



1 Conceptual Rendering: Street View South-West Corner
A602



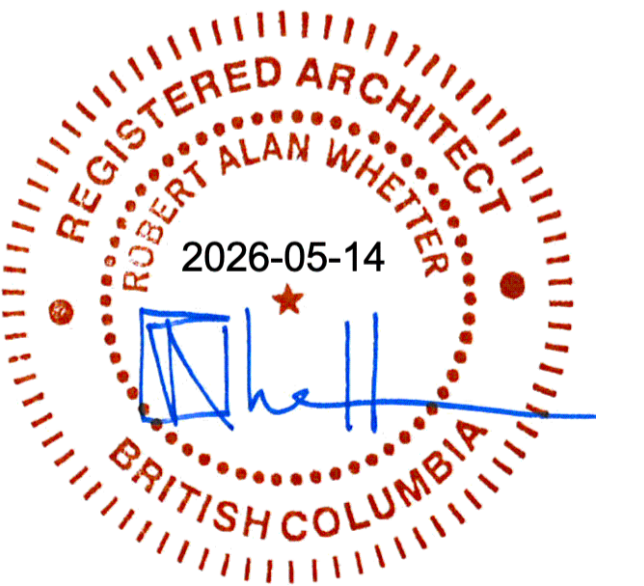
2 Conceptual Rendering: Birdseye View
A602




3 Conceptual Rendering: Street View North-West Corner
A602



4 Conceptual Rendering: Street View Sout-East Corner
A602



 <p>dHkarchitects</p> <p>VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367</p> <p>NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1-250-585-5810</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued for DP</td> <td>14 MAY 2026</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date	1	Issued for DP	14 MAY 2026													<p>HIGHSTREET</p> <p>HIGHSTREET VENTURES INC. 500 - 1626 DICKSON AVENUE KELOWNA, BC, V1Y 9X1 778.946.6250</p>	<p>Seal</p> <p>Drawn by eds Checked by raw</p>	<p>Drawing Title Conceptual Renderings</p> <p>PROJECT: Nova ADDRESS: Aspen and Hector Road, Comox BC</p>
		No.	Description	Date																		
1	Issued for DP	14 MAY 2026																				
<p>Drawing No. A602</p> <p>Scale NTS</p>																						



Location Plan
A0.01
m/s

LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: 5 FOUR-STOREY RESIDENTIAL BUILDINGS, 26 TOWNHOUSES, CHILD CARE AND COMMERCIAL SPACES

USES: RESIDENTIAL UNITS, CHILD CARE AND COMMERCIAL SPACE

ZONE:
EXISTING: C7.1 COMMERCIAL RESIDENTIAL
PROPOSED: C26 COMMERCIAL RESIDENTIAL

BUILDING AREA:

BLD NORTH	1,069.3 m2
BLD WEST	1,524.5 m2
BLD CENTER	1,199.7 m2
BLD EAST	1,199.7 m2
BLD SOUTH	1,069.3 m2
TOWNHOUSES	2,247.5 m2
COMMERCIAL	379.5 m2
TOTAL	8,689.5 m2

FLOOR AREA:

	BLD NORTH	BLD WEST	BLD CENTER	BLD EAST	BLD SOUTH	TOWNH	COMM
1st FLOOR	1,069.3 m2	1,524.5 m2	1,199.7 m2	1,199.7 m2	1,069.3 m2	2,247.5 m2	379.5 m2
2nd FLOOR	1,069.3 m2	1,524.5 m2	1,199.7 m2	1,199.7 m2	1,069.3 m2	1,614.3 m2	264.4 m2
3rd FLOOR	1,069.3 m2	1,524.5 m2	1,199.7 m2	1,199.7 m2	1,069.3 m2		
4th FLOOR	1,069.3 m2	1,524.5 m2	1,199.7 m2	1,199.7 m2	1,069.3 m2		
TOTAL	4,277.2 m2	6,068.0 m2	4,798.8 m2	4,798.8 m2	4,277.2 m2	3,861.8 m2	643.9 m2

TOTAL SITE 28,725.7 m2

NUMBER OF UNITS:

	BLD NORTH	BLD WEST	BLD CENTER	BLD EAST	BLD SOUTH	TOWNH	TOTAL
STUDIO	4	8	8	8	4		32 (10.5%)
1 BED	16	25	16	16	16		89 (29.1%)
1 BED ADAPT							
2 BED	28	39	32	32	28		159 (52.0%)
2 BED ADAPT							
3 BED						26	26 (8.5%)
TOTAL	48	72	56	56	48	26	306

TOTAL SITE 304

HEIGHT OF BUILDING:

PERMITTED: 16.0 m up to 4 storeys
12.0 m up to 3 storeys
16.8 m for 4 storeys

PROPOSED: 7.4 m for 2 storeys

SITE AREA:

TOTAL SITE	34,854.1 m2 (3.49 hectare)	LOT A	12,651.4 m2 (1.27 hectare)	LOT B	22,202.7 m2 (2.22 hectare)
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NUMBER OF UNITS: 306 (10% Adaptable)

	176	130
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DENSITY:

PERMITTED: 150 UNITS PER HECTARE
PROPOSED: 87 UNITS PER HECTARE

	139 UNITS PER HECTARE	59 UNITS PER HECTARE
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LOT COVERAGE:

PERMITTED: 40% MAX
PROPOSED: 25% (56% incl. imp. surf.)

	30% (70% incl. imp. surf.)	21% (53% incl. imp. surf.)
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PARKING:

REQUIRED:

RESIDENTIAL	306 times 1	306	176 times 1	176	130 times 1	130
VISITOR	25% of 306	77	25% of 176	44	25% of 130	33
CHILD CARE	379.5/100 times 2	8	379.5/100 times 2	8		
COMMERCIAL	264.4/100 times 2.5	5	262.4/100 times 2.5	5		
TOTAL		396		233		163

PROPOSED UNDERGROUND:

BLD NORTH	32		
BLD WEST	50		
BLD CENTER	36		
BLD EAST	36		
BLD SOUTH	32		
TOTAL UNDERGROUND	186 (41.4%)	118 (49%)	68 (33%)

SURFACE PARKING TOWNHOUSES

	194	123	71
	32		32
TOTAL SITE	412	241	171

BARRIER-FREE PARKING:

REQUIRED: 1 plus 1% of 396 5

PROPOSED: 5

REGISTERED OWNER

Highstreet Ventures
602-1708 Dolphin Avenue
Kelowna, BC
V1Y 9S4

Mr. Eric Delorme
email: edelorme@gohighstreet.ca

ARCHITECT
dHKarchitects
977 Fort Street
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V8V 3K3

Mr. Rob Whetter Architect AIBC
tel: 250-658-3367
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Al-Terra
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Calgary, AB
T2H 3A8

Mr. Gerald Dion
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email: gdion@al-terra.com

CIVIL ENGINEER
Islander Engineering
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Victoria, BC
V8T 5L9

