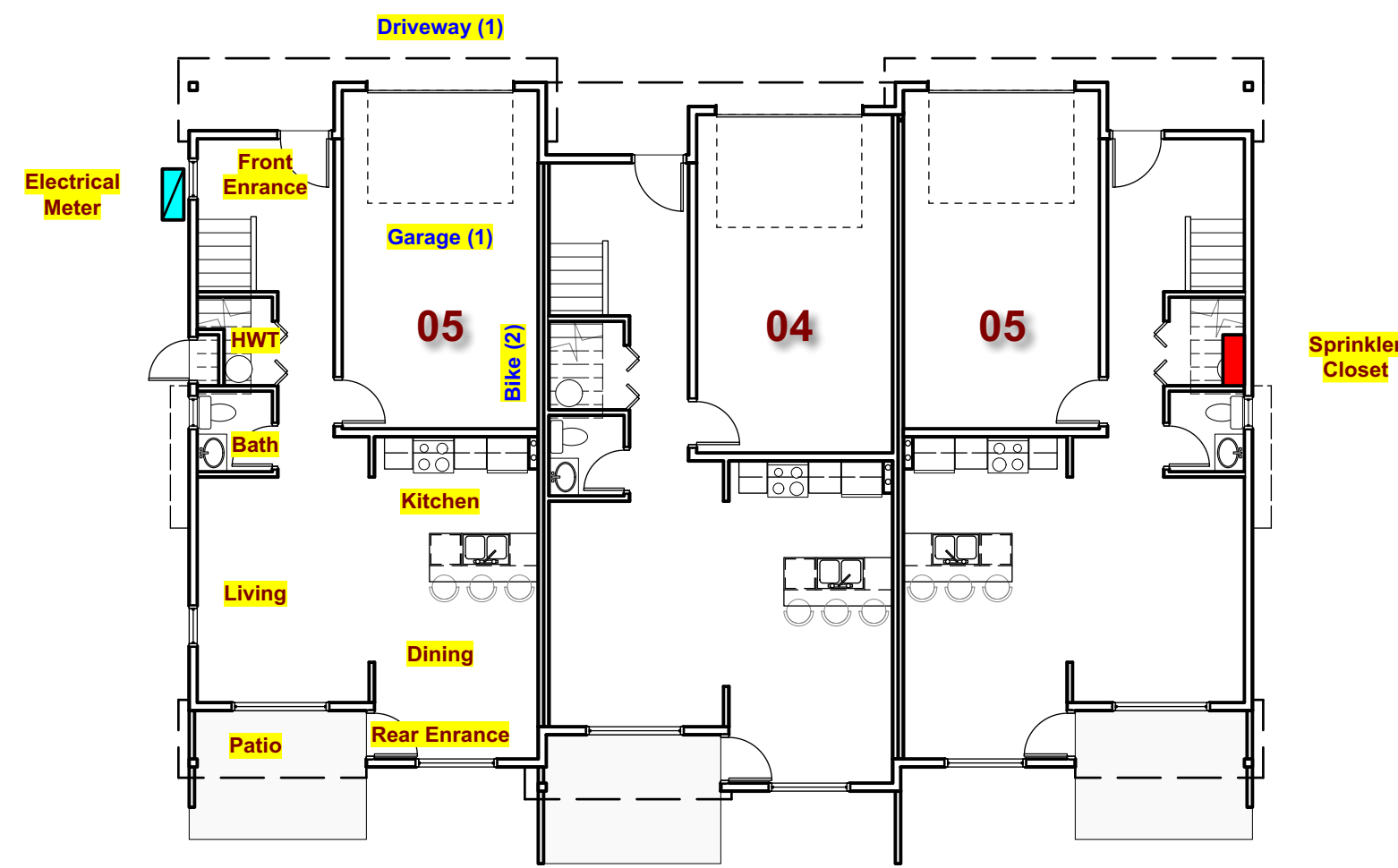
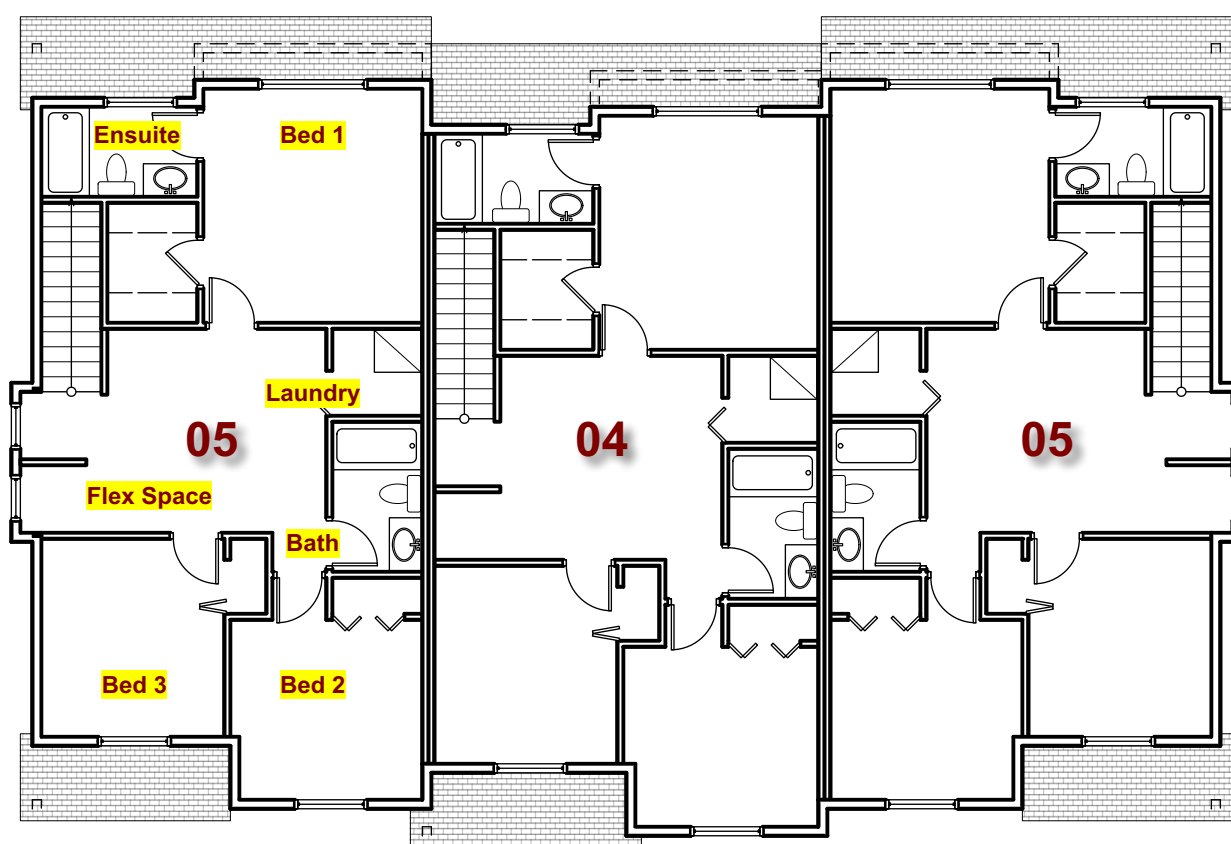


**Building Type A3 - Plans**



1 L1 Floor Plan - A3  
3/32" = 1'-0"



2 L2 Floor Plan - A3  
3/32" = 1'-0"

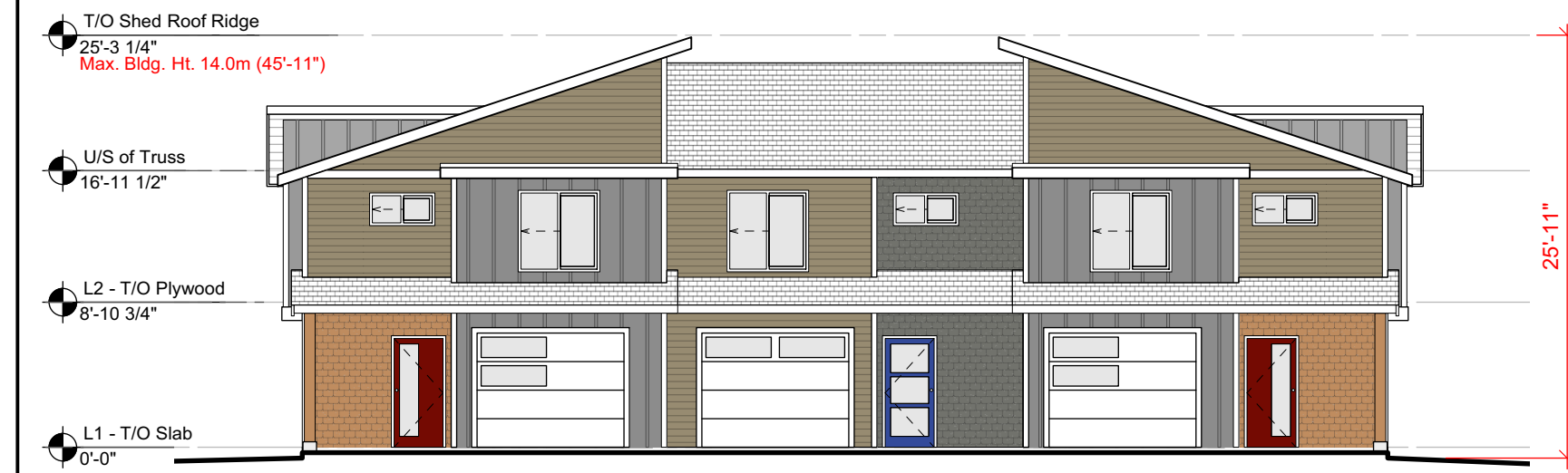
**Unit Type Descriptions:**

**Unit Type 04** 04  
L1 - 591 ft<sup>2</sup> + 278 ft<sup>2</sup> Garage  
L2 - 845 ft<sup>2</sup>  
= 1,436 ft<sup>2</sup> GFA (excluding garage)  
*Typical Center Unit*

