AGENDA
DESIGN ADVISORY PANEL MEETING

May 9, 2024, 5:00 PM

Boardroom, Service and Resource Centre,

411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING TO ORDER:**

    [Note: This meeting will be live streamed and video recorded for the public.]

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

4. **ADOPTION OF MINUTES:** 2 - 8

    Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-MAR-14 at 5:02 p.m.

5. **PRESENTATIONS:**

    a. **Development Permit Application No. DP001334 - 1740 Dufferin Crescent** 9 - 30

        To be introduced by Kristine Mayes, Planner, Current Planning.

        Purpose: The proposed development is a 5-storey multi-family residential building with 86 dwelling units.

    b. **Development Permit Application No. DP001340 - 350 and 398 Franklyn Street** 31 - 54

        To be introduced by Kristine Mayes, Planner, Current Planning.

        Purpose: The proposed development is a 5-storey multi-family residential building with 53 dwelling units and a commercial retail unit.

6. **OTHER BUSINESS:**

7. **ADJOURNMENT:**

MINUTES

DESIGN ADVISORY PANEL MEETING

March 14, 2024, 5:01 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present:	Marie Leduc, Chair Councillor Eastmure Angela Buick, At Large* Jonathan Behnke Kevin Krastel, At Large* Nathan Middleton, At Large* Kaein Shimuzu, At Large*
Absent:	Hector Alcala, At Large
Staff:	D. Lindsay, Chief Administrative Officer (arrived 5:04 p.m.) J. Holm, Director, Current Planning C. Horn, Planner, Current Planning* T. Humpherville, Planning & Development Clerk L. Middleton, Planning & Development Clerk C. Richards, Recording Secretary

1. CALL THE MEETING OF THE DEISGN ADVISORY PANEL TO ORDER:

The Chair called the meeting of the Board of Variance to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street,

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

Nanaimo, BC on Thursday, March 14, at 5:01 p.m., be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001329 – 355 Nicol Street

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Maris MacDonald, MacDonald Hagarty Architects Ltd., introduced the project team in attendance, Andrew Sutherland, Member of Snuneymuxw First Nation, Joan Brown, Member of Nation, and Biance Bodley, Landscape Architect.

Dale Lindsay entered the Boardroom at 5:04 p.m.

2. Andrew Sutherland and Joan Brown, Members of Snuneymuxw First Nation, introduced the project background. It was noted that the visual effects of the proposed project will draw attention back to the land itself, and that natural landscape and selected plantings will play a crucial part in healing.

3. Bianca Bodley, landscape architect, Biophilia Design Collective Ltd., discussed the landscaping plans and proposed plantings. Highlights included:

   - The proposal is intended to restore the land to its original landscaping to heal the land
   - Proposed tree plantings can be used for medicinal purposes; including Big Leaf Maple, Western Red Cedars and Douglas fir trees
   - A safe and healing space is proposed to cross over towards the buildings from public spaces; as well as a healing bowl
   - Welcome gateways are located at the entrances of the park and the entrance along Nicol Street
   - Proposed a natural playground park with logs

4. Maris MacDonald, discussed the neighbourhood context, site plan, site characteristics, proposed variances, building materials, elevations, building renderings, future site access, civil site plans, project data, architectural features. Highlights included:

   - Keeping the footprint as tight as possible while still facilitating the program was necessary for the site

- Nicol Street is fast moving; therefore, the main entrance is located off the lane
- The sacred garden will be pedestrian friendly
- Form of character is simple; white corrugated panels, rotated 90 degrees to create a shadow line for each unit
- Ancestral Teachings: water, island, sky and mountain with plasma cut panels
- Desire to create Hul'q'umin'um' language signs on the north and south elevations that would be dark sky compliant and make people wonder what the phrases mean

5. Joan Brown, Member of Snuneymuxw First Nation, provided a summary and concluded the presentation.

Marie Leduc, Chair, opened the floor for questions to Staff.

Panel discussions took place. Highlights included:

- Whether the single-family residence on site is part of the supportive housing complex or independent and if landscaping around that will be updated
- It was confirmed that the single-family home at 364 Haliburton was purchased by BC Housing to be part of the First Nation's housing stock and goals
- Upgrades to the one-way alleyway will allow for pedestrian safety
- Glare and solar heat gain potentially being addressed architecturally
- Natural lighting is lacking within the corridors
- Increasing glazing and using the stair core to help with lighting

Panel discussions took place. Highlights included:

- The patio space potentially having weather protection to be useable year-round
- The connection of the site and potentially including artwork in the laneway
- The fencing around the lot is to be removed and will be replaced with natural vegetation and hedging and a woven willow fence that represents the waves of the ocean
- Link along the walkways should be maintained
- Garbage enclosures need textures in form with the building
- Accessibility for all users. Four of the 36 units will be accessible units

- The height of woven willow fence would be six feet but lower on Nicol (possibly 4 feet)
- Desire for visual permeability
- Adding a vegetative buffer around the garbage enclosure
- Recommended that the bike racks be able to accommodate a variety of bikes
- The addition of a rain garden and swales
- It was suggested that graphics and colour be added to the building and ensuring that lighting won't affect the neighbours
- Raised crosswalks with art and texture

It was moved and seconded that Development Permit Application No. DP001329 – 355 Nicol Street be accepted as presented, with support for the variance. The following recommendations were provided:

- Consider adding passive shading and solar gain to the fenestration on the east and west facades;
- Consider ways to enhance natural light on the interior corridors and stairways;
- Consider adding weather protection for the patio area;
- Consider a visual connection on the laneway between the two properties;
- Consider screening the garbage enclosure with materials complementary to the building and landscape plan;
- Ensure an accessible entrance off Nicol Street;
- Consider a visually permeable fence on Haliburton Street; and,
- Consider using a bike rack that accommodates different types of bikes.

The motion carried unanimously.

(b) Development Permit Application No. DP001332 – 1901 Northfield Road

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Rajesh Kumar, Kumar Architecture Ltd., presented the project team, Yash Bal, Engineer, Thomas Amess, Civil Engineer, and Brad Forth, Landscape Architect, discussed the neighborhood context, site plan, site characteristics, proposed variances, building materials, elevations, building renderings, future site access, civil site plans, project data, architectural features. Highlights included:

- Site includes 130-units of senior housing, single attached residential housing, residential and industrial buildings
- Proposed development consists of four storeys and 35 units with an underground parkade
- Site is currently zoned R1 and proposed to be rezoned to R8
- Space lost due to 2.9m of right-of-way on the property
- The building includes 11 two-bedroom suites at 1100 sq ft; 24 units that are 730 sq ft each
- Total square area for the proposed development is 2535 sq meters
- Floor Area Ratio of 1.5

Site and building design was discussed. Highlights included:

- Materials include hardy plank and glass with smaller rectangular segments and jut outs
- The site entrance along the front of the property leads to the parkade entrance that is situated at the rear of the property
- Community garden space
- A barrier free ramp is provided at the main entrance
- Large canopy and LED lighting to highlight the entrance
- Parking in compliance with "Off-Street Parking Regulation Bylaw 2018 No. 7266"
- Two electrical charging stations and bicycle storage spaces available
- The garbage enclosure is located at the rear of the site
- Energy efficiency and conservation sustainability
- 4.3m road dedication and 2.95m right-of-way
- Total of 46 parking stalls with 9 small stalls and 37 regular size stalls

Brad Forth, landscape architect, Forsite Landscape Architecture, discussed the landscaping plans and proposed plantings. Highlights included:

- There is a grass boulevard at the front with four large trees that are being protected
- A 1:1 tree replacement ratio is in compliance with the City's bylaw and 21 trees will be planted on the property
- Proposing a Japanese Snowbell Tree, visible from windows of the amenity room and upon arrival
- Patios have solid fences for privacy
- Karl Foerster grass to be planted on the south side along with a fence

- The garbage enclosure is proposed to be situated at the end of the driveway and coniferous trees will be added as a buffer
- Five trees to separate the building from the traffic going into the parkade
- Golden Beach trees are proposed along the west side for the property
- Three trees to be planted near Hydro kiosk

Marie Leduc, Chair, opened the floor for questions to Staff.

Panel discussions took place. Highlights included:

- Incorporating a rooftop patio
- Providing planters to screen the patios
- The garbage enclosure will have it's own gated fencing for screening
- The chosen bike rack style is adaptable for various bike types
- Consider ways to mitigate the driveway taking up a lot of possible permeable area and have more amenity space
- Noted that the shallow area will have planter boxes with grass as the area is not wide enough for a sidewalk to be installed
- Consider a textural concrete change on the driveway for pedestrians
- Guardrail will direct people to garbage enclosure
- Consider the strategy to not think of the driveway exclusively as a car-domain by using textures and pavers
- Consideration for the City of Nanaimo's Design Guidelines
- More contemporary design given the site location and start shifting the look into more Vancouver style
- Forty percent of units are adaptable one- and two-bedroom suites, located on all floors
- Tight turn on ramp could be difficult for accessibility with wheelchairs
- Recommended adding pointillism to windows to stop birds from flying into the glass
- Consider plantings to divide patios and driveway
- The colour scheme of the perspective drawings
- Enhance the property with outdoor seating, art, and other outdoor features at the front of the main entrance
- Adding a patio at the front of the property
- Consider a covered rooftop deck to see the ocean, which will likely increase the value of each unit

- Consider adding a better connection to the street from the ground floor units by making them accessible from the outside
- Drive aisle, steps and ramp seem awkward, create more flow and make it people centric
- Other than the rooftop deck, there are no nearby parks or amenities
- There are no variances for this project

It was moved and seconded that Development Permit Application DP001332 be accepted as presented. The following recommendations were provided:

- Consider an outdoor amenity area either on the property or on the rooftop;
- Consider adding plantings to divide the patios and driveway;
- Consider complementary materials for screening the garbage enclosure;
- Consider Improving pedestrian connectivity around the site;
- Consider a way to add natural lighting to the central corridor;
- Consider ways to simplify the entrance with fewer stairs and simpler ramp access; and,
- Consider direct access into the ground floor units.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:00 p.m. that the meeting adjourn. The motion carried unanimously.

____

CHAIR

CERTIFIED CORRECT:

____

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001334 – 1740 DUFFERIN CRESCENT

Applicant/Architect: D-ARCHITECTURE

Owner: MJP HOMES LTD. & 1034584 BC LTD.

Landscape Architect: MACDONALD GRAY

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Medium Density Residential (R8)
Location	The subject property is located on the north side of Dufferin Crescent, east of the intersection of Bowen Road and Dufferin Crescent
Total Area	5,790m^2
City Plan (OCP)	Future Land Use Designation: Secondary Urban Centre Development Permit Area DPA8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines & Hospital Area Plan

The subject properties (to be consolidated) are located in the Northfield Neighbourhood. The lot is irregularly shaped and curves inward along the south lot line which abuts Dufferin Crescent. The vacant lot is partly treed and slopes downward 3m from northwest to the southeast. Established multi-family developments, single-family dwellings, and commercial developments characterize the surrounding area with the hospital campus located nearby to the east. A linear multimodal trail connecting Park Road to Crescent View Drive borders the north lot line.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a five-storey, 86-unit multi-family residential apartment building. The proposed total gross floor area is 7,481m^2 and the proposed total Floor Area Ratio (FAR) is 1.3. The proposed height of the building is approximately 16.91m, which requires a variance.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
1-Bedroom	40	57m^2 –73m^2
2-Bedroom	46	77m^2 – 87m^2
Total:	86	

<u>*Site Design*</u>

The proposed building is curved to mirror the road frontage with a main entrance in the centre of the building on the south elevation, providing a connection to Dufferin Crescent. Vehicle access is from a shared driveway along the west portion of the property with access to the underground parking and surface parking at the rear of the site. Vehicle parking consists of one level of underground parking with 81 spaces and 59 surface parking spaces (a total of 140 parking spaces) – in excess of the required 109 parking spaces. Long-term bicycle storage (45 spaces) will be located within a secure room in the underground parking garage and short-term bicycle racks (up to 10 spaces) are located at both front and back entrances to the building. Three-stream waste management containers are located in a room in the underground parking garage.

Staff Comments:

- Provide letdowns at the rear of the development to enhance accessibility.
- Consider opportunities to address pedestrian and vehicle conflicts such as removing excess parking spaces to connect amenity areas, as well as adding marked crossings.
- Consider incorporating concrete or rock retaining walls (and cascading plants) in place of the concrete block walls along the retaining walls.
- Consider weather protection for short-term bicycle racks.

Building Design

The curved building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of Hardie panel and plank siding, and wood look plank siding.

Staff Comments:

- Consider opportunities to further emphasize the entry portico along Dufferin Crescent comparable to the treatment on the rear of the building.
- Consider opportunities to connect ground floor units fronting Dufferin Crescent to the street.
- Consider moving the rooftop deck to the west end of the building to minimize overlook onto adjacent residential dwellings.

Landscape Design

The proposed development includes clearing all existing vegetation and planting various deciduous trees, coniferous trees, shrubs, groundcover, vines, perennials and seasonal annual plantings. Private balconies are provided for each unit. Common amenities include a fifth-floor rooftop deck on the east side of the building, a pergola with benches and picnic tables and a fenced dog area behind the building, as well as indoor amenity spaces. Dark sky compliance light poles are provided in the surface parking lot.

Staff Comments:

- Consider the retention of existing trees where possible.
- Consider replacing the river rock border with additional trees or plantings.
- Consider screening for headlights and adding landscaped islands in the surface parking area to break up the extent of hard surfacing.
- Provide adequate pedestrian scale lighting along the pathways and in common amenity areas and ensure no spillage into the units or adjacent properties.
- Consider additional opportunities for permanent site fixtures in the dog run and rooftop deck.

Proposed Variance

Maximum Building Height

The maximum height of a principle building in the R8 zone is 14m. The applicant is proposing height of approximately 16.91m, a requested variance of 2.91m.

Reference: 2753 March 1st, 2024

Dear Mr. Caleb Horn, MCIP, RPP

Development Planner

Planning & design Section

Community Development

Building Design & Variance Rationale for 1740 Dufferin Crescent project,

The proposed project is proposed building for Apartment Building at 1740 Dufferin Crescent.

Project include 46 Two-bedroom units, 8 One bedroom Plus den and 32 One-bedroom units, Overall 86 units in 5 Storey above Under ground parking,

Design of project considered the carve in Dufferin Crescent to reduce the big box affect and give individual units unci angle to enjoy the view of Mountain and Ocean at top floors, many amenity spaces indoor and outdoor provided in design include top floor roof patio space, fitness rooms at main floor and garden and dog run at ground floor, we also add gate way to access to public walkway at north side of property.

As Hospital area have parking issue we considered 30% additional parking to Parking bylaw (1.6 ratio per unit parking). As required by parking Bylaw all additional parking spaces will receive the permeable surface.

We are using bounce density of 0.16 for providing underground parking to project as Bylaw allowed for the bounce density.

Variance Rationale:

Building Height

The Only Variance we are looking for this project is Building Height, the allowable height for this zoning is 14m and our proposal asking for additional 2.91 m to building overall 16.91m H building, The OCP for area considered higher building up to 6 Storey and we feel we are in same page as OCP.

Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

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2024-MAR-04
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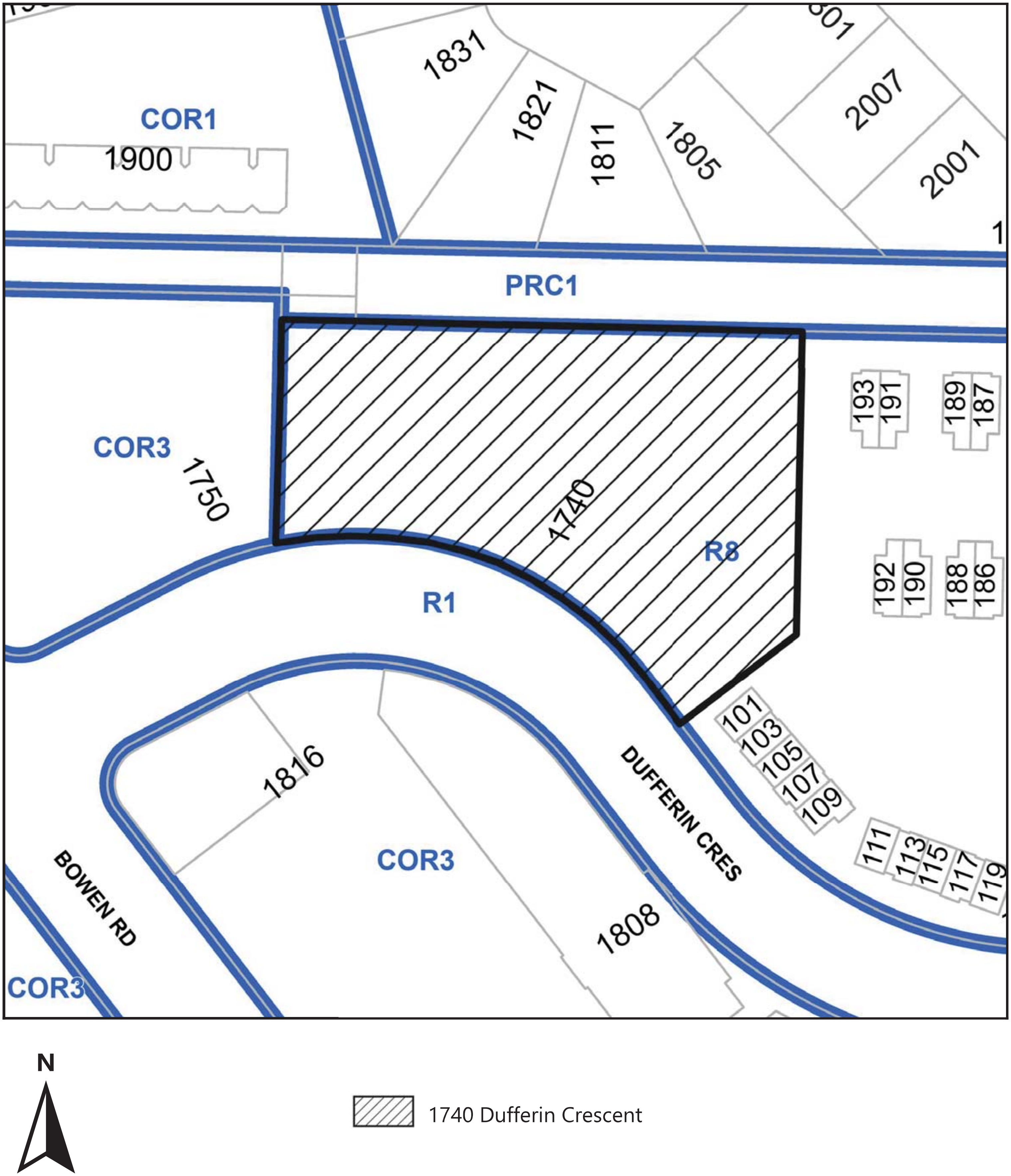
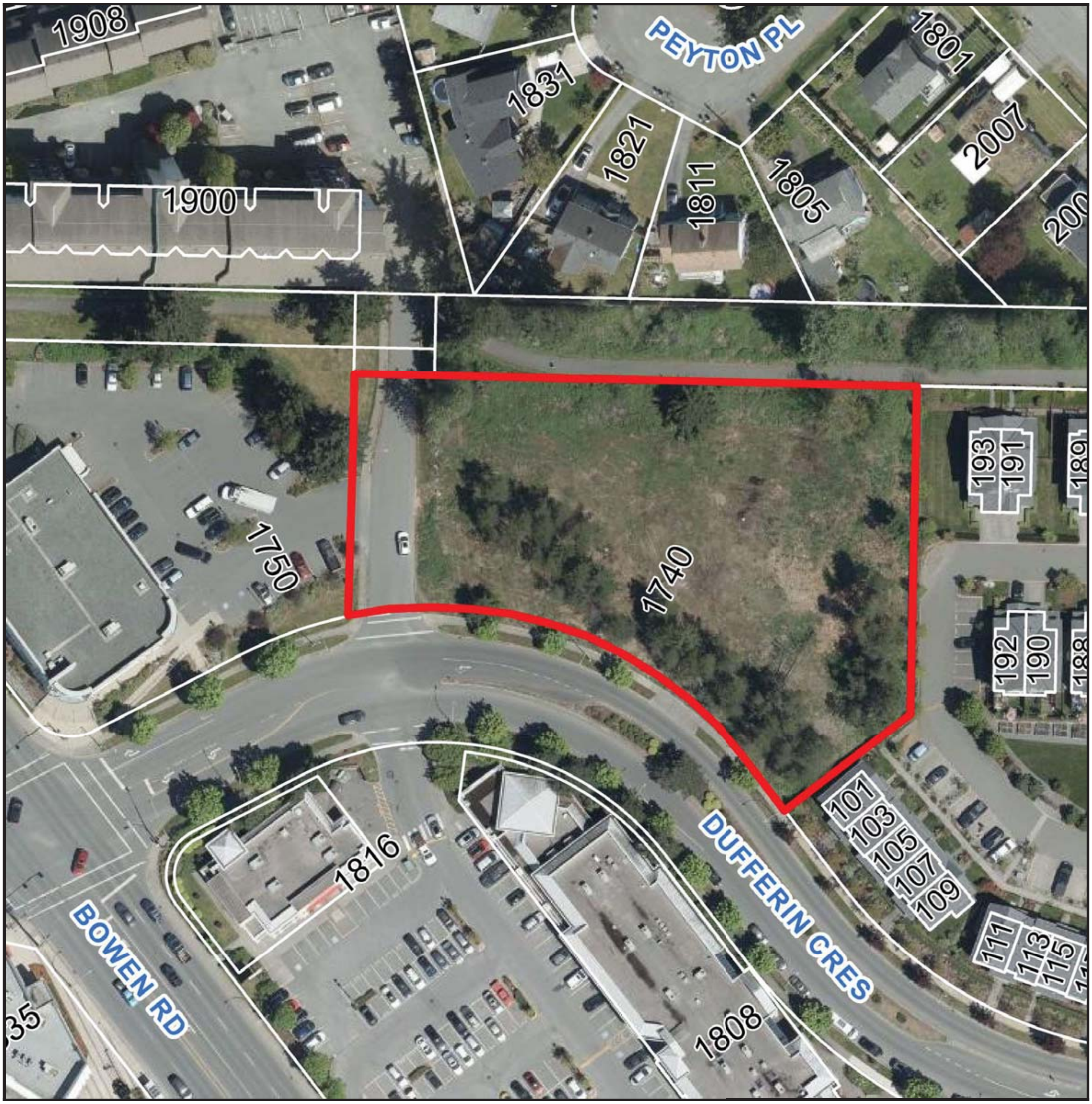
SUBJECT PROPERTY MAP

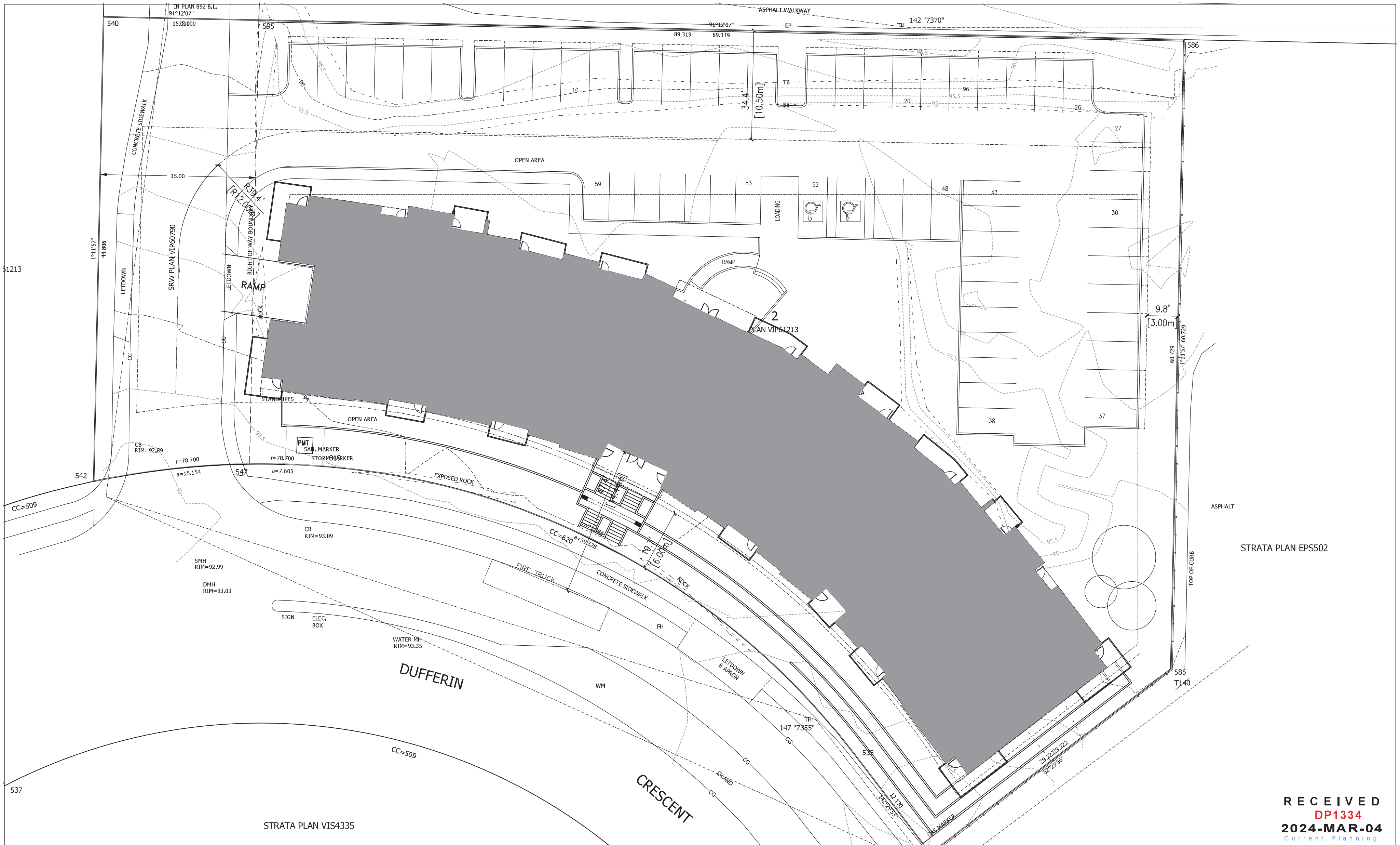


1740 Dufferin Crescent

AERIAL PHOTO



1740 Dufferin Crescent



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T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

CONSULTANT SEAL

SCALE 1/16"=1'-0"
DRAWN
CHECKED
DATE 12 FEB 24
SIGN

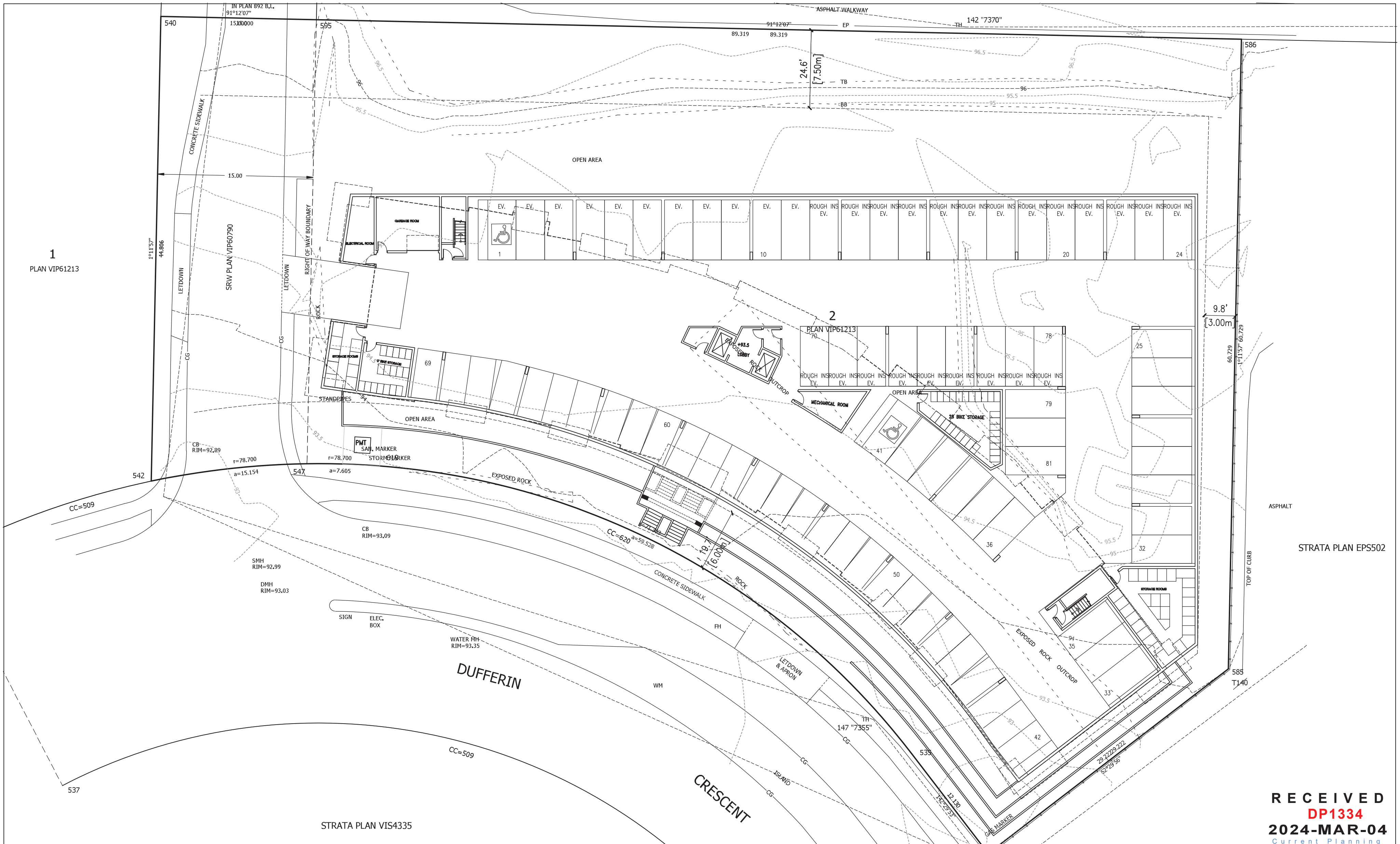
PROJECT
1740 DUFFERIN CRESCENT
NANAIMO, BC

CLIENT
PLAVETIC
MJP HOMES LTD.

PROJECT NO. 2753

SHEET TITLE
SITE PLAN
PRELIMINARY

SHEET NO.
A1.1
REVISION



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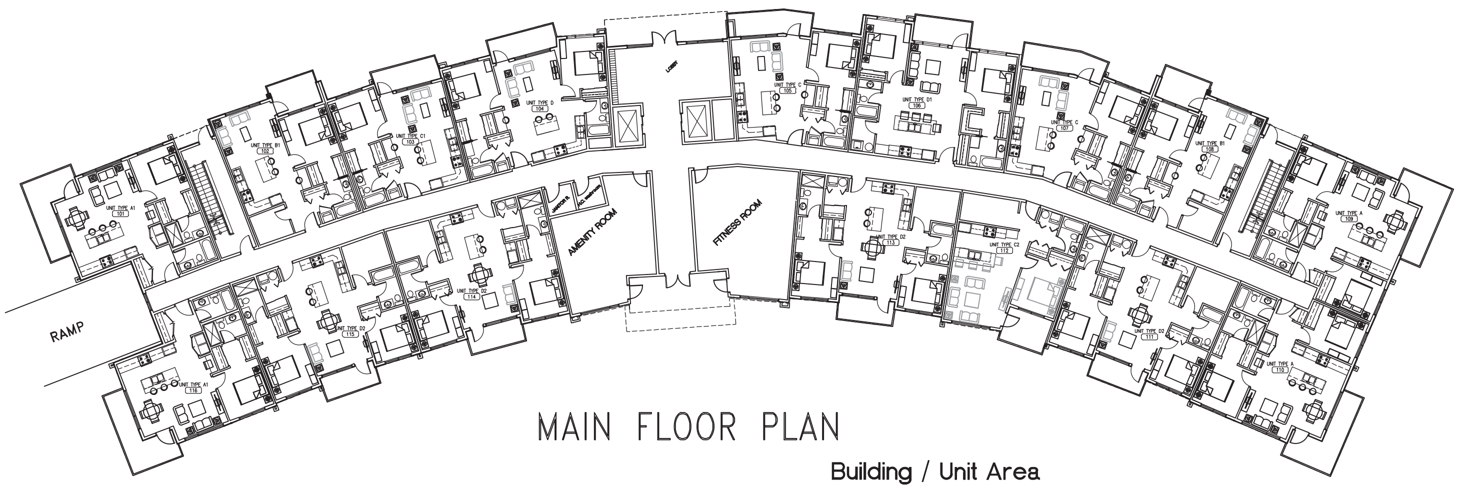
PROJECT
1740 DUFFERIN CRESCENT
NANAIMO, BC.

CLIENT
PLAVETIC
MJP HOMES LTD.

PROJECT NO. 2753

SHEET TITLE
UNDERGROUND PARKING PLAN
PRELIMINARY

SHEET NO.
A1.2
REVISION



MAIN FLOOR PLAN

Building / Unit Area

Underground parking	30,882 sq.ft.
Main Floor Plan:	16,515 sq.ft.
Second Floor Plan:	16,451 sq.ft.
Third Floor Plan:	16,451 sq.ft.
Fourth Floor Plan:	16,451 sq.ft.
Fifth Floor Plan:	14,656 sq.ft.
Total without parking	80,524 sq.ft.