Mr. Josh Bartley
tel: 250-812-0042
email: jbartley@islanderengineering.com

LIST OF DRAWINGS

- A0.01 Project Data
- A1.01 Site Plan - Layout Plan
- A1.02 Site Plan - Setbacks
- A1.03 Site Plan - Parking Plan
- A1.04 Site Plan - Overview Buildings
- A2.10 Parkade Plan - North Building
- A2.11 Main Floor Plan - North Building
- A2.12 2nd, 3rd and 4th Floor Plan - North Building
- A2.15 Roof Plan - North Building
- A2.20 Parkade Plan - West Building
- A2.21 Main Floor Plan - West Building
- A2.22 2nd, 3rd and 4th Floor Plan - West Building
- A2.25 Roof Plan - West Building
- A2.30 Parkade Plan - Center and East Building
- A2.31 Main Floor Plan - Center and East Building
- A2.32 2nd, 3rd and 4th Floor Plan - Center and East Building
- A2.35 Roof Plan - Center and East Building
- A2.50 Parkade Plan - South Building
- A2.51 Main Floor Plan - South Building
- A2.52 2nd, 3rd and 4th Floor Plan - South Building
- A2.55 Roof Plan - South Building
- A3.11 North and East Elevations - North Building
- A3.12 South and West Elevations - North Building
- A3.21 East and South Elevations - West Building
- A3.22 West and North Elevations - West Building
- A3.31 East and South Elevations - Center Building
- A3.32 West and North Elevations - Center Building
- A3.41 East and South Elevations - East Building
- A3.42 West and North Elevations - East Building
- A3.51 North and East Elevations - South Building
- A3.52 South and West Elevations - South Building
- A3.61 Plans, Elevations and Section Townhouses
- A4.01 Typical Building Sections
- A6.01 Shadow Studies
- A6.02 Conceptual Renderings

Landscape

- L0.00 Landscape Development Plan
- L0.10 Tree Protection Plan
- L1.00 Northwest Landscape Plan
- L1.10 Northeast Landscape Plan
- L1.20 Southeast Landscape Plan
- L1.30 Southwest Landscape Plan
- L2.00 Irrigation Plan
- L4.00 Site Furnishing Details
- L4.01 Site Furnishing Details
- L4.02 Fencing Details
- L4.03 Fencing Details
- L4.04 Paving And Surfacing Details
- L4.05 Pergola Details
- L5.00 Planting Details

Civil

- C01 Site Plan
- C02 Servicing Plan
- C03 Grading Plan
- C04 Sections
- C05 Fire Truck Turning Template

No.	Description	Date
1	Issued for DP	14 MAY 2026
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HIGHSTREET

HIGHSTREET VENTURES INC.
500 - 1628 DICKSON AVENUE
KELOWNA, BC V1Y 9X1
778.946.6250

Seal	Drawing Title	Project Data
	PROJECT: Nova	
	ADDRESS: Aspen and Hector Road, Comox BC	
Drawn by gar	Drawing No.	A0.01
Checked by raw	Scale	

dHK architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810



1 Summer Solstice
A601

JUNE 21 @ 10AM



JUNE 21 @ 12PM



JUNE 21 @ 2PM



2 Autumnal Equinox
A601

SEPTEMBER 21 @ 10AM



SEPTEMBER 21 @ 12PM



SEPTEMBER 21 @ 2PM



3 Winter Solstice
A601

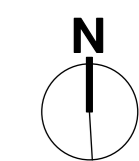
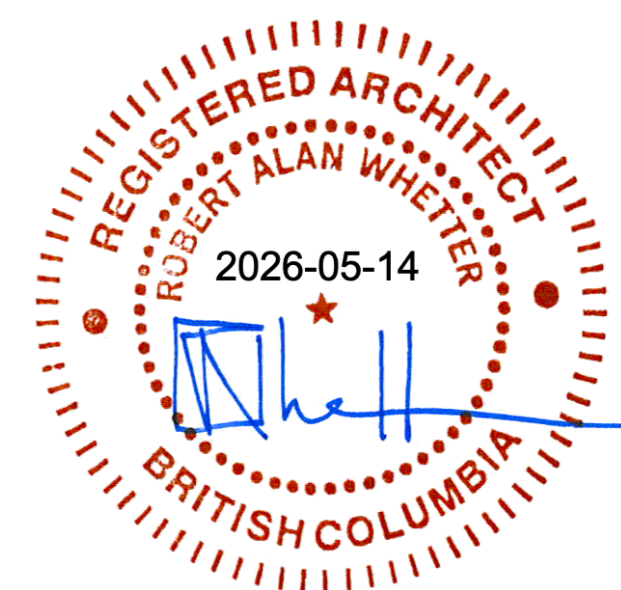
DECEMBER 21 @ 10AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 2PM



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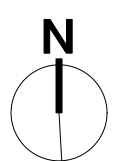
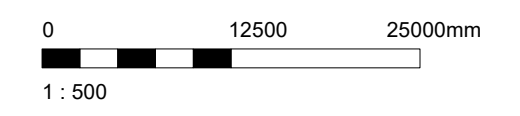
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Drawn by sjj
Checked by raw

Drawing Title **Shadow Studies**
PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC
Drawing No. **A601**
Scale NTS

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Nanaimo BC V9T 2K8
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commercial
264.4 sq. m
2,846 sq. ft
waiting for
response



dHka
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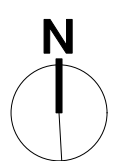
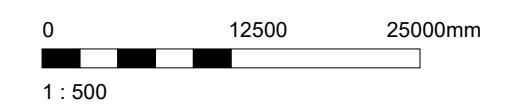
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Checked by raw