**Unit Type 05** 05  
L1 - 591 ft<sup>2</sup> + 278 ft<sup>2</sup> Garage  
L2 - 854 ft<sup>2</sup>  
= 1,445 ft<sup>2</sup> GFA (excluding garage)  
*Typical Bumpout End Unit*

**Note:**  
1. See Site Plan for applicable Building & Unit Types.

**Building Type A3 - Elevations**



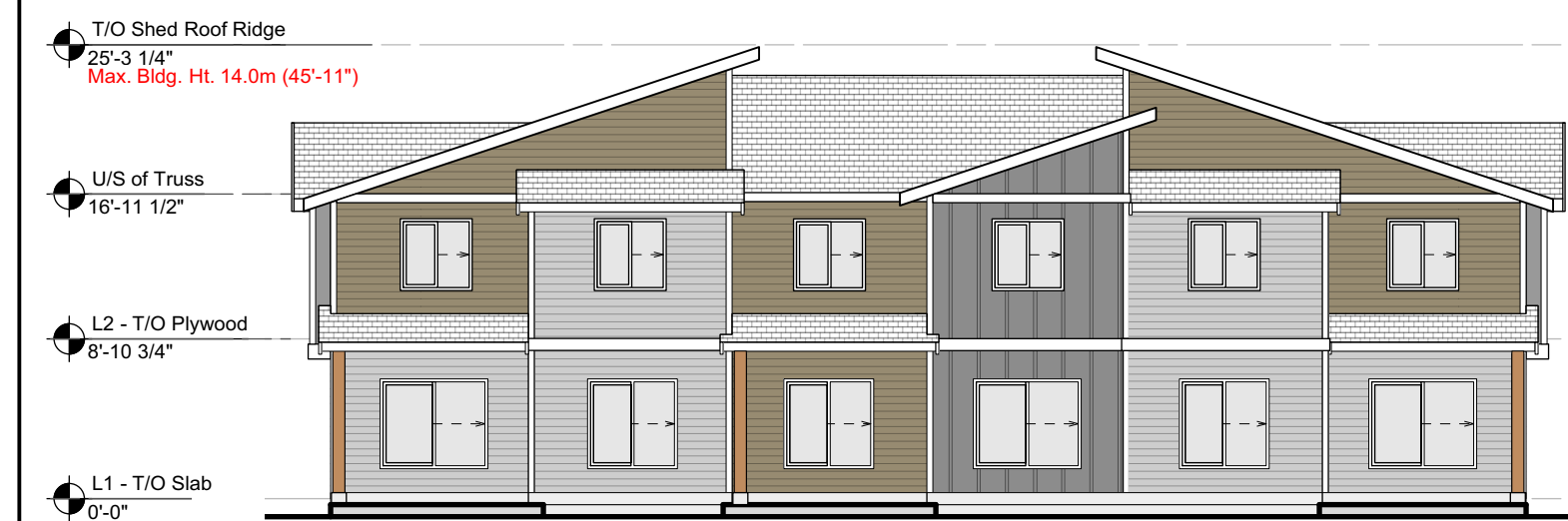
3 **Front Roof Type 1**  
**Front Elevation - A3**  
3/32" = 1'-0"

**Spatial Separation - Front**  
Exposing Face = 104.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 35.3 m<sup>2</sup> (34%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m

**Note:**  
1.  
2. Material Scheme 3 - Prestige Beige.  
3. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.

4 **Right Elevation - A3**  
3/32" = 1'-0"

**Spatial Separation - Right**  
Exposing Face = 62.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 3.1 m<sup>2</sup> (5%)  
Unprotected Openings (Allowed) = ≤ 8%  
Limiting Distance = ≥ 1.7 m

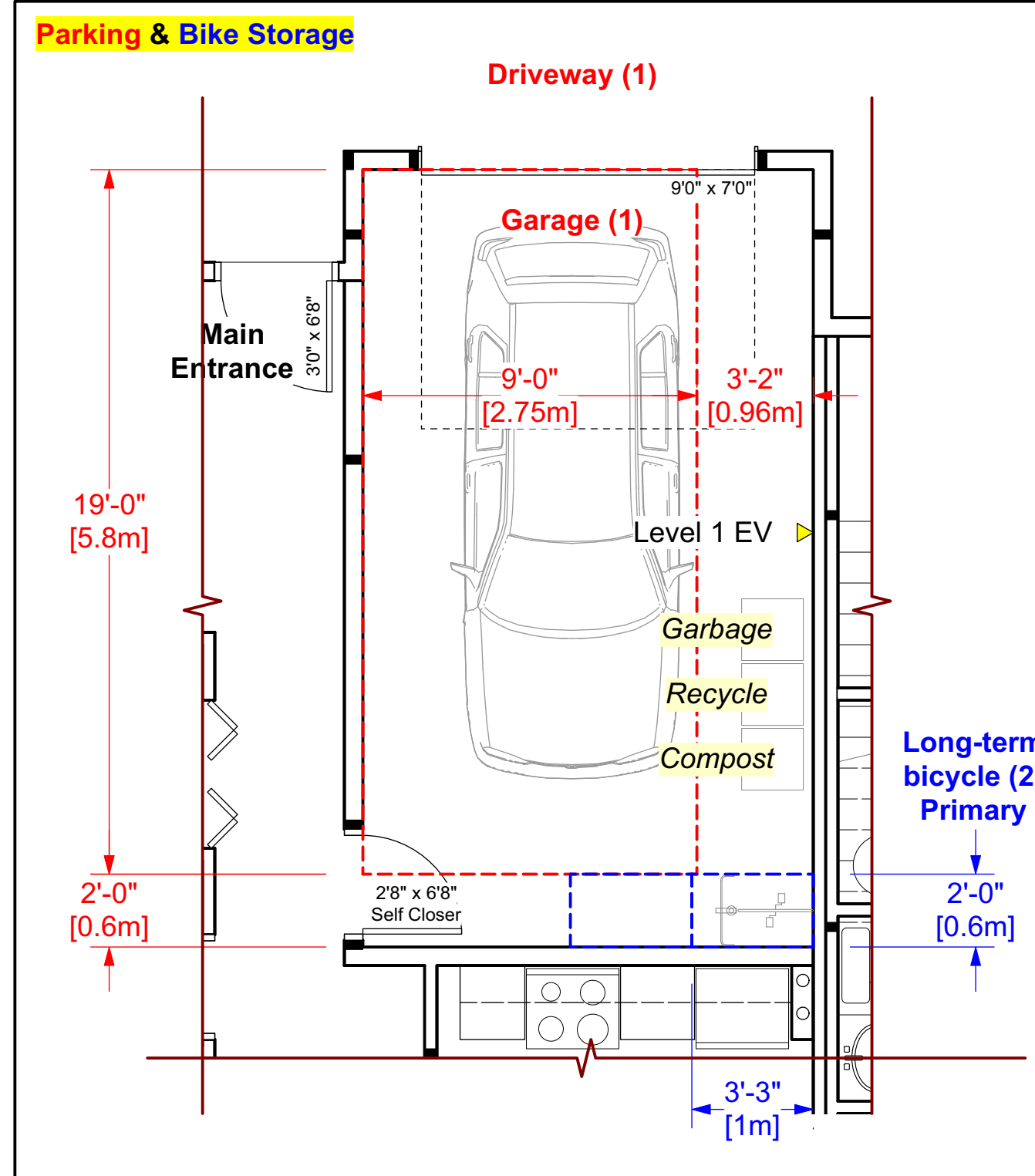


5 **Rear Elevation - A3**  
3/32" = 1'-0"

**Spatial Separation - Rear**  
Exposing Face = 104.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 24.2 m<sup>2</sup> (23%)  
Unprotected Openings (Allowed) = ≤ 36%  
Limiting Distance = ≥ 4.27 m (block 5)

6 **Left Elevation - A3**  
3/32" = 1'-0"