SITE PARTICULARS

CIVIC ADDRESS:	1740 DUFFERIN CRESCENT NANAIMO, BC
LEGAL ADDRESS:	LOT2, SECTION15, RANGES 8, MOUNTAIN DISTRICT, VIP61213
SITE AREA:	62,256 SQ.FT. (5,783.74 M2)
ZONING:	R8

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED (Building A & B)
USE	Multiple Family Dwelling	Multiple Family Dwelling
LOT AREA	19,375 sq.ft. (1,800 m2) Minimum	62,255 sq.ft. (5,783 m2)
LOT COVERAGE	40%	40% = 24,902 sq.ft. (2,313 m2)
BUILDING GROSS FLOOR AREA		Building Underground Parking 30,882 sq.ft. Main Floor Plan: 16,515 sq.ft. Second Floor Plan: 16,451 sq.ft. Third Floor Plan: 16,451 sq.ft. Fourth Floor Plan: 16,451 sq.ft. Fifth Floor Plan: 14,656 sq.ft. Total without parking 80,524 sq.ft.
DENSITY	1.25 + 0.16 = 1.41 0.25 with under ground parking X percentage 0.25 X (109 / 73) = 0.16 0.10 Tier 1 0.25 Tier 2	1.30 = 80,524 sq.ft.
SETBACKS	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 13.12' (4.0 m) Min.	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 13.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	45.93' (14 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- 1.68 Stall per 3 bedroom units x 0 = 0.00 - 1.44 Stall per 2 bedroom units x 46= 66.24 - 1.07 Stall per 1 bedroom units x 40= 42.80 - 0.90 Stall per Studio units x 0 = 0.00 REQUIRED BY EXISTING BYLAW 109.04 STALLS - BIKE REQUIREMENTS, - 0.1/UNIT FOR SHORT TERM 8.6 bike racks - 0.5/UNIT FOR LONG TERM 43 bike racks	Large stalls 101 Small stalls 35 H/C stalls 4 Total: 140 Loading Bay 1

UNIT TYPE	UNIT AREA	TOTAL	TOTAL UNITS NET AREA
TWO BEDROOM TYPE A	858 SQ.FT.	16	13,728 SQ.FT.
TWO BEDROOM TYPE D	838 SQ.FT.	5	4,190 SQ.FT.
TWO BEDROOM TYPE D1	928 SQ.FT.	5	4,640 SQ.FT.
TWO BEDROOM TYPE D2	938 SQ.FT.	20	18,760 SQ.FT.
ONE BEDROOM TYPE A1	740 SQ.FT.	2	1,480 SQ.FT.
ONE BEDROOM & DEN TYPE B	790 SQ.FT.	8	6,320 SQ.FT.
ONE BEDROOM TYPE B1	689 SQ.FT.	2	1,378 SQ.FT.
ONE BEDROOM TYPE C	651 SQ.FT.	10	6,510 SQ.FT.
ONE BEDROOM TYPE C1	613 SQ.FT.	5	3,065 SQ.FT.
ONE BEDROOM TYPE C2	690 SQ.FT.	13	8,970 SQ.FT.
TOTAL		86	69,041 SQ.FT.

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PROJECT 1740 DUFFERIN CRESCENT NANAIMO, BC

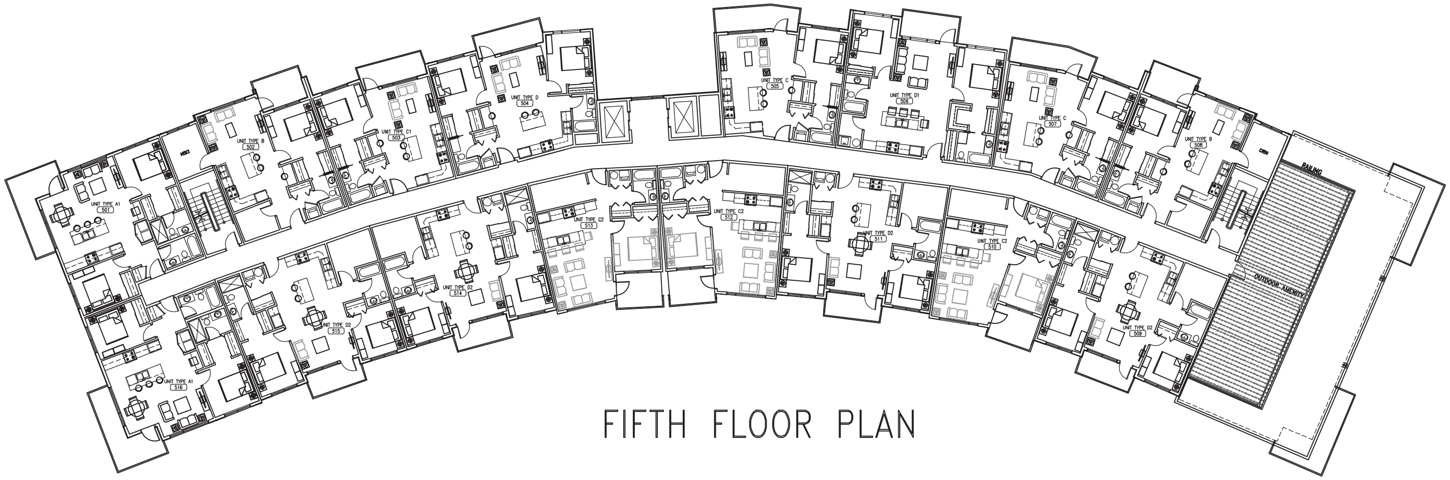
CLIENT PLAVETIC MJP HOMES LTD.

PROJECT NO. 2753

SHEET TITLE MAIN FLOOR PLAN PRELIMINARY

SHEET NO. A2.1

REVISION



FIFTH FLOOR PLAN

2ND, 3RD & 4TH FLOOR PLAN

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PROJECT
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NANAIMO, BC

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MJP HOMES LTD.
PROJECT NO.
2753

SHEET TITLE
TYPICAL FLOOR PLAN
PRELIMINARY

SHEET NO.
A2.2
REVISION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

COLOR: ARCTIC WHITE

COLOR: RICH ESPRESSO

COLOR: SUMMER WHEAT

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		HARDIE PANEL SIDING COLOR: ARCTIC WHITE
2		8" HARDIE PLANK SIDING COLOR: ARCTIC WHITE
3		8" WOOD GRAIN PLANK SIDING COLOR: SUMMER WHEAT
4		HARDIE PANEL SIDING COLOR: RICH ESPRESSO
5		BLACK ALUMINUM RAILING & WINDOWS

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DARYOUSH FIROUZLI ARCHITECTURE INC.

CONSULTANT SEAL

SCALE 1/16"=1'-0"
DRAWN
CHECKED
DATE 12 FEB 24

PROJECT
1740 DUFFERIN CRESCENT
NANAIMO, BC

CLIENT
PLAVETIC
MJP HOMES LTD.

PROJECT NO. 2753

SHEET TITLE
BUILDING ELEVATIONS
PRELIMINARY

SHEET NO.
A3.1
REVISION

RENDERING

RECEIVED
DP1334
2024-MAR-04
Current Planning

NOTES

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

CONSULTANT SEAL	
SCALE	1/16"=1'-0"
DRAWN	
CHECKED	
DATE	12 FEB 24
PROJECT	1740 DUFFERIN CRESCENT NANAIMO, BC
CLIENT	PLAVETIC MJP HOMES LTD.
PROJECT NO.	2753
SHEET TITLE	RENDERING PRELIMINARY
SHEET NO.	A5.1
REVISION	

RENDERING

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DARYOUSH FIROUZLI ARCHITECTURE INC.

CONSULTANT SEAL	SCALE	PROJECT	CLIENT	SHEET TITLE	SHEET NO.
	1/16"=1'-0"	1740 DUFFERIN CRESCENT NANAIMO, BC	PLAVETIC MJP HOMES LTD.	RENDERING PRELIMINARY	A5.2
	DRAWN		PROJECT NO. 2753		REVISION
	CHECKED				
	DATE 12 FEB 24				

RENDERING

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DARYOUSH FIROUZLI ARCHITECTURE INC.

CONSULTANT SEAL	
SCALE	1/16"=1'-0"
DRAWN	
CHECKED	
DATE	12 FEB 24
PROJECT	1740 DUFFERIN CRESCENT NANAIMO, BC
CLIENT	PLAVETIC MJP HOMES LTD.
PROJECT NO.	2753
SHEET TITLE	RENDERING PRELIMINARY
SHEET NO.	A5.4
REVISION	

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: TOWNSITE
2. REFER TO PLANS PREPARED BY D-ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY JE ANDERSON & ASSOCIATES. FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
℞	PROPERTY LINE
PA	PLANTING AREA

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BROOM FINISH CONCRETE PAVING
	450mm LEAVE STRIP: 38mm MINUS ROUND WASHED RIVER COBBLE OVER LANDSCAPE FABRIC (EXTEND UNDER FRONT BALCONIES)
	STONESCAPE: 200mm MINUS ROUND WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	PREFABRICATED CONCRETE RAIL FENCE, REFER TO DETAIL ON SHEET L2
	1.2m METAL PICKET FENCE AROUND DOG AREA
	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)
	BENCH STYLE: AYLESBURY BENCH MODEL: A-5 FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	5-STALL BIKE RACK STYLE: SURF BIKE RACK MODEL: SFBRP-5 COLOUR: BROWN SLATE
	PICNIC TABLE STYLE: SINGLE PEDESTAL PICNIC TABLE MODELS: (1) SPPTP-40 & (1) SPPTPWC-40 (ACCESSIBLE) FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: URBAN PIMA PENDANT MODEL: CXF6C COLOUR: BRONZE SITE LIGHTING LOCATIONS, MAKES, MODELS AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

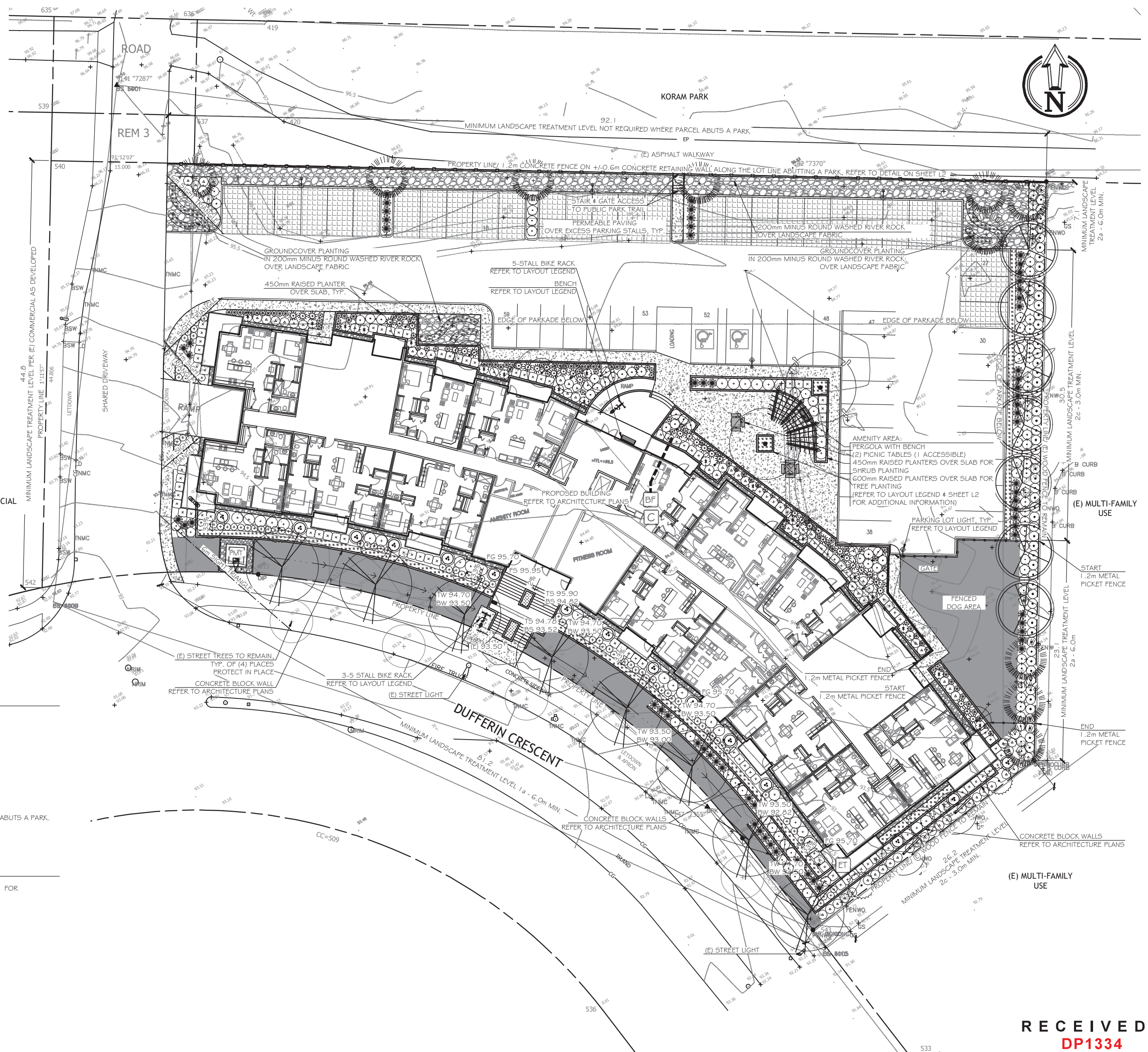
TREE SUMMARY:

LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1a - 6.0m	81	5	17
SIDE YARD (EAST):	2a - 6.0	30	2	8
	2c - 3.0	57	6	9
SIDE YARD (WEST)	N/A			0
REAR YARD:	N/A			4
	TOTAL		13	38

2. MINIMUM LANDSCAPE TREATMENT IS NOT REQUIRED ALONG THE NORTH LOT LINE WHERE THE PARCEL ABUTS A PARK.
3. THE SIDE YARD OF THE LOT IS ALREADY DEVELOPED.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE MANAGEMENT PLAN PREPARED BY TOTH AND ASSOCIATES ENVIRONMENTAL SERVICES FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED: 58
3. REPLACEMENT TREES PROVIDED: 53



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2024-MAR-04
Current Planning

macdonald gray
814 Shorewood Drive, Parksville, BC V9P 1S1
TEL: (250) 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

1740 Dufferin Crescent
Plavetic/ MJP Homes Ltd.
Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date:	January 30, 2024
Drawn:	CM
Checked:	CM
Scale:	1:200 metric
Project Number:	23-0350
DRAWING NUMBER:	L1 of 2

REVISION SCHEDULE

#	Date	NOTES
0	13DEC2023	Pre-App. Meeting
1	16JAN2024	Issued for DP
2	16JAN2024	Issued for DP

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
ET	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
BF	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANCIAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP (EXACT LOCATION TBD): MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

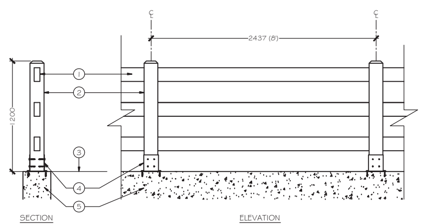
1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
   LEVEL 2 "GROOMED" - 2P.
   GROWING MEDIUM DEPTHS: LAWN - 100mm
   SHRUBS - 450mm
   TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRURB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. 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 SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY 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 OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER CIRCINATUM / VINE MAPLE	#7 POT	SEE PLAN	12	NATIVE SPECIES
	CERCIS CANADENSIS 'MERLOT' / MERLOT REDBUD	#7 POT	SEE PLAN	4	DROUGHT TOLERANT
	CORNUS 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	SEE PLAN	2	NATIVE CULTIVAR
	FRAXINUS OXYCARPA 'RAYWOOD' / RAYWOOD ASH	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	GLEDITSIA TRIANCANTHOS VAR. INERMIS / THORNLESS HONEYLOCUST	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	LIQUIDAMBAR 'SLENDER SILHOUETTE / SLENDER SILHOUETTE SWEEETGUM	6cm CAL.	SEE PLAN	3	DROUGHT TOLERANT
	MAGNOLIA 'SUSAN' / SUSAN MAGNOLIA	#15 POT	SEE PLAN	5	FLOWERING
	PINUS CONTORTA / SHORE PINE	2.5m	4.5m O.C. SEE PLAN	10	NATIVE SPECIES
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	6cm CAL.	10m O.C.	8	DROUGHT TOLERANT
SHRUBS					
	ESCALLONIA 'NEWPORT DWARF' / DWARF ESCALLONIA	#1 POT	0.75m O.C.	95	DROUGHT TOLERANT
	GAULTHERIA SHALLON / SALAL	#2 POT	1.0m O.C.	76	NATIVE SPECIES
	HYDRANGEA PANICULATA 'PINK DIAMOND' / PINK DIAMOND HYDRANGEA	#3 POT	SEE PLAN	16	DROUGHT TOLERANT
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	#3 POT	SEE PLAN	19	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM / OREGON GRAPE	#2 POT	1.0m O.C.	69	NATIVE SPECIES
	POLYSTICHUM MUNITUM / SWORD FERN	#1 POT	1.0m O.C.	38	NATIVE SPECIES
	SENECIO GREYII 'SUNSHINE' / DAISY BUSH	#1 POT	1.2m O.C.	40	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' / H.M. EDDIE YEW	#3 POT	0.9m O.C.	100	DROUGHT TOLERANT
	VIBURNUM TINUS 'GWENLLIAN' / GWENLLIAN LAURUSTINUS	#2 POT	1.0m O.C.	59	DROUGHT TOLERANT
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	#1 POT	0.6m O.C.	245	NATIVE SPECIES
	DICENTRA FORMOSA / PACIFIC BLEEDING HEART	#1 POT	0.6m O.C. SEE PLAN	55	NATIVE SPECIES
	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	50	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	#1 POT	0.9m O.C.	66	DROUGHT TOLERANT
	HYDRANGEA ANOMALA VAR. PETIOLARIS / CLIMBING HYDRANGEA	#1 POT	SEE PLAN	4	AT PERGOLA POSTS
	ROSA MEIDILAND 'ICE' / WHITE MEIDILAND ROSE	#1 POT	1m O..C	44	DROUGHT TOLERANT
	LAWN / CANADA NO. 1	SOD		380m2	
SEASONAL ANNUAL PLANTING					
	BY OWNER	10cm POT	0.45m O.C.	15	

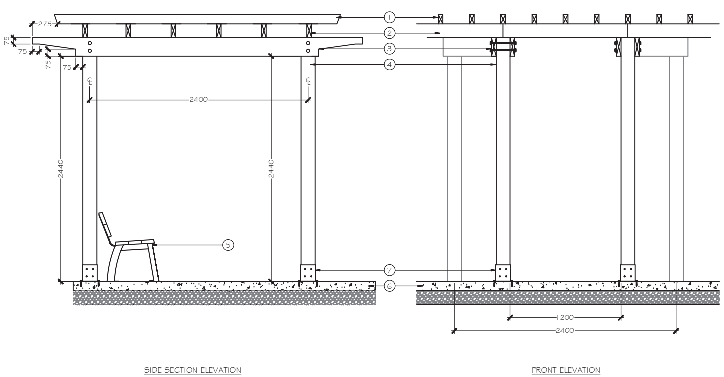


1. CONCRETE RAIL, TYP OF (3) COLOUR: TAUPE
2. CONCRETE POST COLOUR: TAUPE
3. FINISHED GRADE/ ADJACENT WALKWAY IN PARK
4. POST BASE FASTENED TO CONCRETE POST AND WALL WITH CONCRETE ANCHORS
5. CONCRETE RETAINING WALL

