEND

- **TIMBER BENCH**
  Quantity: 4
  (see detail 3, sheet L1.03)
- **BICYCLE RACK**
  Total Capacity: 16 bikes
  Quantity: 8
  (see detail 4, sheet L1.03)
- **ENTRANCE / EXIT - MAIN**
- **ENTRANCE / EXIT - SECONDARY**
- **FENCE TYPE 01**
  Cedar Board Perimeter
  Height: 1.8m
  Length: 120.78m
  (see detail 6, sheet L1.04)
- **FENCE TYPE 02**
  Split Rail (Environmental Protection)
  Height: 1.2m
  Length: 174.10m
  (see detail 5, sheet L1.04)
- **LIGHTING - BOLLARD**
  Quantity: 20
  (see detail 2, sheet L1.03)
- **LIGHTING - RECESSED WALL**
  Quantity: 4
  (see detail 1, sheet L1.03)
- **CONCRETE PAVING**
  Area: 330.65m²
- **DRAIN ROCK**
  Area: 23m²
- **GRAVEL SURFACING**
  Area: 167.62m²
- **PLANTED AREA**
  Area: 1685m²
- **RIPARIAN SETBACK AREA**
  Area: 4610m²
- **ROCK RETAINING WALLS**
  Area: 304.16m²
- **TREE RETENTION AREA**
  Area: 3185m²
- **UNIT PAVERS**
  Area: 210.82m²
- **LANDSCAPE BUFFER**
- **WETLAND SETBACK**

LANDSCAPE NOTES

1. It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
2. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards & Specifications**.
3. All landscape construction to meet the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
4. Contractor shall refer to the contract specifications for additional requirements.
5. Contractor to confirm layout of landscape plan on site with the Landscape Architect.
6. Irrigation to be designed and built by Contractor. As-built drawings required.

LANDSCAPE PLAN
SCALE 1:200

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

LANDSCAPE PLAN

CITY FILE NO.
SCALE 1:200
DATE 2024-10-01
DB CM **CB** KS

L1.02

BEGA Recessed Wall Luminaire 24060 (or eq.)
Quantity: 9

Specifications:
Asymmetrical Forward Throw

Operating Voltage	120-277V AC
Luminaire Lumens	848 Lumens (3000K)
Height	5" (127mm)
Width	13" (330mm)
Depth	5-1/2" (139mm)
Finish	Powder Coated Bronze Matte 3mil thickness

1 L1.03 Recessed Wall Lighting
Scale: NTS

BEGA Exterior Bollard Light 99558 (or eq.)
Quantity: 21

Specifications:
Surface Mount
(B79817 Anchorage kit)

Operating Voltage	120-277V AC
Luminaire Lumens	1662 Lumens (3000K)
Height	43-3/8" (1101mm)
Width	9-7/8" (251mm)
Depth	5-1/2" (244mm)
Finish	Powder Coated Bronze Matte 3mil thickness

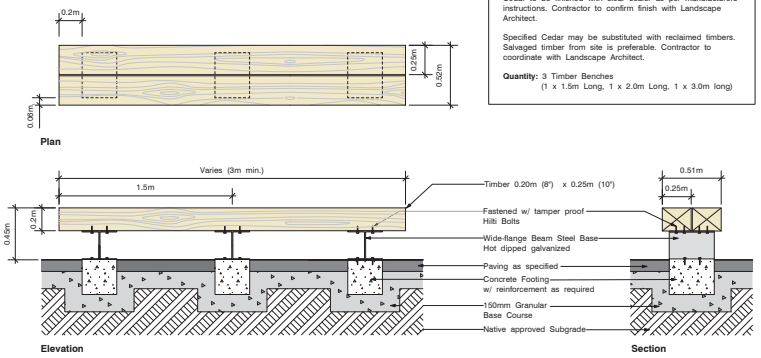
2 L1.03 Bollard Lighting
Scale: NTS

Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.

Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

Specified Cedar may be substituted with reclaimed timbers. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.