**Spatial Separation - Left**  
Exposing Face = 62.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 3.1 m<sup>2</sup> (5%)  
Unprotected Openings (Allowed) = ≤ 8%  
Limiting Distance = ≥ 1.7 m



**Material Schedules:**

Tag	Material	Description
M01	Board and Batten Hardi Panel	Night Gray
M02	Gutter & Fascia	Paint - White
M03	Lap Siding	Kaycan - Prestige Beige
M04	Lap Siding	Kaycan - Slate Grey
M05	Shake Siding	Kaycan - Castlemore
M06	Posts & Accent Trim	Kaycan - Spice
M07	Shake Siding	Kaycan - Spice

376 Salby Street, Nanaimo, B.C. V9R 2R5  
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email: info@familytreedevelopments.ca

#	Date	Issue Notes
01	2021 05 11	DP Application
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03	2023 02 22	Issue for Construction
04	2024 12 13	Ph. 2 DP Coordination Set
05	2025 01 24	Ph. 2 Issue for DP

#	Date	Revision Notes
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04	2023 01 19	Sprinklers & Mechanical
03	2023 01 13	Lateral & Sprinklers
02	2022 10 13	Review Letter Response
01	2022 10 04	Review Letter Response

**Hansen Road Development**  
Nanaimo

200 Hansen Road, Nanaimo, B.C.  
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

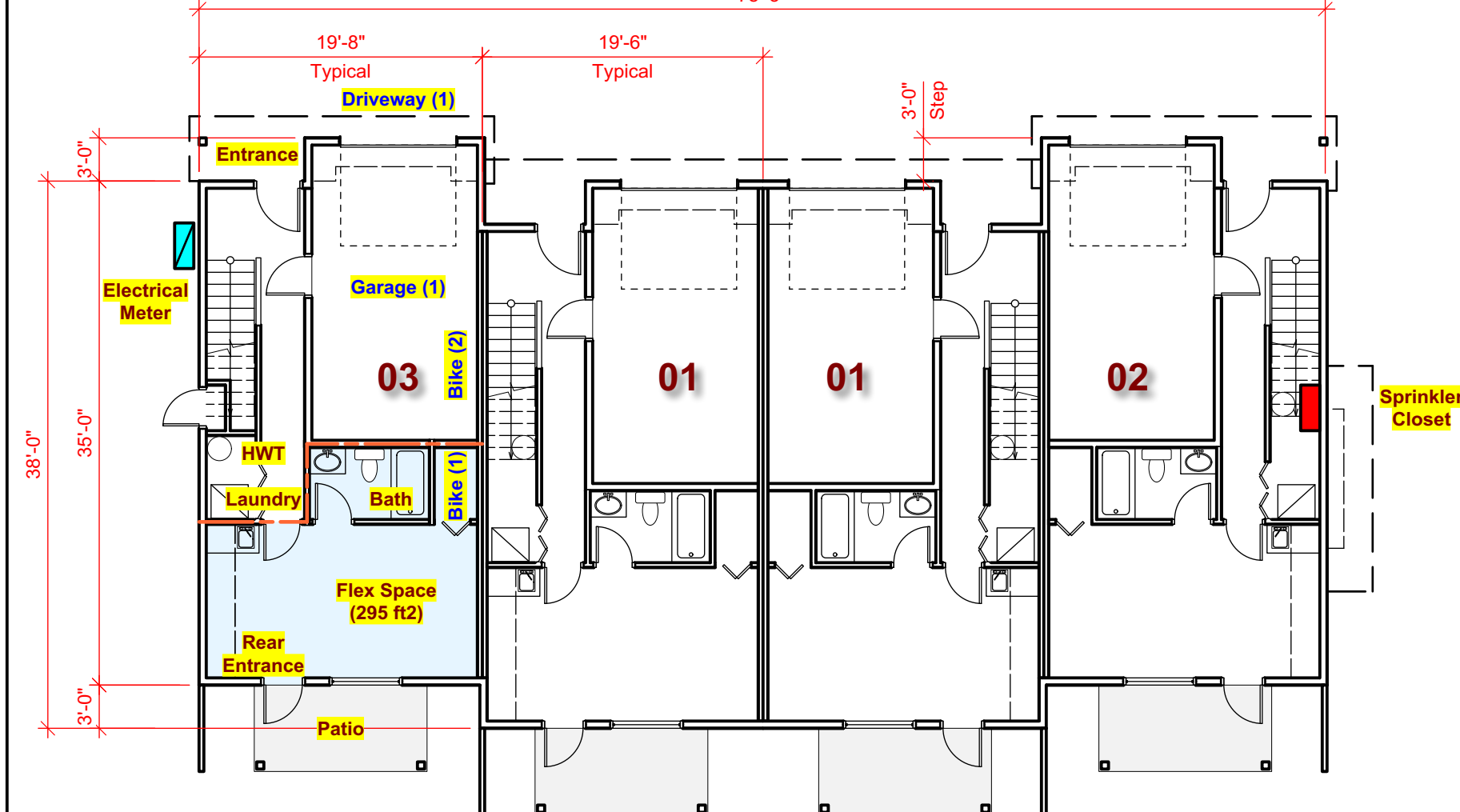
Project:

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Sheet Title:  
**Building Type A3**  
Block 16  
Plans & Elevations & Data

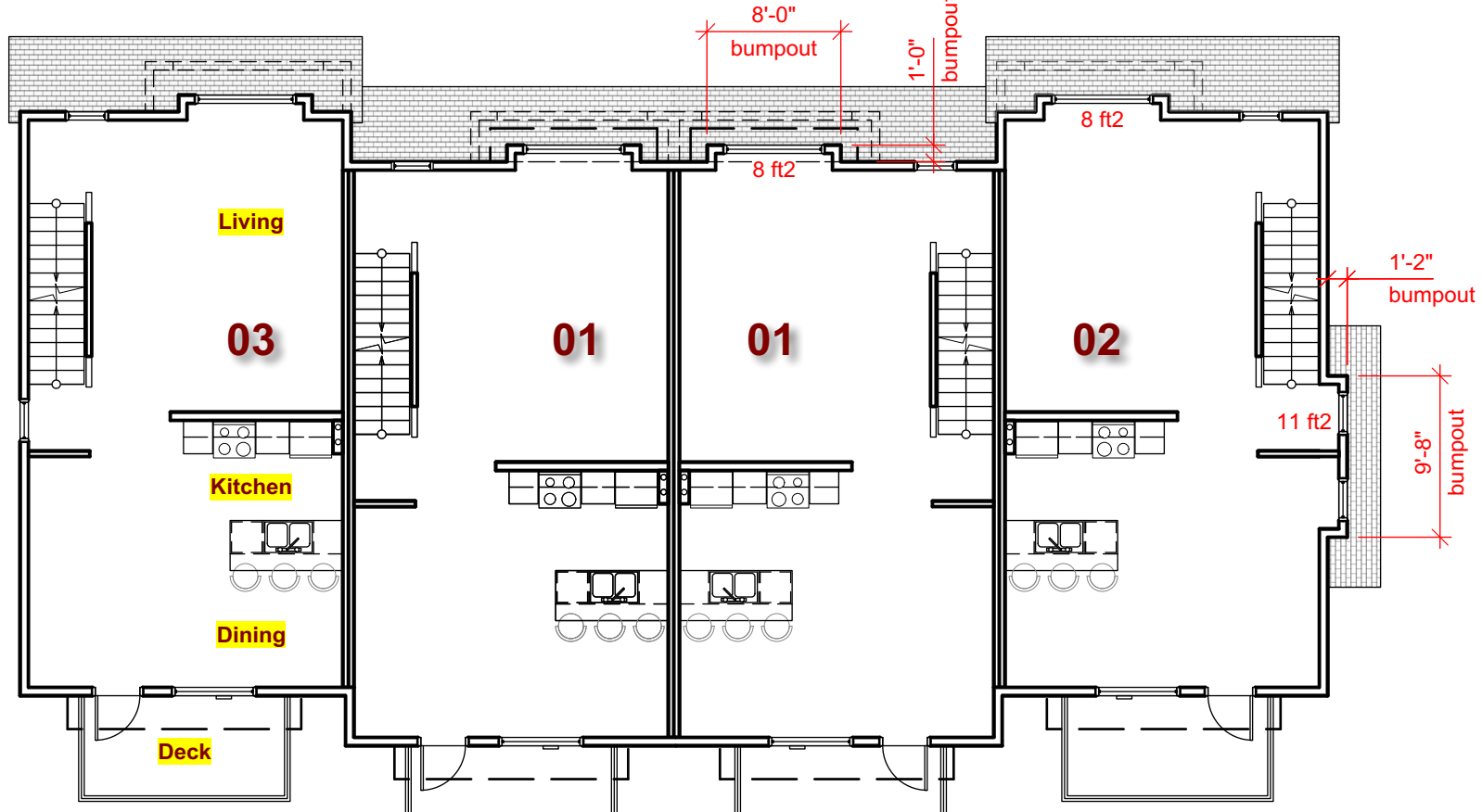
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Job No.: 2014	Sheet No.: <b>X-5</b>
Scale: As Noted	
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vwx	

