

PROPOSED STREETSCAPE COLLEGE STREET



PROPOSED STREETSCAPE INTERNAL ROADWAY



EXISTING SITE



EXISTING SITE



EXISTING STREET VIEW RIGHT



ACROSS STREET

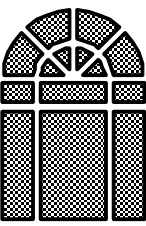


EXISTING STREET VIEW LEFT

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NO:	DATE:	REVISION:
FEB. 22, 2018	4 STOREY	
DEC. 03, 2018	triplex / 6 plex	
DEC. 12, 2018	FOR PLANNING REVIEW	
DEC. 20, 2018	FOR REVIEW	
JAN. 2, 2019	FOR CO-ORD	
JAN. 15, 2019	FOR ADP	
FEB. 1 2019	REV. PARKING	
FEB. 5 2019	REV. EXT SIDING / LIGHTING	

21 UNIT MULTI FAMILY  
NICON DEVELOPMENTS



50 haig road  
gabriola island, b.c. V0R 1X1  
business: (250) 247-8585

ellins architect inc.  
architecture • planning • interior design

DRAWING:

DRAWN BY:

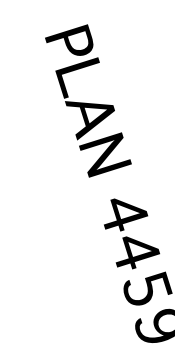
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SCALE:

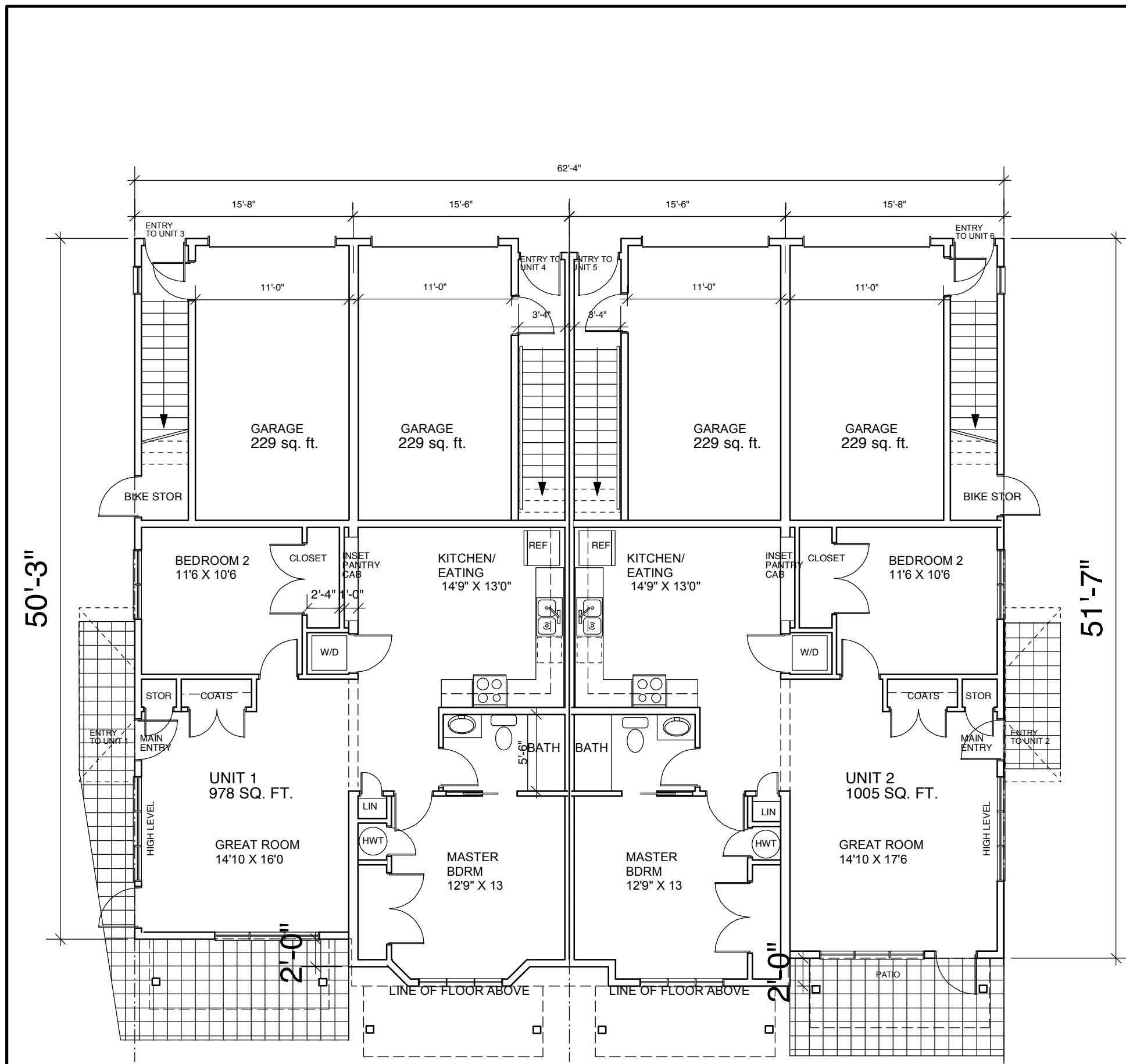
PROJECT NO.  
2016-15

DRAWING NO.