Quantity: 3 Timber Benches
(1 x 1.5m Long, 1 x 2.0m Long, 1 x 3.0m long)



3 L1.03 Timber Bench
Scale: 1:20

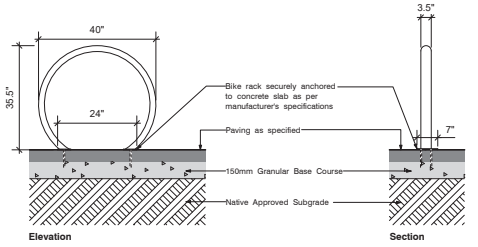
Elevation / Section

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
Quantity: 8

Specifications:
Surface Mount
(INST-1 Stainless steel mounting kit to be included)

Capacity	up to 2
Height	35.5" (902mm)
Width	40" (1016mm)
Weight	16 LBS (7.25kg)
Finish	Stainless Steel

Wishbone Site Furnishings
210-27090 Gloucester Way
Langley, BC
1-866-626-0476
604-626-0476
www.wishboneltd.com



4 L1.03 Bicycle Rack
Scale: NTS

Elevation / Section

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

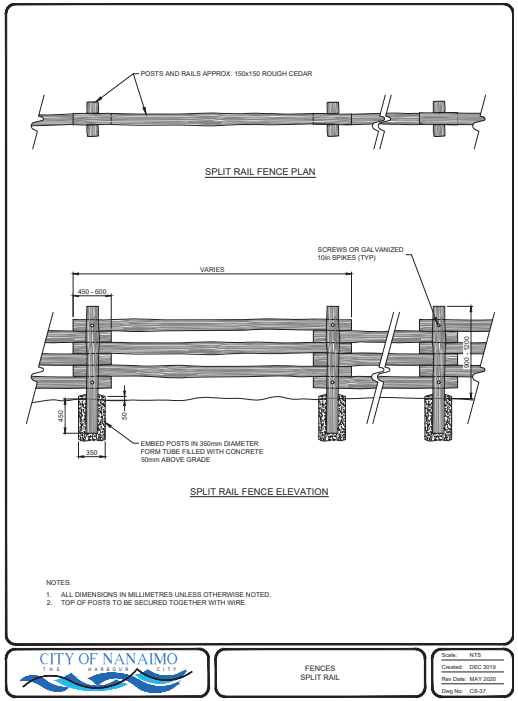
NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

LANDSCAPE DETAILS

CITY FILE NO.
SCALE AS SHOWN
DATE 2024-10-01
DB CM **CB** KS

L1.03

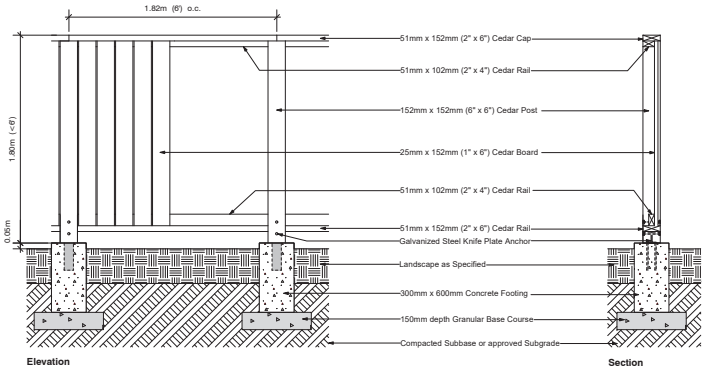


5 **L1.04** **City of Nanaimo (MOESS) Standard Split Rail Fence**
Scale: 1:20
Elevation / Section

Notes:
All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.

All metal fasteners to be hot dipped galvanized.

Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.



6 **L1.04** **Perimeter Board Fence**
Scale: 1:20
Elevation / Section

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

LANDSCAPE DETAILS

CITY FILE NO.
SCALE AS SHOWN
DATE 2024-10-01
DB CM **CB** KS

L1.04

Refer to **Sheet L2.02** for Planting Plan (Southeast)
Refer to **Sheet L2.03** for Planting Plan (Northwest)
Refer to **Sheet L2.04** for Planting Plan (Northeast)
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

PLANTING PLAN (SOUTHWEST)

SCALE 1:150

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

PLANTING PLAN (SOUTHWEST)

CITY FILE NO.
SCALE 1:150
DATE 2024-10-01
DB CM **CB** KS

L2.01

TREE & PLANT LEGEND

Existing Trees to Remain

Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

Coniferous & Evergreen Trees

Am (12) Arbutus menziesii

Po (20) Picea Omorika Bruns

Pc (27) Pinus contorta var. contorta

P (21) Pseudotsuga menziesii

Deciduous Trees

Ac (17) Acer circinatum

Ap (5) Acer griseum

Am (3) Acer macrophyllum

Ap (10) Acer palmatum 'Osakazuki'