**Building Type B2 - Plans**

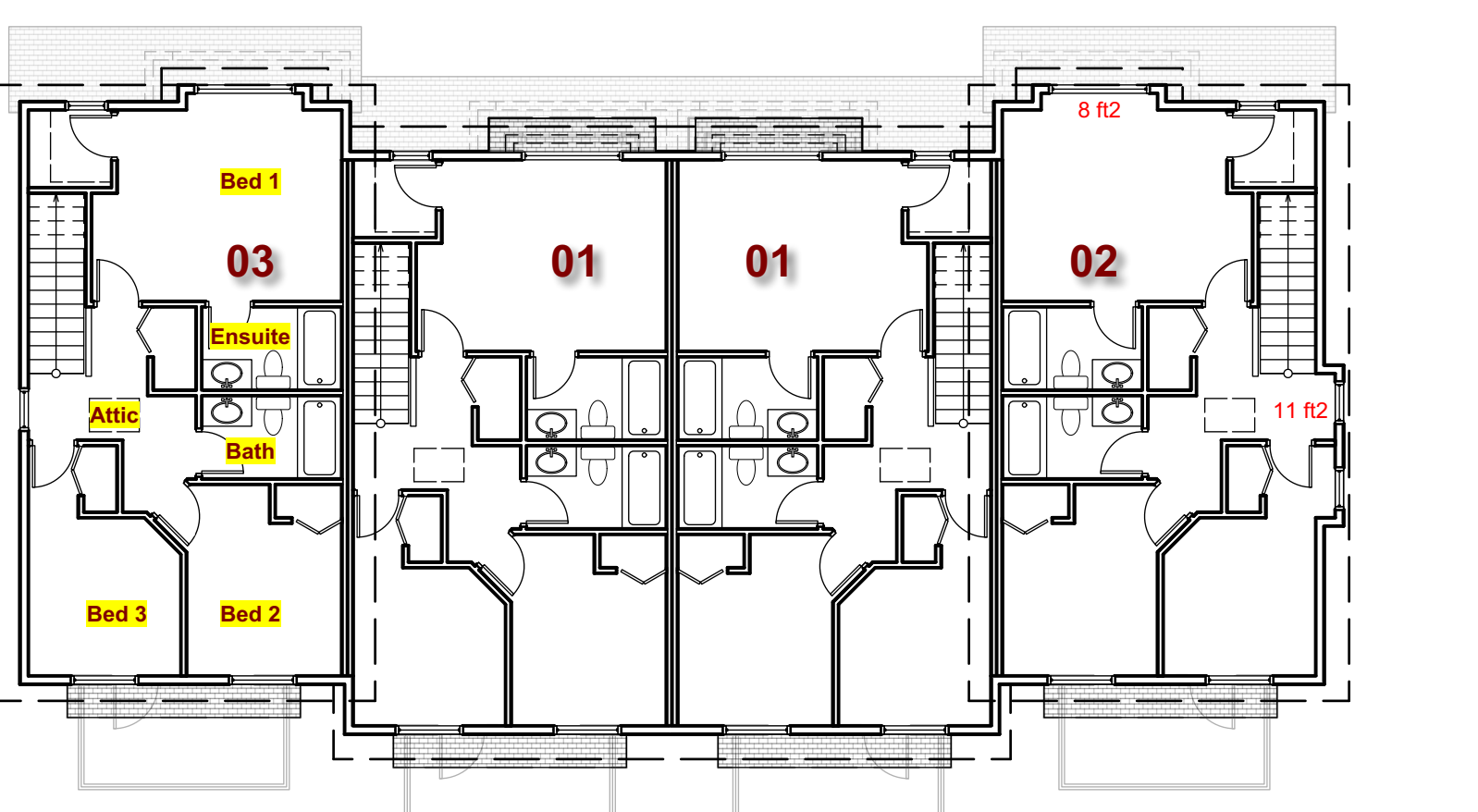


1 L1 Floor Plan - B2  
3/32" = 1'-0"

**Note:**  
1. "B2" bumpout on LEFT side.  
2. "B2 Rev." bumpout on RIGHT side.



2 L2 Floor Plan - B2  
3/32" = 1'-0"



3 L3 Floor Plan - B2  
3/32" = 1'-0"

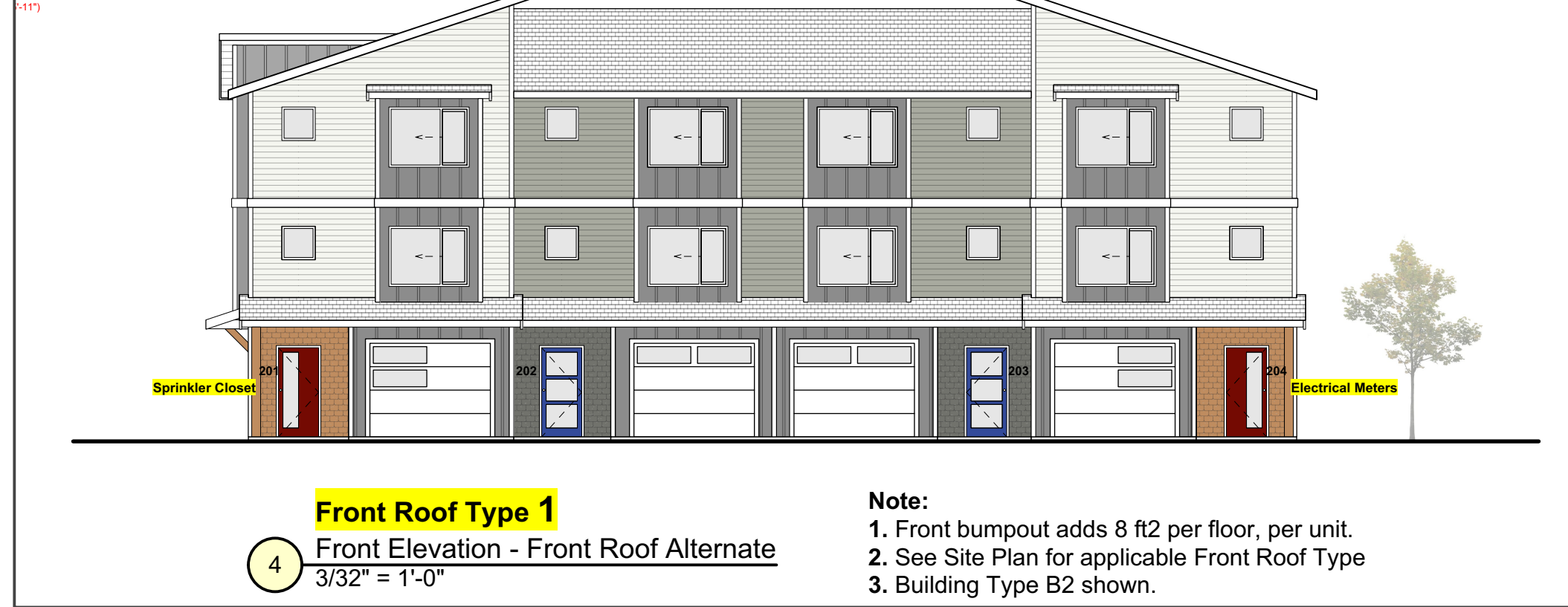
**Unit Type Descriptions:**

<p><b>Unit Type 01</b> <b>01</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 690 ft<sup>2</sup>* L3 - 683 ft<sup>2</sup>* = 1,844 ft<sup>2</sup> GFA (excluding garage)</p>	<p><b>Unit Type 02</b> <b>02</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 708 ft<sup>2</sup> L3 - 708 ft<sup>2</sup> = 1,887 ft<sup>2</sup> GFA (excluding garage)</p>	<p><b>Unit Type 03</b> <b>03</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 690 ft<sup>2</sup> L3 - 690 ft<sup>2</sup> = 1,851 ft<sup>2</sup> GFA (excluding garage)</p>
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*Typical*  
**Center Unit**      **End Unit with Side Bumpout**      **End Unit with NQ Side Bumpout**  
\* + 8 ft<sup>2</sup> or 16 ft<sup>2</sup> depends on Front Roof Type