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

A Prefabricated Concrete Rail Fence

Section / Elevation — Not to Scale



1. 50mm X 100mm (2" X 4") CEDAR, TOE NAIL W/ (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
2. 50mm X 150mm (2" X 6") CEDAR TOE NAIL W/ (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
3. (2) 50mm X 200mm (2" X 8") CEDAR CROSS MEMBERS PER POST CUT TO DIMENSIONS INDICATED, FASTEN TO EACH POST W/ (2) - 19mm (3/4") GALVANIZED CARRIAGE BOLTS C/W (4) WASHERS PER FASTENER
4. 150mm X 150mm (6" X 6") POST
5. BENCH, REFER TO LAYOUT LEGEND
6. BROOM FINISH CONCRETE PAVING, REFER TO SITE PLAN
7. 150 X 150 X 20mm GALVANIZED POST BASE FASTENED TO CONCRETE SURFACE WITH CARBON STEEL CONCRETE SCREW ANCHORS. POWDER COAT: BRONZE

NOTES:
1. SAND ALL EXPOSED SURFACES SMOOTH
2. STAIN ALL TIMBERS WITH CLEAR EXTERIOR STAIN PRIOR TO ASSEMBLY

B Pergola

Section/ Elevation — 1:25 metric

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TEL: 250) 248-3089 EMAIL: info@macdonaldgray.ca
www.macdonaldgray.ca

1740 Dufferin Crescent
Plavetic/ MJP Homes Ltd.
Nanaimo, BC

LEGEND, NOTES & DETAILS

Date: January 30, 2024
Drawn: CM
Checked: CM
Scale: AS NOTED
Project Number: 23-0350

DRAWING NUMBER: L2 of 2

REVISION SCHEDULE

#	Date	NOTES
0	13DEC2023	Pre-App. Meeting
1	16JAN2024	Issued for DP
2	16JAN2024	Issued for DP

AYLESBURY PARK BENCH

Model Number : ANA-6 (6ft no Arm rests) , ANA-5 (5ft no Arm Rests)
A-6 (6ft with Arm Rests), A-5 (5ft with Arm rests)

ANA-6

DESIGNER NOTES

One of our distributors asked us to design a bench specifically for a tender they were awarded. The tender, however, had specifications that did not match any of the benches we had or at the required price point. We took on the challenge and came up with this design. The Aylesbury bench borrows design cues and components from a couple of our other benches allowing us to maintain a comfortable, stable seating surface while at the same time capitalizing on reduced fabrication time and material cost. The bench's name comes from an English town where the distributor's family lived before immigrating to Canada.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black Grey Redwood Sand Walnut

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Durable Powder Coated Aluminum Frame

Standard colours: Black Super Texture, Bostwick Textured Brown, Cardinal Textured Black, Cardinal Textured Grey, Cold Textured Brown, Lakeside Textured Sand, Oil Rub Textured Bronze, Pewter, Bengal Textured Silver

Long Lasting Stainless Steel Hardware

Surface Mountable

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Custom lengths up to 8 ft
Optional Centre Arm
Stainless Steel Bolt-Down Kit

PRODUCT DIMENSIONS

Height	31 inches / 787mm
Depth	23 inches / 584mm
Length	72 inches / 1829mm
Seat Height	17.5 inches / 445mm
Seat Depth	17 inches / 432mm
Weight	126 lbs / 57 kg

RECYCLED CONTENT

75% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

SINGLE PEDESTAL PICNIC TABLE

SPPTP-40 (Regular)

SPPTPWC-40 (Wheelchair Accessible)

Wishbone site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats

This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.

Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Super Durable Powder Coated over Zinc Primed and Sandblasted Steel Frame

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Wheel Chair Accessible one side (SPPTPWC-40)
In Ground Mounting
Skate blocks
INST- 3.75 Stainless Steel Concrete Wedge Anchor Bolt Down Kit

DESIGNER NOTES

The single pedestal table is one of our tried-and-true designs going back to the inception of Wishbone. All of the tables we have supplied in the last 15 years are still in use and continue to perform beyond our customers' expectations. This is in part due to the heavy-duty steel frame, and low-maintenance recycled plastic lumber. To ensure the tables lifespans are lengthened even further, we are now sandblasting and applying a Zinc Primer coat to the steel frames prior to powder coating ensuring maximum rust resistance. This table continues to be popular year after year for many reasons. The single pedestal picnic table has a significantly smaller footprint compared to a standard picnic table, works great as a game table where everyone is engaged and comes with a few options such as direct burial or surface mount. It can be wheelchair accessible by omitting one of the seats (see Installation Gallery).

PRODUCT DIMENSIONS

Table Height	32 inches / 813 mm
Seat Height	17.5 inches / 445 mm
Seat Depth	11.5 inches / 292 mm
Seat Length	40 inches / 102 mm
Table Top	40x40 inches / 102x102 cm
Total Length	71x71 inches / 180x180cm
Weight	378 lbs / 171 kg

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black Grey Redwood Sand Walnut

RECYCLED CONTENT

43% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

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2024-MAR-04
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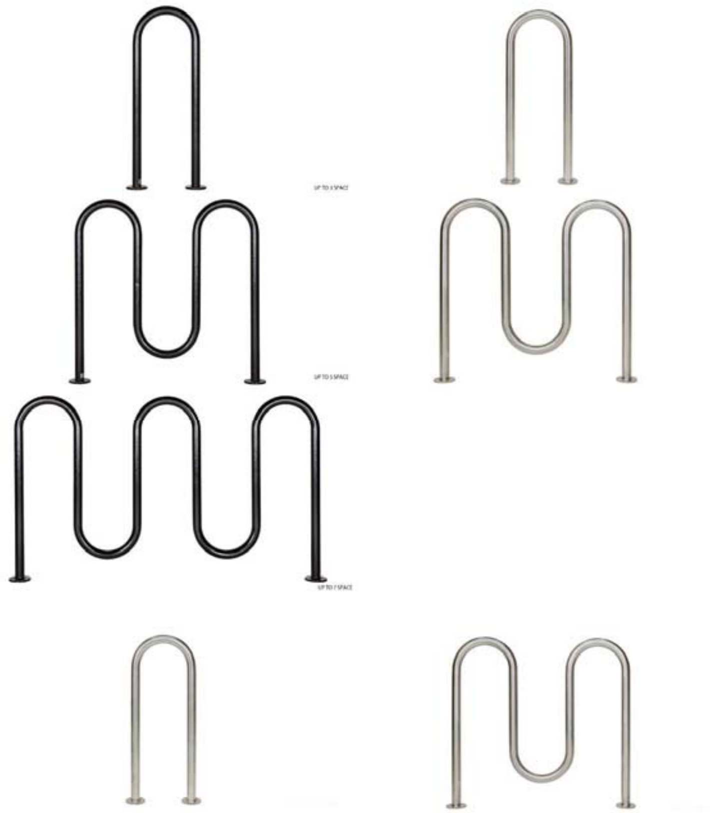
SURF BIKE RACK

Model Number : SFBRP-3 (3 Space Aluminum), SFBRP-5 (5 Space Aluminum), SFBRP-7 (7 Space Aluminum), SFBRP-3-SS (3 Space Stainless), SFBRP-5-SS (5 Space Stainless), SFBRP-7-SS (7 Space Stainless)



DESIGNER NOTES

The commercial grade SURF bicycle racks improve on a traditional bike rack design by incorporating materials and finishes that complement the client's needs for durability and longevity. There are three sizes to choose from with each available in either marine grade structural aluminum or corrosion resistant high strength stainless steel.

Wishbone site furnishings

PRODUCT SPECIFICATIONS

Marine Grade Structural Aluminum Tubing

Or

Corrosion Resistant High Strength Stainless Steel Tubing

Super Durable Powder Coating

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Surface Mount

CUSTOMIZED SOLUTIONS

Custom Colours

(Setup Charges May Apply)

In-ground Mounting

INST-1 Stainless steel mounting kit for concrete

PRODUCT DIMENSIONS

SFBRP-3 (3 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 16.5 inches / 42 cm
Depth: 4.5 inches / 12 cm
Weight: 15 lbs / 7 kg

SFBRP-5 (5 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 40.5 inches / 103 cm
Depth: 4.5 inches / 12 cm
Weight: 25 lbs / 11.5 kg

SFBRP-7 (7 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 66.5 inches / 169 cm
Depth: 4.5 inches / 12 cm
Weight: 37 lbs / 17kg

RECYCLED CONTENT

100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

HADCO by signify

Urban

Pima

CXF6C Comfort Optics Pendant

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

The Hadco Pima pendant family offers a simple modern take on the traditional pendant lantern, providing style and elegance to downtown areas, commercial developments, parks and residential communities. These pendants are now available with comfort optics, providing a low glare solution for pedestrian applications.

Ordering guide

Example: CXF6C-196-G2-A-A-2-830-A-4-DL-SP1

Series	LEDs	Generation	Mounting	Finish	Distribution	CCT	Voltage	Drive current
CXF6C	196	G2						
CXF6C Pima	**196** 196 LEDs	**G2** Gen 2	**A** Arm **T** Top **W** Wall mount	**A** Black **B** White **G** Verde Green **H** Bronze **I** Silver Gray **J** Dark Green	**1** Type 1 **2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**830** 3000K (80CRI) **840** 4000K (80CRI)	**A** 120-277 VAC **B** 347-480 VAC	**4** 450mA **6** 650mA **11** 1150mA **16** 1675mA **21** 2100mA

Ordering guide (continued)

Driver Options	Surge Supression
DL[1 2] DALI (default: logarithmic) **N** None	**SP1** Parallel 10kV standard **SP2** Parallel 20kV

Footnotes

1. DL not available with B (347-480) voltage.
2. DL not available with 4 (450mA) and 6 (650mA) drive currents.

CXF6C Pima

Pendant with comfort optics

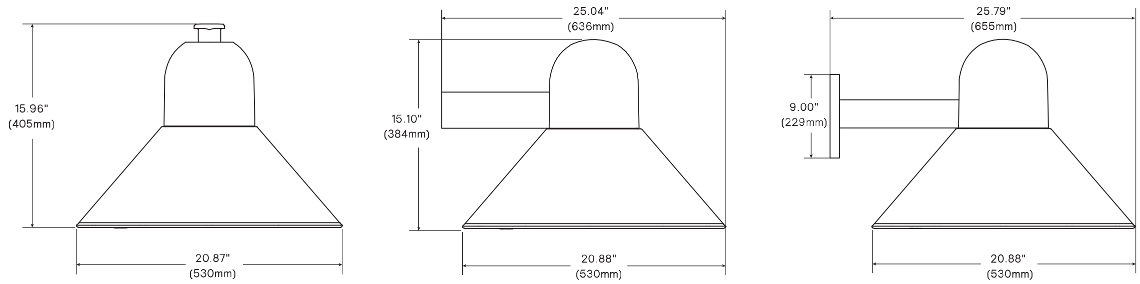
Dimensions

Width: 21" diameter

Height: 16-1/2"

EPA: 0.93 sq. ft

Weight: 20.5 lbs (max.)



Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	2100mA	>100,000 hours	>60,000 hours	>87%

LED Wattage and Lumen Values

LED Module: 3000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)
CXF6C-196-G2-x-830-4	196	450	21	2431	B1-U0-G1	116	2090	B1-U0-G1	100	2334	B1-U0-G1	112	2519	B1-U0-G1	121	2270	B1-U0-G1	109
CXF6C-196-G2-x-830-6	196	650	30	3503	B2-U0-G2	117	3012	B1-U0-G1	100	3363	B2-U0-G2	112	3630	B1-U0-G1	121	3271	B2-U0-G1	109
CXF6C-196-G2-x-830-11	196	1150	51	5988	B3-U0-G3	117	5148	B2-U0-G2	101	5749	B2-U0-G2	113	6205	B2-U0-G2	122	5591	B3-U0-G2	110
CXF6C-196-G2-x-830-16	196	1675	74	8357	B3-U0-G3	113	7185	B3-U0-G3	97	8024	B3-U0-G3	109	8661	B2-U0-G2	118	7804	B3-U0-G2	106
CXF6C-196-G2-x-830-21	196	2100	93	10000	B3-U0-G3	107	8598	B3-U0-G3	92	9601	B3-U0-G3	103	10364	B3-U0-G3	111	9338	B3-U0-G2	100

LED Module: 4000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)	Delivered Lumens[2]	BUG Rating	Efficacy (LPW)
CXF6C-196-G2-x-840-4	196	450	21	2528	B1-U0-G1	121	2174	B1-U0-G1	104	2427	B1-U0-G1	116	2620	B1-U0-G1	125	2361	B1-U0-G1	113
CXF6C-196-G2-x-840-6	196	650	30	3643	B2-U0-G2	121	3132	B1-U0-G1	104	3498	B2-U0-G2	117	3775	B1-U0-G1	126	3402	B2-U0-G1	113
CXF6C-196-G2-x-840-11	196	1150	51	6228	B3-U0-G3	122	5354	B2-U0-G2	105	5979	B2-U0-G2	117	6453	B2-U0-G2	127	5815	B3-U0-G2	114
CXF6C-196-G2-x-840-16	196	1675	74	8691	B3-U0-G3	118	7472	B3-U0-G3	101	8345	B3-U0-G3	113	9007	B2-U0-G2	122	8116	B3-U0-G2	110
CXF6C-196-G2-x-840-21	196	2100	93	10400	B3-U0-G3	112	8942	B3-U0-G3	96	9985	B3-U0-G3	107	10779	B3-U0-G3	116	9712	B3-U0-G2	104

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout.
Note: Some data may be scaled based on tests of similar but not identical luminaires.

CXF6C Pima

Pendant with comfort optics

Specifications

Housing

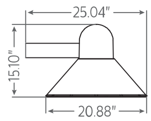
In a round shape, this housing is constructed of low copper die-cast aluminum and 0.090" thick spun aluminum. All non-ferrous fasteners prevent corrosion and ensure longer life.

Access-mechanism

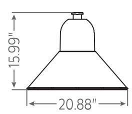
The hinged lens frame is cast aluminum with a stainless steel spring latch for tool-less access

Mounting

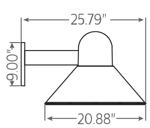
A: Side arm mount



T: Top arm mount



W: Wall mount



Light engine

Light guide technology provides low-glare, uniform illumination. Composed of 196 LEDs strategically positioned on the edge of the optical plate. Light engine luminous opening size optimized to best achieve a balance between lumen output and optical performance with the need to provide visual comfort. Light engine frame ensures contact with housing to provide heat conduction and sealing against the elements. Light engine is RoHS compliant. Maximum ambient operating temperature up to 40°C (104°F). Standard color temperatures: 3000K +/- 130K, 4000K+/- 130K, Minimum CRI of 80. Also available in 2700K, 3500K, 5000K and Amber (>590nm) with extended lead times. Contact factory for details.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Optical system

The advanced LED comfort optical system provides Types 1, 2, 3, 4 and 5. Composed of high performance UV-stabilized optical grade lens with molded micro-optics to achieve desired distribution optimized to get a exceptional lighting uniformity. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated luminaire designed with 0% uplight (U0 per IESNA TM-15).

Driver

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class 2, THD of 20% max. Maximum ambient operating temperature from 40°F (40°C) to 130°F (50°C). Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221°F (105°C). Dimmable driver 0-10V. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min) with DALI, driver is class 1.

Driver options

DALI: Pre-set driver compatible with the DALI logarithmic control system.

Surge protection

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. Optional SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Wiring

Gauge 18 wires. Top mount option come with quick disconnects. Arm mount options provide a 6" Minimum exceeding from luminaire.

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product

Quality control

The manufacturer must provide a written confirmation of its ISO 9001 2014 Quality Standards Certification.

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2014 Standards. UL8750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. LM80 & LM79 tested. IP Rating: The LED optics chamber is IP66 rated. The LED driver is IP66 rated. Pima LED luminaires are DesignLights Consortium qualified.

Warranty

5 year extended warranty.

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DP1334
2024-MAR-04
Current Planning

signify

Signify North America Corporation
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001340 – 350 & 398 FRANKLYN STREET

Applicant/Architect: ACE ARCHITECTURE INC.

Owner: CITY OF NANAIMO

Landscape Architect: MACDONALD GRAY

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Fitzwilliam (DT2)
Location	The subject property is located on the north side of Franklyn Street between Robson Street and Wesley Street
Total Area	1,734m^2 (combined)
City Plan (OCP)	Future Land Use Designation: Primary Urban Centre Development Permit Area DPA8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines & *Downtown Urban Design Plan and Guidelines*

The subject properties (to be consolidated) are located in the City Centre Neighbourhood, a short distance from the Old City Quarter. The vacant lots form an ‘L’ shape with street frontages along Robson Street, Franklyn Street and Wesley Street and slope downward 4m from west to the east. Established multi-family and single-family dwellings, commercial developments, and institutional buildings characterize the surrounding area. The subject properties located within the Downtown Core and are within walking distance to active transportation routes and commercial services.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a five-storey, 53-unit multi-family rental tenure residential apartment building with a 96m^2 ground floor commercial unit. The proposed total gross floor area is 3,998m^2 and the proposed total Floor Area Ratio (FAR) is 2.3.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	7	32 m^2 – 37m^2
1-Bedroom	22	47m^2 – 57m^2
2-Bedroom	24	65m^2 – 77m^2
Total:	53	

<u>*Site Design*</u>

The proposed building is ‘L’ shaped with the main entrance to the residential units to the east, at the corner of Franklyn Street and Robson Street. The commercial unit is oriented to front Wesley Street. Vehicle access is from Robson Street to the partially underground parking level along the northeast elevation of the site. Vehicle parking consists of one level of partially underground parking with 44 spaces. Long-term bicycle storage (59 spaces) will be located within a secure room in the underground parking garage and short-term bicycle racks (8 spaces) are located at both the residential and commercial entrances. Three-stream waste management containers are located in a room in the underground parking garage.