Ce (9) Cornus 'Eddies White Wonder'

Pp (5) Parrotia persica 'Vanessa'

Og (16) Quercus garryana

Qp (6) Quercus palustris 'Pingreen'

S (9) Styrax japonica

Deciduous Shrubs

A Amelanchier grandiflora

Hd Holodiscus discolor

Rs Ribes sanguineum

Sy Symphoricarpos albus

V Vaccinium (mix varieties)

Evergreen Shrubs

Gs Gaultheria shallon

Mn Mahonia nervosa

Px Paxistima myrsinites

Vo Vaccinium ovatum

Ferns & Groundcovers

Au Arctostaphylos uva-ursa

Fc Fragaria chiloensis

Fv Fragaria vesca

Pg Polypodium glycyrrhiza

Pm Polystichum munitum

Perennials

At Achlys triphylla

Gl Gaura lindheimeri

Hm Hakonechloa macra

Np Nepeta x faassenii 'Dropmore'

Tg Tellima grandiflora

Tl Trientalis latifolia

FOREST UNDERSTOREY
Area: 1151m²

Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

GARRY OAK MEADOW
Area: 234m²

Plant with a mix of:
1. Allium acuminatum (5%)
2. Allium cernuum (5%)
3. Armeria maritima (5%)
4. Brodiaea coronaria (5%)
5. Cerastium arvense (10%)
6. Festuca roemeri (20%)
7. Plectritis congesta (20%)
8. Primula hendersonii (10%)
9. Camassia leichtlinii (10%)
10. Camassia quamash (10%)

MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN (NORTHWEST)

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN (SOUTHWEST)

Refer to **Sheet L2.01** for Planting Plan (Southwest)
Refer to **Sheet L2.03** for Planting Plan (Northwest)
Refer to **Sheet L2.04** for Planting Plan (Northeast)
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

PLANTING PLAN (SOUTHEAST)

SCALE 1:150

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

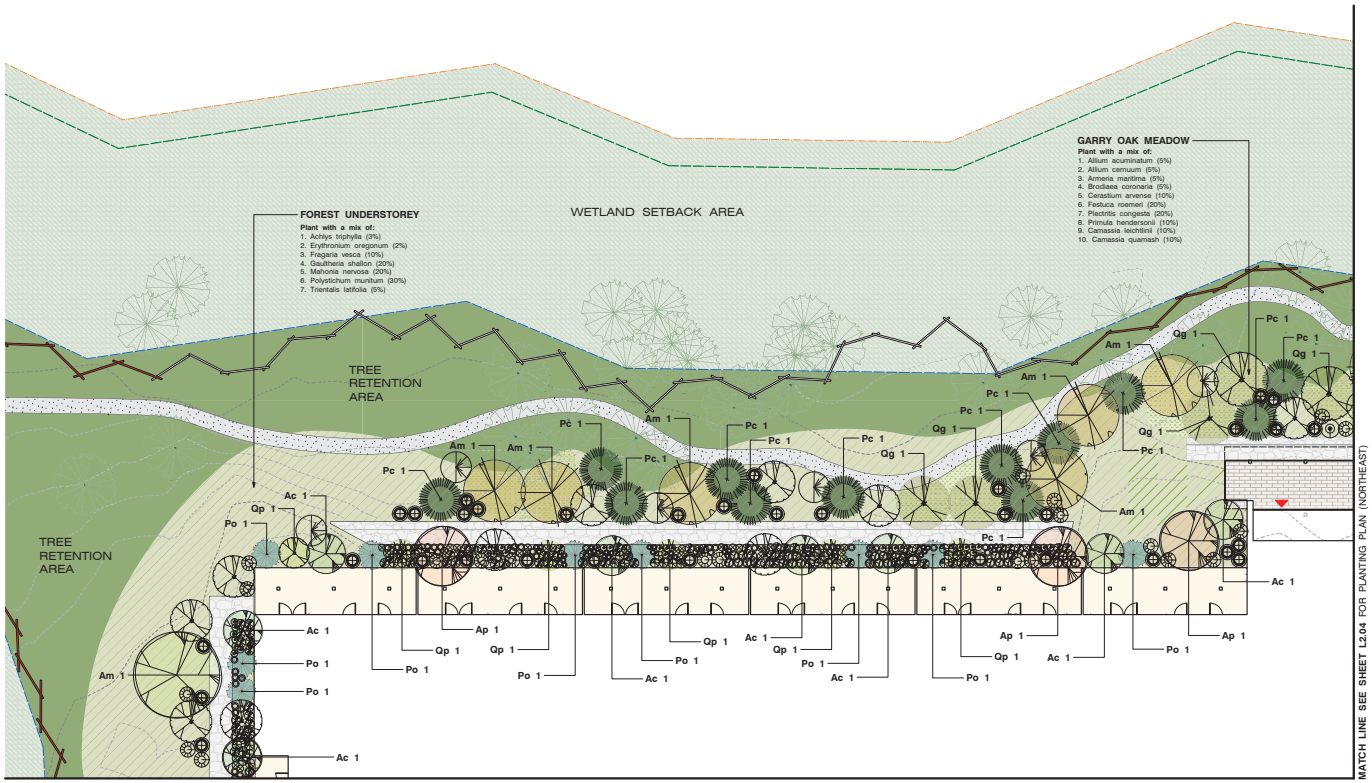
NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

