



DRAWINGS LIST

ARCHITECTURAL

A-00	COVER PAGE / DRAWINGS LIST
A-01	CERTIFICAD SURVEY
A-02	OVERALL SITE PLAN / ROOF PLAN
A-03	GROUND FLOOR / SITE STATISTICS
A-03.1	GROUND FLOOR without building B
A-03.2	GROUND FLOOR during building B excavation
A-04	BUILDING A - PLANS
A-05	BUILDING B - PLANS
A-06	BUILDING B - UNDERGROUND PARKING PLANS
A-07	BUILDING A - ELEVATIONS
A-08	BUILDING B - ELEVATIONS
A-09	SITE SECTION
A-10	VIEWS STUDY

CIVIL

C01	PLAN, PROFILE AND GENERAL GRADING
C02	PLAN DOPHINE DRIVE

LANDSCAPE

L1	PLAN
L2	SAMPLE PLANTING PLANS
L3	LANDSCAPE DETAILS
L4	LANDSCAPE DETAILS
L5	LANDSCAPE SPECIFICATIONS

FAIRWINDS LANDING

3521 DOLPHIN DR, NANOOSE BAY, BC



collabor8

ARCHITECTURE + DESIGN INC.

PRINCIPALS

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COVER

Date:
Scale:
Project #:

JUNE 21st 2017

16018

A.00

REFERENCE PLAN OF LOT A, DISTRICT LOT 78, NANOOSE DISTRICT, PLAN 31768 AND DISTRICT LOTS 2085 TO 2089 INCLUSIVE, NANAIMO DISTRICT

PURSUANT TO SECTION 100(1) (b) OF THE LAND TITLE ACT, B.C.G.S. 92F.030 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

PLAN VIP 87121

Deposited in the Land Title Office at Victoria, B.C. this 11 day of September, 2009.

D. Bracegirdle REGISTRAR

FB 217911 STRAIT OF GEORGIA

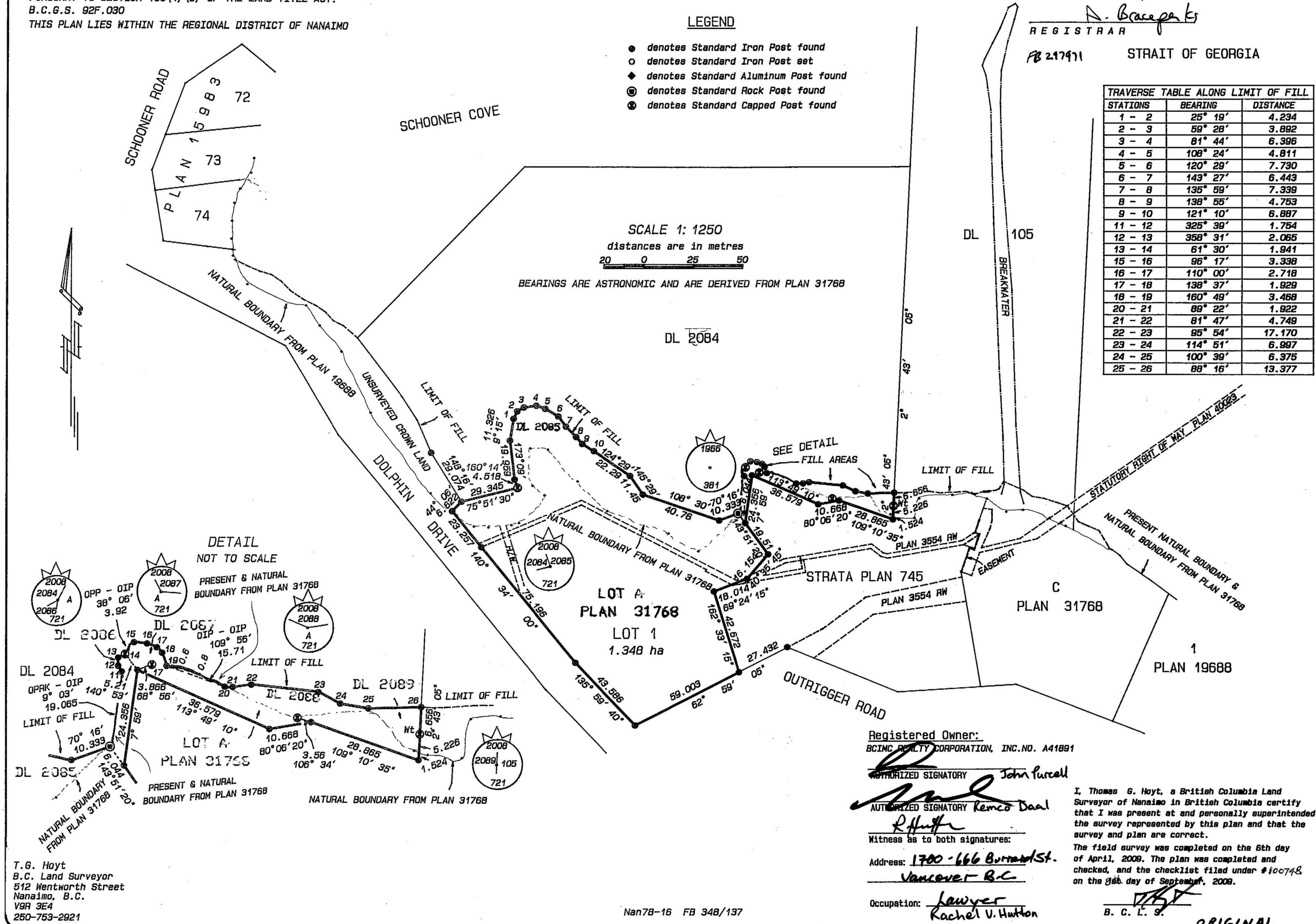
LEGEND

- denotes Standard Iron Post found
○ denotes Standard Iron Post set
◆ denotes Standard Aluminum Post found
⊙ denotes Standard Rock Post found
⊕ denotes Standard Capped Post found