Staff Comments:

- An urban plaza provided in front of the commercial unit in accordance with the General Development Permit Area Design Guidelines.

- Consider Crime Prevention Through Environmental Design (CPTED) principles to address recesses under stairs and balconies and lighting respective of dark sky and principles.
- Consider weather protection for short-term bicycle rack.
- Consider provision of public art.

Building Design

The building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of brick-look fibre cement panel, corrugated and wood look metal panel, Hardie panel, wood picket, and windows with black frames. Connections to the street are provided for ground floor units facing Franklyn and Robson Streets.

Staff Comments:

- Generous glazing for the commercial unit and connections to the street for ground floor commercial and residential units proposed in accordance with the General Development Permit Area Design Guidelines and Downtown Urban Design Plan and Guidelines.
- Consider ways to strengthen the building corners as they relate to the street.
- Consider weather protection for uppermost balconies and for the commercial unit.
- Emphasize the building roofline (ie. parapet with contrasting material), window frames or incorporate other features to reinforce the residential character.
- Consider adding long-term employee bike parking in the commercial unit.

Landscape Design

The proposed development includes clearing all existing vegetation including two offsite trees along Wesley Street and planting various deciduous trees, shrubs, groundcover, vines, and perennials. Conifer hedges are proposed for screening. Private balconies are provided for the majority of the units and common amenities include two common patios oriented toward the Franklyn frontage and to the rear, as well as common amenity rooms on each floor. Solar panels are proposed along the southwest elevation.

Staff Comments:

- Consider opportunities to maximize landscaping and trees onsite.
- Consider replacing the stonescape and pea gravel border with landscaping along the perimeter of the building.
- Consider incorporating trellises and vines for vertical plantings.
- Incorporate a green roof or light coloured roof to reduce solar heat gain as per the Downtown Urban Design Plan and Guidelines.

Proposed Variances

Maximum Building Height

The maximum height of a principal building in the DT2 zone is 12m. The applicant is proposing height of approximately 17.85m, a requested variance of 5.85m (if the mechanical penthouse is exempt).

Off-Street Parking

The required number of parking spaces 36. The applicant is proposing 44 parking spaces. The applicant is proposing an increased percentage of small spaces of the required 36 parking spaces from a maximum of 40% to a maximum of 70%.

ACE | ARCHITECTURE

DESIGN RATIONALE | 350 & 398 Franklyn Street

March 28, 2024

Caleb Horn
Planner, Current Planning
The City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC
V9R 0E4, Canada

RE: 350 & 398 Franklyn Street | Ace File Number 20-047

Legal Description:	Lots A, B and I, Section 1, Nanaimo District, Plan 5108 and the Southerly 66 Feet of Lot 1, Block 28, Section 1, Nanaimo District, Plan 584
Site Address:	350 & 398 Franklyn Street
Community:	Old City Quarter neighborhood
Lot Size:	0.173ha (0.43 acres)
Zoning:	DT2 (Downtown—Fitzwilliam)
Applicant:	Ace Architecture

Dear Caleb,

On behalf of the landowners, Camargue Properties Inc. (Group Denux), we are pleased to submit this development permit application for 350 & 398 Franklyn Street: a proposed mixed-use building within the Quennell Square (9) precinct. The density proposed within this application is in line with the base allowable for the zoning of 2.3 F.A.R. This includes 53 units, a commercial retail unit and 44 parking stalls. This density for the site is consistent with the recommendations of the *City Plan – Nanaimo Reimagined* (i.e. official community plan) for the Primary Urban Centre. The unit mix for this project is somewhat different from other projects in the area (i.e. Cardea – large market units and 350 Robson – all micro units). Here a mix of micro units, 1-bedroom and 2-bedroom units are proposed to help build a multigenerational community of varying income levels.

This is a unique site with 3 different frontages: Wesley's historic character, Franklyn's urban character and as a secondary connector and Robson Street as a cul-de-sac with no thru traffic. This development permit proposes the same massing presented to Nanaimo City Council on January 15th, 2024. A pre-application meeting was also held with members of your office to review this massing on the 31st of January 2024.

Wesley Street

This façade consists of a single storey commercial retail unit (CRU) to align with the low-rise historic character of that block face. Material for the CRU are proposed as brick, metal, wood and glass. The massing is also stepped back from the property line by almost 1.5m to allow the retail unit space to connect with the block face through windows or overhead doors that open to the street. This space also provides opportunities for outdoor seating and bike racks as shown on the enclosed plans.

Franklyn Street

The building face on Franklyn has also been setback >1.5m to reduce the scale of the massing at grade for pedestrians and provide landscaping opportunities while also allowing units to have direct connections to the street.

The mass on the Franklyn frontage steps up from the Wesley Street CRU to a 3-storey residential block that connects via a breezeway/amenity space to a 5-storey block on the Robson Street frontage. The natural grade along the Franklyn Street frontage slopes approximately one storey down from Wesley Street to Robson Street creating an opportunity for the units facing Franklyn to have stoops connecting them to the street level. As much as possible our team has tried to carve out landscaping opportunities within the project such as the stepping planters along this façade that help screen the parkade in behind and reduce loitering opportunities below the stoops. Higher quality materials are proposed for the residential massing with brick near grade and well detailed metal panels on the street facing facades of the upper levels. Wood is used sparingly to accent units, entries, and other features of the building.

Robson Street

This block face was selected for the residential entrance (at the corner) and the more utilitarian aspects of the site – garbage collection, loading stall, parkade access and the buildings transformer. Stepping massing from a one storey commercial unit on Wesley to a 5 storey walk out on Robson moves massing around the site and away from Wesley Street. It is worth noting that the lower level here is primarily services for the building: lobby, bike storage, garbage room and parkade access. The parkade is setback behind these programs to screen it.

Loading is proposed as a layby off Robson Street – any deliveries will turn onto Robson Street and loop around the cul-de-sac returning to the front of this building where they can enter the layby. Sidewalk/boulevard grading is planned to slope at a maximum of 2% to ensure garbage bins and other rolled out items are manageable for loading at the stall.

While not currently registered on title it is understood that a 2.0m Street Right of Way (SRW) is required on this façade. We have provided this along the length of the property with a small chicane around the loading stall.

Green Roof and Solar

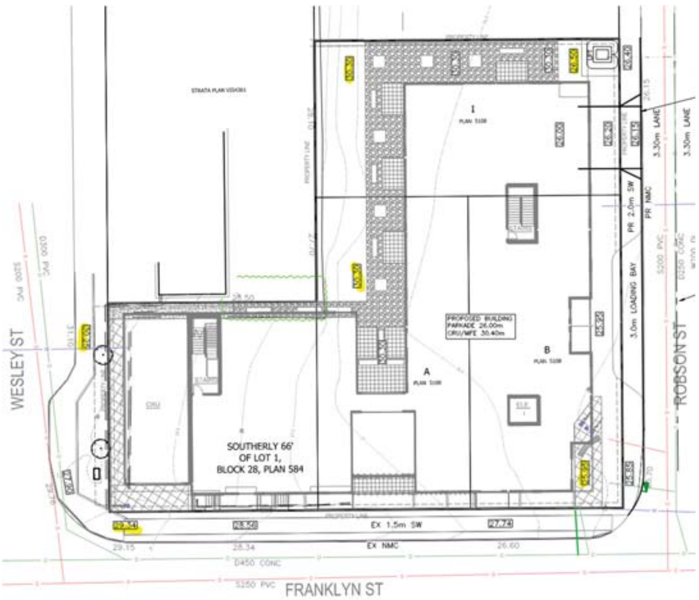
The sloping character of the site creates a walk out condition on the Robson Street frontage. The parkade accessed off Robson Street is proposed as an open air (carport) structure with a green roof and solar overtop at some of the locations within the site (behind the building footprint). These greenspaces will be accessible to the units that front them at the back as patios – providing a nice amenity space that is separated from the surrounding grade. Solar is also used where it makes sense to do so over the parkade and on the upper rooftops of levels 3 and 4.

Sustainability

This project is targeting British Columbia's Step Code 4 – zero greenhouse gas emissions. This target will require careful attention to building envelope details as the design moves forward. Window sizes need to be carefully managed to allow for minimal thermal loss and passive strategies used in the envelope to ensure maximum thermal performance. To maximize the efficiency of passive strategies it is important to articulate massing only where necessary.

Height Variance

The maximum height in DT2 is noted as 12m. The structural height of the building on the Robson Street elevation is ±17.85m. Average Grade calculation from the land use bylaw is (30.25 + 29.43 + 25.95 + 26.50 + 30.30 + 30.30) / 6 = 28.78 per the below clip of the proposed grading plan submitted with this application. Given a main floor geodetic of 26.00 and an overall structural height of ±17.85m the top of structure would be ±43.85. Applying an average grade of 28.78 results in a land use height of ±15.07m equating to a 3m to 4m variance requested by this application. As noted above the strategy of this design was to shift massing away from Wesley Street stepping it up toward Robson Street and resulting in a larger height at that elevation. A flatter, compliant height massing model could accommodate the FAR proposed here but we feel it would fail to address the character of Wesley Street – something our team deems critical to producing a vibrant development that works with the existing urban fabric.



The mechanical penthouse has not been included in the height at this time. It is excludable under the land use bylaw to a certain size and further if containing sustainable building technologies. To meet Step Code 4 this space is planned to contain numerous sustainable technologies. These will be finalized as the design progresses and the size of the penthouse therefore refined and hopefully reduced or at minimum justified in its contents.

WASTE AND RECYCLING

Waste, recycling and compost collection is proposed through private collection. Bin sizes and anticipated pickup is as follows:

- 1 x 4 yrd bin **cardboard** (1x/week)
- 4 x 96 gal totes **recycling** (2x/week)
- 1 x 64 gal tote **organics** (1x/week)
- 4 x 96 gal totes **waste** (2x/week)

The Waste and Recycling room on the main (at grade) level facing Robson Street has been sized and populated with these bins on the plans.

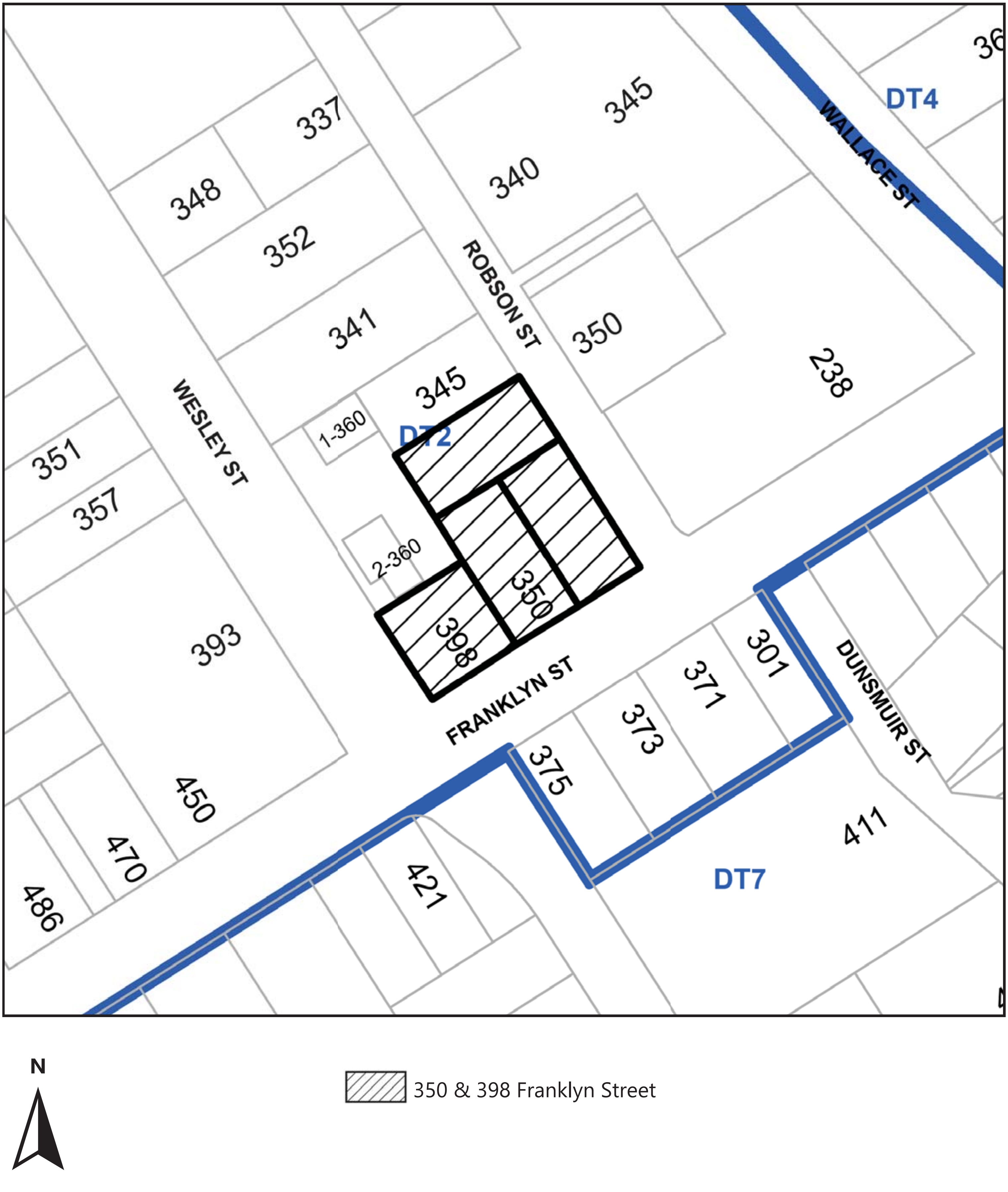
CONCLUSION

This project is intended to provide much needed housing stock in Nanaimo's downtown core and our team is very excited by its potential and this proposal. We look forward to working with everyone at the City of Nanaimo during the permitting process to ensure the development is everything that the City and its policies require for its downtown core.

Sincerely,

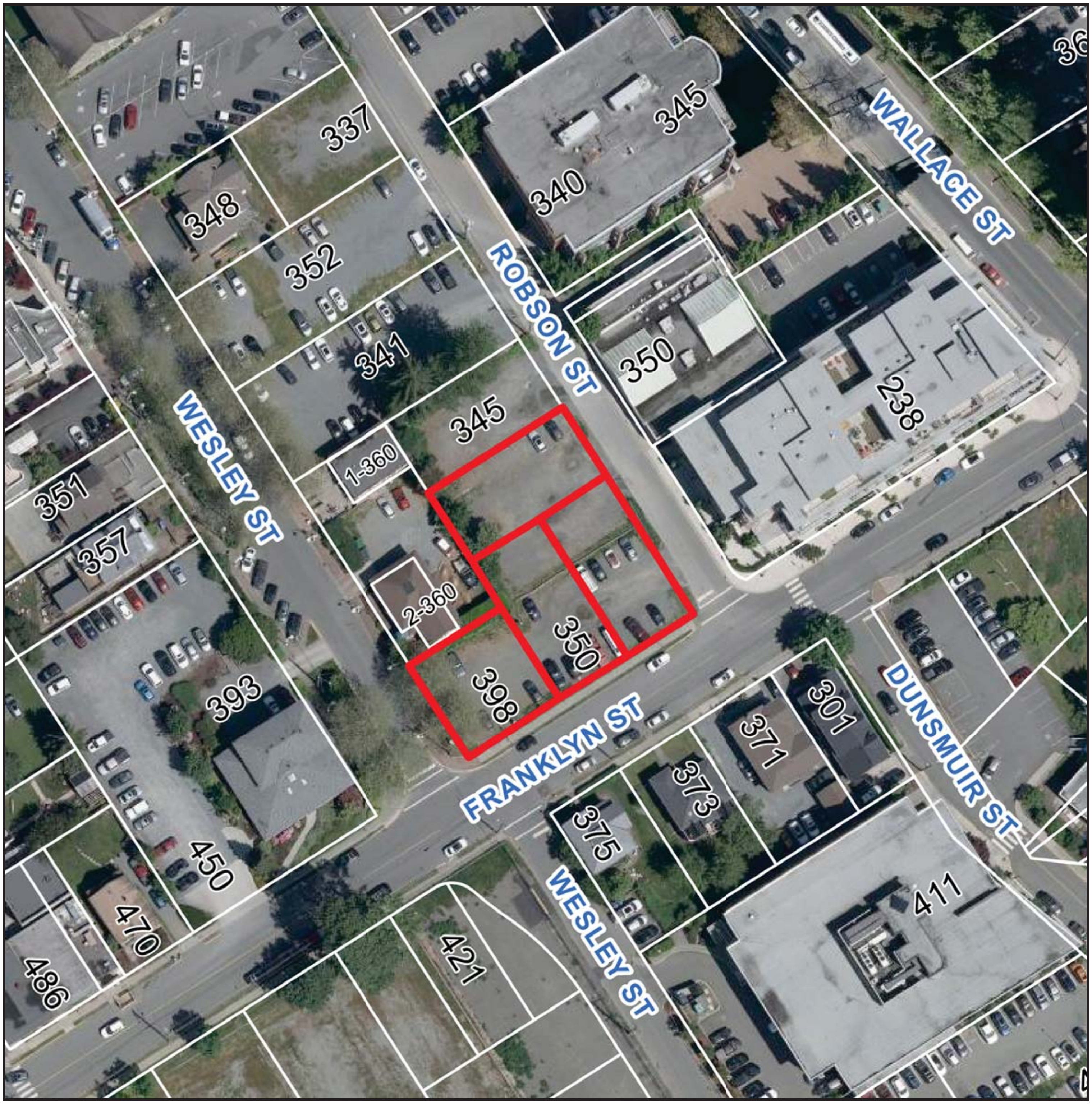
Ace Architecture Inc.
Per.
Bryan Gartner