PLANTING PLAN (SOUTHEAST)

CITY FILE NO.
SCALE 1:150
DATE 2024-10-01
DB CM **CB** KS

L2.02



PLANTING PLAN (NORTHWEST)

SCALE 1:150

Refer to **Sheet L2.01** for Planting Plan (Southwest)
Refer to **Sheet L2.02** for Planting Plan (Southeast)
Refer to **Sheet L2.04** for Planting Plan (Northeast)
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

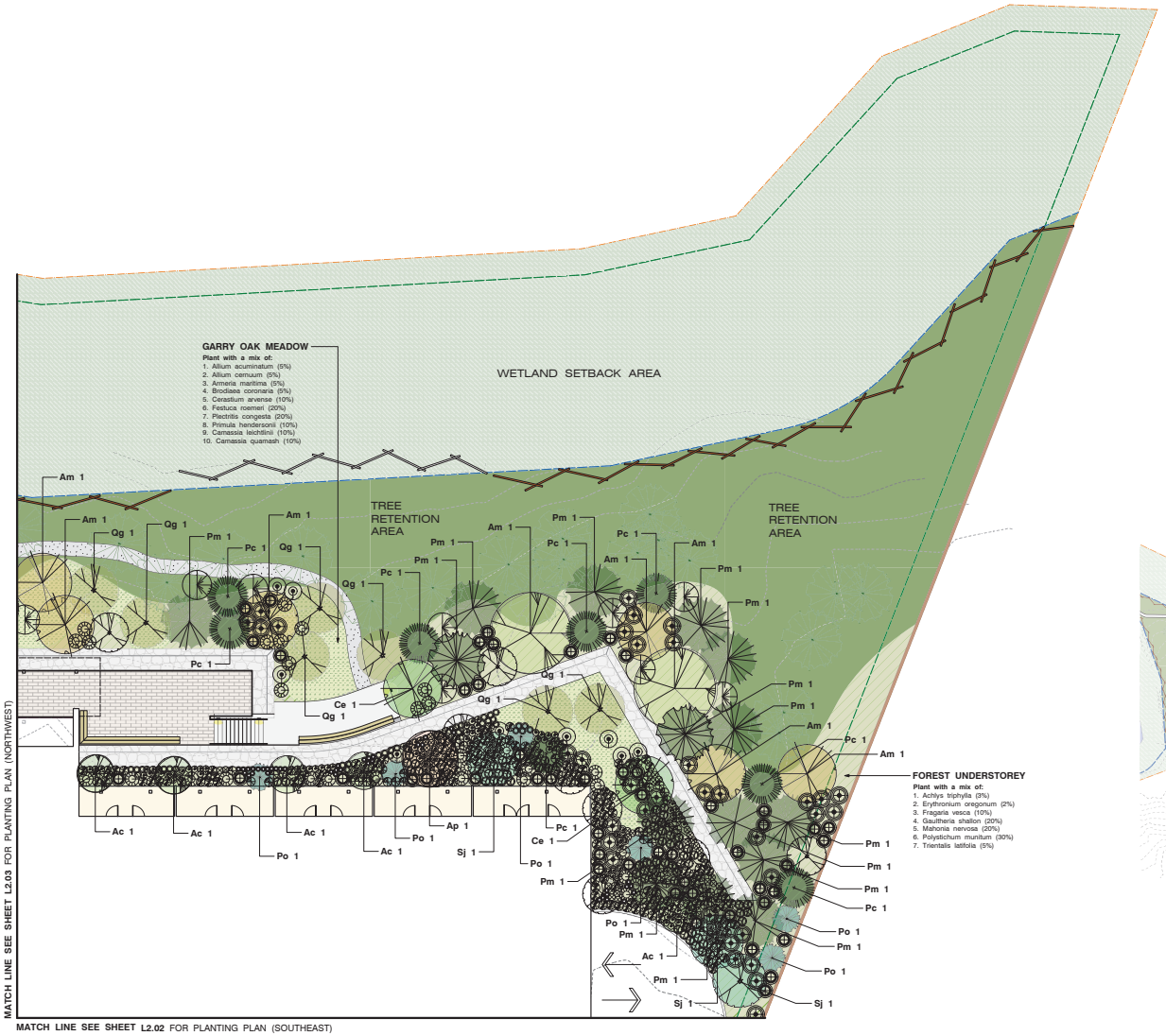
NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