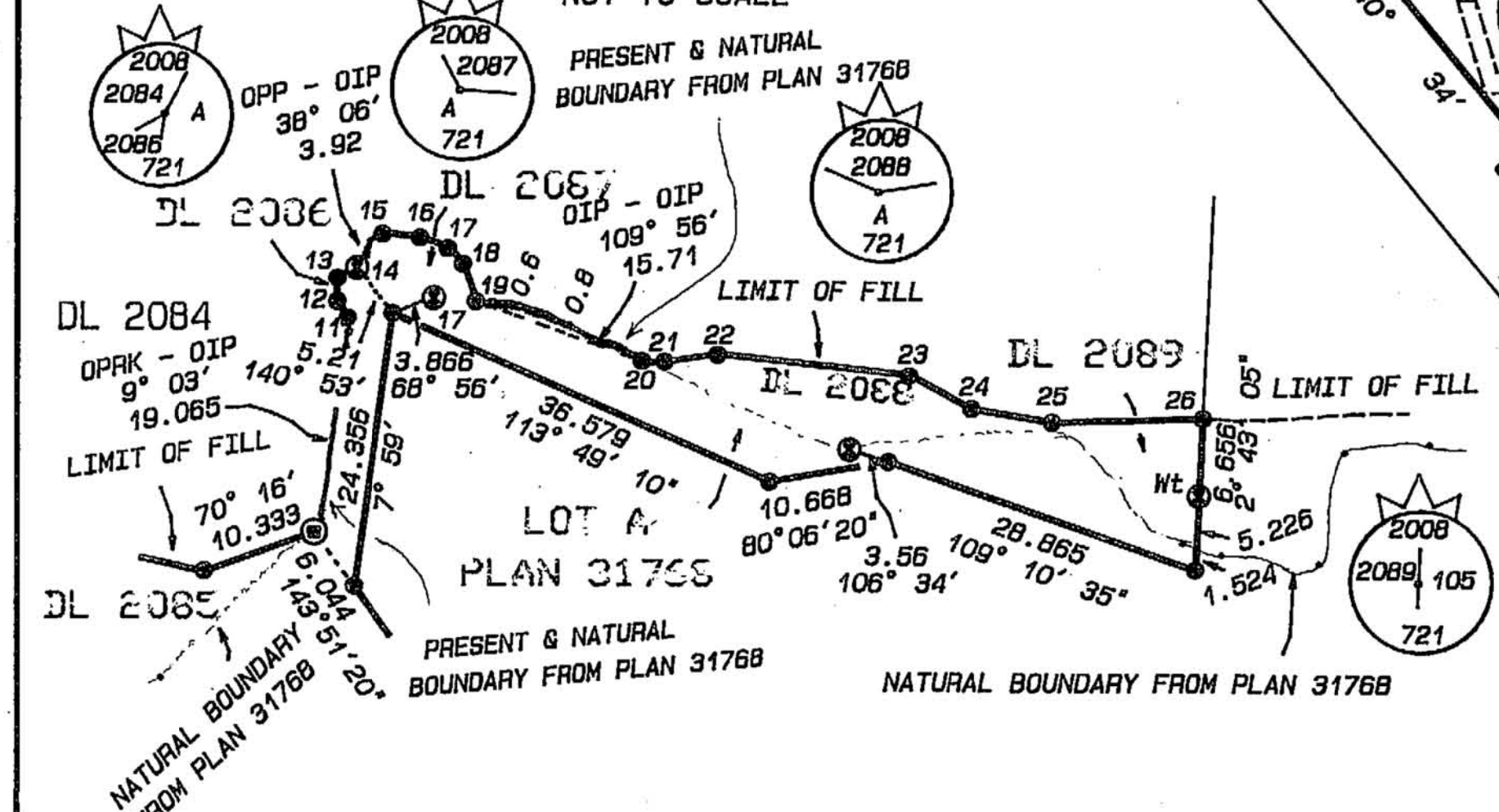
SCALE 1: 1250 distances are in metres

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 31768

Table with 3 columns: STATIONS, BEARING, DISTANCE. Contains 26 rows of traverse data along the limit of fill.



DETAIL NOT TO SCALE



T.G. Hoyt B.C. Land Surveyor 512 Wentworth Street Nanaimo, B.C. V9R 3E4 250-753-2921

Registered Owner: BCIMC REALTY CORPORATION, INC. NO. A41891
AUTHORIZED SIGNATORY John Purcell
AUTHORIZED SIGNATORY Remco Daal
Witness ss to both signatures:
Address: 1700-666 Burrard St. Vancouver B.C.
Occupation: Lawyer Rachel V. Hutton

I, Thomas G. Hoyt, a British Columbia Land Surveyor of Nanaimo in British Columbia certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct.
The field survey was completed on the 6th day of April, 2009. The plan was completed and checked, and the checklist filed under #100748 on the 9th day of September, 2009.