Drawing Title **Site Plan - Overview Buildings**

PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A1.04**
Scale 1 : 500



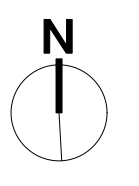
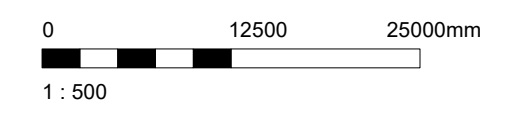
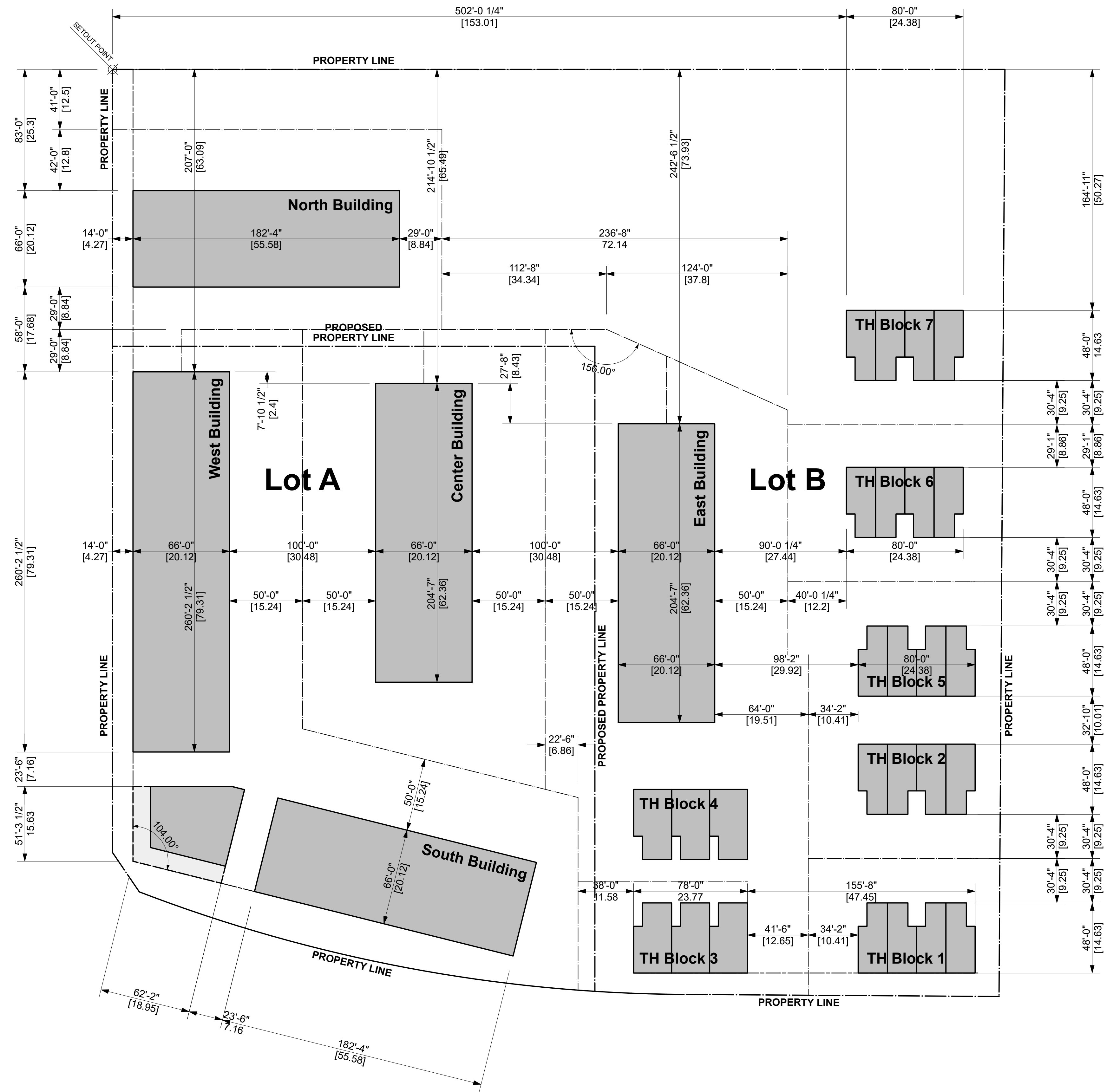

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 778.946.6250

Seal
 Drawn by gar
 Checked by raw

Drawing Title **Site Plan - Parking Plan**
 PROJECT: Nova
 ADDRESS: Aspen and Hector Road, Comox BC
 Drawing No. **A1.03**
 Scale 1 : 500



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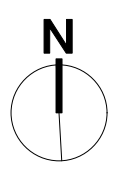
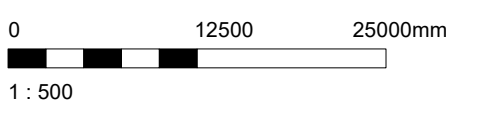
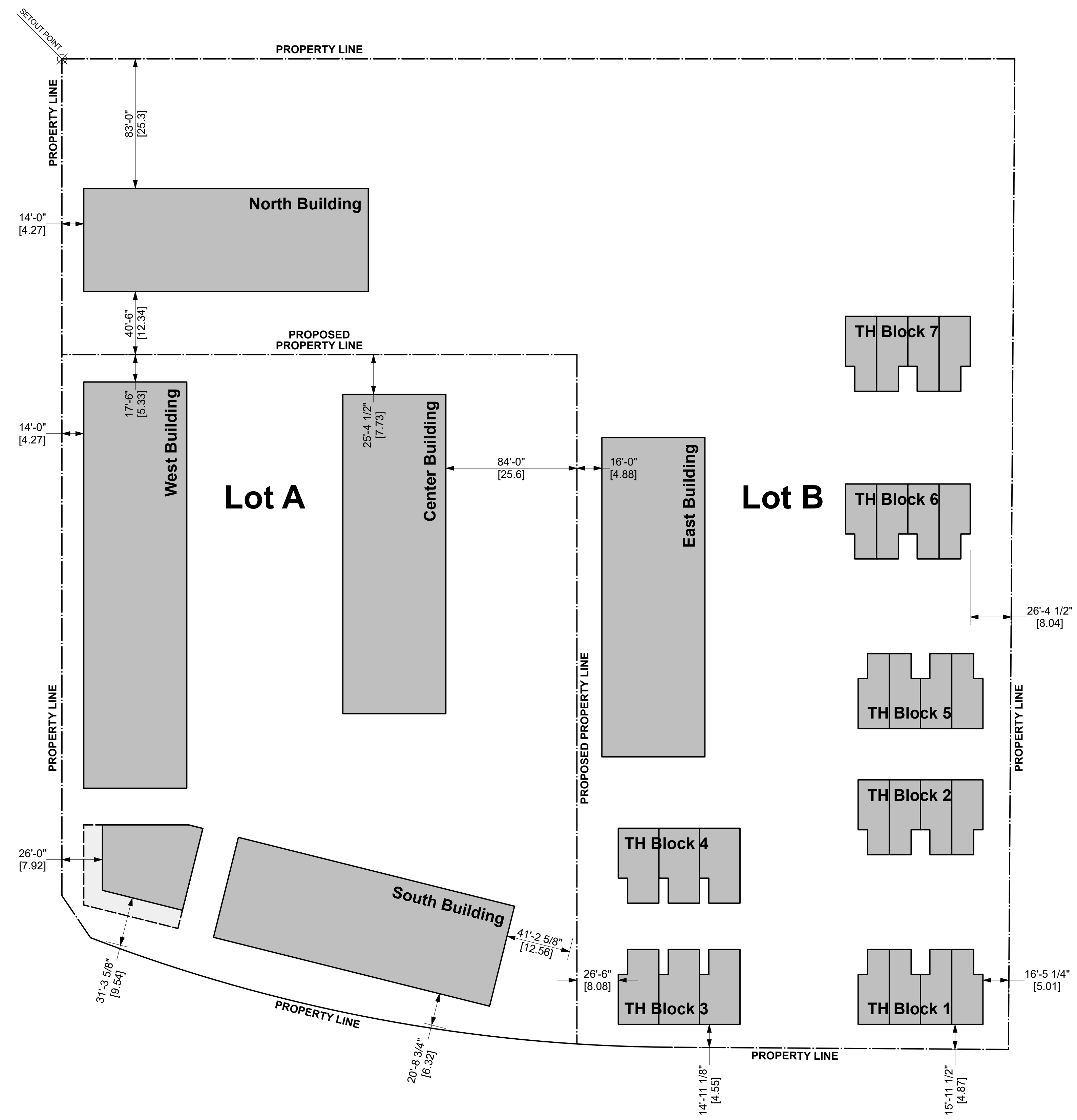
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Seal
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Drawing Title **Site Plan - Layout Plan**
PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC
Drawing No. **A1.01**
Scale 1 : 500



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Seal

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 Checked by raw

Drawing Title **Site Plan - Setbacks**

PROJECT: Nova
 ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A1.02**
 Scale 1 : 500