ATTACHMENT B
SUBJECT PROPERTY MAP



350 & 398 Franklyn Street

AERIAL PHOTO



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350 & 398 Franklyn Street

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2024-APR-05

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

LAND USE ZONING

DT2 (DOWNTOWN—FITZWILLIAM)

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT = 12 m
EXISTING BUILDING HEIGHT = 20.75 m

SITE AREA

1,733 m^2

SETBACKS

REAR YARD : 0
FLANKYNG SIDE YARD : 0
SIDE YARD: 0
FRONT SETBACK : MIN =0 , MAX = 4m
SRW SETBACK : 2m

USE AREAS

PROPOSED USES INCLUDE
MULTIPLE FAMILY DOWELING

GROSS FLOOR AREA - GFA

3,998 m^2

FLOOR AREA RATIO

TOTAL BUILDING AREA / TOTAL SITE
3,998 m^2 / 1,733 m^2 = **2.30**
MAXIMUM FAR = **2.30**

NUMBER OF PROPOSED UNITS

53

PARKING STALLS

REQUIRED

SUITES_MICRO : 0.45 STALLS/UNIT = 7*0.45 = 3.15
SUITES_1-BED : 0.50 STALLS/UNIT = 22*0.50 = 11
SUITES_2-BED : 0.90 STALLS/UNIT = 24*0.90 = 21.6

TOTAL PARKING REQUIRED = 35.75

SMALL PARKING STALL* : 40% = 15
STANDARD PARKING STALL** : 60% = 21

PROVIDED

SMALL PARKING STALL* : 70% = 25
STANDARD PARKING STALL** : 30% = 11
8 SURPLUS STALLS PROVIDED AS SMALL STALLS*

* (2.5 m * 4.6 m)
**(2.75 m * 5.8 m)

WASTE AND RECYCLING

1 X 4YRD BIN **CARDBOARD**
1X 64GAL TOTE **ORGANICS**
4X 96GAL TOTES **WASTE**
4X 96GAL TOTES **RECYCLING**

PARCEL AND BUILDING COVERAGE

BUILDING COVERAGE / TOTAL SITE
1,071 m^2 / 1,733 m^2 = 62 %

SITE NOTES

- FOR ADDITIONAL SITE INFORMATION REFER TO CIVIL AND LANDSCAPE DRAWINGS
- ALL PARKING ADJACENT TO SIDEWALKS C/W CITY STANDARD PRECAST WHEEL STOP

SITE LEGEND

- GREEN ROOF
- PARKADE ROOF - SOLAR PANEL
- 1.0M CLR.GRAVEL SURROUND - REFER TO LANDSCAPE DRAWINGS
- DECORATIVE PAVING
- ASPHALT
- CONCRETE
- BROOM FINISH CONCRETE - REFER TO LANDSCAPE DRAWINGS
- PAINTED LINES TO INDICATE AREA FOR NO PARKING
- PROPERTY LINE
- SRW SETBACK
- PROJECTION OF FLOOR ABOVE
- S-P SMALL PARKING STALL
- P REGULAR PARKING STALL

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

Client: CAMARGUE PROPERTIES

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

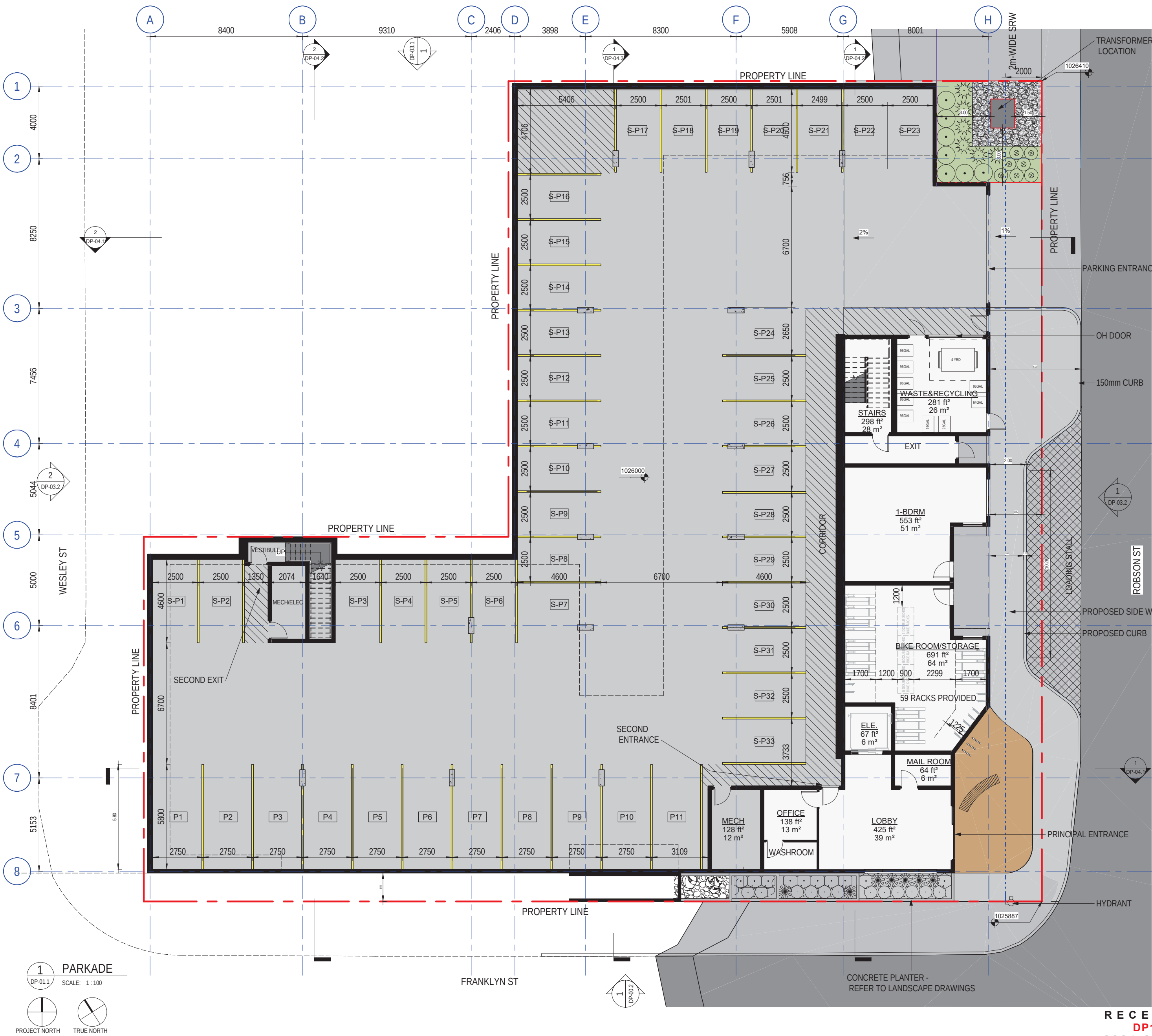
SITE PLAN - MAIN LEVEL

Project number: 23-082
Date: 2024-03-28 10:38:18 AM
Drawn by: SE
Checked by: CC

DP-01.2

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



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DP1340
2024-APR-05
Current Planning

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

LAND USE ZONING

DT2 (DOWNTOWN—FITZWILLIAM)

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT = 12 m
EXISTING BUILDING HEIGHT = 20.75 m

SITE AREA

1,733 m²

SETBACKS

REAR YARD : 0
FLANKYNG SIDE YARD : 0
SIDE YARD: 0
FRONT SETBACK : MIN =0 , MAX = 4m
SRW SETBACK : 2m

USE AREAS

PROPOSED USES INCLUDE
MULTIPLE FAMILY DOWELING

GROSS FLOOR AREA - GFA

3,998 m²

FLOOR AREA RATIO

TOTAL BUILDING AREA / TOTAL SITE
3,998 m² / 1,733 m² = **2.30**
MAXIMUM FAR = **2.30**

NUMBER OF PROPOSED UNITS

53

PARKING STALLS

REQUIRED

SUITES_MICRO : 0.45 STALLS/UNIT = 7*0.45 = 3.15
SUITES_1-BED : 0.50 STALLS/UNIT = 22*0.50 = 11
SUITES_2-BED : 0.90 STALLS/UNIT = 24*0.90 = 21.6

TOTAL PARKING REQUIRED = 35.75

SMALL PARKING STALL* : 40% = 15
STANDARD PARKING STALL** : 60% = 21

PROVIDED

SMALL PARKING STALL* : 70% = 25
STANDARD PARKING STALL** : 30% = 11
8 SURPLUS STALLS PROVIDED AS SMALL STALLS*

* (2.5 m * 4.6 m)
**(2.75 m * 5.8 m)

WASTE AND RECYCLING

1 X 4YRD BIN **CARDBOARD**
1X 64GAL TOTE **ORGANICS**
4X 96GAL TOTES **WASTE**
4X 96GAL TOTES **RECYCLING**

PARCEL AND BUILDING COVERAGE

BUILDING COVERAGE / TOTAL SITE
1,071 m² / 1,733 m² = 62 %

SITE NOTES

- FOR ADDITIONAL SITE INFORMATION REFER TO CIVIL AND LANDSCAPE DRAWINGS
- ALL PARKING ADJACENT TO SIDEWALKS C/W CITY STANDARD PRECAST WHEEL STOP

SITE LEGEND

GREEN ROOF
PARKADE ROOF - SOLAR PANEL
1.0M CLR.GRAVEL SURROUND - REFER TO LANDSCAPE DRAWINGS
DECORATIVE PAVING
ASPHALT
CONCRETE
BROOM FINISH CONCRETE - REFER TO LANDSCAPE DRAWINGS
PAINTED LINES TO INDICATE AREA FOR NO PARKING
PROPERTY LINE
SRW SETBACK
PROJECTION OF FLOOR ABOVE
S-P SMALL PARKING STALL
P REGULAR PARKING STALL

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

Client:
CAMARGUE PROPERTIES

NANAIMO MULTIFAMILY
350 & 398 FRANKLYN STREET, NANAIMO, BC

SITE PLAN - PARKADE

Project number: 23-082
Date: 2024-03-28 10:14:37 AM
Drawn by: SE
Checked by: CC

DP-01.1

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

LAND USE ZONING

DT2 (DOWNTOWN—FITZWILLIAM)

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT = 12 m
EXISTING BUILDING HEIGHT = 20.75 m

SITE AREA

1,733 m²

SETBACKS

REAR YARD : 0
FLANKYNG SIDE YARD : 0
SIDE YARD: 0
FRONT SETBACK : MIN =0 , MAX = 4m
SRW SETBACK : 2m

USE AREAS

PROPOSED USES INCLUDE
MULTIPLE FAMILY DOWELING

GROSS FLOOR AREA - GFA

3,998 m²

FLOOR AREA RATIO

TOTAL BUILDING AREA / TOTAL SITE
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MAXIMUM FAR = **2.30**

NUMBER OF PROPOSED UNITS

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SUITES_1-BED : 0.50 STALLS/UNIT = 22*0.50 = 11
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1X 64GAL TOTE **ORGANICS**
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4X 96GAL TOTES **RECYCLING**

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- ALL PARKING ADJACENT TO SIDEWALKS C/W CITY STANDARD PRECAST WHEEL STOP

SITE LEGEND

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PARKADE ROOF - SOLAR PANEL
1.0M CLR.GRAVEL SURROUND - REFER TO LANDSCAPE DRAWINGS
DECORATIVE PAVING
ASPHALT
CONCRETE
BROOM FINISH CONCRETE - REFER TO LANDSCAPE DRAWINGS
PAINTED LINES TO INDICATE AREA FOR NO PARKING
PROPERTY LINE
SRW SETBACK
PROJECTION OF FLOOR ABOVE
S-P SMALL PARKING STALL
P REGULAR PARKING STALL

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY
350 & 398 FRANKLYN STREET, NANAIMO, BC

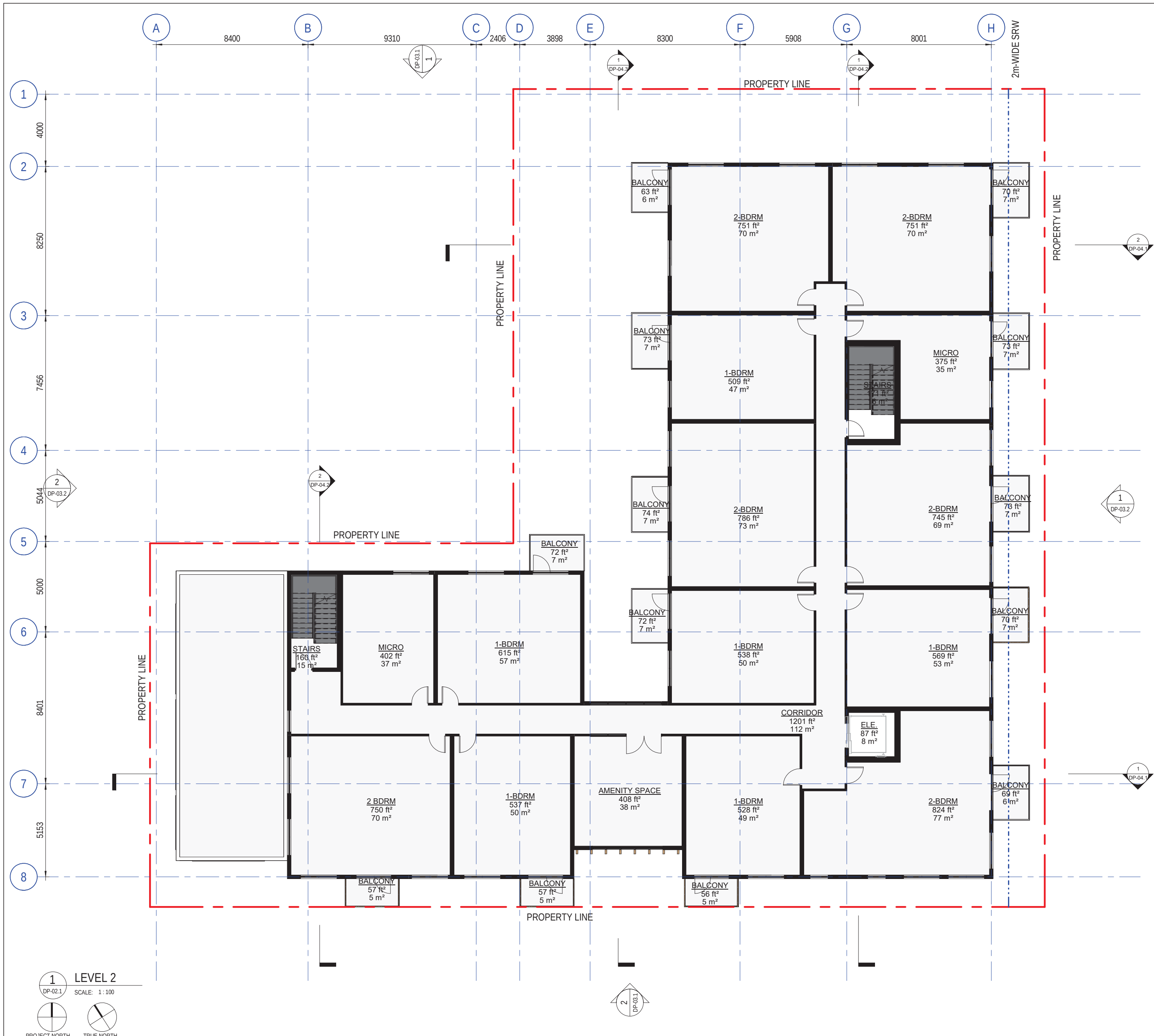
SITE PLAN - MAIN LEVEL

Project number: 23-082
Date: 2024-03-28 10:38:18 AM
Drawn by: SE
Checked by: CC

DP-01.2

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal: REGISTERED ARCHITECT · BRITISH COLUMBIA