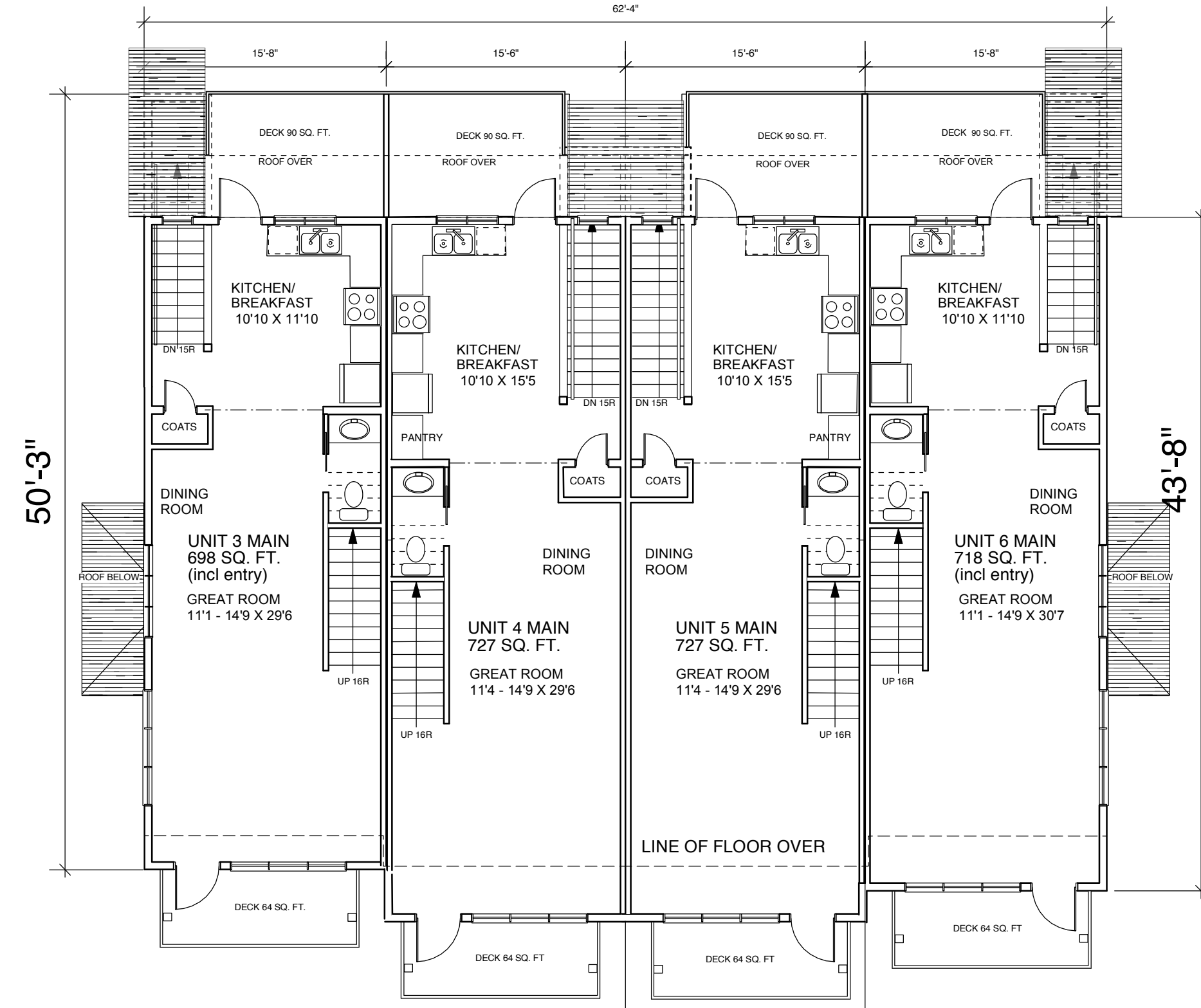




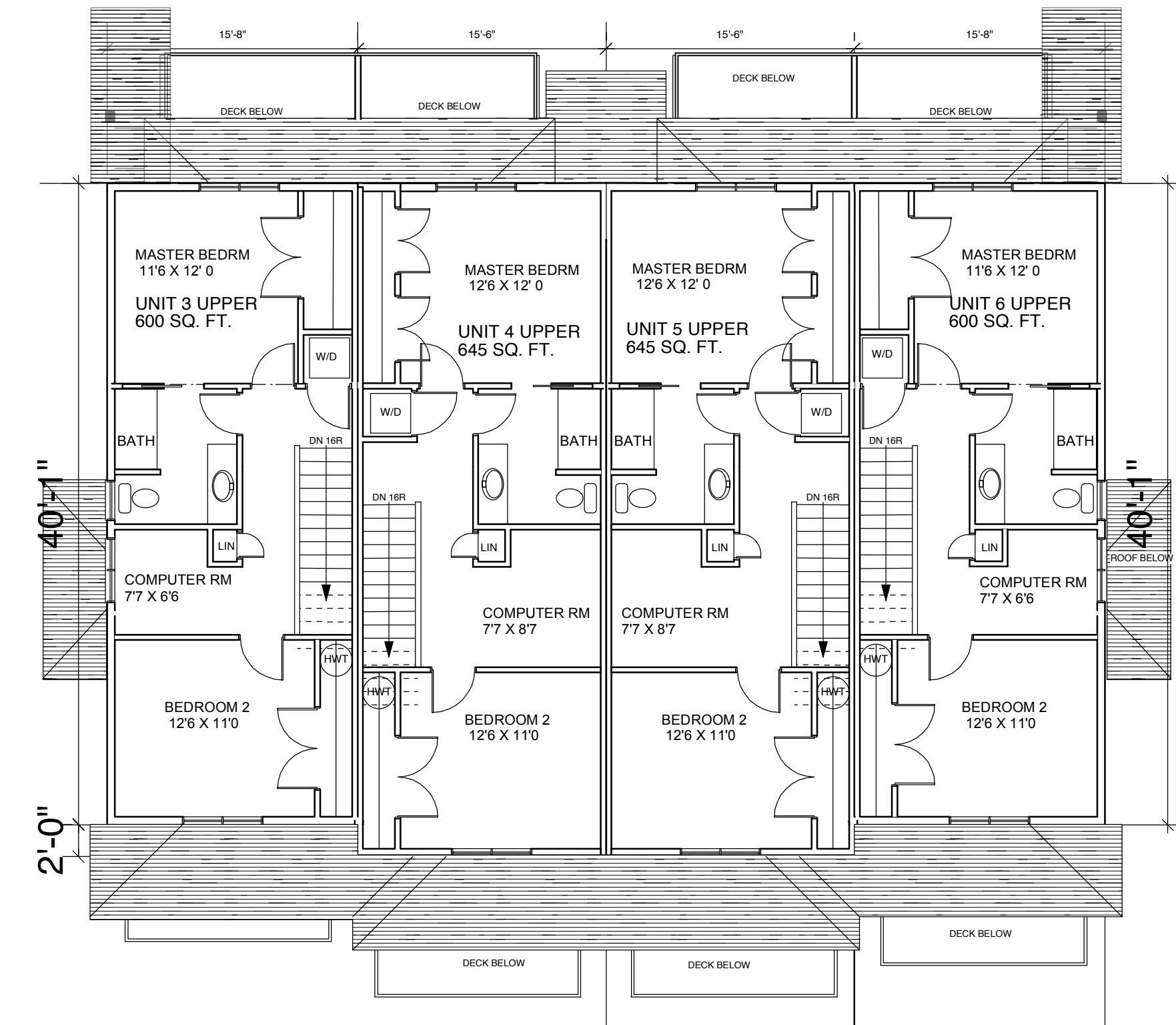
DRAWING NO.  
A1.0



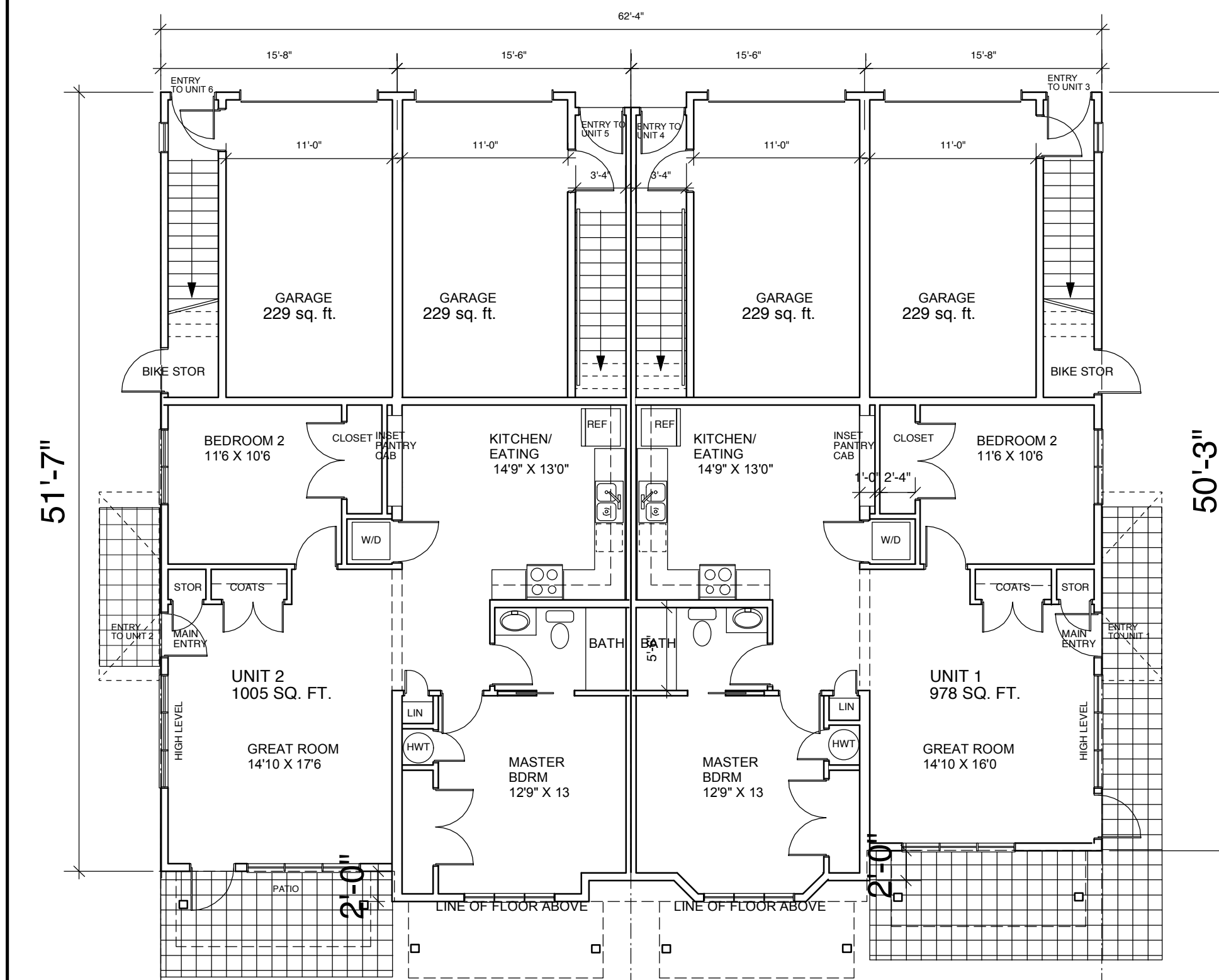
LOWER FLOOR PLAN, BUILDING 1



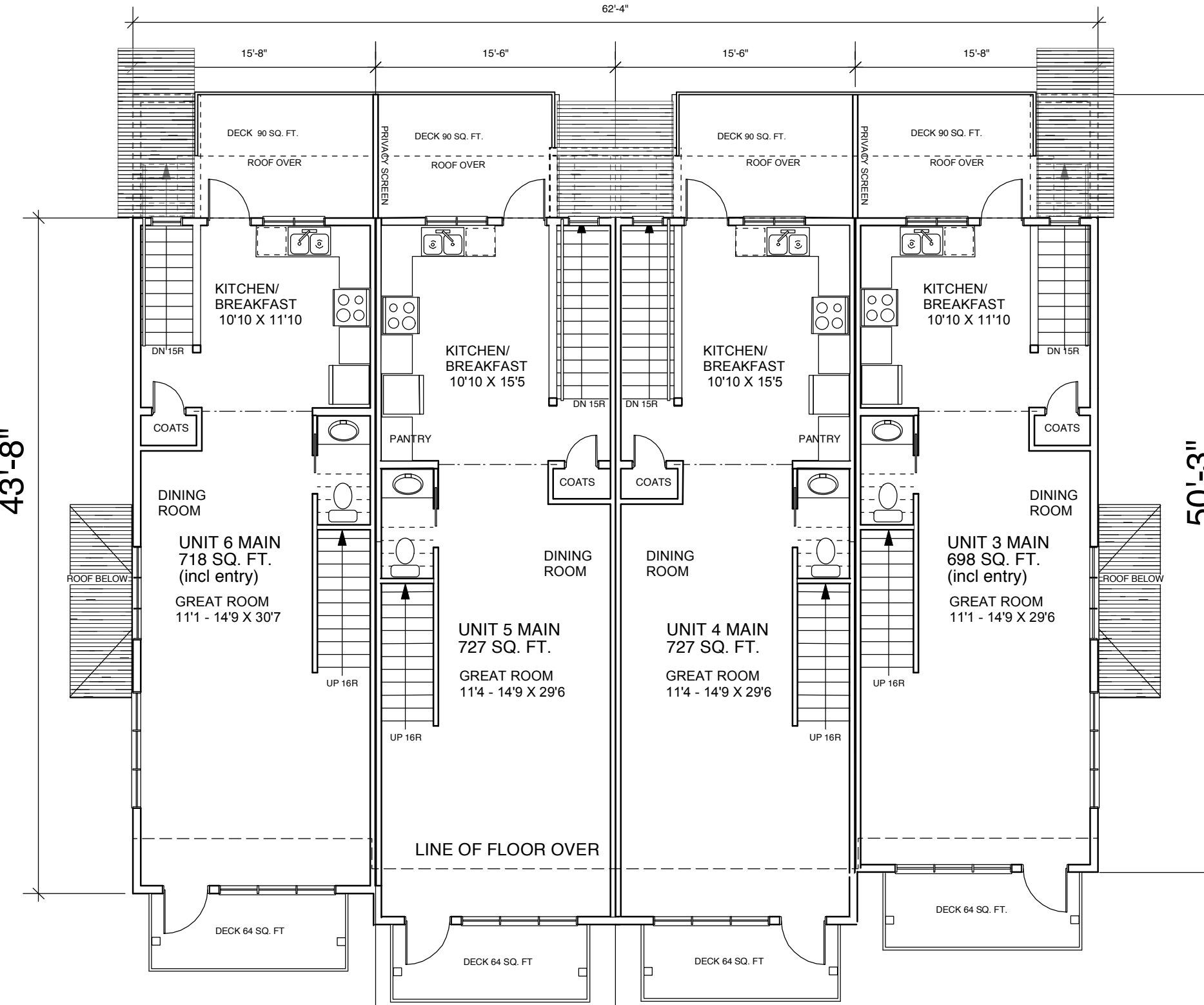
MID FLOOR PLAN, BUILDING 1



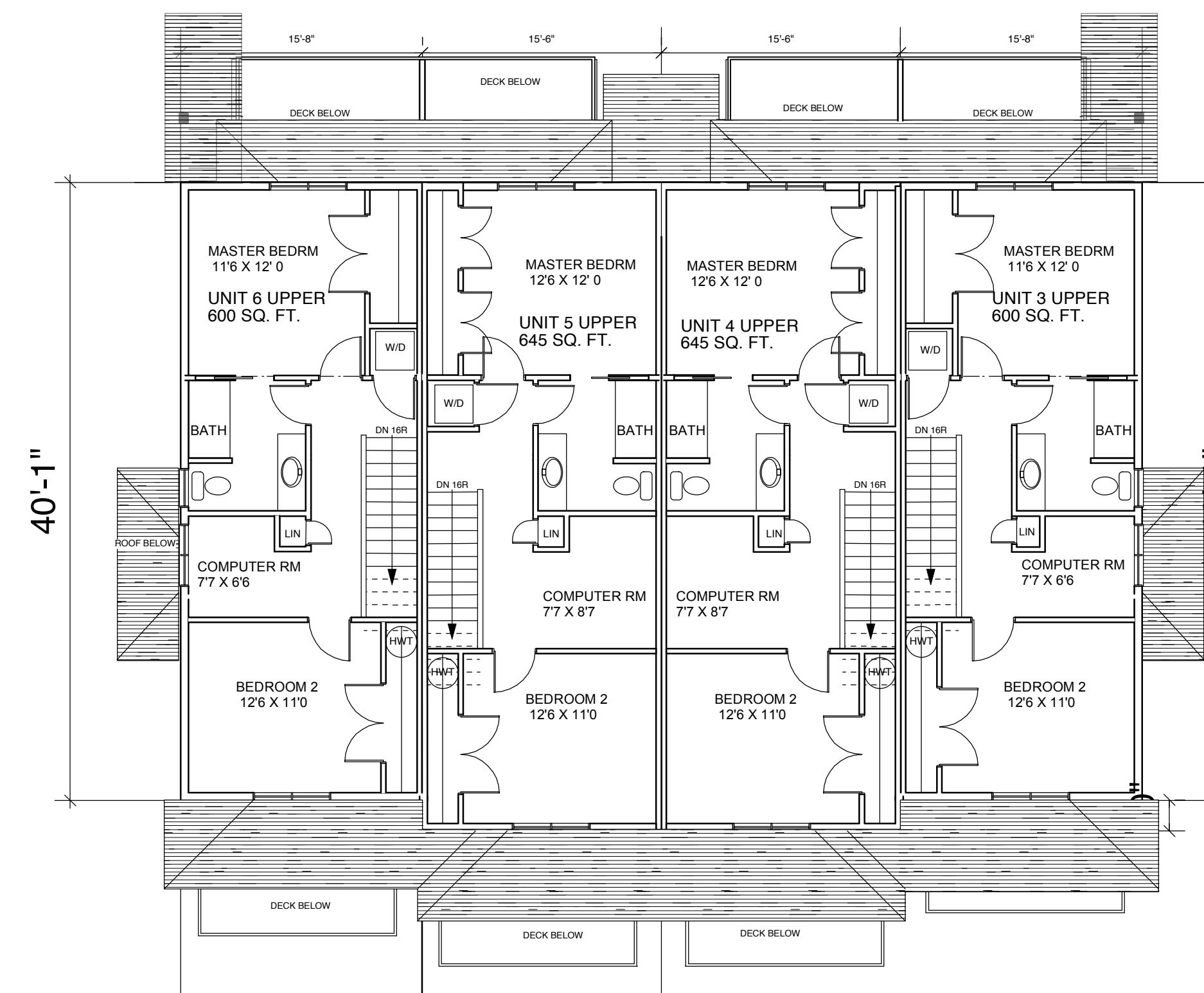
UPPER FLOOR PLAN BUILDING 1



LOWER FLOOR PLAN, BUILDING 2



MID FLOOR PLAN, BUILDING 2

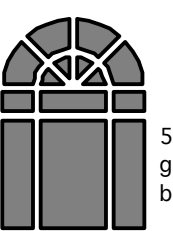


UPPER FLOOR PLAN BUILDING 2

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FEB. 1 2019 REV.	PARKING	
FEB. 5 2019 REV.	EXT SIDING / LIGHTING	

## 21 UNIT MULTI FAMILY NICON DEVELOPMENTS



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DRAWING:

**BUILDING 1 & 2  
6 plex Plans**

DRAWN BY:

DATE:

SCALE:

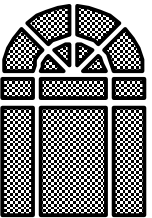
PROJECT NO.  
2016-15

DRAWING NO.  
A2.0

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JAN. 15, 2019		FOR ADP
FEB. 1 2019		REV. PARKING
FEB. 5 2019		REV. EXT SIDING / LIGHTING

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DRAWING:

BUILDING 1  
SIX PLEX  
ELEVATIONS

DRAWN BY:

DATE:

SCALE:

PROJECT NO.  
2016-15

DRAWING NO.  
A2.1



FRONT ELEVATION BUILDING 1  
SCALE 1/8"=1'-0"  
BUILDING 1 SIX PLEX



REAR (INTERIOR ROAD) ELEVATION BUILDING 1  
SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION BUILDING 1  
SCALE 1/8"=1'-0"