ORIGINAL

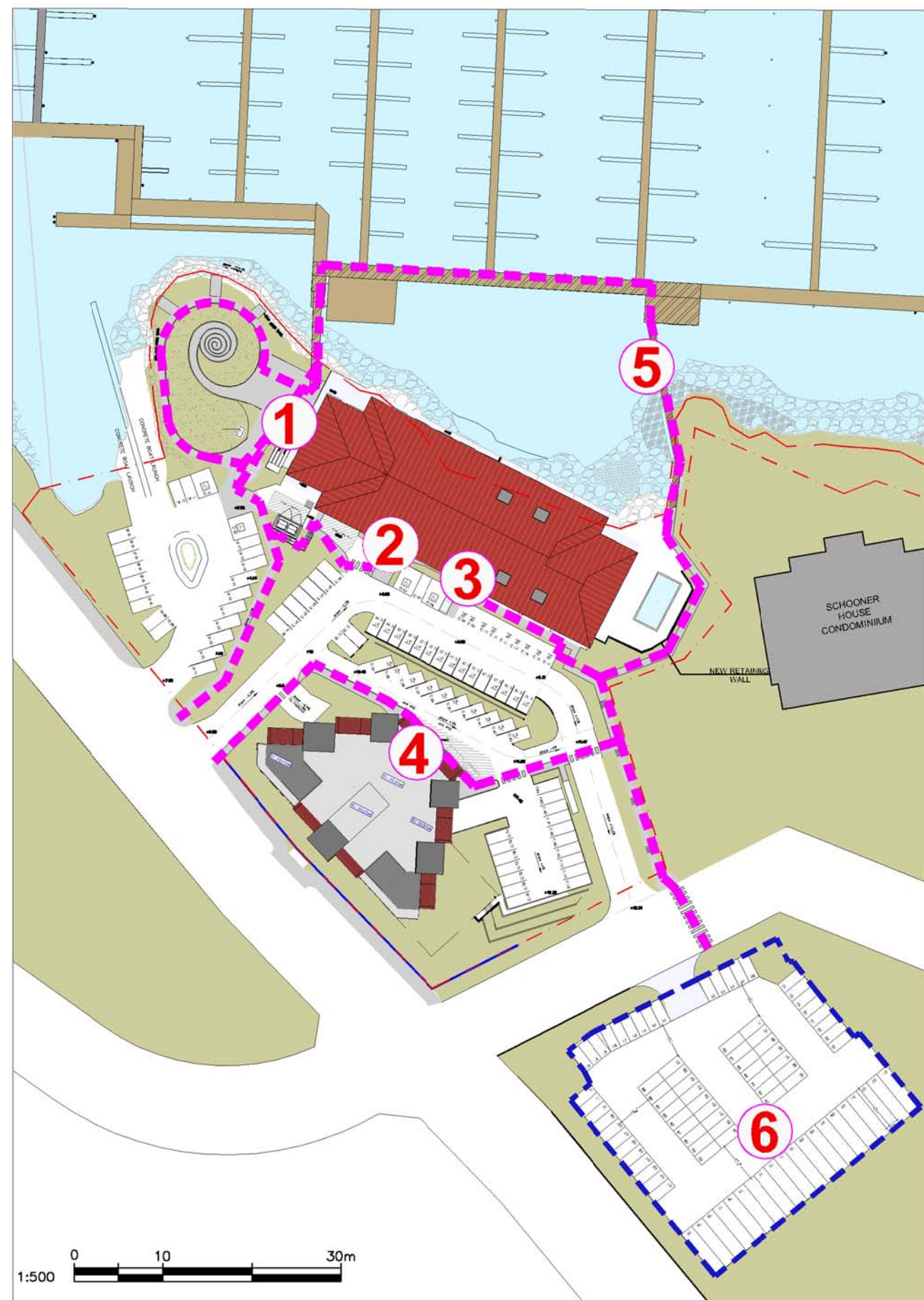
FAIRWINDS LANDING

3521 DOLPHIN DR, NANOOSE BAY, BC





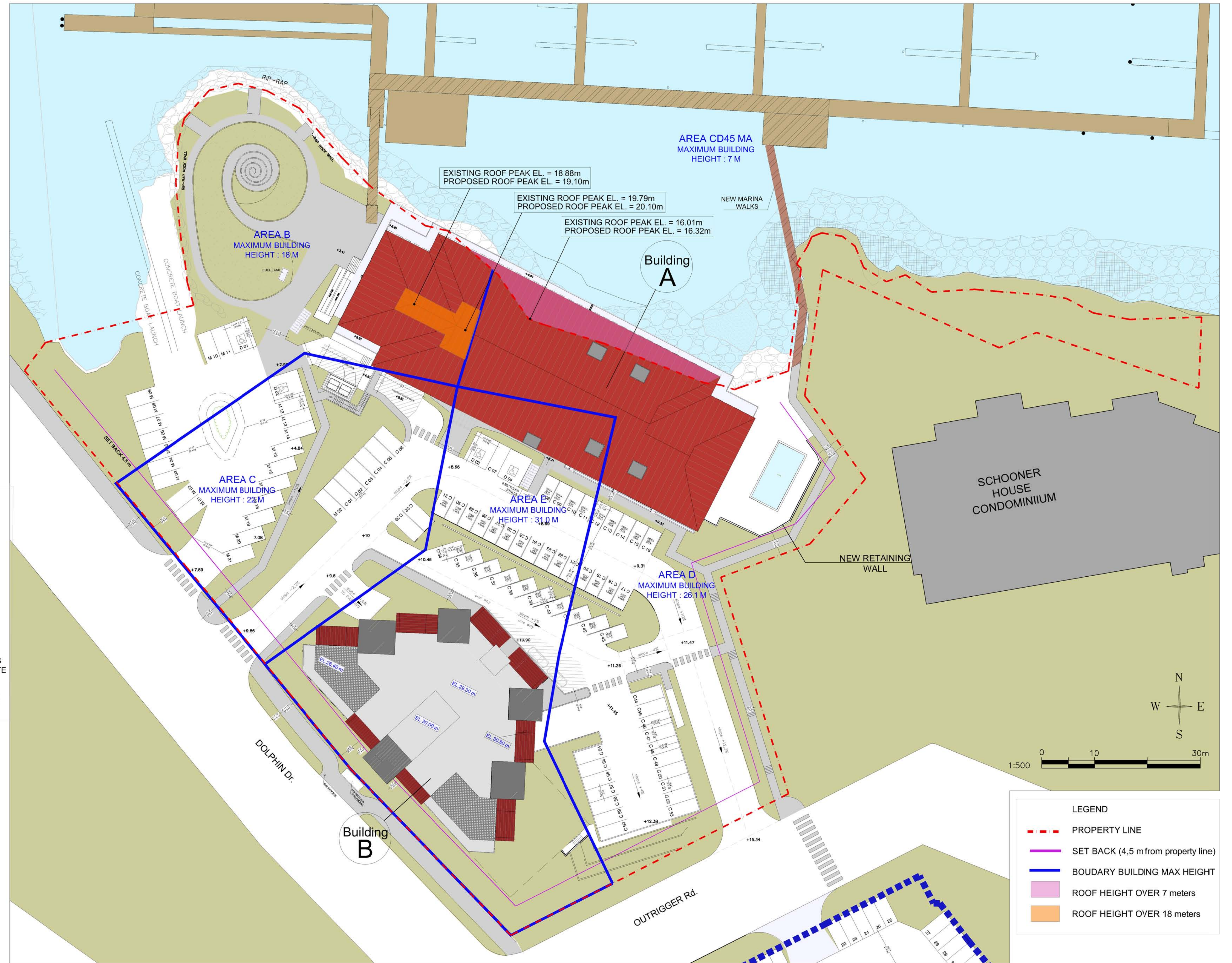
SITE LOCATION



NEW PEDESTRIAN WALK

LEGEND

- NEW PEDESTRIAN WALK
 - 1 - GROCERY SHOP COFFEE SHOP ENTRANCE
 - 2 - PUB/RESTAURANT ENTRANCE
 - 3 - RESIDENTIAL ENTRANCE
 - 4 - NEW CONDOMINIUM ENTRANCE
 - 5 - NEW PEDESTRIAN WALK ON MARINA GANGWAY
 - 6 - n.86 STALLS
 - n.66 MARINA'S PARKING STALLS LOCATED OUTSIDE THE SITE
 - n.20 BOATTRAILER STALLS
- All parking to comply with Section 3.4.145 (5) and Schedule 3B of Bylaw 500



ROOF PLAN

- LEGEND
- PROPERTY LINE
 - SET BACK (4.5 m from property line)
 - BOUNDARY BUILDING MAX HEIGHT
 - ROOF HEIGHT OVER 7 meters
 - ROOF HEIGHT OVER 18 meters

FAIRWINDS LANDING

3521 DOLPHIN DR, NANOOSE BAY, BC



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SITE PLAN, ROOF PLAN

Date:
 Scale:
 Project #:

JUNE 21st 2017
 AS NOTED
 16018

A.02

STATISTICS			
Parcel Identifier:	028-022-998		
Legal Description:	LOT 1 DISTRICT LOT 78 NANOOSE DISTRICT AND DISTRICT LOTS 2085, 2086, 2087, 2088 AND 2089 NANAIMO DISTRICT PLAN W/87121		
PROPERTY AREA:			13,395 m ²
IMPERMEABLE SURFACE AREA:			8,656 m ²
PARCEL COVERAGE:	PARCEL COVERAGE / IMP. SURFACE AREA	65 % < 80% ALLOWED	
PARCEL COVERAGE:	Building A - EXISTING BUILDING		2,319 m ²
	Building B - NEW BUILDING		1,273 m ²
	TOTAL PARCEL COVERAGE AREA		3,592 m ²
PARCEL COVERAGE / PROPERTY AREA		27 % < 70% ALLOWED	
TOTAL DEVELOPMENT AREA:			
	Building A - Commercial		1,830 m ²
	Building A - Residential		1,982 m ²
	Building A TOTAL		3,811 m ²
	Building B - Commercial		94.38 m ²
	Building B - Residential		5,680 m ²
	Building B TOTAL		5,774 m ²
	TOTAL DEVELOPED AREA		9,585 m ²
COMMERCIAL AREA/TOTAL DEVELOPED AREA		20 % MINIMUM 20% ALLOWED	