PLANTING PLAN (NORTHWEST)

CITY FILE NO.
SCALE 1:150
DATE 2024-10-01
DB CM **CB** KS

L2.03



Refer to **Sheet L2.01** for Planting Plan (Southwest)
Refer to **Sheet L2.02** for Planting Plan (Southeast)
Refer to **Sheet L2.03** for Planting Plan (Northwest)
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

PLANTING PLAN (NORTHEAST)

SCALE 1:150

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

PLANTING PLAN (NORTHEAST)

CITY FILE NO.
SCALE 1:150
DATE 2024-10-01
DB CM **CB** KS

L2.04

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Am	12	Arbutus menziesii	Arbutus	#5		Native
Po	20	Picea omorika bruns	Serbian Spruce	2.5m ht		Ornamental
Pc	27	Pinus contorta var.contorta	Shore Pine	#15		Native
Pm	21	Pseudotsuga menziesii	Douglas Fir	#15		Native
Deciduous Tree						
Ac	17	Acer circinatum	Vine Maple	#7		Native
Ag	5	Acer griseum	Paperbark Maple	#20		Ornamental
Am	3	Acer macrophyllum	Big Leaf Maple	#20		Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	9	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Pp	5	Parrotia persica 'Vanessa'	Persian Ironwood	#20		Ornamental
Qg	16	Quercus garryana	Garry Oak	#15		Native
Qp	6	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20		Ornamental
Sj	9	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
Deciduous Shrubs						
A	37	Amelanchier alnifolia	Service Berry	#3	2m o.c.	Native
Hd	16	Holodiscus discolor	Ocean Spray	#3	2m o.c.	Native
Rs	30	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	39	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Gs	556	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	403	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Px	127	Paxistima myrsinites	Falsebox	#1	1.2m o.c.	Native
Vo	158	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	252	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	244	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	344	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	273	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	1065	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Perennials						
At	111	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Aa	34	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	34	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Arm	34	Armeria maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	34	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	68	Cerastium arvense	Field Chickweed	10cm	45cm o.c.	Native
Fr	134	Festuca roemeri	Roemers Fescue	10cm	45cm o.c.	Native
Gl	155	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	49	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Plc	134	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Np	41	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Ph	68	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Tg	122	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Tl	217	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
Bulbs						
Cl	68	Camassia leichtlinii	Great Camas	#1	45cm o.c.	Native
Cq	68	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Eo	30	Erythronium oregonum	White Fawn Lily	#1	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:

KINSHIP DESIGN ART ECOLOGY
Kate Stefiuk BCSLA
t: 250-753-8093 e: kate.stefiuk@kinshipdesign.ca

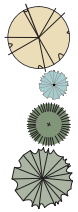
No substitutions will be accepted without prior written approval of the Landscape Architect.