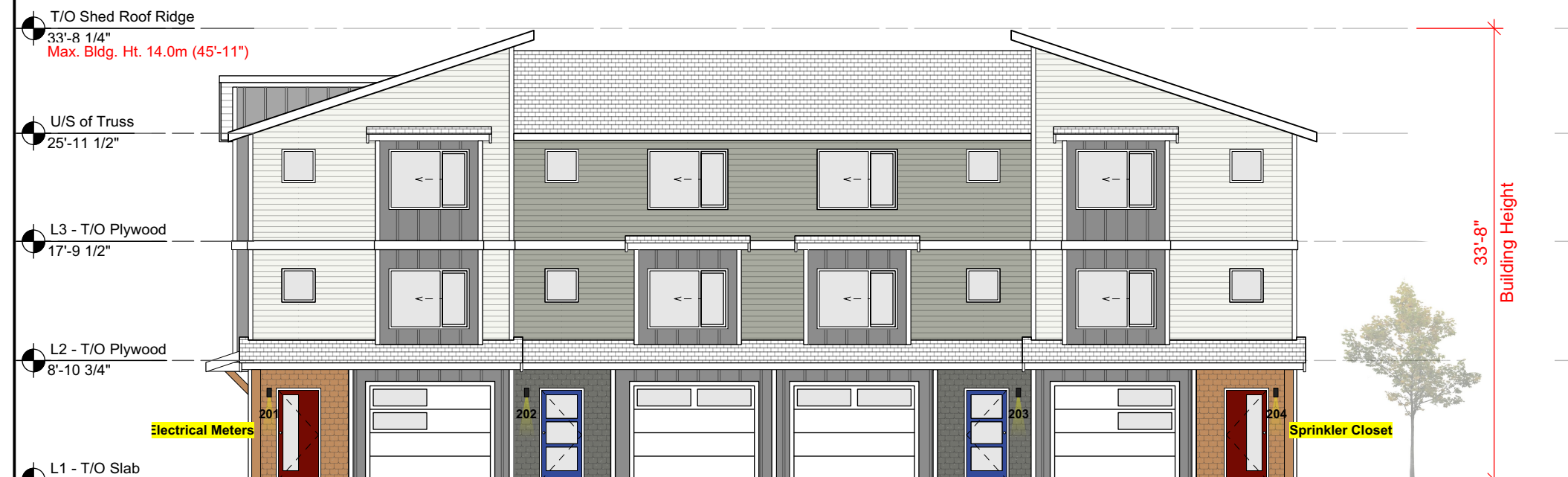
**Note:**  
1. Unit Types 01, 02, 03 are applicable in Building Types B (quadplex) & C (triplex), all three storey.

**Front Roof Variation:**



4 Front Roof Type 1  
Front Elevation - Front Roof Alternate  
3/32" = 1'-0"

**Building Type B2 - Elevations**



5 Front Roof Type 2  
Front Elevation - B2  
3/32" = 1'-0"

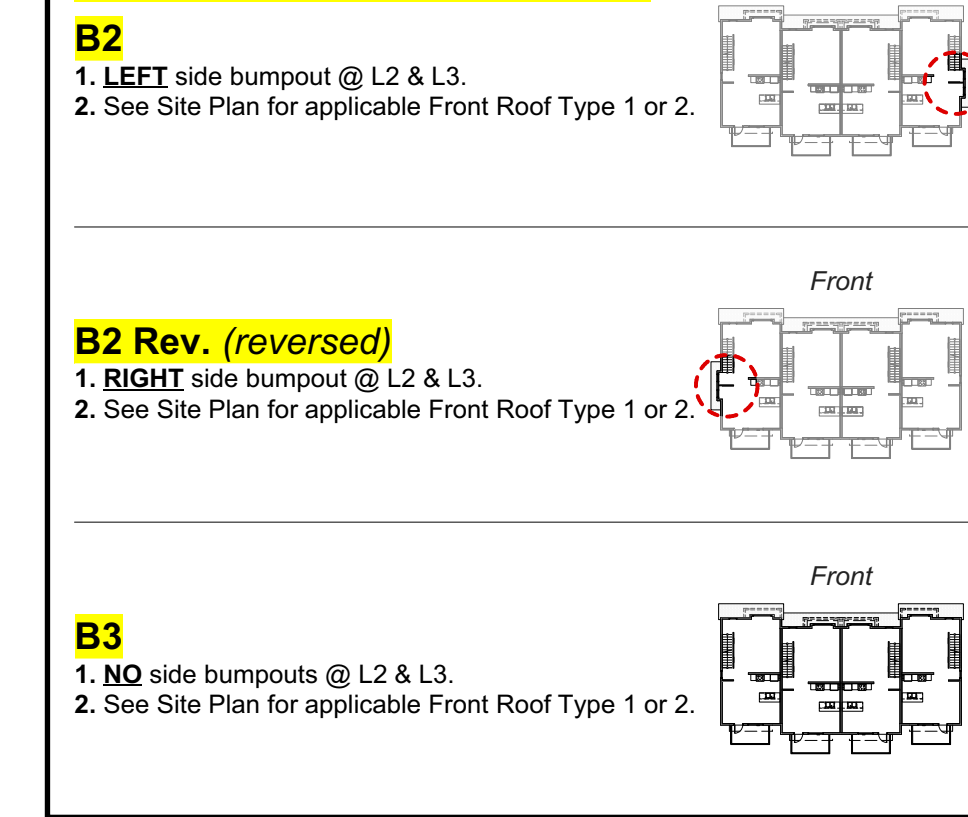
**Spatial Separation - Front**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 59.5 m<sup>2</sup> (31%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m



7 Rear Elevation - B2  
3/32" = 1'-0"

**Spatial Separation - Rear**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 47.4 m<sup>2</sup> (25%)  
Unprotected Openings (Allowed) = ≤ 30%  
Limiting Distance = ≥ 4.68 m (block 12)

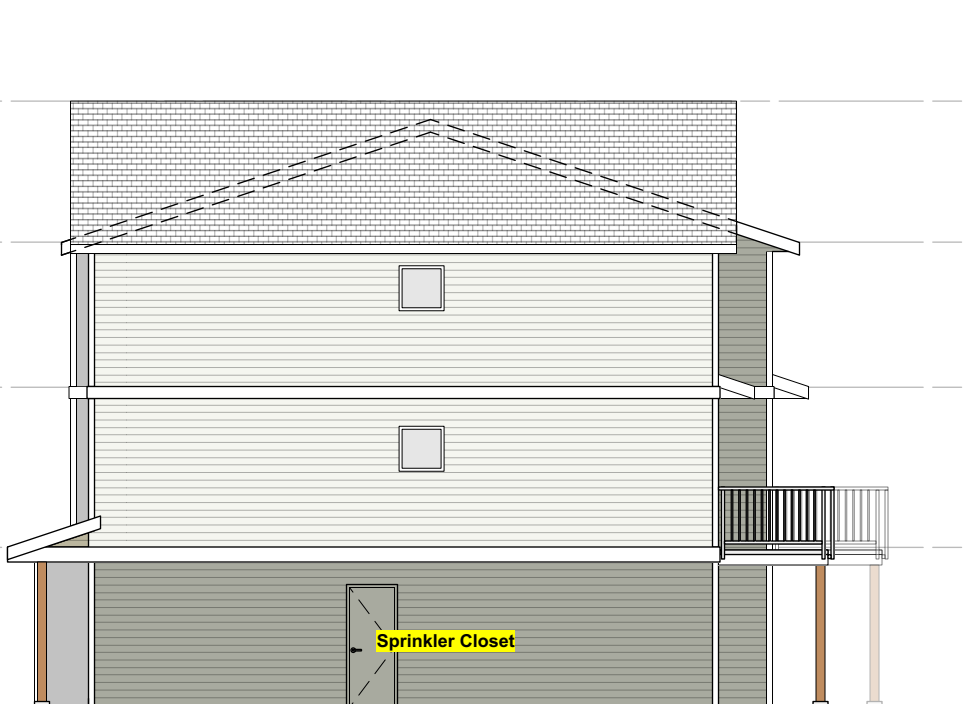
**Building Types: B (Quadplex, 3 storey)**



B2  
1. LEFT side bumpout @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.

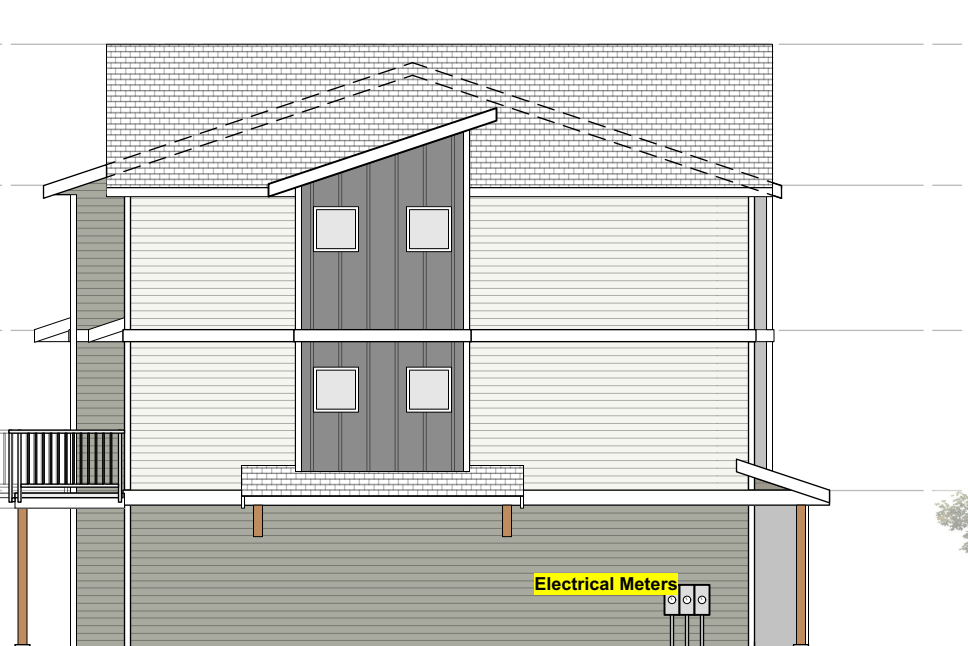
B2 Rev. (reversed)  
1. RIGHT side bumpout @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.