CD45 - MU SUB-ZONE

A - EXISTING BUILDING

EXISTING BUILDING PROPOSED COMMERCIAL PERMITTED PRINCIPAL USES:

a. LEVEL ONE: 951.83 m² gross area	951.83 m²
1 Commercial	531.07 m ²
2 Sale centre	118.48 m ²
3 Marina storage	27.25 m ²
4 Marina office	66.96 m ²
5 Washrooms, showers and lockers rooms	100.58 m ²
6 Storage, service area, stairs, elevator & corridors	107.49 m ²

b. LEVEL TWO: 877.88 m² gross area	877.88 m²
1 Pub & restaurant	424.31 m ²
2 Kitchen	160.69 m ²
3 Grocery stores	102.48 m ²
4 Liquor store	79.98 m ²
5 Lobby, corridors, stairs and elevator	110.42 m ²

TOTAL COMMERCIAL AREA 1,829.71 m²

EXISTING BUILDING PROPOSED RESIDENTIAL USE:

c. LEVEL ONE: 880.18 m² gross area	880.18 m²
1 Residential - 4 units	471.91 m ²
2 Residential common Amenity room	99.38 m ²
3 Residential common bike storage	44.07 m ²
4 Residential storage locker room	63.77 m ²
5 Residential lobby, corridors, stairs, elevator, Pool equipment, electrical rooms & mechanical rooms	201.05 m ²

d. LEVEL TWO: 822.34 m² gross area (excluding possible lofts)	822.34 m²
1 Residential - 7 units	645.45 m ²
2 Residential meeting room	21.23 m ²
3 Residential lobby, corridors, stairs, elevator, electrical room	155.66 m ²

e. LOFTS LEVEL: 279.06 m² gross area	279.06 m²
1 Residential - 5 units	279.06 m ²

TOTAL RESORT CONDOMINIUM AREA 1,981.58 m²

ALLOWABLE GROSS COMMERCIAL AREA 2,325.00 m²

PROPOSED GROSS COMMERCIAL AREA 1,829.71 m²

B - NEW BUILDING

a. GROUND FLOOR: 551.29 m² gross area	551.29 m²
1 Residential - 1 units	131.64 m ²
2 Lobby	163.34 m ²
3 Elect. room	25.46 m ²
4 Mech. room	26.60 m ²
5 Bicycles room	65.59 m ²
6 Corridors, stairs, & elevators	62.63 m ²
7 Amenity room	53.16 m ²
8 Garbage room	22.87 m ²
9 Retail	94.38 m ²

b. 1ST FLOOR: 1067.72 m² gross area	1,067.72 m²
1 Residential - 8 units	968.22 m ²
2 Corridors, stairs, & elevators	99.50 m ²

c. 2ND FLOOR: 1067.72 m² gross area	1,067.72 m²
1 Residential - 8 units	968.22 m ²
2 Corridors, stairs, & elevators	99.50 m ²

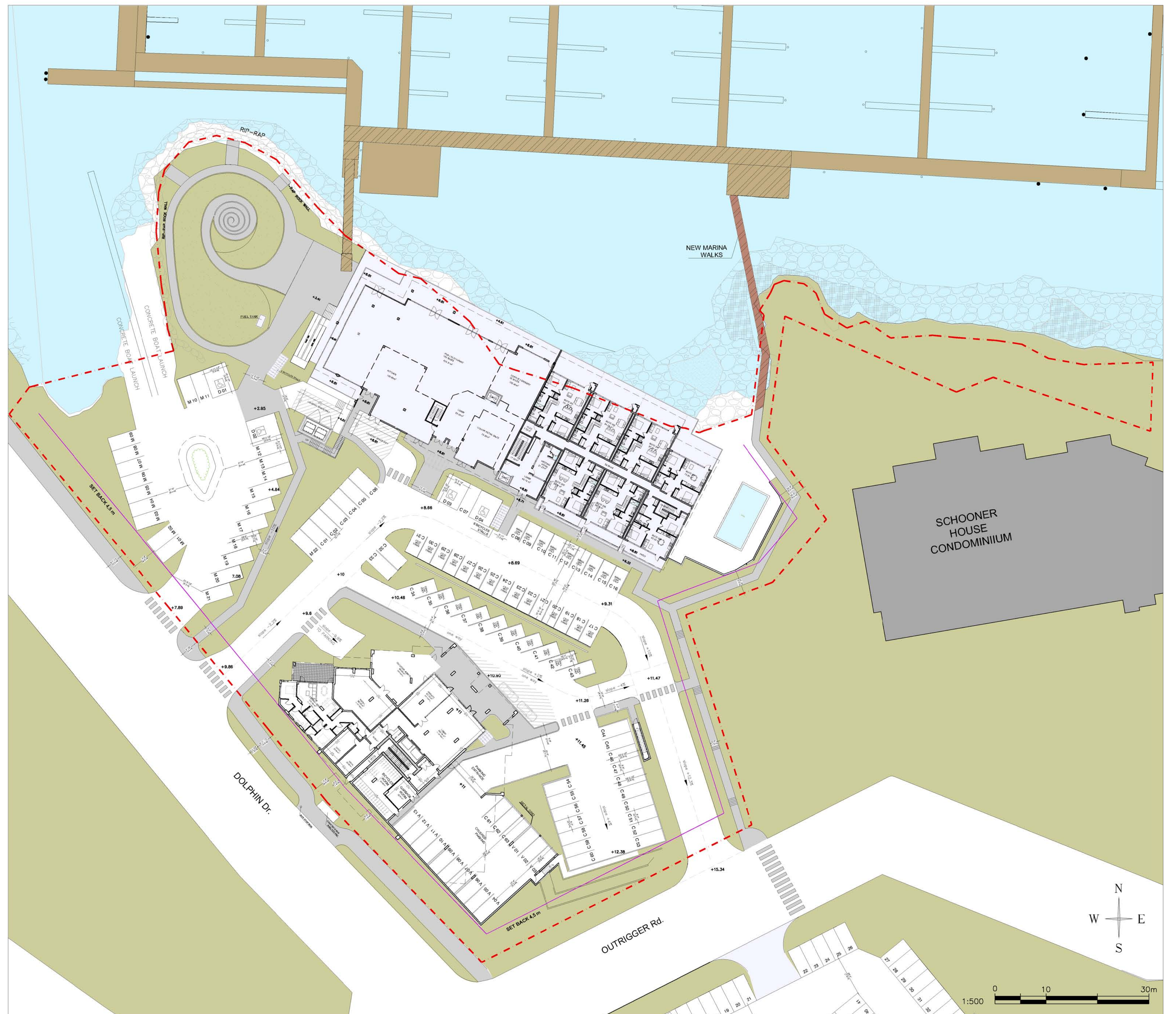
d. 3RD FLOOR: 1067.72 m² gross area	1,067.72 m²
1 Residential - 8 units	968.22 m ²
2 Corridors, stairs, & elevators	99.50 m ²