LIST OF DRAWINGS

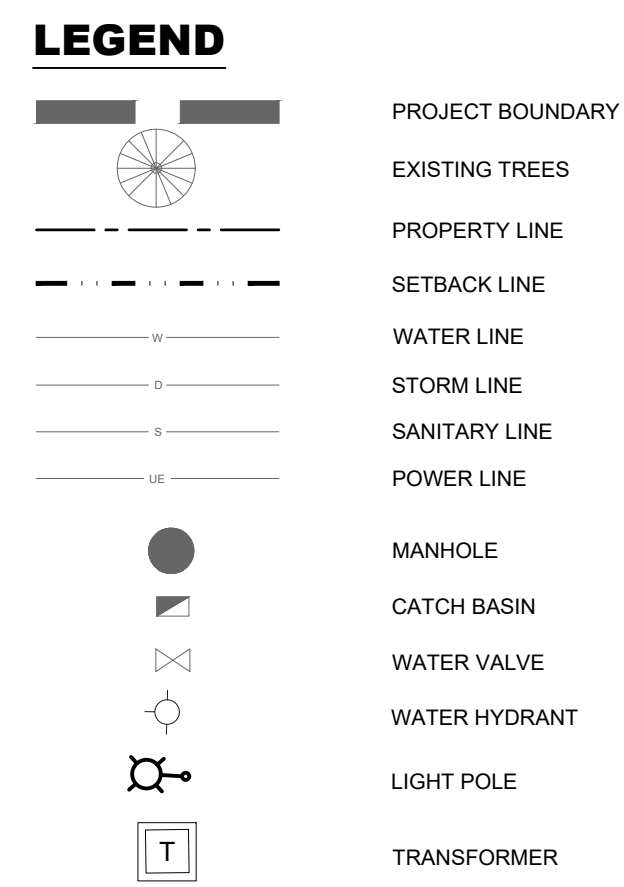
No.	DRAWING
L0.00	LANDSCAPE DEVELOPMENT PLAN
L0.10	TREE PROTECTION PLAN
L1.00	NORTHWEST LANDSCAPE PLAN
L1.10	NORTHEAST LANDSCAPE PLAN
L1.20	SOUTHEAST LANDSCAPE PLAN
L1.30	SOUTHWEST LANDSCAPE PLAN
L2.00	IRRIGATION PLAN
L4.00	SITE FURNISHING DETAILS
L4.01	SITE FURNISHING DETAILS
L4.02	FENCING DETAILS
L4.03	FENCING DETAILS
L4.04	PAVING AND SURFACING DETAILS
L4.05	PERGOLA DETAILS
L5.00	PLANTING DETAILS

UTILITY SETBACK

IN ACCORDANCE WITH TOWN OF COMOX SUBDIVISION AND SERVICING BYLAW NO. 2048, SCHEDULE 5 LANDSCAPE STANDARDS, TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, FROM ABOVE AND BELOW GRADE UTILITIES OR HARDSCAPE AS FOLLOWS:

UTILITY	DISTANCE
DISTANCE FROM LIGHT STANDARDS/POWER HARDWARE	5.0m
DISTANCE STEEL/WOODEN POLES, POSTS, & BOLLARDS	3.0m
DISTANCE FROM FIRE HYDRANTS	3.0m
DISTANCE FROM CATCH BASINS	3.0m
DISTANCE FROM MANHOLES, VALVE BOXES, SERVICE BOXES	3.0m
DISTANCE FROM WATER, DRAINAGE, & SEWER SERVICES	2.0m
DISTANCE FROM DRIVEWAYS	2.0m
DISTANCE FROM INTERSECTION SIGHT LINES	8.0m*

*ENSURE TREES DO NOT CREATE SIGHTLINE OBSTRUCTIONS FOR VEHICLES APPROACHING TRANSIT ZONES



LANDSCAPE NOTES

- GENERAL:**
 - ALL WORK TO CONFORM WITH CANADIAN LANDSCAPE STANDARDS (CNLA) CURRENT EDITION.
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL GRADING UTILITY INFORMATION.
 - CONTRACTOR IS TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO MOBILIZING FOR CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT FOR CLARIFICATION.
 - LIMITS OF THE WORK ARE TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON SITE. THE CONTRACTOR IS TO CONTACT THE CONSULTANT FOR CLARIFICATION IF REQUIRED.
 - THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR FURTHER DIRECTION.
 - LAYOUT IS TO BE APPROVED BY THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION.
 - ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.
 - ANY AMBIGUITY IN THIS DRAWING OR ACCOMPANYING DETAILS IS TO BE REPORTED TO THE CONSULTANT FOR CLARIFICATION. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
- PERMITS AND STANDARDS:**
 - THE CONTRACTOR IS TO COORDINATE WITH THE CONSULTANT TO ENSURE ALL MILESTONE INSPECTIONS ARE CONDUCTED AS PRESCRIBED IN CDGSS.
 - ALL ANCILLARY WORK NORMALLY ASSOCIATED WITH THIS TYPE OF CONSTRUCTION SHALL BE DEEMED TO BE PART OF THE CONTRACT.
- SITE WORK:**
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TREE PROTECTION (SHOW FENCE OR HOARDING) FOR ALL TREES WITHIN (5) FIVE METERS OF PROJECT SITE OR ADJACENT TO CONSTRUCTION AREAS. REFER TO DRAWING L0.10 FOR TREE PROTECTION AND REMOVAL PLAN.
 - CONTRACTOR TO SECURE PERMITS FOR TREE CUTTING AND REMOVALS AS REQUIRED BY THE TOWN OF COMOX.
 - CONTRACTOR TO SECURE PERMITS AS REQUIRED BY THE TOWN OF COMOX FOR ANY HOARDING OR CONSTRUCTION TAKING PLACE ON ROAD RIGHT OF WAY.
 - ALL EXPENSES OCCURRED FOR PERMITTING ARE TO BE BORNE BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. ANY DISCREPANCIES IN QUANTITIES SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY FOR CLARIFICATION.
 - NO SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR QUANTITIES SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF THE CONSULTANT.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE HAULING OF ALL EXCESS MATERIALS OFF THE SITE TO A LOCATION DESIGNATED BY THE CONSULTANT OR THE OWNERS REPRESENTATIVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEANUP.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
- DELEGATED DESIGN:**
 - GENERAL**

THE DESIGN AND DETAILING OF 1.8m HEIGHT WOOD SCREEN FENCING AND CONCRETE FOUNDATIONS SUPPORTING BOTH EXTERIOR ARBOR GATEWAY STRUCTURES AND SITE FENCING SHALL BE DELEGATED TO A QUALIFIED PROFESSIONAL ENGINEER (PE) LICENSED IN THE PROJECT'S JURISDICTION. THE ENGINEER SHALL BE RESPONSIBLE FOR ENSURING ALL FOUNDATION ELEMENTS MEET STRUCTURAL AND GEOTECHNICAL PERFORMANCE REQUIREMENTS AS OUTLINED HEREIN.
 - DESIGN RESPONSIBILITIES**

THE DELEGATED ENGINEER SHALL PROVIDE SIGNED AND SEALED STRUCTURAL DESIGN DOCUMENTS AS FOLLOWS:

 - DRAWINGS AND CALCULATIONS, FOR THE COMPLETE CONCRETE FOUNDATION SYSTEM REQUIRED TO SUPPORT EXTERIOR ARBOR GATEWAY STRUCTURES AND FENCING SHOWN ON THE DRAWINGS.
 - DRAWINGS AND CALCULATIONS, FOR 1.8m HEIGHT WOOD SCREEN FENCING SHOWN ON THE DRAWINGS INCLUDING:
 - STRUCTURAL DESIGN AND ANALYSIS OF THE FENCE SYSTEM
 - SELECTION AND SPECIFICATION OF POSTS, FOOTINGS, AND FRAMING MEMBERS
 - WIND LOAD RESISTANCE IN ACCORDANCE WITH NBC/CBC 2018 AND LOCAL CLIMATIC DATA
 - DESIGN CRITERIA**
 - LOADING CONDITIONS:**
 - DEAD LOAD: INCLUDE SELF-WEIGHT OF ARBOR AND FENCING, CONCRETE FOUNDATION, AND ANY ASSOCIATED MATERIALS.
 - LIVE LOAD: CONSIDER CODE-MANDATED LIVE LOADS AND SUPERIMPOSED LOADS SUCH AS VEGETATION (IF APPLICABLE).
 - WIND LOAD: DESIGN FOR LOCAL WIND PRESSURES PER GOVERNING CODE (E.G., ASCE 7).
 - SEISMIC LOAD: IF APPLICABLE, PER LOCAL SEISMIC DESIGN CRITERIA.
 - UPLIFT AND OVERTURNING: ACCOUNT FOR ALL LATERAL AND VERTICAL FORCES.
 - CODES AND STANDARDS:**
 - PROVINCE OF BRITISH COLUMBIA BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - PROVINCE OF BRITISH COLUMBIA BUILDING CODE FOR MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES.
 - LOCAL AMENDMENTS AND JURISDICTIONAL REQUIREMENTS.
 - GEOTECHNICAL RECOMMENDATIONS FROM PROJECT GEOTECHNICAL REPORT.
 - SOIL BEARING CAPACITY:**
 - UTILIZE ALLOWABLE BEARING PRESSURE AS RECOMMENDED IN THE PROJECT GEOTECHNICAL REPORT.
 - IF UNAVAILABLE, A CONSERVATIVE DEFAULT VALUE SHALL BE USED (E.G., 1,500 PSF) SUBJECT TO VERIFICATION OR TESTING.
 - MATERIALS:**
 - AS INDICATED ON THE DRAWINGS UNLESS OTHERWISE RECOMMENDED.
 - FOUNDATION TYPE:**
 - SHALLOW (SPREAD) FOOTINGS OR DEEP FOUNDATIONS (PIERS OR PILES), AS REQUIRED BY SOIL CONDITIONS AND STRUCTURAL LOADS.
 - SUBMITTAL REQUIREMENTS**

THE FOLLOWING SHALL BE SUBMITTED FOR REVIEW AND RECORD:

 - SIGNED AND SEALED FOUNDATION DESIGN DRAWINGS AND CALCULATIONS.
 - SEALED STRUCTURAL DRAWINGS SHOWING FENCE ELEVATIONS, POST SPACING, CONNECTION DETAILS.
 - COORDINATION DRAWINGS SHOWING CONNECTION DETAILS BETWEEN THE ARBOR STRUCTURE AND FOUNDATION.
 - REINFORCEMENT TYPE, SIZES AND ASSEMBLY CONFIGURATIONS.
 - CONCRETE MIX DESIGN.
 - FOUNDATION ELEVATION VIEWS SHOWING DIMENSIONS, EMBEDMENT DEPTH, AND ANCHOR DETAILS.
 - INDICATION OF FOUNDATION COORDINATION WITH ADJACENT UTILITIES, PAVING, AND DRAINAGE.
 - COORDINATION**
 - COORDINATE WITH CIVIL DRAWINGS FOR SITE GRADING, FINISH ELEVATIONS, AND HARDSCAPE ELEMENTS.
 - ENSURE FOUNDATION LOCATIONS AND ELEVATIONS ARE COMPATIBLE WITH ARBOR LAYOUT AND ANCHORAGE POINTS PROVIDED BY THE ARBOR FABRICATOR.
 - CONFIRM THAT DESIGN ACCOUNTS FOR THERMAL EXPANSION/CONTRACTION AND POTENTIAL SETTLEMENT.
 - CONSTRUCTION REQUIREMENTS**
 - ANCHOR BOLTS OR EMBEDDED ITEMS FOR ARBOR GATE ATTACHMENT SHALL BE COORDINATED WITH THE ARBOR FABRICATOR'S REQUIREMENTS.
 - TOLERANCES SHALL COMPLY WITH ACI STANDARDS AND ENSURE PROPER FIT-UP OF ARBOR AND FENCING COMPONENTS.
 - REVIEW AND APPROVAL**

SUBMITTALS WILL BE REVIEWED FOR GENERAL CONFORMANCE WITH PROJECT REQUIREMENTS BUT ARE NOT A SUBSTITUTION FOR THE PROFESSIONAL ENGINEER'S RESPONSIBILITY. THE DESIGN ENGINEER REMAINS RESPONSIBLE FOR THE ADEQUACY AND SAFETY OF THE DESIGN.
- TOPSOIL:**
 - ALL TOPSOIL MUST CONFORM TO THE TOWN OF COMOX TOPSOIL REQUIREMENTS.
 - TOPSOIL TO BE USED TO SPECIFIED DEPTHS FOR ALL GRASSED AREAS, TREE PLANTING, SHRUB BEDS, PERENNIAL AND ANNUAL PLANTING, UNLESS OTHERWISE NOTED.
 - TOPSOIL SHALL BE OF A NATURAL, FERTILE AGRICULTURAL SOIL OF THE "A" HORIZON LAYER CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE THE BEST OF QUALITY AND SCREENED.
 - TOPSOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES, LIVE PLANTS AND OTHER ROOTS, STICKS OR OTHER EXTRANEOUS MATTER OVER 50mm IN DIAMETER.
 - TOPSOIL FOR ALL SOD AND SEED AREAS SHALL CONFORM TO THE FOLLOWING:

ORGANIC MATTER	5 - 10% BY DRY MASS
TOXIC CHEMICALS	NONE
ELECTRICAL CONDUCTIVITY	< 1.5 dSm
pH VALUE	6.0 - 7.5
COMPOSITION	SAND 35-60%, SILT 15-50%, CLAY 15-30%
TOPSOIL FOR ALL PLANTING AREAS SHALL CONFORM TO THE FOLLOWING:	
ORGANIC MATTER	10 - 15% BY DRY MASS
TOXIC CHEMICALS	NONE
ELECTRICAL CONDUCTIVITY	< 1.5 dSm
pH VALUE	6.0 - 7.5
COMPOSITION	SAND 50-75%, SILT 10-20%, CLAY 0-25%

- PLANTING:**
 - ALL PLANT MATERIAL AND WORKMANSHIP IS TO CONFORM TO CANADIAN NURSERY STOCK STANDARDS IN ITS LATEST EDITION.
 - ALL PLANT MATERIAL IS TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATED (CNTA) FOR SIZE, HEIGHT SPREAD, GRADING, QUALITY, AND METHOD OF CULTIVATION.
 - ALL PLANTING BEDS TO INCLUDE 75mm DEPTH ROCK MULCH (OR APPROVED EQUAL).
 - ALL TREE STAKES ARE TO BE REMOVED AT THE END OF THE ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.