B3  
1. NQ side bumpouts @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.



6 Right Elevation - B2  
3/32" = 1'-0"

**Spatial Separation - Right (no bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 1.2 m<sup>2</sup> (1%)  
Unprotected Openings (Allowed) = ≤ 8%  
Limiting Distance = ≥ 1.7 m



8 Left Elevation - B2  
3/32" = 1'-0"

**Spatial Separation - Left (with bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 4.1 m<sup>2</sup> (4%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10 m

**Material Schedules:**

**Material Schedule:**  
Scheme 1 - Sandalwood

Tag	Material	Description
M101	Board and Batten	Hardi Panel - Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Sandalwood
M104	Lap Siding	Kaycan - Khaki
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 2 - Willow Green

Tag	Material	Description
M101	Board and Batten	Hardi Panel - Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Willow Green
M104	Lap Siding	Kaycan - Wicker
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 3 - Prestige Beige

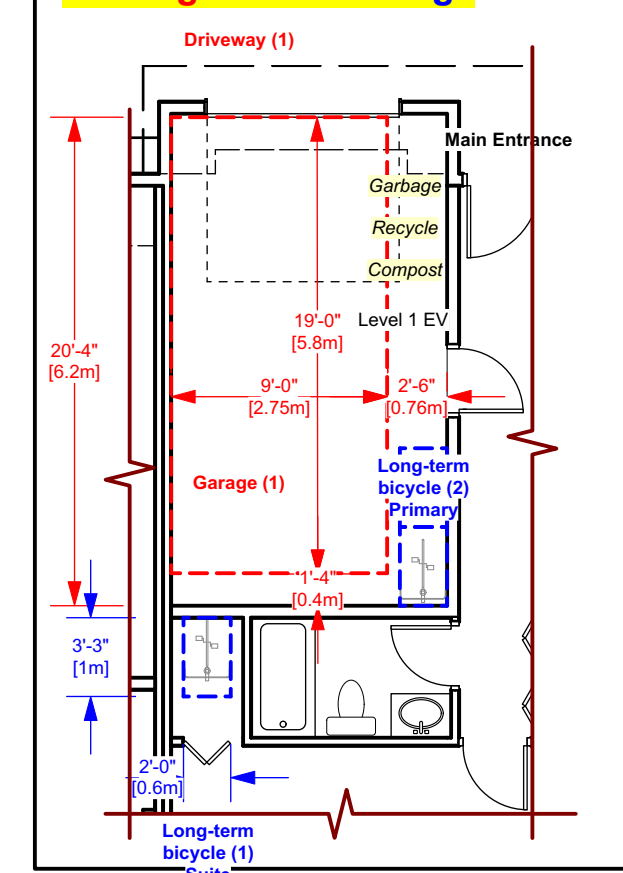
Tag	Material	Description
M101	Board and Batten	Hardi Panel - Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Prestige Beige
M104	Lap Siding	Kaycan - Slate Grey
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 4 - Linen

Tag	Material	Description
M101	Board and Batten	Hardi Panel - Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Linen
M104	Lap Siding	Kaycan - Stonecrest
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Note:**  
1. See Site Plans for which Material Scheme applies to specific blocks.  
2. See Site Plans for which Roof Type applies to specific blocks.

**Parking & Bike Storage**



376 Selby Street, Nanaimo, B.C. V9R 2R5  
tel: 250.797.6469  
email: info@familytreedevelopments.ca

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations
03	2023 02 22	Issue for Construction
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#	Date	Revision Notes
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01	2022 10 04	Review Letter Response

**Hansen Road Development**  
Nanaimo

200 Hansen Road, Nanaimo, B.C.  
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

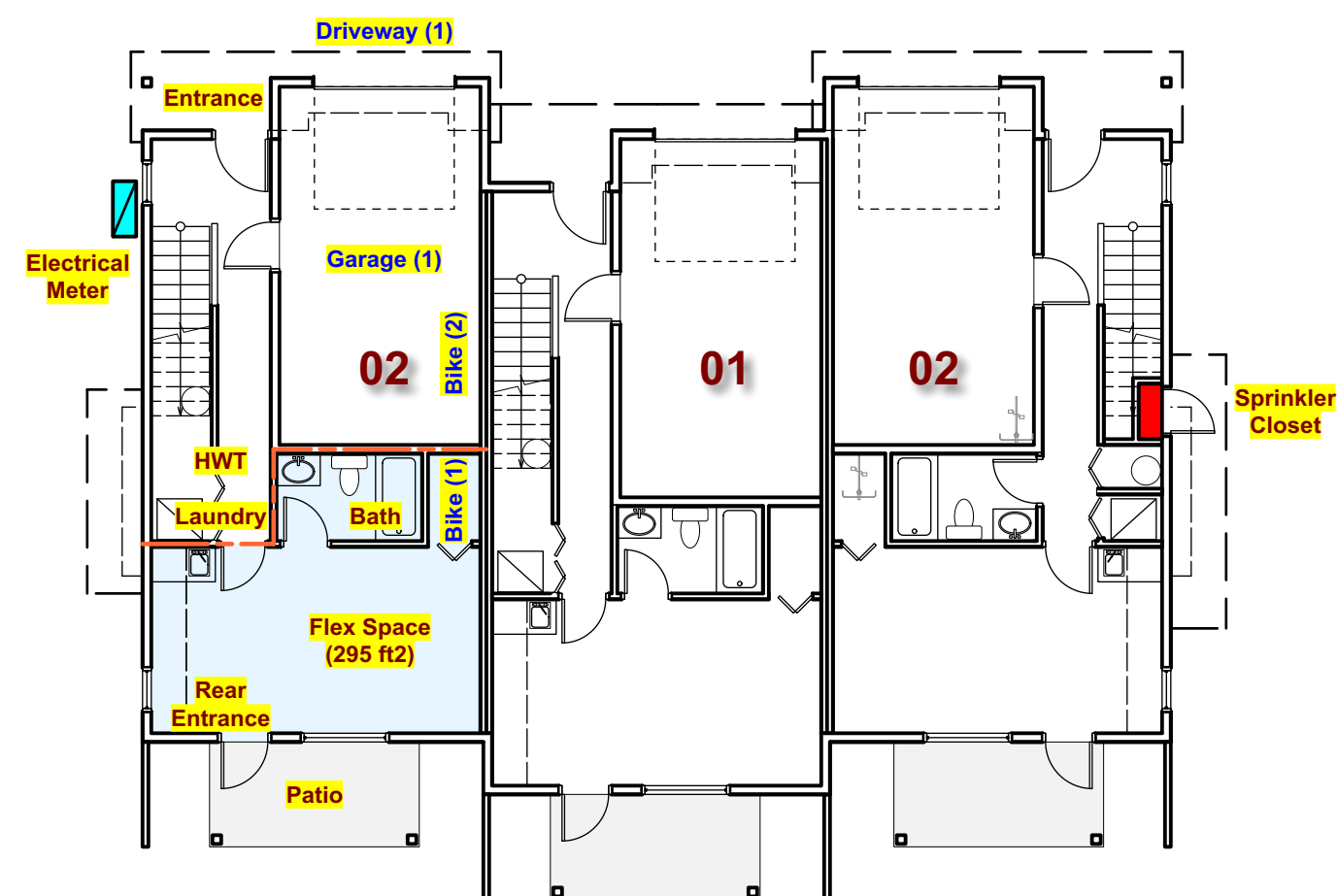
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Sheet Title:  
**Building Type B**  
Blocks 17, 18, 20-22, 25  
Plans & Elevations & Data