e. 4TH FLOOR: 1067.72 m² gross area	1,067.72 m²
1 Residential - 8 units	968.22 m ²
2 Corridors, stairs, & elevators	99.50 m ²

f. 5TH FLOOR: 830.89 m² gross area	857.35 m²
1 Residential - 6 units	764.08 m ²
2 Corridors, stairs, & elevators	93.27 m ²

TOTAL RESIDENTIAL AREA 5,679.52 m²

TOTAL RETAIL AREA 94.38 m²



GROUND FLOOR PLAN

MAXIMUM DENSITY = 50 Dwelling units	
Existing building proposed Residential use	11 units
Proposed new building multiple dwelling - residential use	39 units
Total proposed units in CD45-MU	50 units

Policy d. - A maximum of 50 Village Mixed use - residential units within the Schooner Cove Neighbourhood Plan area shall be permitted.
 Policy h. - A portion of the condominium units within the Village Mixed-Use designation may be operated for tourist commercial/short term accommodation purposes.

HEIGHT:	BLDG HEIGHT
Building A AREA B permitted 18 m Geodetic	from 19.10 m to 20.10 m
AREA C permitted 22 m Geodetic	
AREA D permitted 26.1 m Geodetic	
AREA E permitted 31 m Geodetic	
Building B AREA E permitted 31 m Geodetic or 5 Storeys whichever is less.	31 m

Due to the sloping lot a portion of the new building will exceed the 5 storey height above grade.
 From the Schooner Cove Neighbourhood Plan: "A maximum of five storey total building height may be permitted in accordance with DPA guidelines. On sloping lots, and where underground parking is incorporated, a maximum of two additional storeys may be considered for partially exposed parkades".

OFF-STREET PARKING REQUIRED FOR EXISTING BUILDING USES AND NEW BUILDING USE

		REQUIRED	PROVIDED	
C Commercial (200 seats)	74 plus 1 per 3 seats exceeding 100 = 100/3=34	74 + 34 =	108	108 stalls
R Residential	11 - Two bedroom units at 1.5 stalls per unit	11 x 1.5 =	17	17 stalls
R New building residential	31 - Two bedroom units at 1.5 stalls per unit	31 x 1.5 =	47	47 stalls
	8 - One bedroom units at 1.25 stalls per unit	8 x 1.25 =	10	10 stalls
V Visitors	1 per 4 dwelling units	50 / 4 =	13	13 stalls
M Marina	350 total marina slips less 79 seasonal = 350/4 = 87.5 stalls x 25%	=	22	22 stalls
TOTAL REGULAR STALLS			217	217 stalls
D Disability spaces	1 for the first 20 stalls : 217 - 20 = 197 1 every additional 50 stalls : 197/50 = 4	=	5	5 stalls
TOTAL			222	222 stalls

All parking to comply with Section 3.4.145 (5) and Schedule 3B of Bylaw 500

BICYCLE PARKING:	required		provided	
	secure	outdoor	secure	outdoor
- Commercial use: 1,924 m ² / 475 = 4	-	4	5	4
- Residential : 11/2 = 5.5 = 6	6	4	14	4
- New Multiple Dwelling units: 39/2 = 19.5 = 20	20	4	28	4
- Marina Use: 8 stalls	-	8	-	8

SETBACKS:
 Dolphin Drive: 4.5m
 Outrigger Road: 4.5 m
 Lot B : exceeds 4.5m
 Sea for Electoral District E: 0.0 for up to 35% of length of boundary