TREE & PLANT LEGEND

Existing Trees to Remain

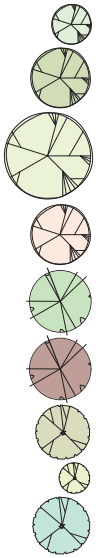
Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

Coniferous & Evergreen Trees



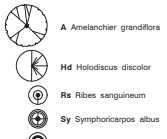
Am (12) Arbutus menziesii
Po (20) Picea Omorika Bruns
Pc (27) Pinus contorta var. contorta
P (21) Pseudotsuga menziesii

Deciduous Trees



Ac (17) Acer circinatum
Ap (5) Acer griseum
Am (3) Acer macrophyllum
Ap (10) Acer palmatum 'Osakazuki'
Ce (9) Cornus 'Eddies White Wonder'
Pp (5) Parrotia persica 'Vanessa'
Qg (16) Quercus garryana
Qp (6) Quercus palustris 'Pingreen'
S (9) Styrax japonica

Deciduous Shrubs



A Amelanchier grandiflora
Hd Holodiscus discolor
Rs Ribes sanguineum
Sy Symphoricarpos albus
V Vaccinium (mix varieties)

Evergreen Shrubs

Gs Gaultheria shallon
Mn Mahonia nervosa
Px Paxistima myrsinites
Vo Vaccinium ovatum

Ferns & Groundcovers

Au Arctostaphylos uva-ursa
Fc Fragaria chiloensis
Fv Fragaria vesca
Pg Polypodium glycyrrhiza
Pm Polystichum munitum

Perennials

At Achlys triphylla
Gl Gaura lindheimeri
Hm Hakonechloa macra
Np Nepeta x faassenii 'Dropmore'
Tg Tellima grandiflora
Tl Trientalis latifolia

FOREST UNDERSTOREY
Area: 1151m²

Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

GARRY OAK MEADOW
Area: 234m²

Plant with a mix of:
1. Allium acuminatum (5%)
2. Allium cernuum (5%)
3. Armeria maritima (5%)
4. Brodiaea coronaria (5%)
5. Cerastium arvense (10%)
6. Festuca roemeri (20%)
7. Plectritis congesta (20%)
8. Primula hendersonii (10%)
9. Camassia leichtlinii (10%)
10. Camassia quamash (10%)

PLANTING NOTES

1. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
2. All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
3. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
4. Growing Medium Depths (unless otherwise specified):
   Tree Planting Areas: 1 cu. m. per tree
   Shrub & Ground Cover Areas: 450mm (18") depth
   Seeded Areas: 150mm (6") depth
5. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
6. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
7. All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.
8. Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
9. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
10. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing 'Smart' (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan (Southwest)
Refer to **Sheet L2.02** for Planting Plan (Southeast)
Refer to **Sheet L2.03** for Planting Plan (Northwest)
Refer to **Sheet L2.04** for Planting Plan (Northeast)

RECEIVED
DP1372
2024-DEC-24
Current Planning

NOT FOR CONSTRUCTION

kinship
design • art • ecology
1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca

CLIENT
HyLand Properties

NO.	DATE	ISSUE
1	2024-12-19	DP SUBMISSION

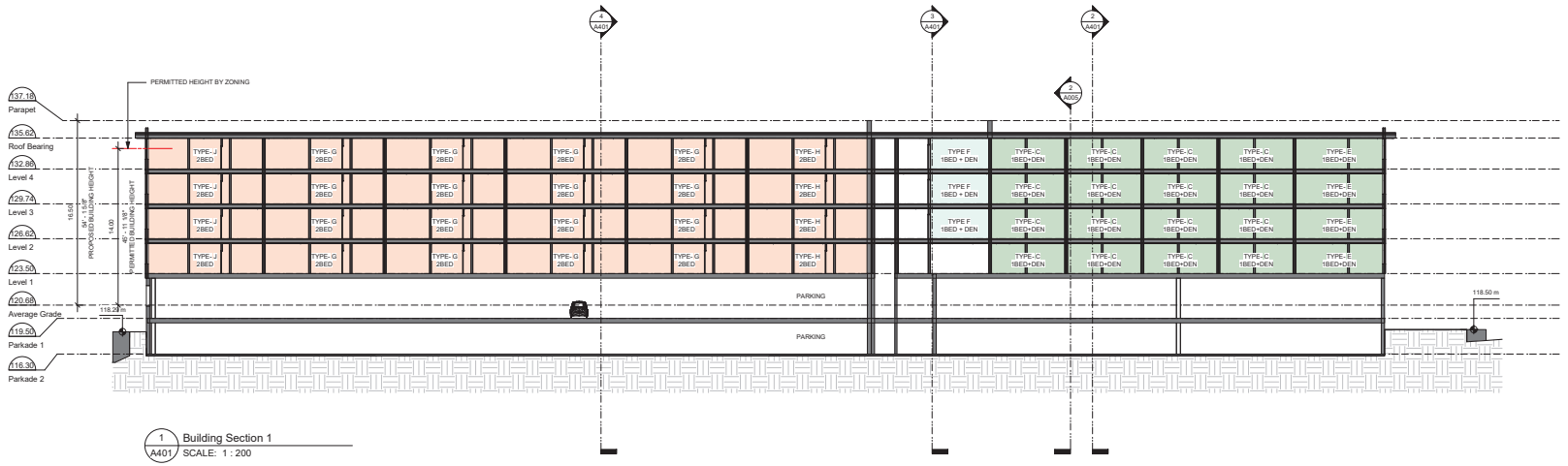
NO.	DATE	REVISION

PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

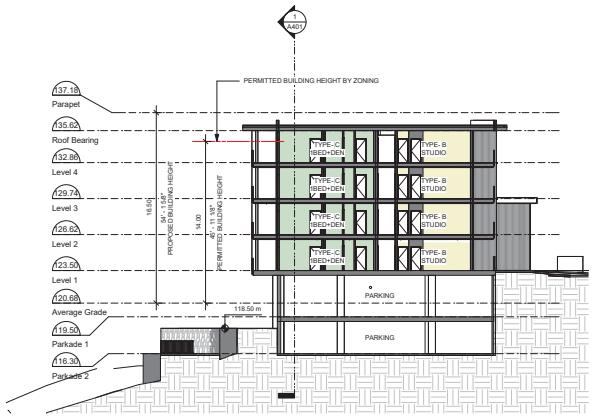
PLANT LEGEND & LIST, PLANTING NOTES

CITY FILE NO.
SCALE NTS
DATE 2024-10-01
DB CM **CB** KS

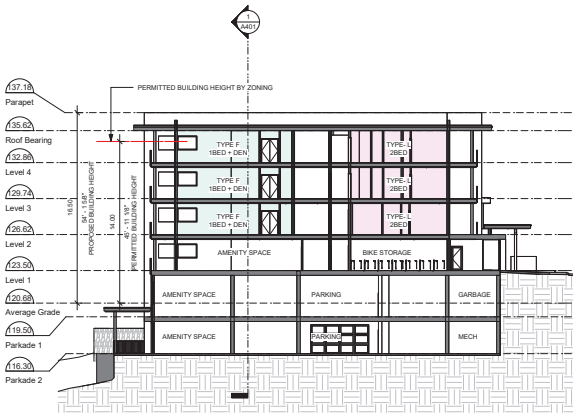
L2.05



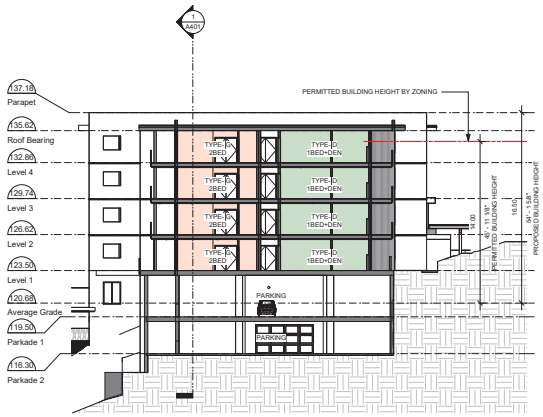
1 A401 Building Section 1
SCALE: 1 : 200



2 A401 Building Section 2
SCALE: 1 : 200



3 A401 Building Section 3
SCALE: 1 : 200



4 A401 Building Section 4
SCALE: 1 : 200

RECEIVED
DP1372
2025-FEB-07
Current Planning

No.	Date	Description
1	2024-12-18	Issued for DP

Issued	2024-12-19	Description	Issued for DP
Drawn By	PCK/ISS	Checked By	GTH
Scale	1 : 200	Project Number	2419

NOTE: All dimensions are shown in millimeters.

SILVA

3400 Barrington Road
Nanaimo, BC

Building Sections

A401

2024-12-19

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1•250•585•5810

2024-12-19 1:53:51 PM