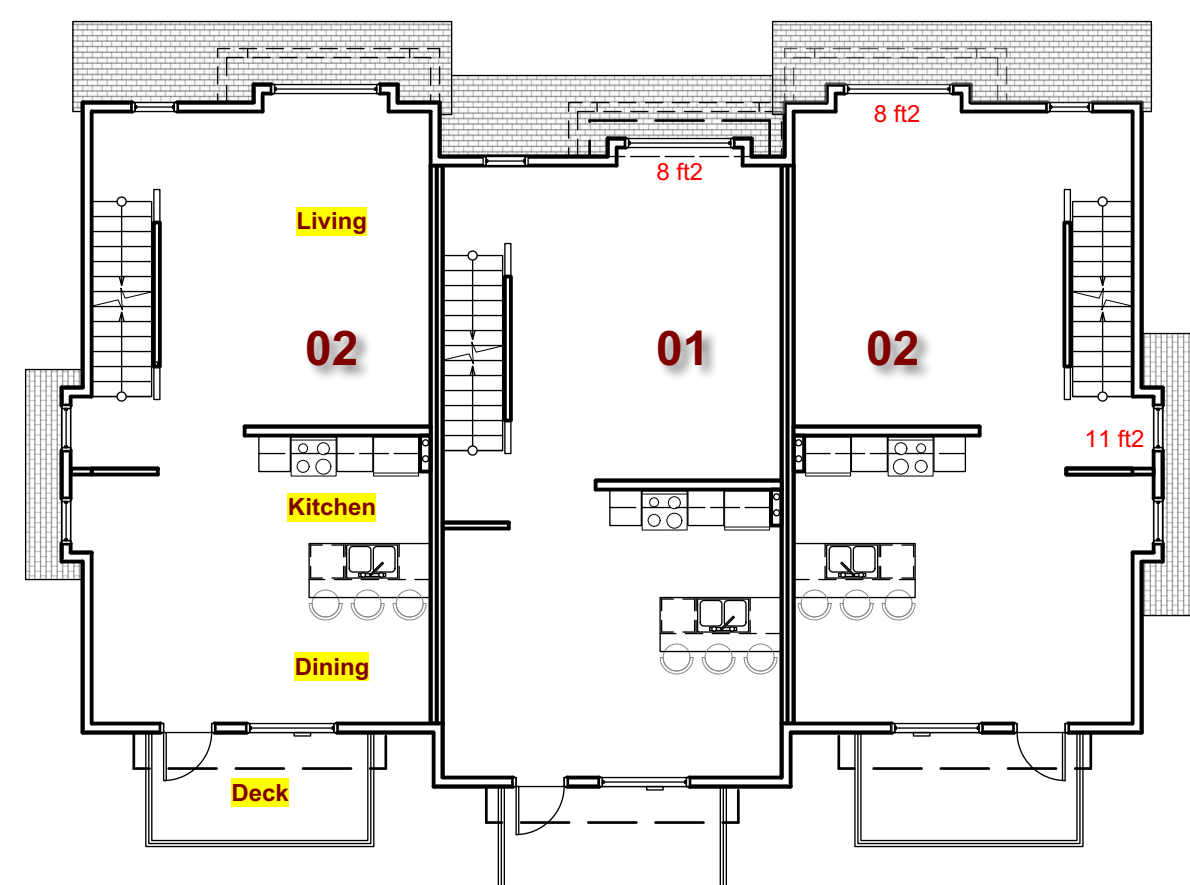
Drawn: RH	Checked: RH
Job No.: 2014	Sheet No.:
Scale: As Noted	<b>X-6</b>
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vwx	

**Building Type C1 - Plans**

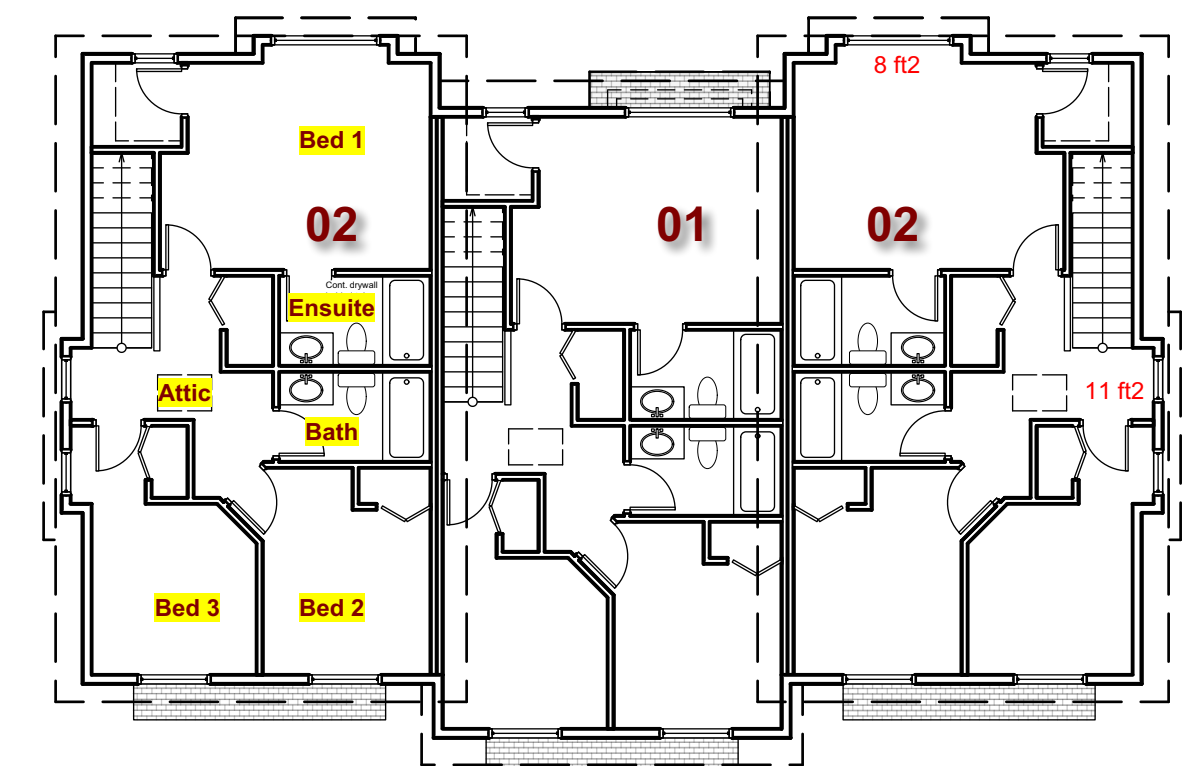


1 L1 Floor Plan - C1  
3/32" = 1'-0"

**Note:**  
1. "B2" bumpout on LEFT side.  
2. "B2 Rev." bumpout on RIGHT side.



2 L2 Floor Plan - C2  
3/32" = 1'-0"



3 L3 Floor Plan - C3  
3/32" = 1'-0"

**Unit Type Descriptions:**

<p><b>Unit Type 01 01</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 690 ft<sup>2</sup>* L3 - 683 ft<sup>2</sup>* = 1,844 ft<sup>2</sup> GFA (excluding garage)</p>	<p><b>Unit Type 02 02</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 708 ft<sup>2</sup> L3 - 708 ft<sup>2</sup> = 1,887 ft<sup>2</sup> GFA (excluding garage)</p>	<p><b>Unit Type 03 03</b></p> <p>L1 - 471 ft<sup>2</sup> + 253 ft<sup>2</sup> Garage L2 - 690 ft<sup>2</sup> L3 - 690 ft<sup>2</sup> = 1,851 ft<sup>2</sup> GFA (excluding garage)</p>
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**Typical Center Unit**  
\* + 8 ft<sup>2</sup> or 16 ft<sup>2</sup> depends on Front Roof Type

**Typical End Unit with Side Bumpout**

**Typical End Unit with NO Side Bumpout**

**Note:**  
1. Unit Types 01, 02, 03 are applicable in Building Types B (quadplex) & C (triplex), all three storey.

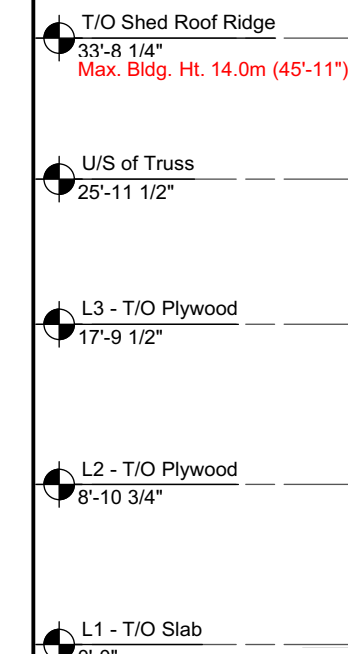
**Front Roof Variation:**



4 **Front Roof Type 1**  
Front Elevation - Front Roof Alternate  
3/32" = 1'-0"

**Note:**  
1. Front bumpout adds 8 ft<sup>2</sup> per floor, per unit.  
2. See Site Plan for applicable Front Roof Type  
3. Building Type B2 shown.