FAIRWINDS LANDING
 3521 DOLPHIN DR, NANOOSE BAY, BC



GROUND LEVEL PLAN STATISTICS

Date:	JUNE 21st 2017
Scale:	AS NOTED
Project #:	16018

A.03

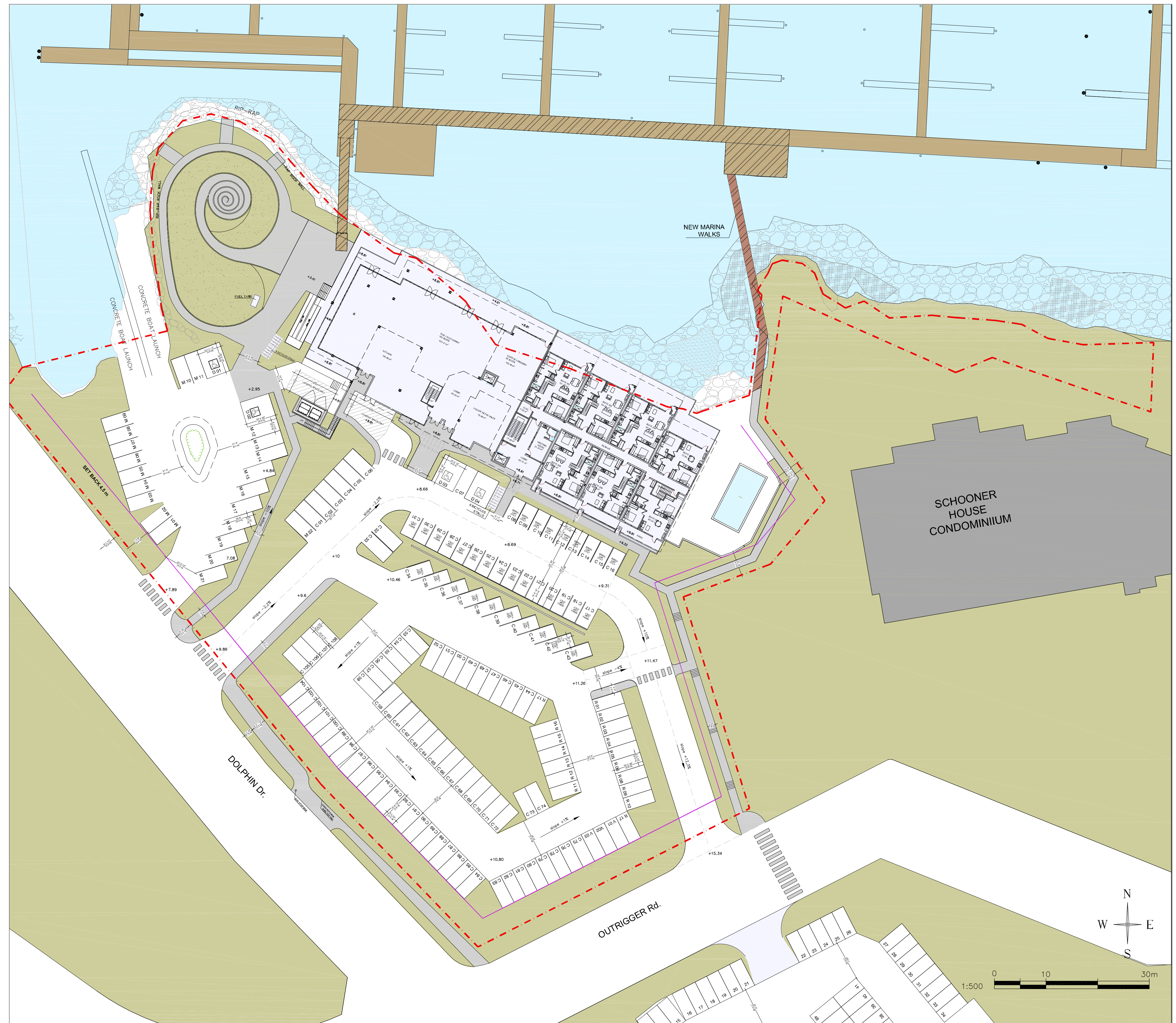


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OFF-STREET PARKING REQUIRED FOR EXISTING BUILDING USES						
				REQUIRED	PROVIDED	
C	Commercial					
	74 plus 1 per 3 seats exceeding 100 = 100/3= 34	74 + 34	=	108	108	stalls
R	Residential					
	11 - Two bedroom units at 1.5 stalls per unit	11 x 1.5	=	17	17	stalls
V	Visitors					
	1 per 4 dwelling units	11 / 4	=	3	3	stalls
M	Marina					
	350 total marina slips less 79 seasonal	350/4 = 87.5 stalls x 25%	=	22	22	stalls
TOTAL REGULAR STALLS				150	150	stalls
D	Disability spaces					
	1 for the first 20 stalls : 150 - 20 = 130 1 every additional 50 stalls : 130/50= 3		=	4	4	stalls
TOTAL				154	154	stalls



LEGEND	
- - -	PROPERTY LINE
—	SET BACK (4.5 m from property line)

GROUND FLOOR PLAN

FAIRWINDS LANDING

3521 DOLPHIN DR, NANOOSE BAY, BC



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GROUND LEVEL PLAN
 WITHOUT BUILDING B