Date: March 28, 2024

CAMARGUE PROPERTIES

Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

FLOOR PLAN - LEVEL 2

Project number: 23-082

Date: 2024-03-28 10:14:43 AM

Drawn by: SE

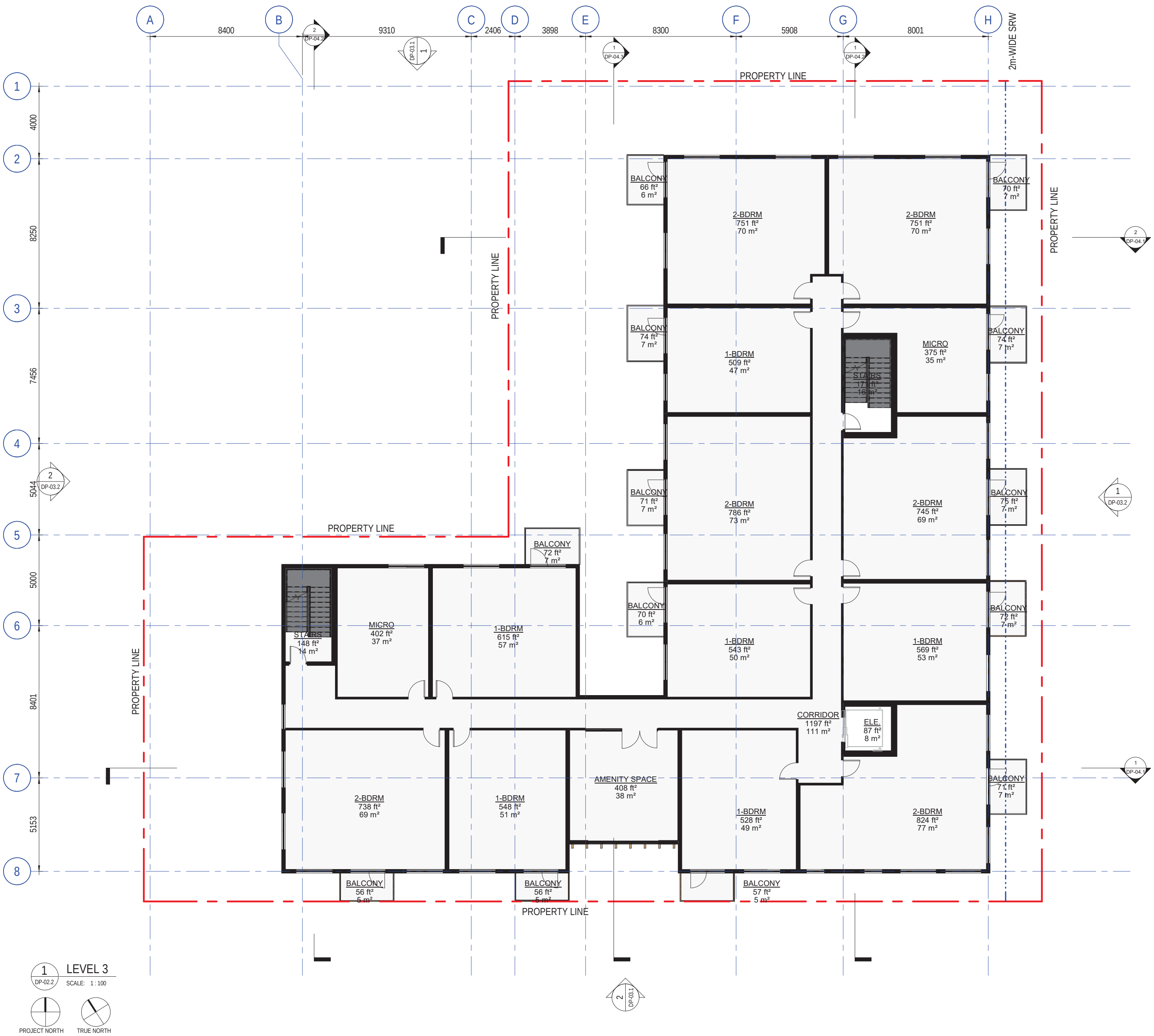
Checked by: CC

DP-02.1

Scale: As indicated

RECEIVED
DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

Legends:

ACE ARCHITECTURE

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No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

FLOOR PLAN - LEVEL 3

Project number: 23-082
Date: 2024-03-28 10:14:44 AM
Drawn by: SE
Checked by: CC

DP-02.2

Scale: As indicated

RECEIVED
DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

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Current Planning

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES

Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

FLOOR PLAN - LEVEL 4

Project number: 23-082

Date: 2024-03-28 10:14:44 AM

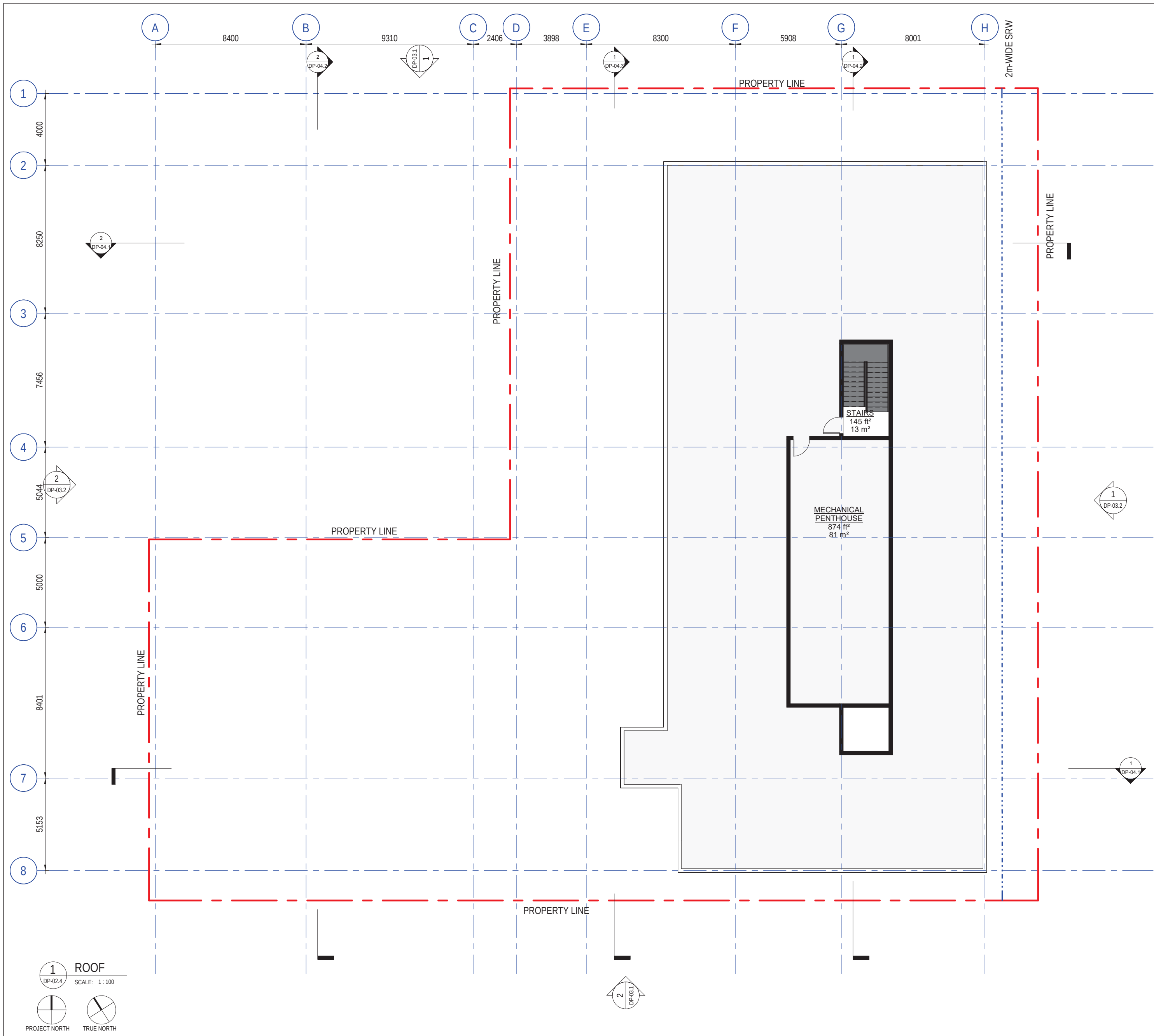
Drawn by: SE

Checked by: CC

DP-02.3

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:

Date: March 28, 2024

CAMARGUE PROPERTIES

Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

FLOOR PLAN - ROOF PLAN

Project number: 23-082

Date: 2024-03-28 10:14:45 AM

Drawn by: SE

Checked by: CC

DP-02.4

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

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DP1340
2024-APR-05
Current Planning

1 DP-03.1 01 NORTH ELEVATION_DP
SCALE: 1 : 100

2 DP-03.1 03 SOUTH ELEVATION_DP
SCALE: 1 : 100

Facing Franklyn Street

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND

1	WOOD
2	METAL PANEL GRAY
3	HARDIE PANEL GRAY
4	BRICK CERACLAD ANTIQUE GRAY BRICK PANEL
5	CONCRETE
6	RAILING GRAY PICKET RAILING
7	RAILING WOOD PICKET RAILING
8	MULLION BLACK
9	VISION GLASS

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

Client: CAMARGUE PROPERTIES

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

ELEVATIONS

Project number: 23-082
Date: 2024-03-28 10:15:12 AM
Drawn by: SE
Checked by: CC

DP-03.1

Scale: As indicated

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2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

1 DP-03.2 02 EAST ELEVATION_DP
SCALE: 1 : 100

Facing Robson Street

2 DP-03.2 04 WEST ELEVATION_DP
SCALE: 1 : 100

Facing Wesley Street

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND

1	WOOD
2	METAL PANEL GRAY
3	HARDIE PANEL GRAY
4	BRICK CERACLAD ANTIQUE GRAY BRICK PANEL
5	CONCRETE
6	RAILING GRAY PICKET RAILING
7	RAILING WOOD PICKET RAILING
8	MULLION BLACK
9	VISION GLASS

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

Client:
CAMARGUE PROPERTIES

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

ELEVATIONS

Project number: 23-082
Date: 2024-03-28 10:16:03 AM
Drawn by: SE
Checked by: CC

DP-03.2

Scale: As indicated

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DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

A. FIBER CEMENT PANEL
COLOR : GRAY BRICK

B. CORRUGATED METAL PANEL
COLOR : GRAY

C. HARDIE PANEL
COLOR : GRAY

D. METAL PANEL
COLOR: WOOD PATERN

E. WOOD PICKET

F. WINDOW FRAME
COLOR : BLACK

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

MATERIAL BOARD

Project number: 23-082

Date: 2024-03-28 10:25:51 AM

Drawn by: SE

Checked by: CC

DP-07.1

Scale: 1 : 1

PROJECT NORTH

TRUE NORTH

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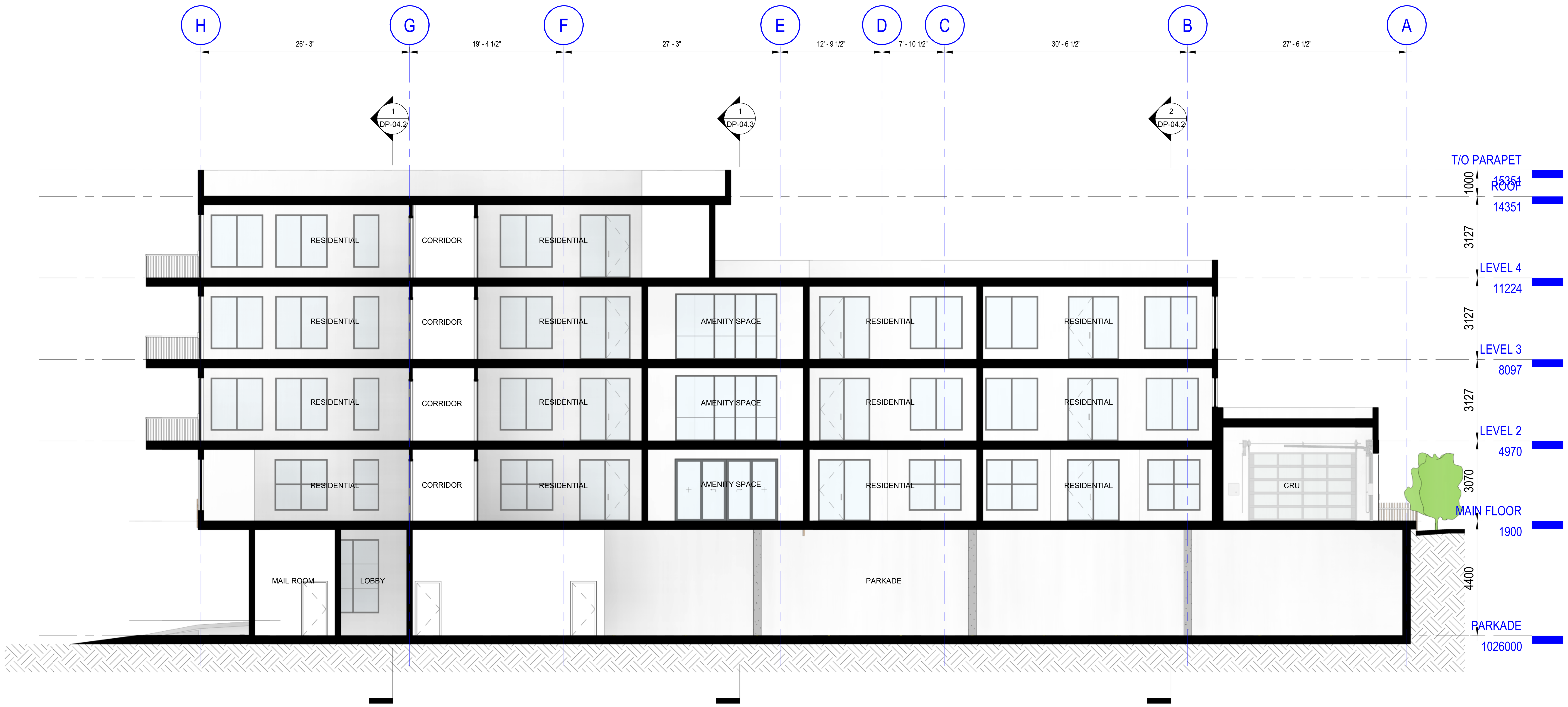
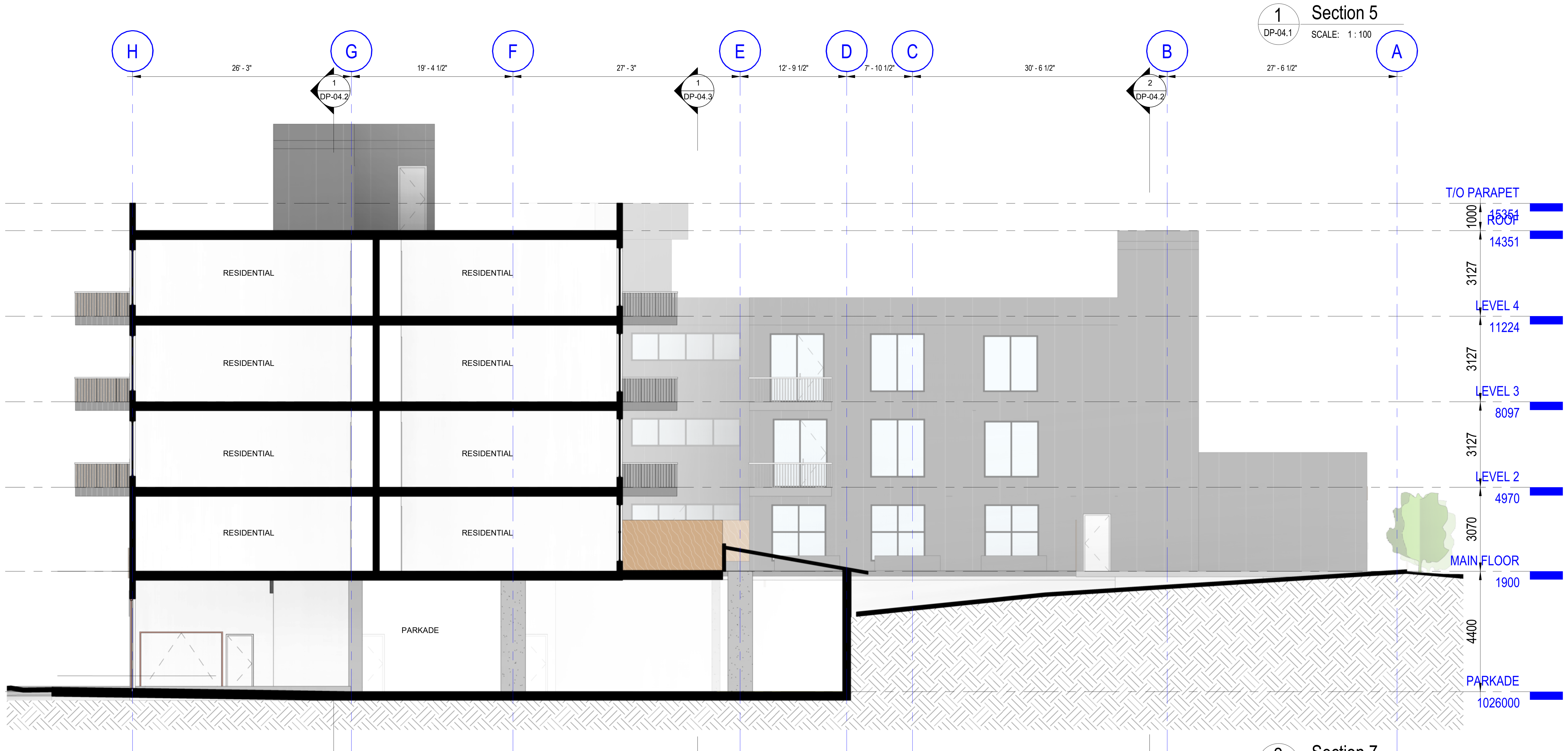
DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



1 DP-04.1 Section 5
SCALE: 1 : 100



2 DP-04.1 Section 7
SCALE: 1 : 100

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTION 1, NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND

1. WOOD
2. METAL PANEL GRAY
3. HARDIE PANEL GRAY
4. BRICK CERACLAD ANTIQUE GRAY BRICK PANEL
5. CONCRETE
6. RAILING GRAY PICKET RAILING
7. RAILING WOOD PICKET RAILING
8. MULLION BLACK
9. VISION GLASS

RECEIVED
DP1340
2024-APR-05
Current Planning

Legends:

ACE ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403 212 0626

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal: REGISTERED ARCHITECT COBEN CHRISTIANSEN BRITISH COLUMBIA
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY
350 & 398 FRANKLYN STREET, NANAIMO, BC