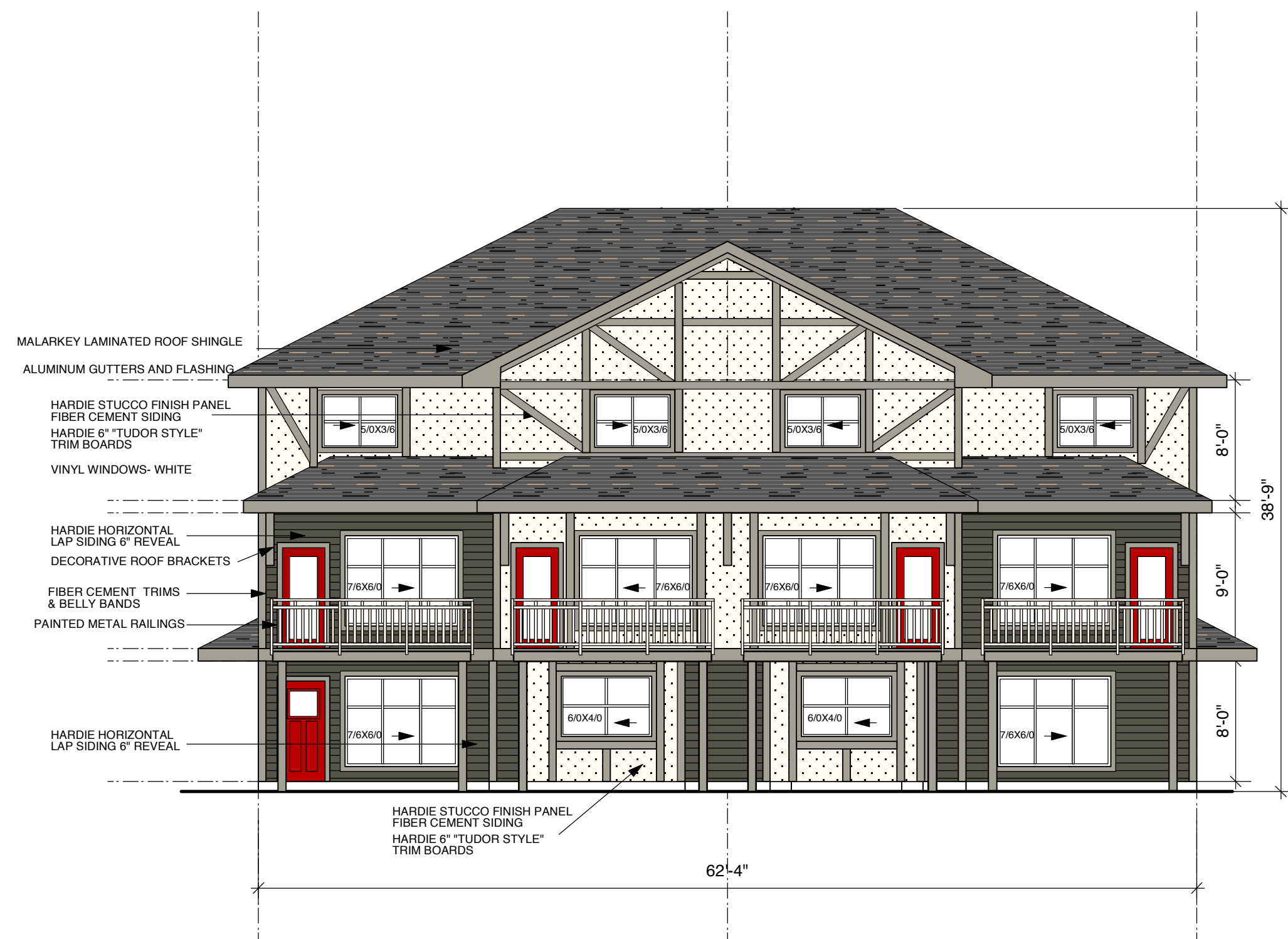


RIGHT SIDE ELEVATION BUILDING 1  
SCALE 1/8"=1'-0"

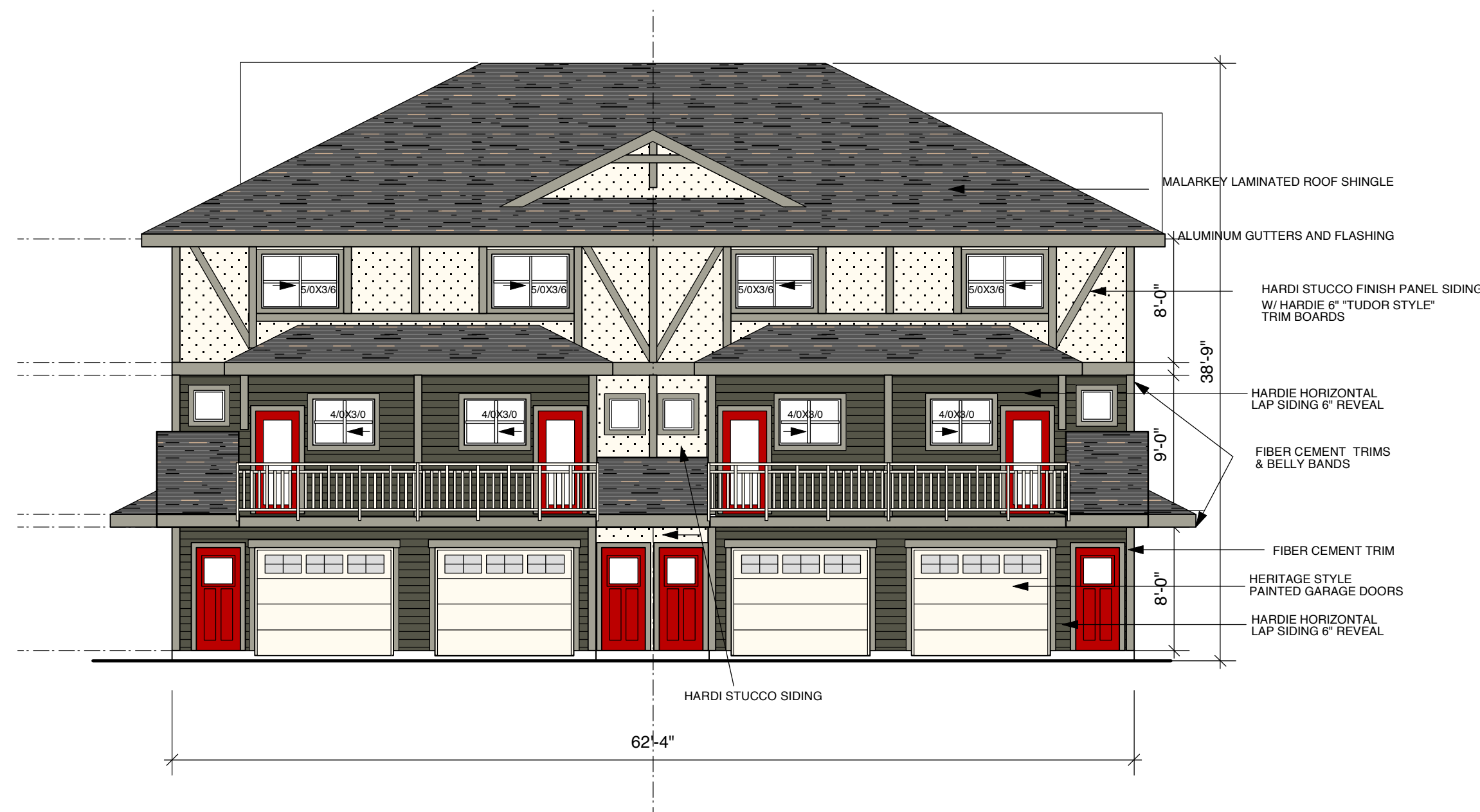


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FRONT ELEVATION BUILDING 2  
SCALE 1/8"=1'-0"  
BUILDING 2 SIX PLEX



REAR (INTERIOR ROAD) ELEVATION BUILDING 2  
SCALE 1/8"=1'-0"

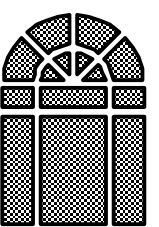


LEFT SIDE ELEVATION BUILDING 2  
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION BUILDING 2  
SCALE 1/8"=1'-0"

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DRAWING:

BUILDING 2  
SIX PLEX  
ELEVATIONS

DRAWN BY:

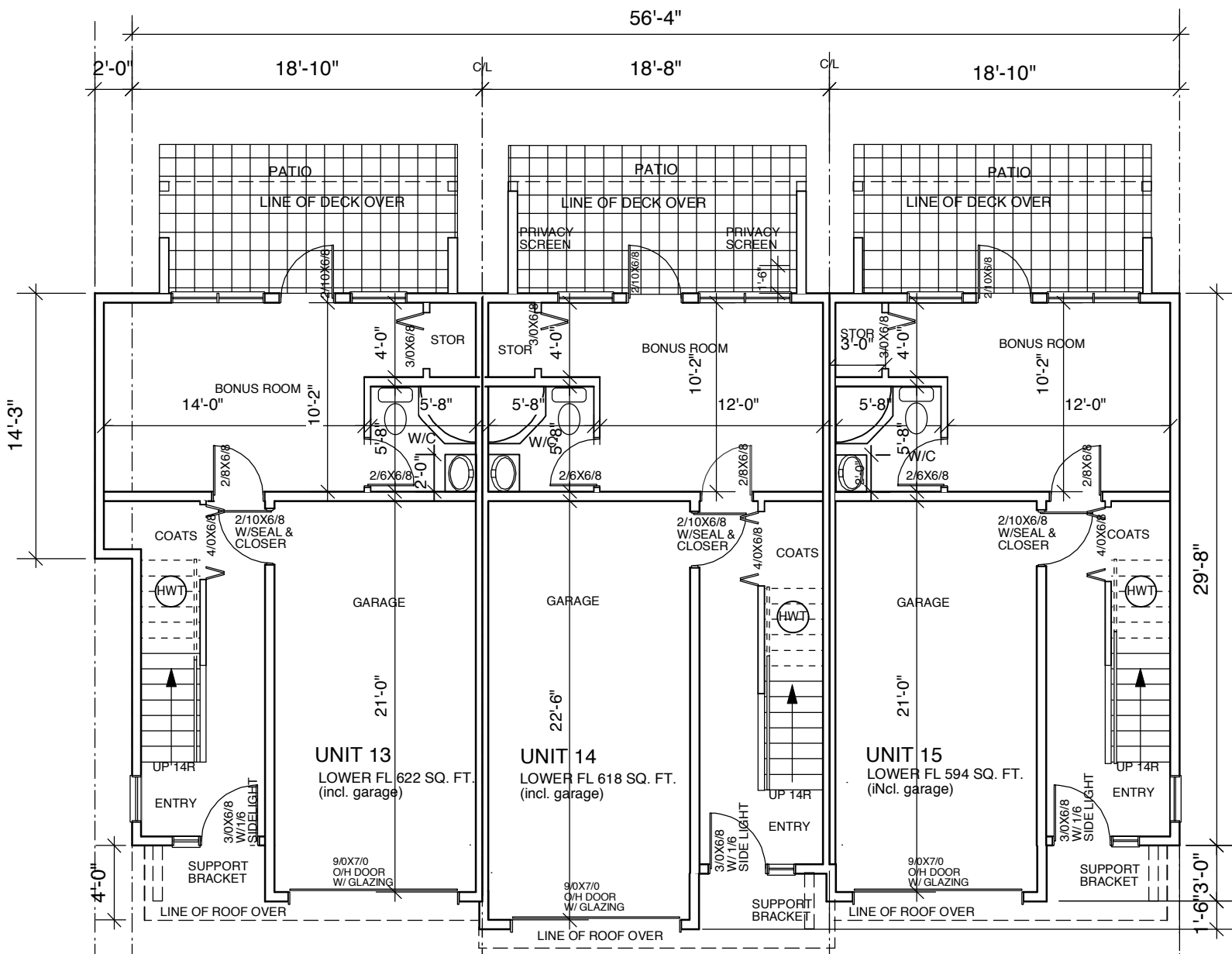
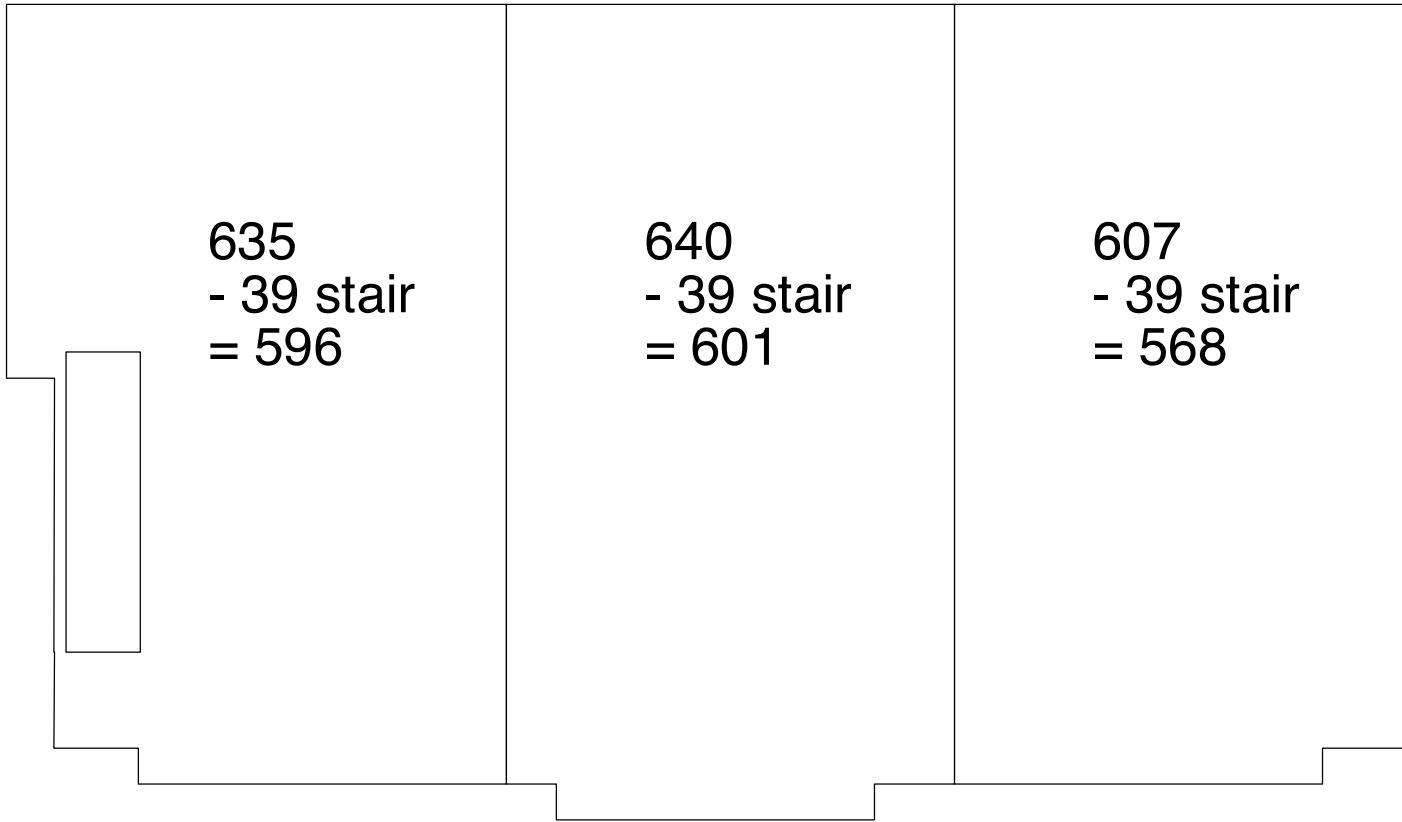
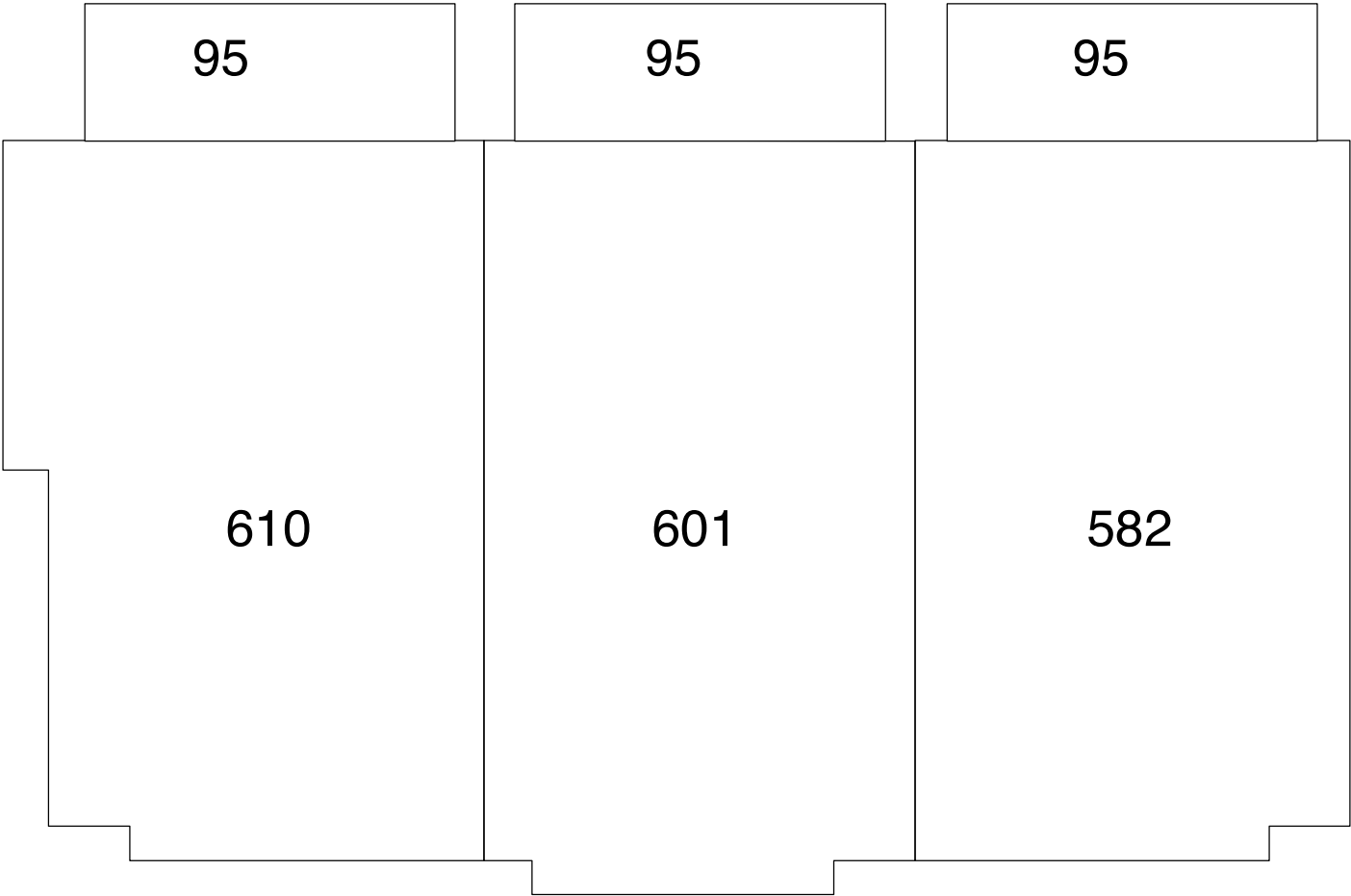
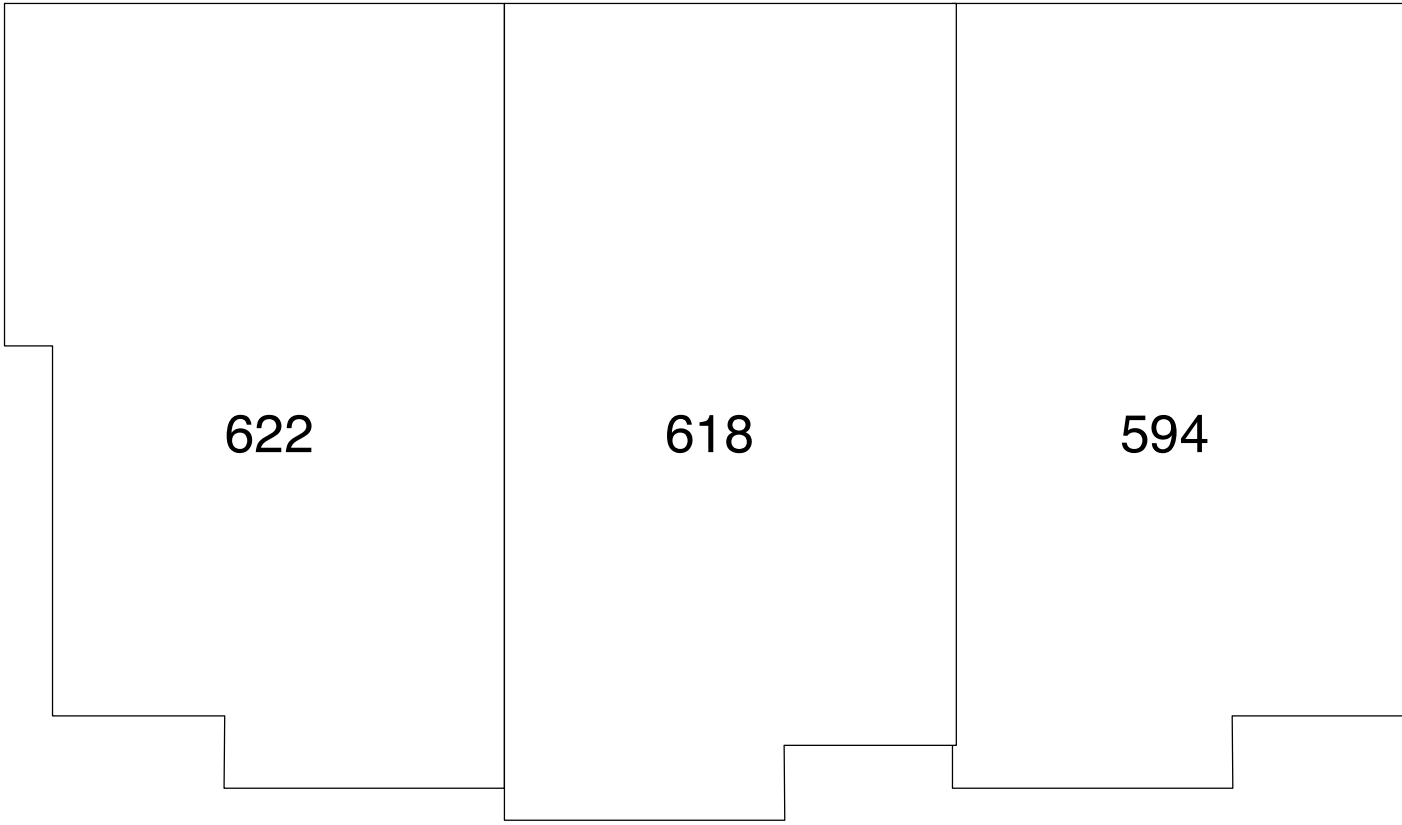
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SCALE:

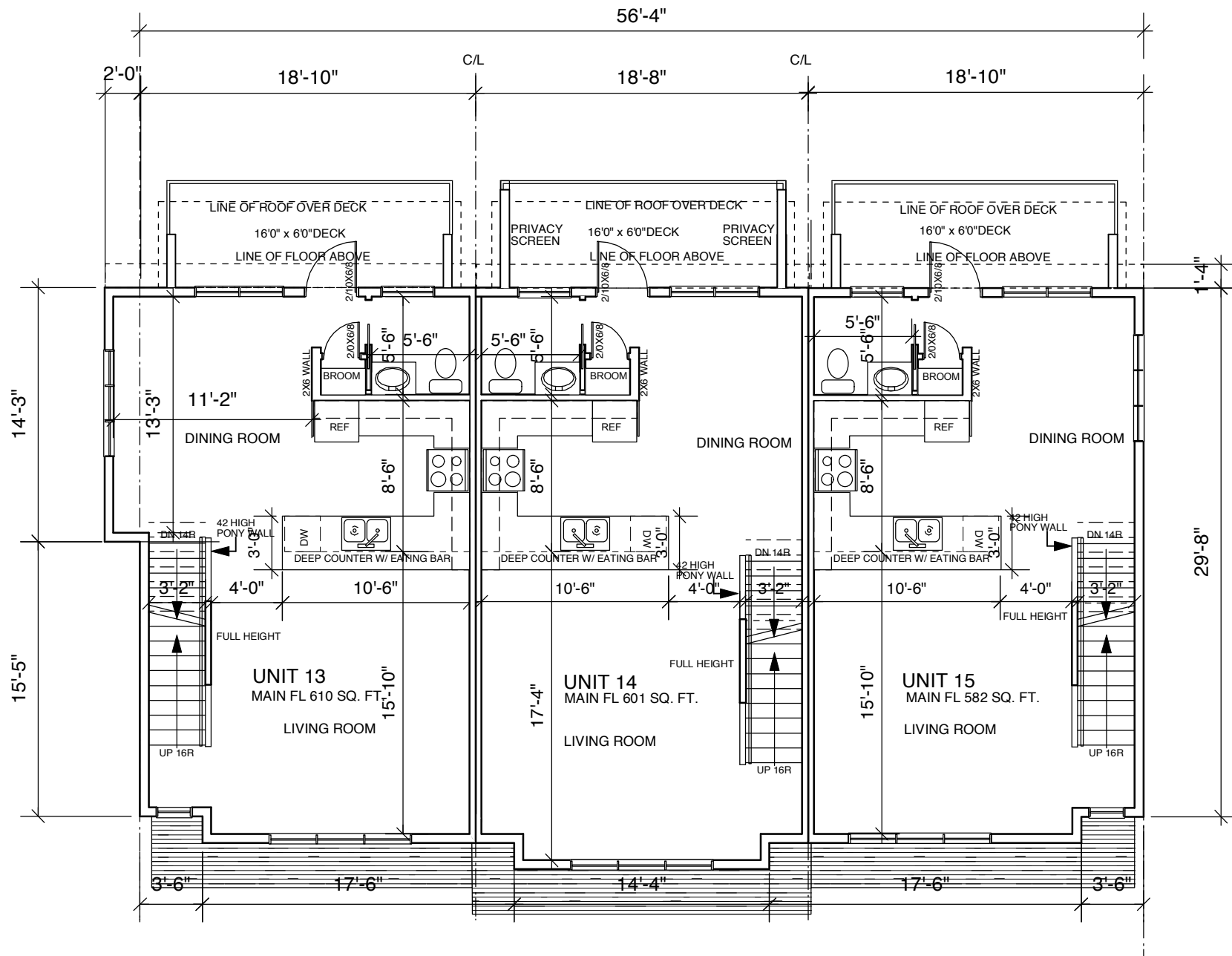
PROJECT NO.  
2016-15

DRAWING NO.  
A2.2

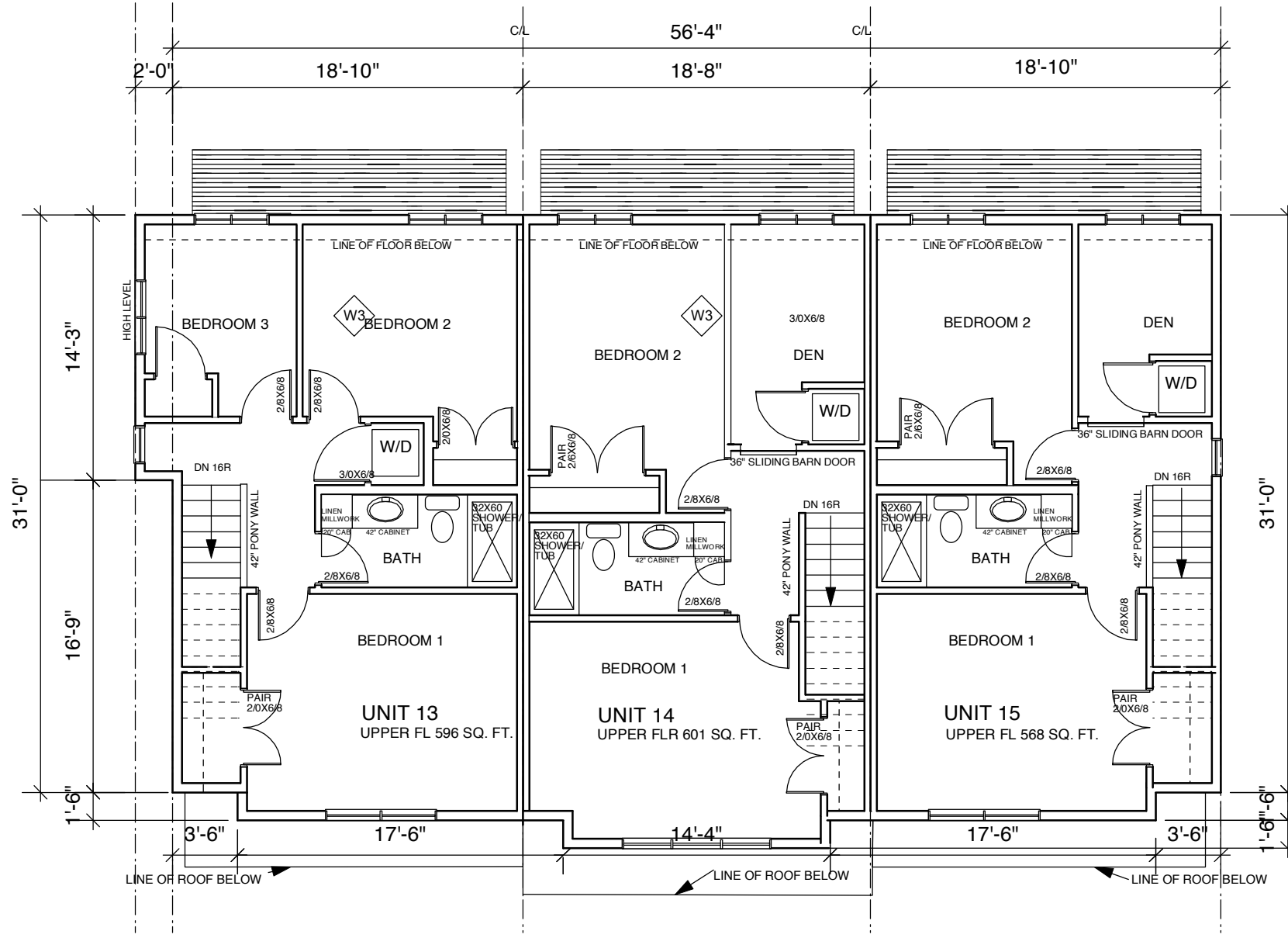
LIMITING DISTANCE FOR GLAZING...ELEVATION IS 29'8 X 26' = 771 SQ. FT. =235 M2  
@ 1.2 M TO CL, ALLOWED 7%  
ALLOWED = 54 SQ. FT.



TRIPLEX LOWER FLOOR PLAN (BLDG 3, UNITS 13, 14 & 15)  
SCALE 1/4"=1'-0"



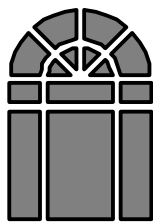
TRIPLEX MID FLOOR PLAN (BLDG 3, UNITS 13, 14 & 15)  
SCALE 1/4"=1'-0"



TRIPLEX UPPER FLOOR PLAN (BLDG 3, UNITS 13, 14 & 15)  
SCALE 1/4"=1'-0"

BUILDING 3 TRIPLEX

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DRAWING:

BUILDING 3  
TRIPLEX PLANS

DRAWN BY:

DATE:

SCALE:

PROJECT NO.  
2016-15

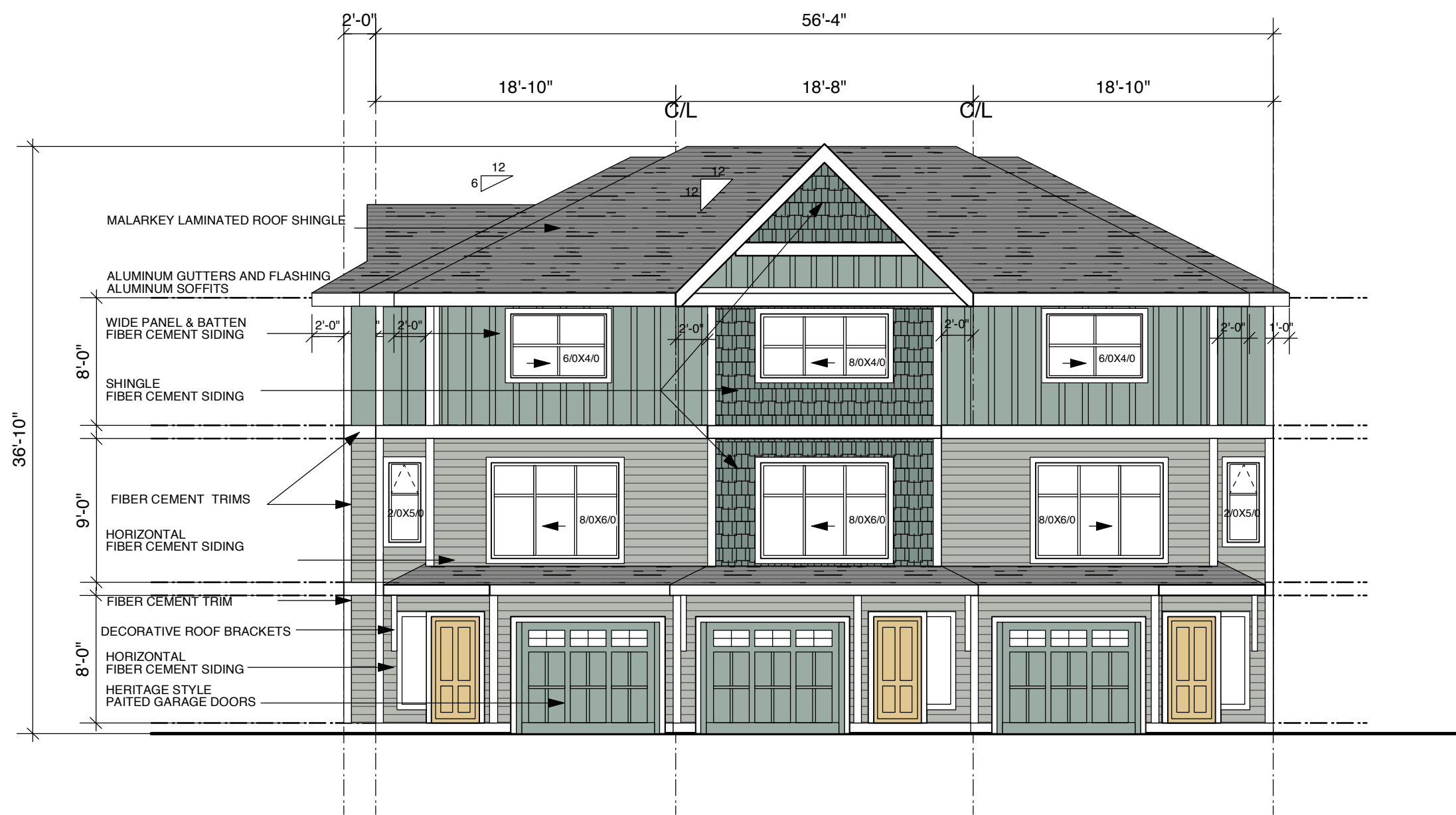
DRAWING NO.  
A3.0

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FEB. 5 2019	REV. EXT SIDING / LIGHTING	

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FEB. 5 2019	REV. EXT SIDING / LIGHTING	

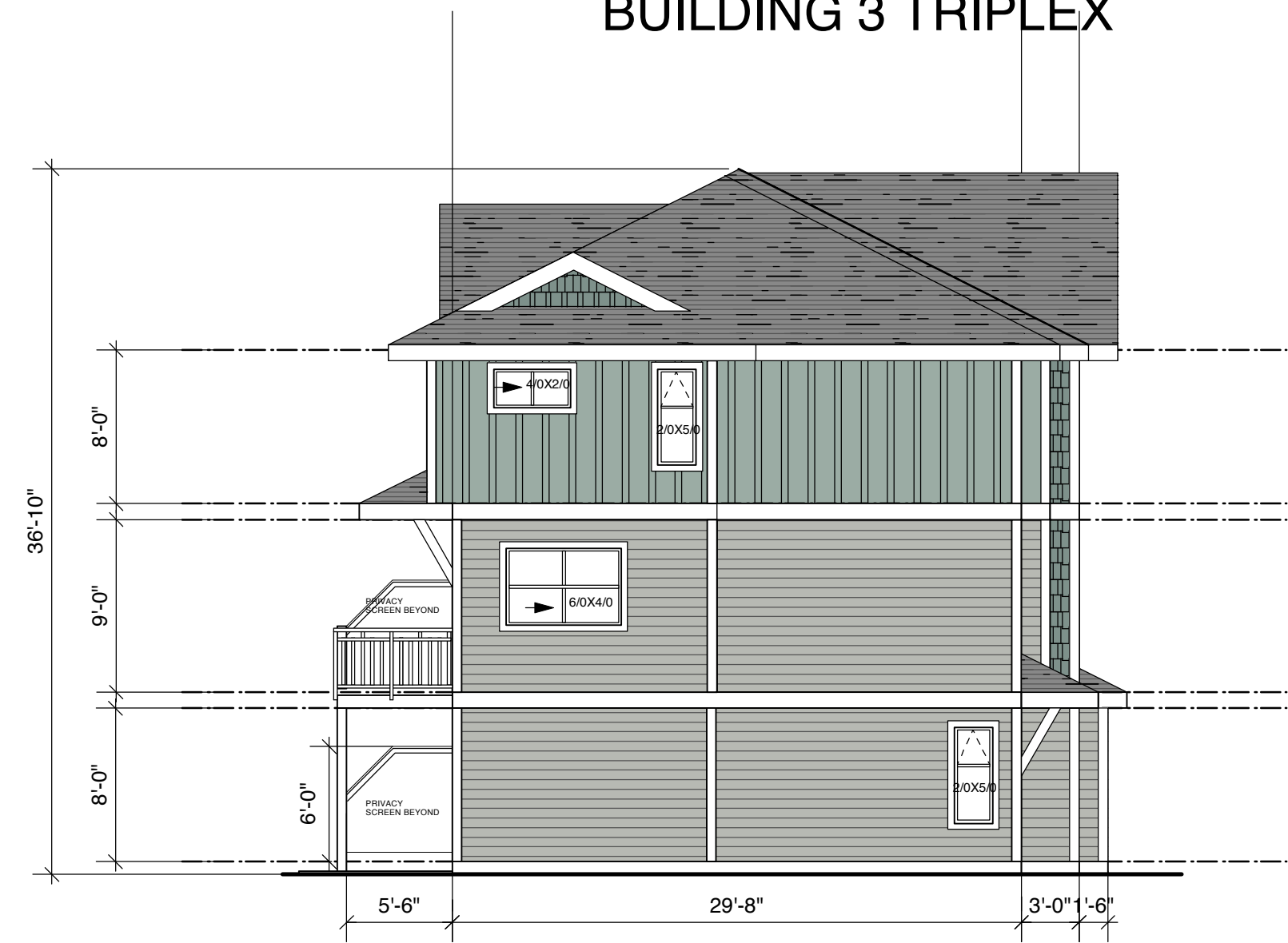


FRONT ELEVATION BUILDING 3 (W/LEFT/BUMP OUT)  
SCALE 1/8"=1'-0"