- SOD & SEED NOTES:**
 - CERTIFIED NO. 1 CULTIVATED TURF SOD WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETERIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS AND OF THE FOLLOWING MIX OR APPROVED EQUAL.
 - SEED MUST MEET OR EXCEED TOWN OF COMOX CURRENT EDITION.
 - SOD LAYING IS TO OCCUR BETWEEN MAY 1ST - SEPT. 30TH. LAYING OF SOD OUTSIDE THE RECOMMENDED SEASON WILL REQUIRE CONSULTANT APPROVAL PRIOR TO START OF WORK.
 - PREPARATION, INSTALLATION, FERTILIZATION, WARRANTY AND MAINTENANCE OF SOD IS TO BE IN ACCORDANCE WITH CDGSS.
 - CERTIFIED CANADA NO. 1 MIXTURE, FREE OF DISEASE, WEED SEEDS, OR FOREIGN MATTER. MINIMUM GERMINATION OF 75%, MINIMUM PURITY OF 97% AND CONFORMING TO THE MIXES BELOW OR APPROVED ALTERNATIVES.
 - SEED MUST MEET OR EXCEED TOWN OF COMOX CURRENT EDITION. ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA #1 SEED. SEED SHALL BE CERTIFIED #1 GRADE. SEE PLANTING LEGEND.
 - SEED INSTALLATION TO OCCUR BETWEEN MAY 1st - SEPTEMBER 15th. INSTALLATION OF SEED OUTSIDE OF RECOMMENDED SEASON WILL REQUIRE CONSULTANT APPROVAL PRIOR TO START DATE.
 - DELIVER SEED IN THE ORIGINAL CONTAINERS, TAGGED WITH IDENTIFICATION AS TO THE ANALYSIS OF SEED MIXTURE, PERCENTAGES OF SEED, YEAR OF SEED PRODUCTION, NET WEIGHT AND DATE.
 - PREPARATION, INSTALLATION, FERTILIZATION, WARRANTY AND MAINTENANCE OF SEEDING IS TO BE IN ACCORDANCE WITH CDGSS.
 - ALL AREAS TO RECEIVE SOD ARE TO HAVE TOPSOIL TO A DEPTH OF 100mm.
 - ALL AREAS TO HAVE SEED ARE TO HAVE TOPSOIL TO A DEPTH OF 150mm UNLESS OTHERWISE NOTED IN DRAWINGS.
 - COASTAL WILDFLOWER SEED MIX COMPROMISE OF:

BACHELOR BUTTON (CENTAUREA CYANUS)	10%
BLANKET FLOWER (GALLARDIA ARISTATA)	8%
CALIFORNIA POPPY-ORANGE (ESCHSCHOLZIA CALIFORNICA)	8%
SIBERIAN WALLFLOWER (CHEIRANTHUS ALLIOWII)	6%
BABY BLUE EYES (MEMPHILA MENZIESII)	6%
BLACK EYED SUSAN (RUDBECKIA HIRTA)	6%
SWEET WILLIAM (DIANTHUS BARBATUS)	6%

REMAINING 50% TO BE ANY COMBINATION OF THE FOLLOWING WITH NOT ONE SPECIES EXCEEDING 5% OF THE TOTAL MIXTURE BY WEIGHT:

- ANNUAL LUPINE - BRIGHT GEMS (LUPINUS NANUS)
- ANNUAL LUPINE - PIXIE DELIGHT (LUPINUS MEXICANUS)
- RUSSELL LUPINE (LUPINUS POLYPHYLLUS)
- BABY'S BREATH (ANNUAL) (GYPSOPHILA ELEGANS)
- BLUE FLAX, PERENNIAL (LINUM PERENNE/LEWISII)
- CANDYTUFT, ANNUAL (IBERIS UMBELLATE)
- CLARKIA ELEGANS/UNGUICULATA (CLARKIA ELEGANS)
- CORN POPPY - SHIRLEY POPPY (PAPAVER RHOEAS)
- LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA)
- PLAINS COREOPSIS (COREOPSIS TINCTORIA)
- ROCKET LARKSPUR (DELPHINIUM AJACIS)
- SCARLET FLAX (LINUM RUBRUM)
- SPURRED SNAPDRAGON - NORTHERN LIGHTS (LINARIA MAROCCANA)
- SWEET TALL ALYSSUM (LOBULARIA MARITIMA)
- DWARF GODETIA (CLARKIA AMOENA)
- SHASTA DAISY (CHRYSANTHEMUM MAXIMUM)

- MULCHES:**
 - DECORATIVE ROCK MULCH
 - PROVIDE 75mm DEPTH OF DECORATIVE ROCK MULCH.
 - ROCK TYPE: BASALT.
 - ROCK SIZES: INCLUDE A MIX OF 25 MM, 50 MM, AND 75 MM DIAMETER STONES, WITH APPROXIMATELY ONE-THIRD (1/3) OF EACH SIZE EVENLY DISTRIBUTED THROUGHOUT.

LANDSCAPE STATISTICS:

IN ACCORDANCE WITH THE TOWN OF COMOX ZONING BYLAW NO. 2056, SECTION 7.2 LANDSCAPE REGULATIONS, TABLE 7.2 (2), THE FOLLOWING TREE REQUIREMENTS APPLY:

- ONE (1) TREE IS REQUIRED PER 15.0 LINEAR METRES OF LOT FRONTAGE.
- A MINIMUM OF 25% OF TREES MUST BE MEDIUM TREES (6.0 TO 10.0m CANOPY DIAMETER) AND A MINIMUM OF 50% MUST BE LARGE TREES (GREATER THAN 10.0m CANOPY DIAMETER).
- LANDSCAPE BUFFER AREAS IN PARKING AREAS ARE TO INCLUDE TREE PLANTING AT A RATE OF ONE (1) TREE PER 15.0 SQUARE METRES OF LANDSCAPE AREA, IN ADDITION TO THE TREE REQUIREMENT FOR THE REST OF THE SITE.

FRONTAGE LENGTH: 355m

TREES REQUIRED:	24
TREES PROVIDED:	XX
- DECIDUOUS	XX
- CONIFEROUS	XX

SMALL TREES	XX
MEDIUM TREES	XX
LARGE TREES	XX

PARKING AREAS:

TOTAL LANDSCAPE BUFFER AREA	XX
TREES REQUIRED:	XX
TREES PROVIDED:	XX



SEALS

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KEYPLAN

REVISIONS & ISSUES

MON/DD/YY	ISSUED FOR
2026-05-14	DEVELOPMENT PERMIT

PROJECT TITLE

DRAWING TITLE

SCALE: AS NOTED

DRAWN: NS

CHECKED: GD

2026-5-14

619-018

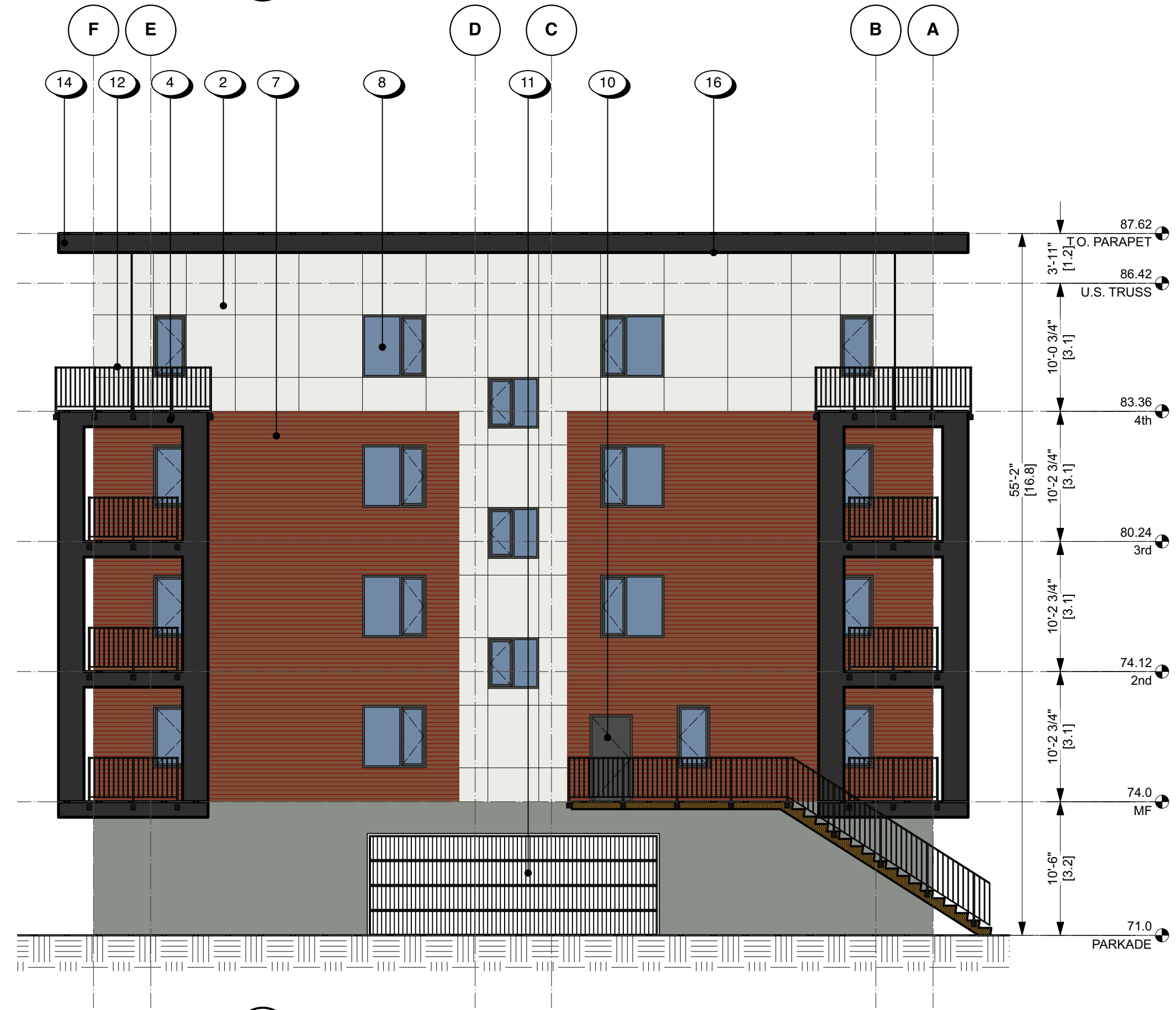
LANDSCAPE DEVELOPMENT PLAN

NOVA COMOX, BC

L0.00



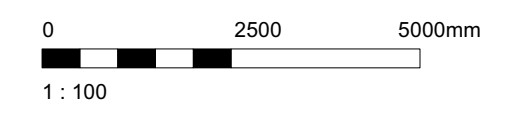
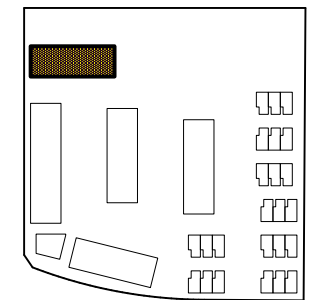
1 North Elevation - North Building
A3.11 1:100



2 East Elevation - North Building
A3.11 1:100

MATERIALS & FINISH KEY

- 1 PARGED CONCRETE, LIGHT GREY
- 2 FIBER CEMENT PANEL, ARCTIC WHITE
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- 16 PREFINISHED VENTED METAL SOFFIT



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No.	Description	Date
1	Issued for DP	14 MAY 2026

HIGHSTREET

HIGHSTREET VENTURES INC.
500 - 1628 DICKSON AVENUE
KELOWNA, BC, V1Y 9X1
778.946.6250

Seal	
Drawn by	gar
Checked by	raw

Drawing Title **North and East Elevations
North Building**

PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.11**
Scale 1:100



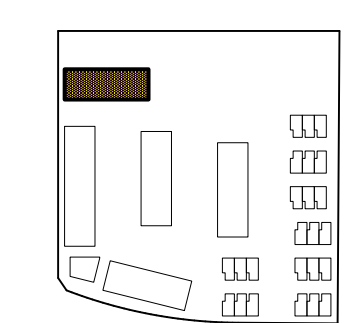
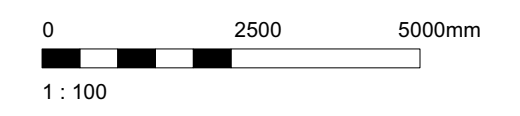
1 South Elevation - North Building
A3.12 1:100



2 West Elevation - North Building
A3.12 1:100

MATERIALS & FINISH KEY

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Checked by	raw

Drawing Title	South and West Elevations North Building
PROJECT:	Nova
ADDRESS:	Aspen and Hector Road, Comox BC
Drawing No.	A3.12
Scale	1:100



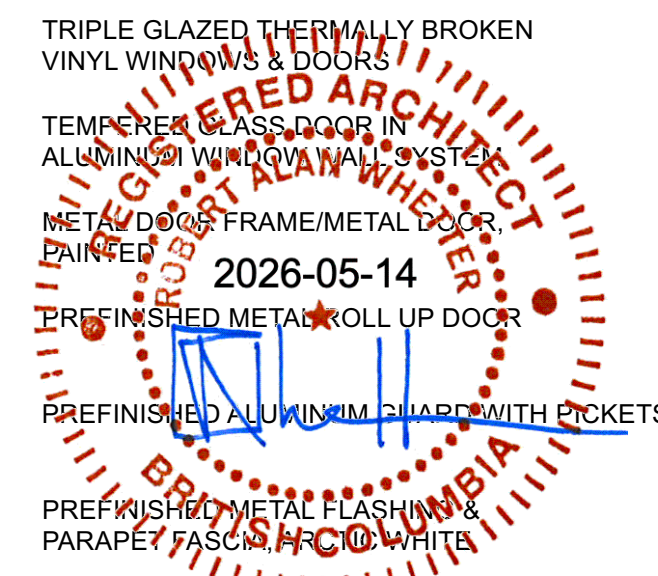
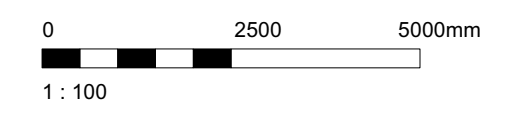
1 East Elevation - West Building
A3.21 1:100