Date:
 Scale:
 Project #:

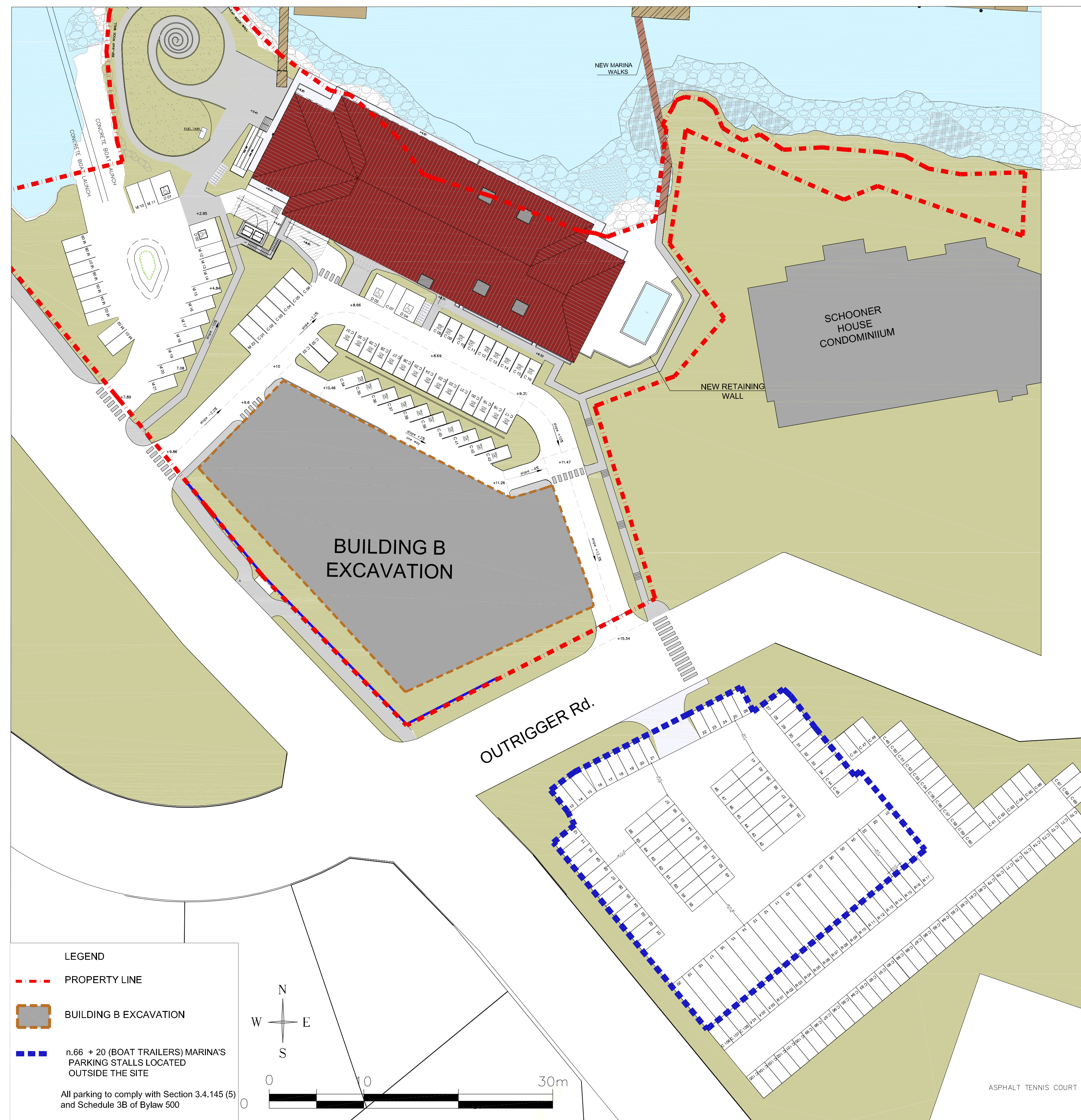
JUNE 21st 2017
 AS NOTED
 16018

A.03.1



SITE LOCATION

OFF-STREET PARKING REQUIRED FOR EXISTING BUILDING USES				REQUIRED	PROVIDED	
C	Commercial	74 plus 1 per 3 seats exceeding 100 = $100/3=34$	$74 + 34 = 108$	108	108	stalls
R	Residential	11 - Two bedroom units at 1.5 stalls per unit	$11 \times 1.5 = 17$	17	17	stalls
V	Visitors	1 per 4 dwelling units	$11/4 = 3$	3	3	stalls
M	Marina	350 total marina slips less 79 seasonal	$350/4 = 87.5$ stalls x 25%	22	22	stalls
TOTAL REGULAR STALLS				150	150	stalls
D	Disability spaces	1 for the first 20 stalls : $150 - 20 = 130$ 1 every additional 50 stalls : $130/50 = 3$	4	4	4	stalls
TOTAL				154	154	stalls



SITE PLAN

FAIRWINDS LANDING

3521 DOLPHIN DR, NANOOSE BAY, BC



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GROUND LEVEL PLAN
 DURING BUILDING B EXCAVATION

Date:
 Scale:
 Project #:

JUNE 21st 2017
 AS NOTED
 16018

A.03.2