REAR ELEVATION - BUILDING 3 (W/BUMP OUT)  
SCALE 1/8"=1'-0"

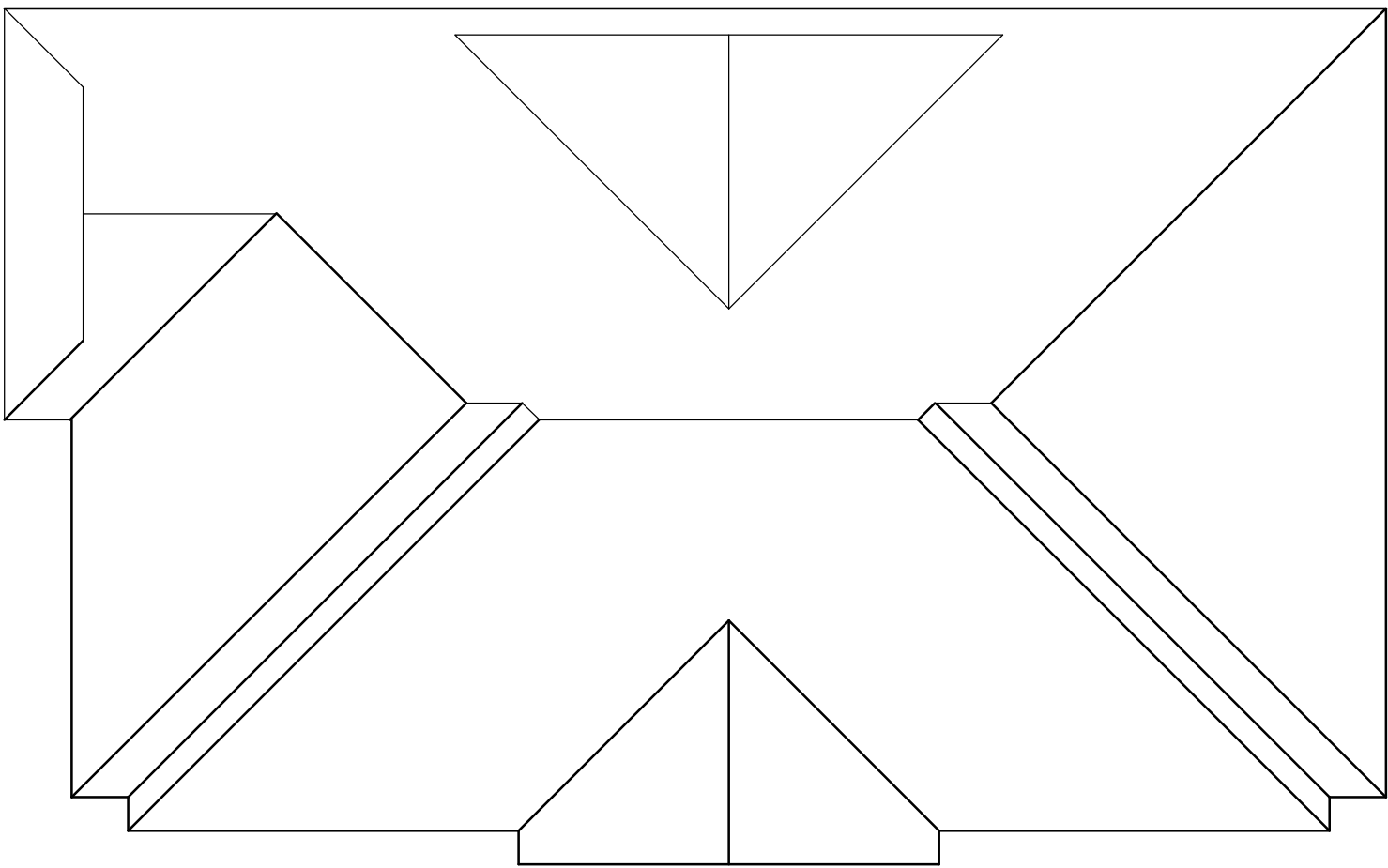
### BUILDING 3 TRIPLEX



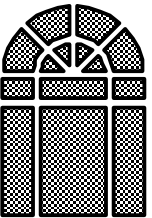
LEFT SIDE ELEVATION BUILDING 3  
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION BUILDING 3  
SCALE 1/8"=1'-0"



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TRIPLEX ELEVATIONS  
BUILDING 3

DRAWN BY:

DATE:

SCALE:

PROJECT NO.  
2016-15

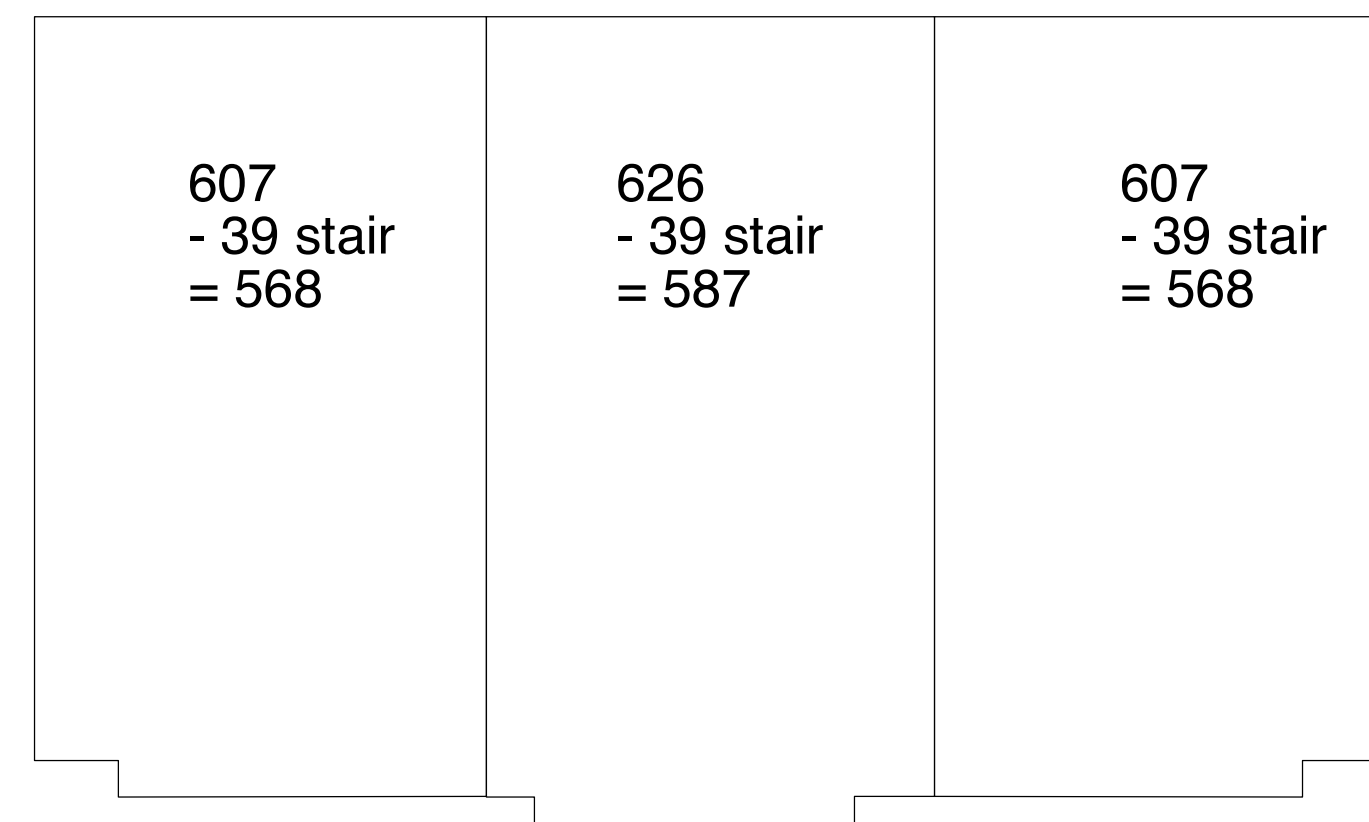
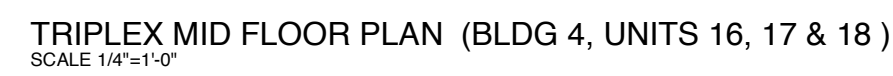
DRAWING NO.  
A3.1





Diagram illustrating three rectangular blocks with values:

- Left block: 594
- Middle block: 617.5
- Right block: 594



TRIPLEX MID FLOOR PLAN (BLDG 5, UNITS 19, 20 & 21)  
SCALE 1/4"=1'-0"



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FEB	5 2019	REV. EXT SIDING / LIGHTING

DRAWING NO.  
A3.2



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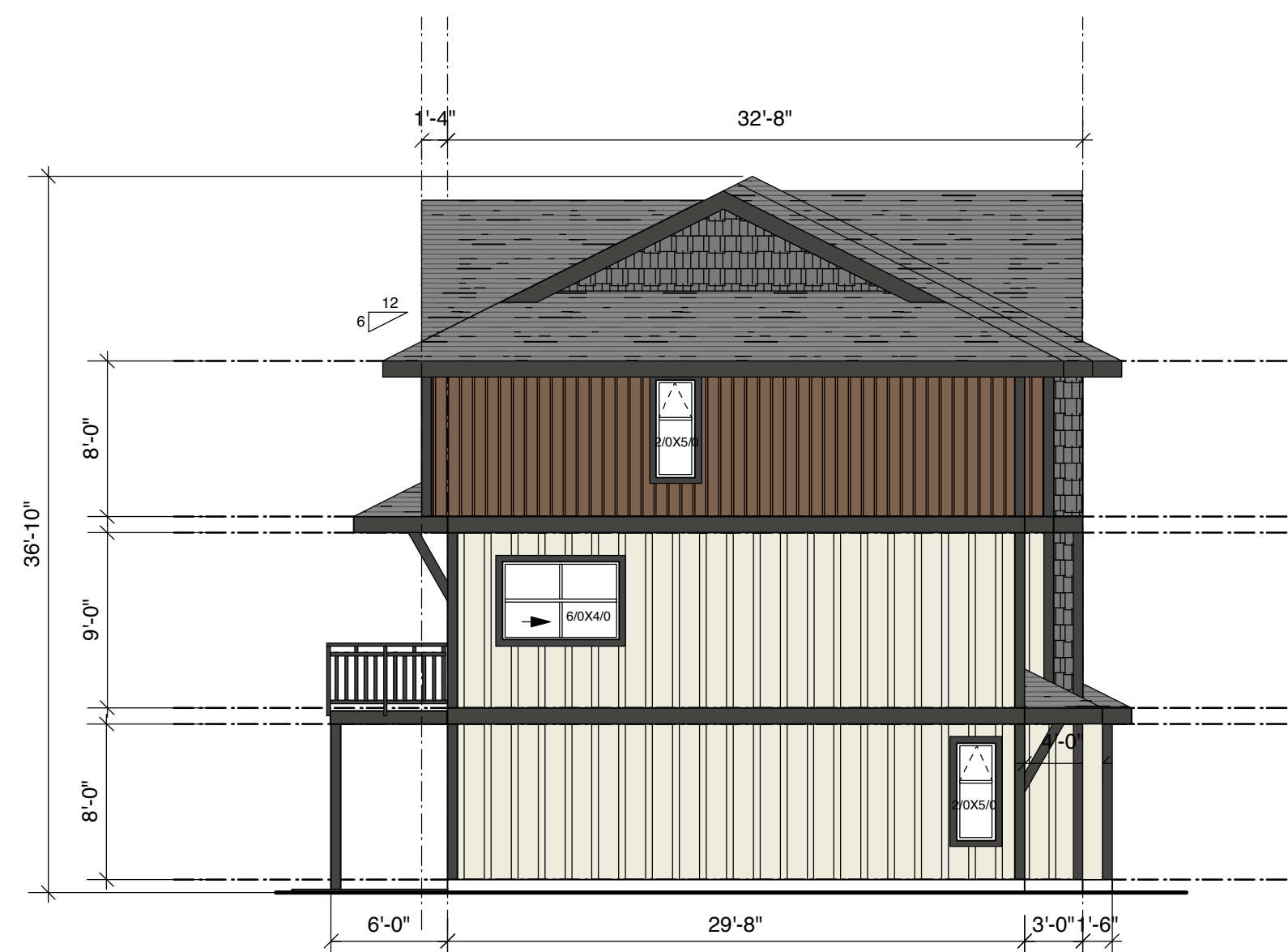
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FEB. 5 2019		REV. EXT SIDING / LIGHTING