**Building Type C1 - Elevations**



5 **Front Roof Type 2**  
Front Elevation - C1  
3/32" = 1'-0"

**Spatial Separation - Front**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 59.5 m<sup>2</sup> (31%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m

7 **Rear Elevation - C1**  
3/32" = 1'-0"

**Spatial Separation - Rear**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 47.4 m<sup>2</sup> (25%)  
Unprotected Openings (Allowed) = ≤ 30%  
Limiting Distance = ≥ 4.68 m (block 12)

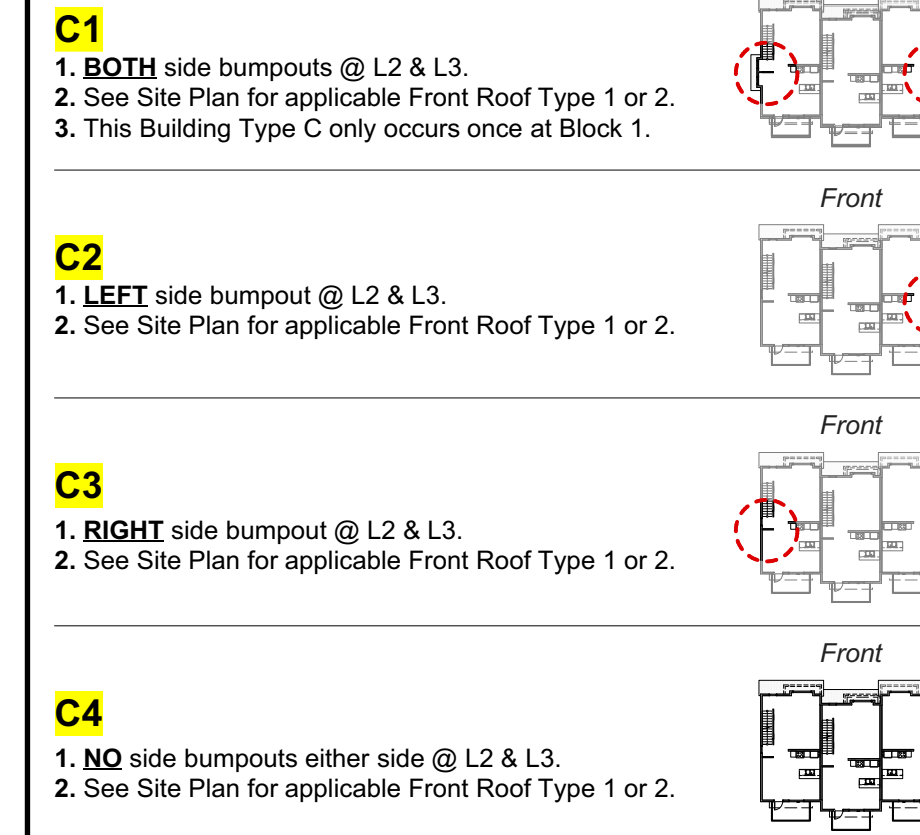
**Alternate Street Facing Rear Suite Entrance**



9 **Rear Elevation - Street Facing Alternate - C4**  
3/32" = 1'-0"

**Note:**  
1. Applies to Blocks 26 & 27. Building Type C4 shown.  
2. Refer to Site Plan for applicable colour scheme

**Building Types: C (Triplex, 3 storey)**

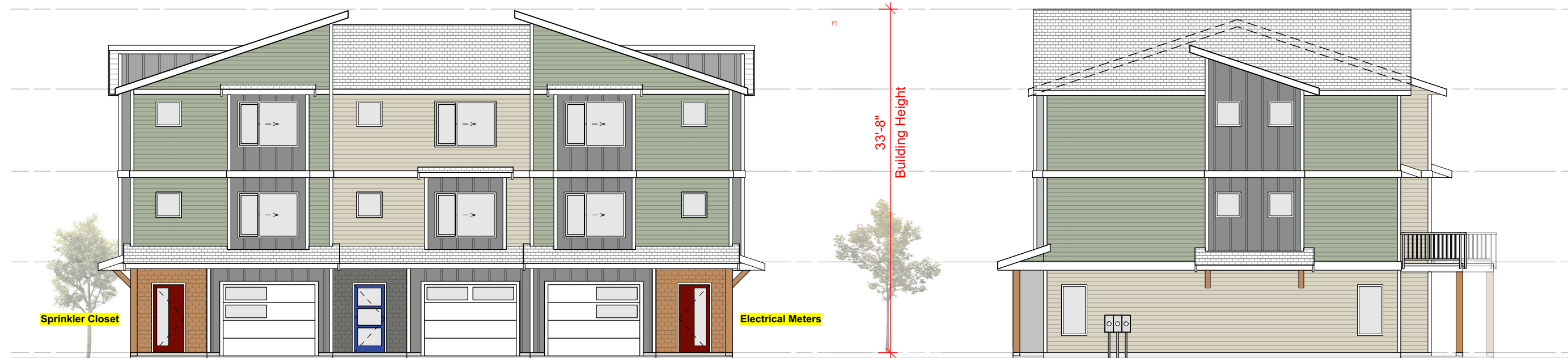


**C1**  
1. BOTH side bumpouts @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.  
3. This Building Type C only occurs once at Block 1.

**C2**  
1. LEFT side bumpout @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.

**C3**  
1. RIGHT side bumpout @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.

**C4**  
1. NO side bumpouts either side @ L2 & L3.  
2. See Site Plan for applicable Front Roof Type 1 or 2.



6 **Right Elevation - C1**  
3/32" = 1'-0"

**Spatial Separation - Right (no bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 1.2 m<sup>2</sup> (1%)  
Unprotected Openings (Allowed) = ≤ 8%  
Limiting Distance = ≥ 1.7 m



8 **Left Elevation - C1**  
3/32" = 1'-0"

**Note:**  
1. Side bumpout adds 16 ft<sup>2</sup> per floor.

**Spatial Separation - Left (with bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 4.1 m<sup>2</sup> (4%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10 m

**Material Schedules:**

**Material Schedule:**  
Scheme 1 - Sandalwood

Tag	Material	Description
M101	Board and Batten Hardi Panel	Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Sandalwood
M104	Lap Siding	Kaycan - Khaki
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 2 - Willow Green

Tag	Material	Description
M101	Board and Batten Hardi Panel	Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Willow Green
M104	Lap Siding	Kaycan - Wicker
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 3 - Prestige Beige

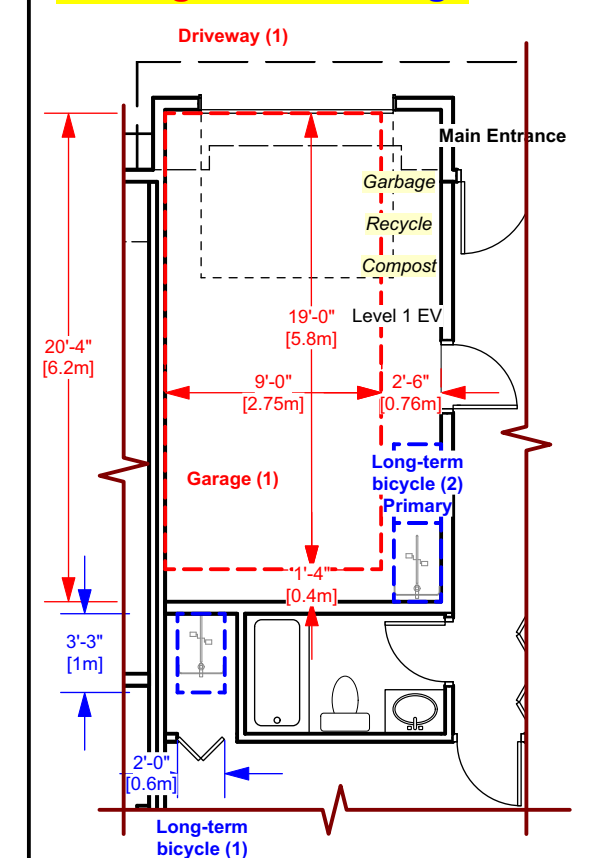
Tag	Material	Description
M101	Board and Batten Hardi Panel	Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Prestige Beige
M104	Lap Siding	Kaycan - Slate Grey
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 4 - Linen

Tag	Material	Description
M101	Board and Batten Hardi Panel	Night Gray
M102	Gutter & Fascia	Paint - White
M103	Lap Siding	Kaycan - Linen
M104	Lap Siding	Kaycan - Stonecrest
M105	Shake Siding	Kaycan - Castlemore
M106	Posts & Accent Trim	Kaycan - Spice
M107	Shake Siding	Kaycan - Spice

**Note:**  
1. See Site Plans for which Material Scheme applies to specific blocks.  
2. See Site Plans for which Roof Type applies to specific blocks.

**Parking & Bike Storage**



#	Date	Issue Notes
01	2021 05 11	DP Application
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#	Date	Revision Notes
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01	2022 10 04	Review Letter Response

**Hansen Road Development**  
Nanaimo

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2025-FEB-20  
Current Planning

Sheet Title:  
**Building Type C**  
Blocks 19, 23, 24, 26, 27  
Plans & Elevations & Data

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Job No.: 2014	Sheet No.: <b>X-7</b>
Scale: As Noted	Date: Jan 24, 2025
CAD File: Hansen Rd. Development - Plans 10.vwx	