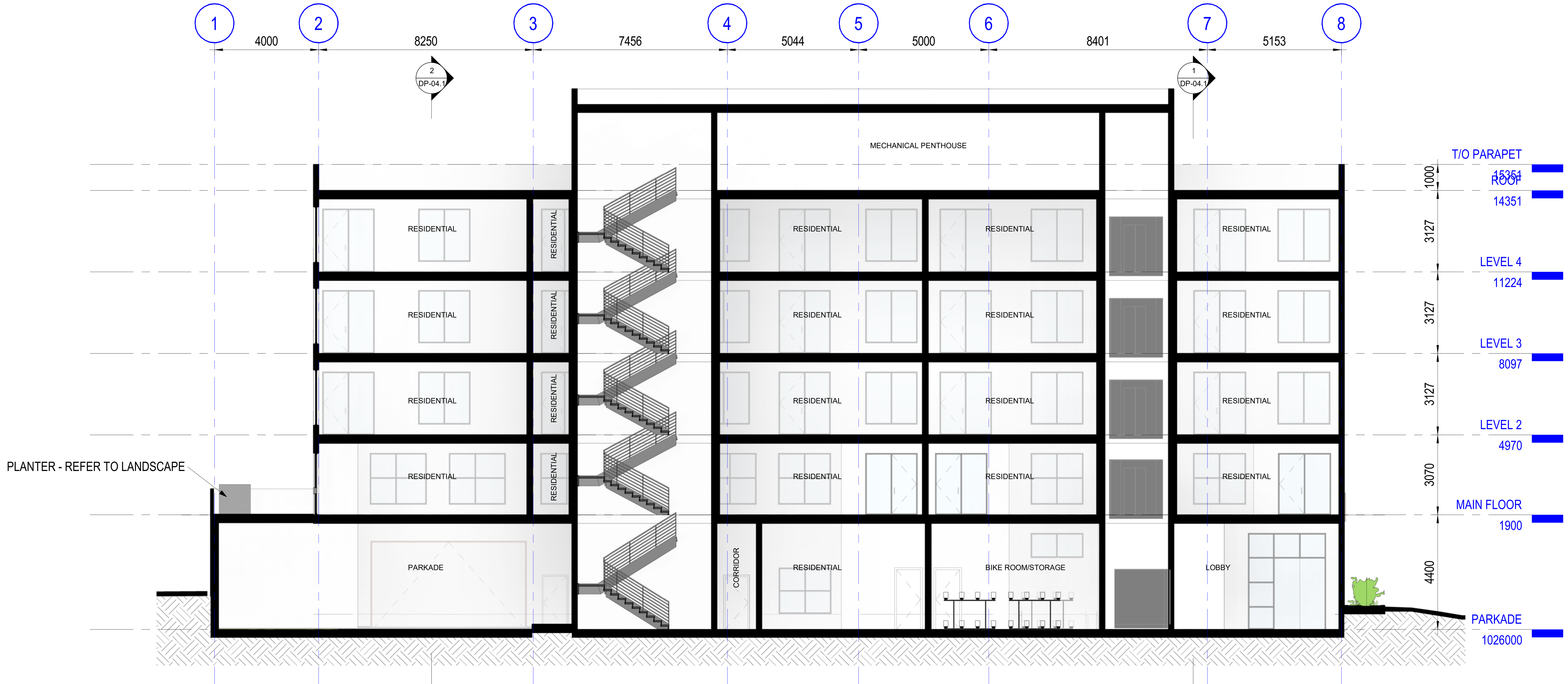
SECTIONS

Project number: 23-082
Date: 2024-03-28 10:16:54 AM
Drawn by: SE
Checked by: CC

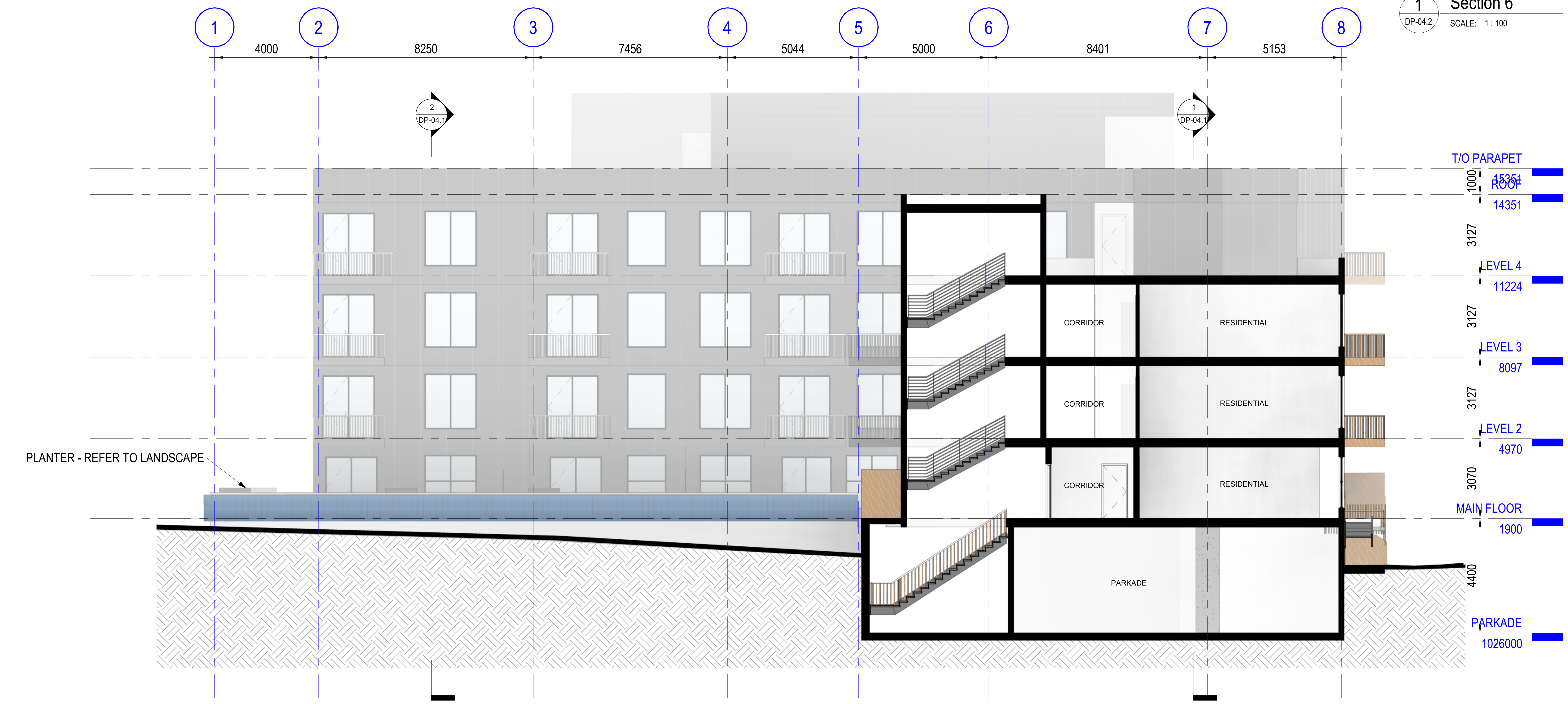
DP-04.1

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt



1 DP-04.2 Section 6
SCALE: 1 : 100



2 DP-04.2 Section 3
SCALE: 1 : 100

PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND

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6	RAILING GRAY PICKET RAILING
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8	MULLION BLACK
9	VISION GLASS

Legends:

ACE ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403 212 0626

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

REGISTERED ARCHITECT ROBEN CHRISTIANSEN BRITISH COLUMBIA

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY
350 & 398 FRANKLYN STREET, NANAIMO, BC

SECTIONS

Project number: 23-082
Date: 2024-03-28 10:18:37 AM
Drawn by: SE
Checked by: CC

DP-04.2

Scale: As indicated

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2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

1 DP-04.3 Section 2
SCALE: 1 : 100

PROJECT INFORMATION

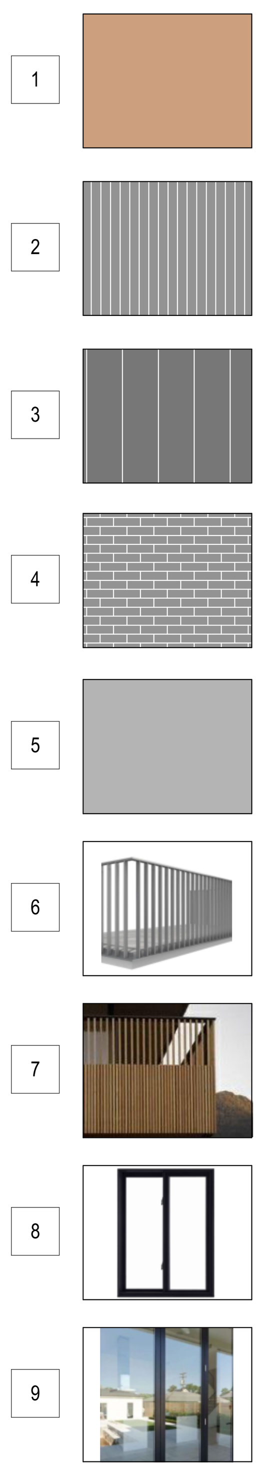
MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTON 1, NANAIMO DISTRICT, PLAN 5108 AND THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTON 1, NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND



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DP1340
2024-APR-05
Current Planning

Legends:

ACE ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

REGISTERED ARCHITECT COBEN CHRISTIANSEN BRITISH COLUMBIA
Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

SECTIONS

Project number: 23-082

Date: 2024-03-28 10:24:25 AM

Drawn by: SE

Checked by: CC

DP-04.3

Scale: As indicated

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

REGISTERED ARCHITECT
BRITISH COLUMBIA

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

RENDERS

Project number: 23-082

Date: 2024-03-28 10:26:04 AM

Drawn by: SE

Checked by: CC

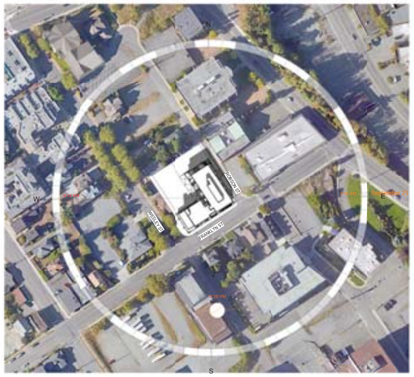
DP-07.2

Scale:

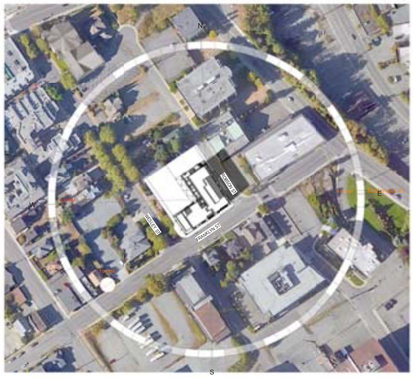
RECEIVED
DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

1 DP-06.1 SHADOW STUDY - SEP 21 - 10AM
SCALE:



2 DP-06.1 SHADOW STUDY - SEP 21 - 12PM
SCALE:



3 DP-06.1 SHADOW STUDY - SEP 21 - 3PM
SCALE:

6 DP-06.1 SHADOW STUDY - MARCH 21 - 10AM
SCALE:

5 DP-06.1 SHADOW STUDY - MARCH 21 - 12PM
SCALE:

4 DP-06.1 SHADOW STUDY - MARCH 21 - 3PM
SCALE:

Legends:

ACE ARCHITECTURE

THESE DOCUMENTS ARE TO BE PRINTED AND READ IN COLOR.

No.	Description	Date
1	ISSUED FOR DP	24.03.28

Seal:
Date: March 28, 2024

CAMARGUE PROPERTIES
Client:

NANAIMO MULTIFAMILY
350 & 398 FRANKLYN STREET, NANAIMO, BC

SHADOW STUDY

Project number: 23-082
Date: 2024-03-28 10:24:44 AM
Drawn by: SE
Checked by: CC

DP-06.1

Scale:

RECEIVED
DP1340
2024-APR-05
Current Planning

Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER PALMATUM 'EMPORER 1' EMPORER 1 JAPANESE MAPLE	#15 POT	SEE PLAN	3	IN PLANTERS
	PARROTIA PERSICA 'GOLDEN BELLTOWER' GOLDEN BELLTOWER IRONWOOD	#25 POT	SEE PLAN	3	IN PLANTERS
SHRUBS					
	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	#3 POT	0.75m O.C.	17	EVERGREEN FORMAL HEDGE
	POLYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	6	NATIVE SPECIES
	TAXUS X MEDIA 'HICKSII' HICKS YEW	#2 POT	0.6m O.C.	32	FORMAL HEDGE SCREEN IN PLANTERS
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	7	NATIVE SPECIES
GROUNDCOVER, VINES & PERENNIALS					
	GAULTHERIA SHALLON SALAL	#1 POT	0.75m O.C.	7	NATIVE SPECIES
	HOSTA SSP. HOSTA	# 1 POT	(4) PER POT	12	MIX LEAF COLOURS & SIZES IN PLANTERS
	IBERIS SEMPERVIRENS 'SNOW CONE' SNOW CONE CANDY TUFT	#1 POT	0.3m O.C.	36	CASCADING IN PLANTERS
	MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS	#1 POT	0.75m O.C.	17	ORNAMENTAL GRASS
	ROSA RUGOSA 'SNOW PAVEMENT' WHITE SHRUB ROSE	#2 POT	0.75m O.C.	19	FLOWERING GROUNDCOVER

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. SOIL DEPTHS: SHRUBS - 450mm
   TREES - 900mm AROUND AND BELOW ROOTBALL IN PLANTERS
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE BCNTA/ BCSLA BC LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS AND PLANTERS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BCNTA/ BCSLA STANDARDS FOR NURSERY STOCK.
5. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
6. ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION EQUIPMENT LEGEND

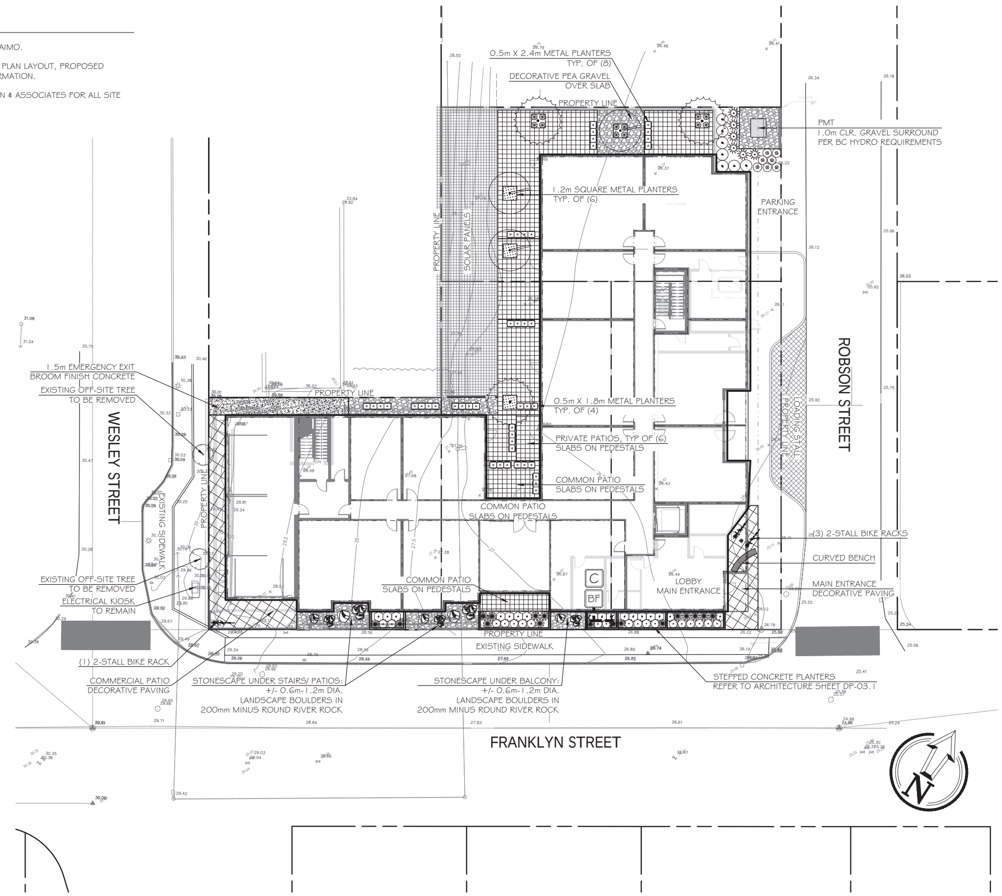
SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	TBD	TBD	'SMART' (ET) AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
BF	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	25mm (1") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP: MAINLINE & CONTROL WIRE: 100mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE. EXACT LOCATIONS TBD

IRRIGATION NOTES

1. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. ALL PLANTING AREAS SHALL BE WATERED VIA THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
3. ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
4. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: OLD NANAIMO.
2. REFER TO SITE PLAN PREPARED BY ACE ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY J.E. ANDERSON & ASSOCIATES FOR ALL SITE SERVICING, GRADING AND DRAINAGE INFORMATION.



2-Stall Bike Rack


Bench Style

Metal Planters - Square

Metal Planters - Rectangle

RECEIVED
DP1340
2024-APR-05
Current Planning

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814 Shorewood Drive, Parksville, BC V9P 1S1
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Nanaimo Multifamily
Groupe Denux
350 & 398 Franklyn Street, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: March 27, 2024
Drawn: CM
Checked: CM
Scale: 1:200 metric
Project Number: 24-0356

DRAWING NUMBER: L1 of 1

REVISION SCHEDULE

#	Date	NOTES
0	21MAR2024	DP Coordination
1	27MAR2024	Issued for DP