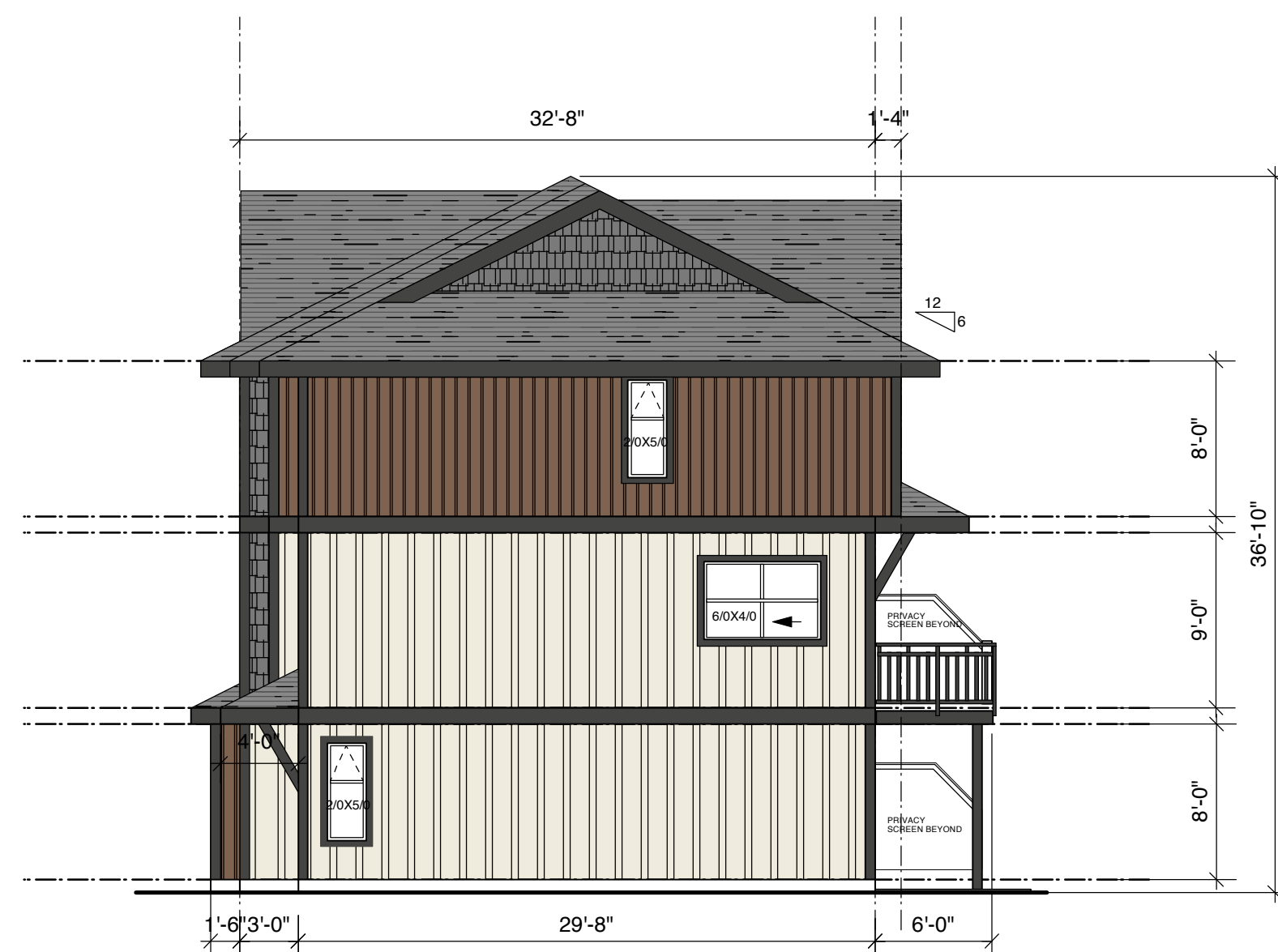
FRONT ELEVATION BUILDING 4  
SCALE 1/8"=1'-0"



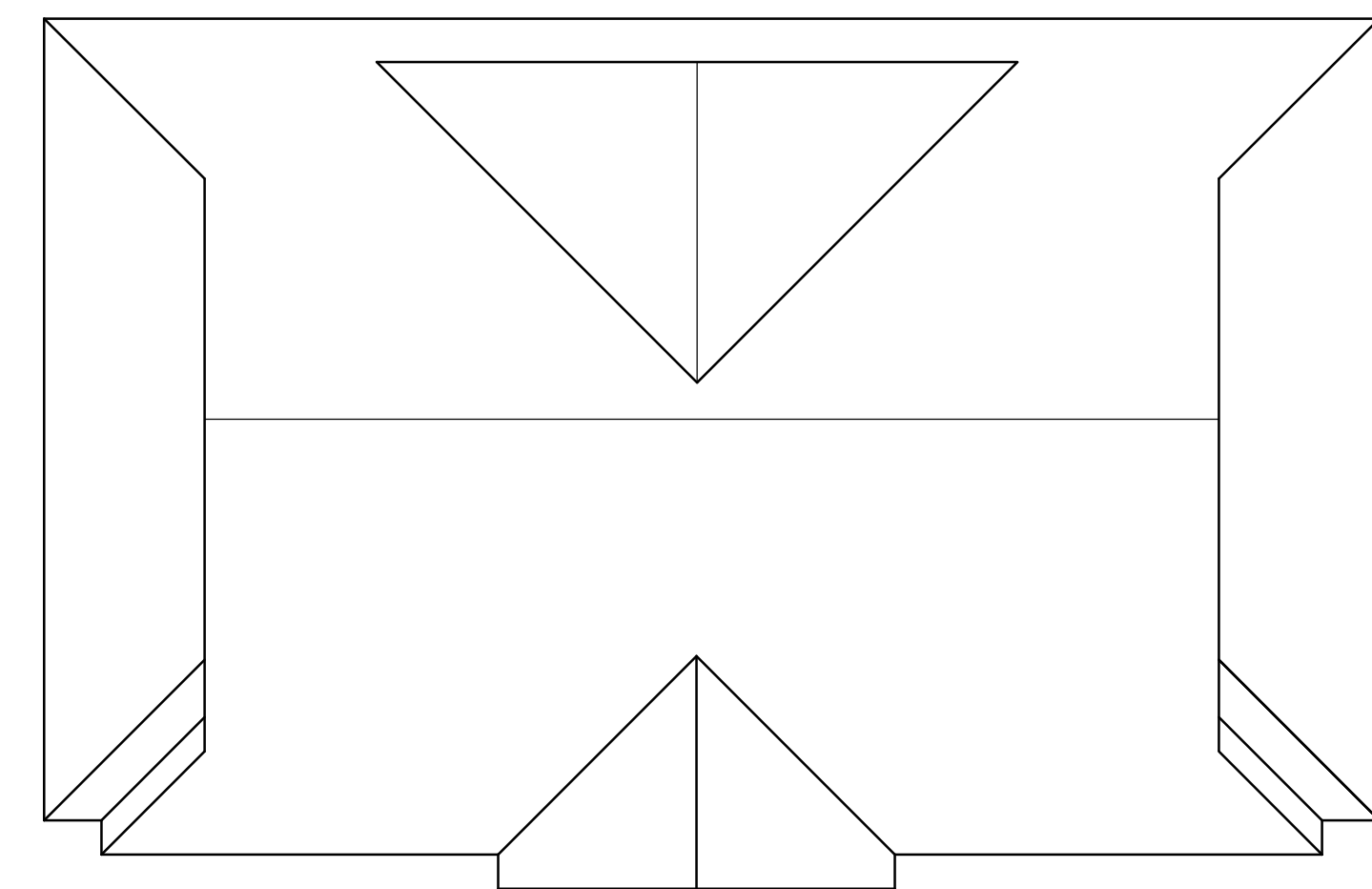
REAR ELEVATION - BUILDING 4  
SCALE 1/8"=1'-0"



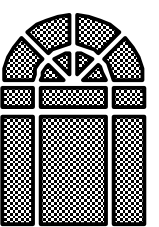
LEFT SIDE ELEVATION BUILDING 4  
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION BUILDING 4  
SCALE 1/8"=1'-0"



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TRIPLEX ELEVATIONS  
BUILDING 4

DRAWN BY:

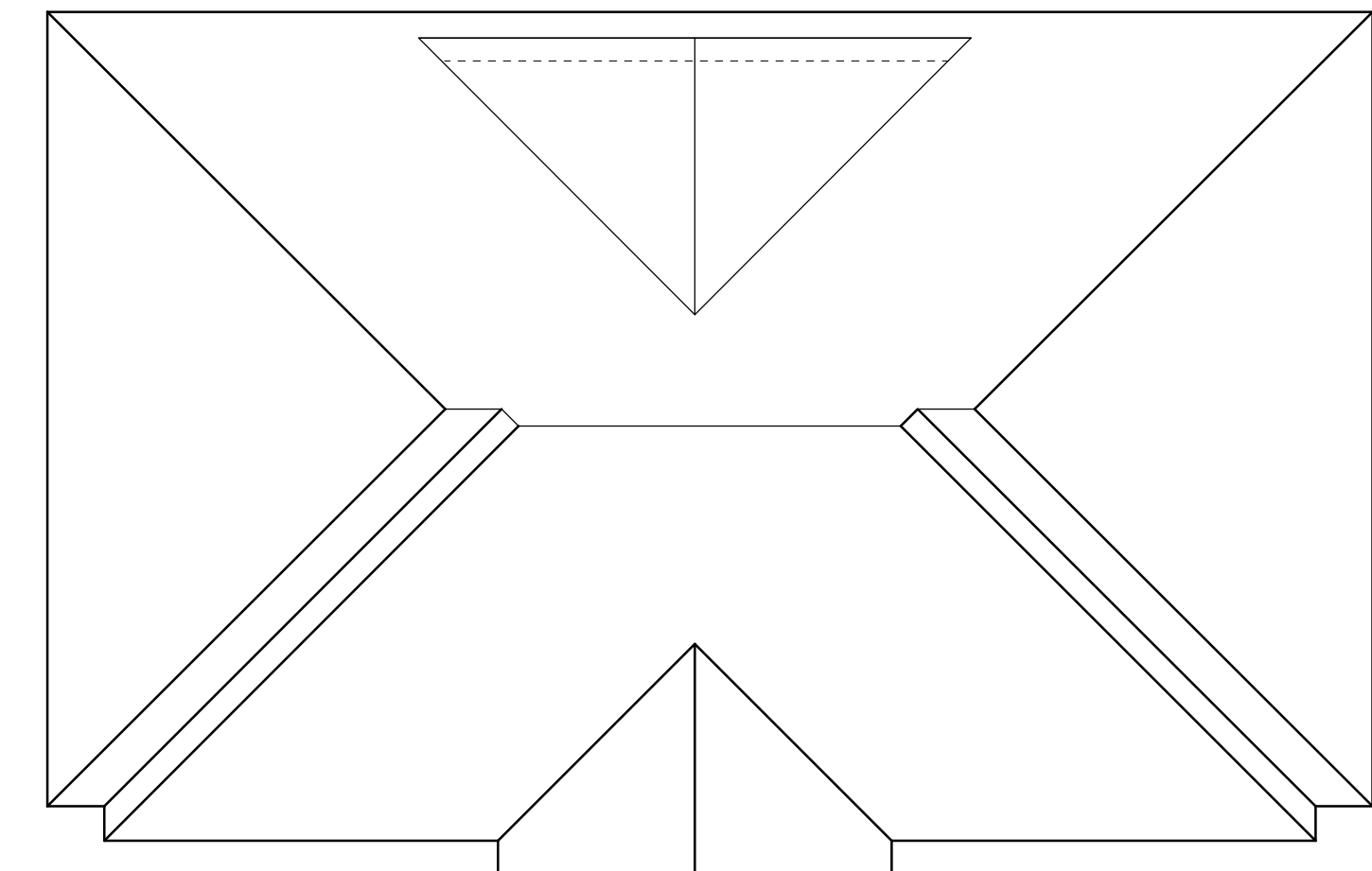
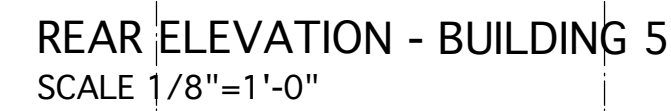
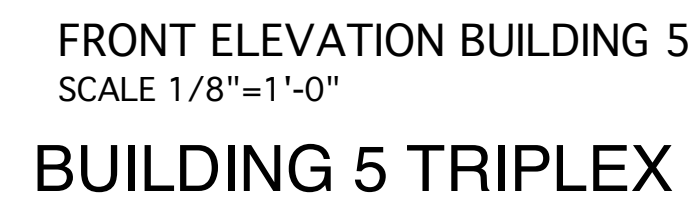
DATE:

SCALE:

PROJECT NO.  
2016-15

DRAWING NO.  
A3.3

NO:	DATE:	REVISION:
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TRIPLEX ELEVATIONS  
BUILDING 5

DRAWN BY:  
DATE:  
SCALE:

PROJECT NO. 2016-15	DRAWING NO. A3.4
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FRONT ELEVATION BUILDING 1

COLLEGE STREET VIEW

FRONT ELEVATION BUILDING 2

**21 UNIT - MULTI FAMILY** NICON DEVELOPMENTS

1027 COLLEGE STREET DUNCAN BC

PROPOSED LANDSCAPING

DRAWN & DESIGN BY: JANICE NEW LAT

DATE: JAN 2019

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





## PLANT SCHEDULE

REF.	QTY.	BOTANICAL/COMMON NAME	SIZE/REMARKS
<b>TREES</b>			
t	3	ACER PALMATUM 'TROMPENBURG' / JAPANESE MAPLE	2m B&B
v	2	ACER CIRCINATUM / VINE MAPLE	2m B&B
a	4	ACER RUBRUM / RED MAPLE	7cm CAL.
s	2	CHAMAECYPARIS NORTKA CYPRESS / WEeping HOOKER CYPRESS	2m B&B
	11	PRUNUS SEROTINA 'AMALOGAMA' / COLUMBIAN FLOWERING CHERRY	6cm CAL.
<b>SHRUBS</b>			
ch	15	CHOISYA 'AZTEC PEARL' / MEXICAN MOCK ORANGE	#5
	25	NANDINA DOMESTICA 'HARBOR DWARF' / DWARF HEAVENLY BAMBOO	#3
	5	MADONIA ACUTIFOLIA 'ATROPURPUREA' / PURPLE OREGON GRATE	#3
	150	ENKIANTHUS CAMPANULATUS / REDVINE ENKIANTHUS	#3
	24	PIERIS JAPONICA 'VARIEGATA' / LILY-OF-THE-VALLEY SHRUB	#3
	60	PINUS MUGHO / MUGHO PINE	#7
	12	RHODODENDRON 'HONOURABLE JEAN MARIE MONTAGNE'	#7
		RHODODENDRON 'GOLD FLUMMER'	#7
<b>GRASSES, FERNS, GROUNDCOVERS</b>			
		ARCTOSTAPHYLOS 'VANCOUVER JADE' / KINKIKINNICK	IF NEEDED
		CORNUS CANADENSIS / CREEPING DOGWOOD	#1
	30	NASSELLA TENNISIMA / MEXICAN FEATHER GRASS	#1
	20	POLYSTICHUM MINUTUM / SWORD FERN	#1
	25	ACORUS GRAMINEUS 'OGON' / GOLDEN SWEET FLAG	#1
	20	GAULTHERIA SHALLOON / SALAL	#1

## NOTES

1. ALL PLANTS AND PLANTINGS TO BE TO BC LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTED AREAS TO BE MULCHED WITH FINE PIR BARK MULCH.
3. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES AND SHRUBS.
4. AREA OF PLANTINGS & LAWN AREAS SHALL BE IRRIGATED TO ILLER STANDARDS.
5. PLANT MATERIAL SUBJECT TO AVAILABILITY. DESIGNER MAY SUBSTITUTE SIMILAR.
6. EXACT PLANT LOCATION MAY VARY TO SUIT SITE. DO NOT SCALE DRAWING. CONFIRM LOCATION OF EXISTING SITE SERVICES, EASEMENTS, SIDEWALKS, & STRUCTURES PRIOR TO PLACING TOPSOIL.
7. SEE SITE SURVEY & DEVELOPMENT LAYOUT PLANS FOR GRADING, EXISTING, PROPOSED ELEVATIONS & CONTOURS.
8. ALL PATIOS, DRIVEWAYS AND PARKING AREAS SHALL BE CONCRETE. PEDESTRIAN WALKWAYS WILL BE PAVERS AS INDICATED. ROADWAY SURFACE WILL BE ASPHALT.

**21 UNIT MULTI FAMILY** NICON DEVELOPMENTS  
1027 COLLEGE STREET, DUNCAN BC

## PROPOSED LANDSCAPE PLAN

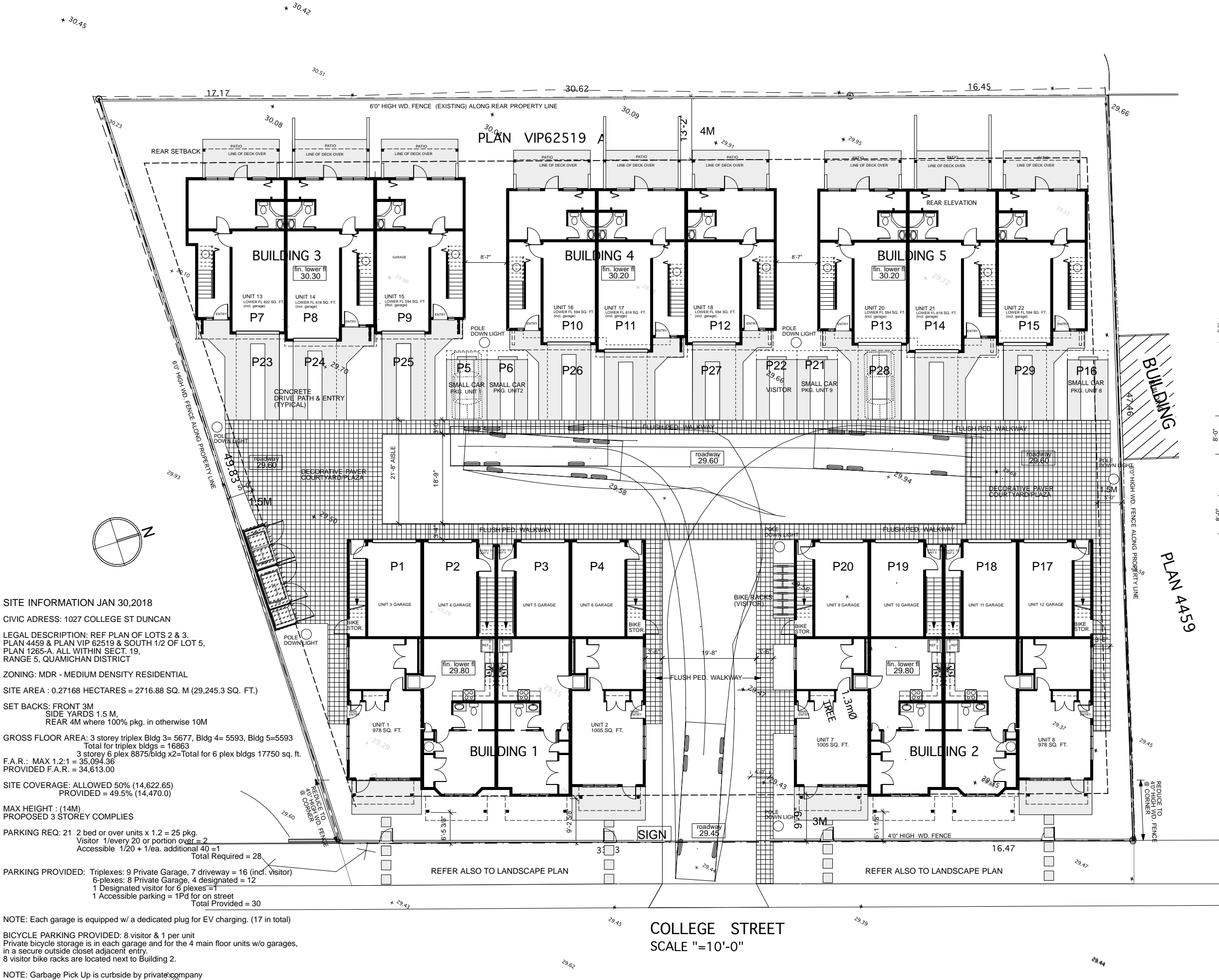
DESIGNED & DRAWN BY: JANICE NEW  
NEW LANDSCAPES 250.701.7646

DATE: JAN. 2019

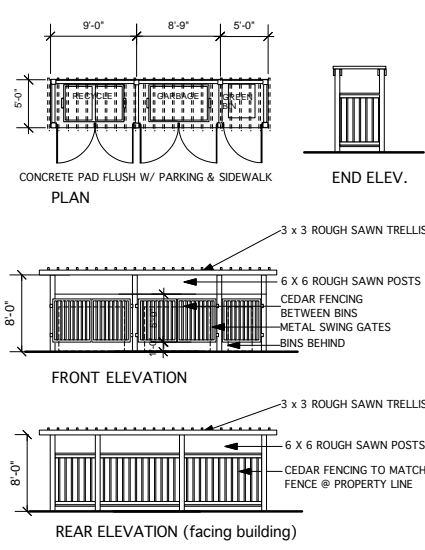
SCALE: 1" = 10'

REVISIONS: FEB 7, 2019 ju





**SITE INFORMATION JAN 30,2018**  
CIVIC ADDRESS: 1027 COLLEGE ST DUNCAN  
LEGAL DESCRIPTION: REF PLAN OF LOTS 2 & 3.  
PLAN 4459 & PLAN VIP 62519 & SOUTH 1/2 OF LOT 5,  
PLAN 1265-A. ALL WITHIN SECT. 19,  
RANGE 5, QUAMICHAN DISTRICT  
ZONING: MDR - MEDIUM DENSITY RESIDENTIAL  
SITE AREA : 0.27168 HECTARES = 2716.88 SQ. M (29,245.3 SQ. FT.)  
SET BACKS: FRONT 3M  
SIDE YARDS 1.5 M,  
REAR 4M where 100% pkg. in otherwise 10M  
GROSS FLOOR AREA: 3 storey triplex Bldg 3= 5677, Bldg 4= 5593, Bldg 5=5593  
Total for triplex bldgs = 16863  
3 storey 6 plex 8875/bldg x2=Total for 6 plex bldgs 17750 sq. ft.  
F.A.R.: MAX 1.2:1 = 35,094.36  
PROVIDED F.A.R. = 34,613.00  
SITE COVERAGE: ALLOWED 50% (14,622.65)  
PROVIDED = 49.5% (14,470.0)  
MAX HEIGHT : (14M)  
PROPOSED 3 STOREY COMPLIES  
PARKING REQ: 21 2 bed or over units x 1.2 = 25 pkg.  
Visitor 1/very 20 or portion over = 2  
Accessible 1/20 + 1/ea. additional 40 =1  
Total Required = 28  
PARKING PROVIDED: Triplexes: 9 Private Garage, 7 driveway = 16 (incl. visitor)  
6-plexes: 8 Private Garage, 4 designated = 12  
1 Designated visitor for 6 plexes =1  
1 Accessible parking = 1Pd for on street  
Total Provided = 30  
NOTE: Each garage is equipped w/ a dedicated plug for EV charging. (17 in total)  
BICYCLE PARKING PROVIDED: 8 visitor & 1 per unit  
Private bicycle storage is in each garage and for the 4 main floor units w/o garages,  
in a secure outside closet adjacent entry.  
8 visitor bike racks are located next to Building 2.  
NOTE: Garbage Pick Up is curbside by private company



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

PLAN 4459

NO:	DATE:	REVISION:
FEB 22, 2018	4 STOREY	
DEC. 03, 2018	triplex / 6 plex	
DEC. 12, 2018	FOR PLANNING RE	
DEC. 20, 2018	FOR REVIEW	
JAN. 2, 2019	FOR CO-ORD	
JAN. 15, 2019	FOR ADP	
FEB 1 2019	REV. PARKING	
FEB 5 2019	REV. EXT SIDING / LG	
MAR. 27 2019	RESPONSE TO ADP	
APR 9 2019	RESPONSE 2 TO ADP	
OCT 22 2019	PREP. FOR COUNCIL	

21 UNIT MULTI FAMILY  
NICON DEVELOPMENTS

50 haig road  
gabriola island, b.c. V0R 1X1  
business: (250) 247-85

ellins architect i  
architecture • planning • interior

DRAWING:	
Site Plan	
DRAWN BY:	
DATE:	
SCALE:	
PROJECT NO. 2016-15	DRAWING NC A1.0