2 South Elevation - West building
A3.21 1:100

MATERIALS & FINISH KEY

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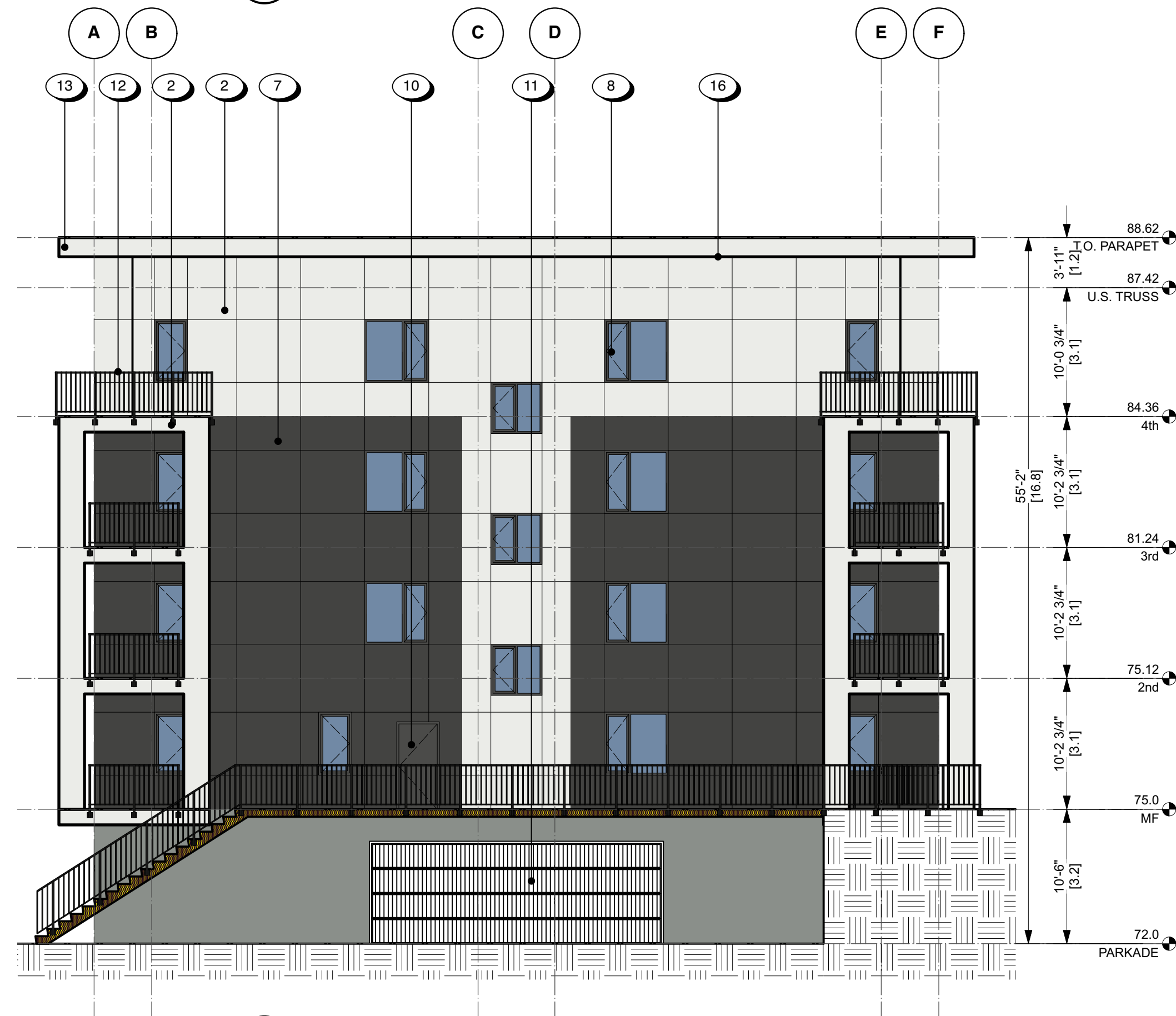
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PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.21**
Scale 1:100



1 West Elevation - West Building
A3.22 1:100

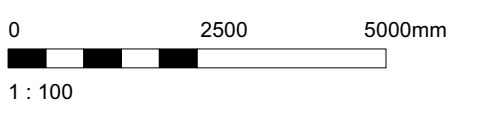
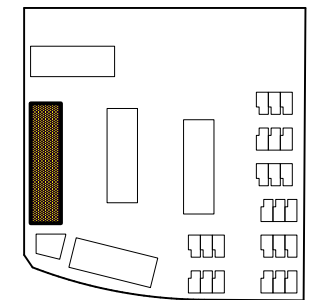


2 North Elevation - West Building
A3.22 1:100

9 6 2

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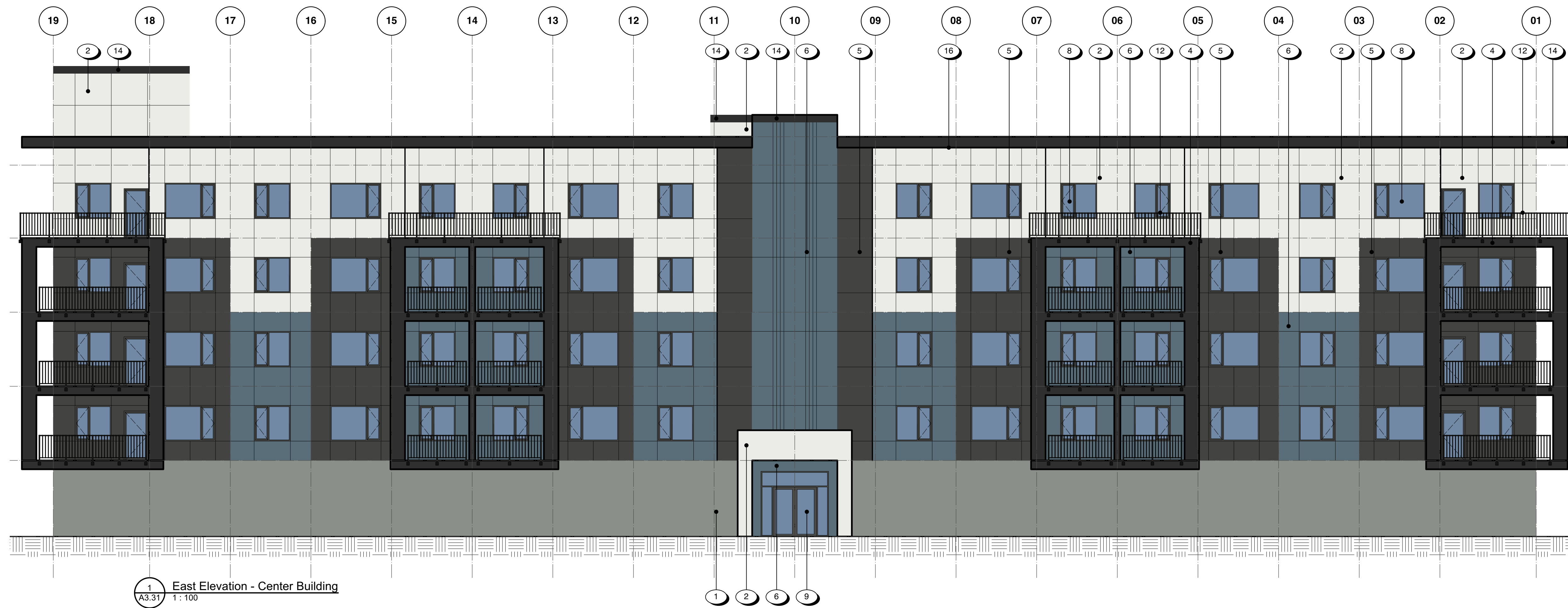
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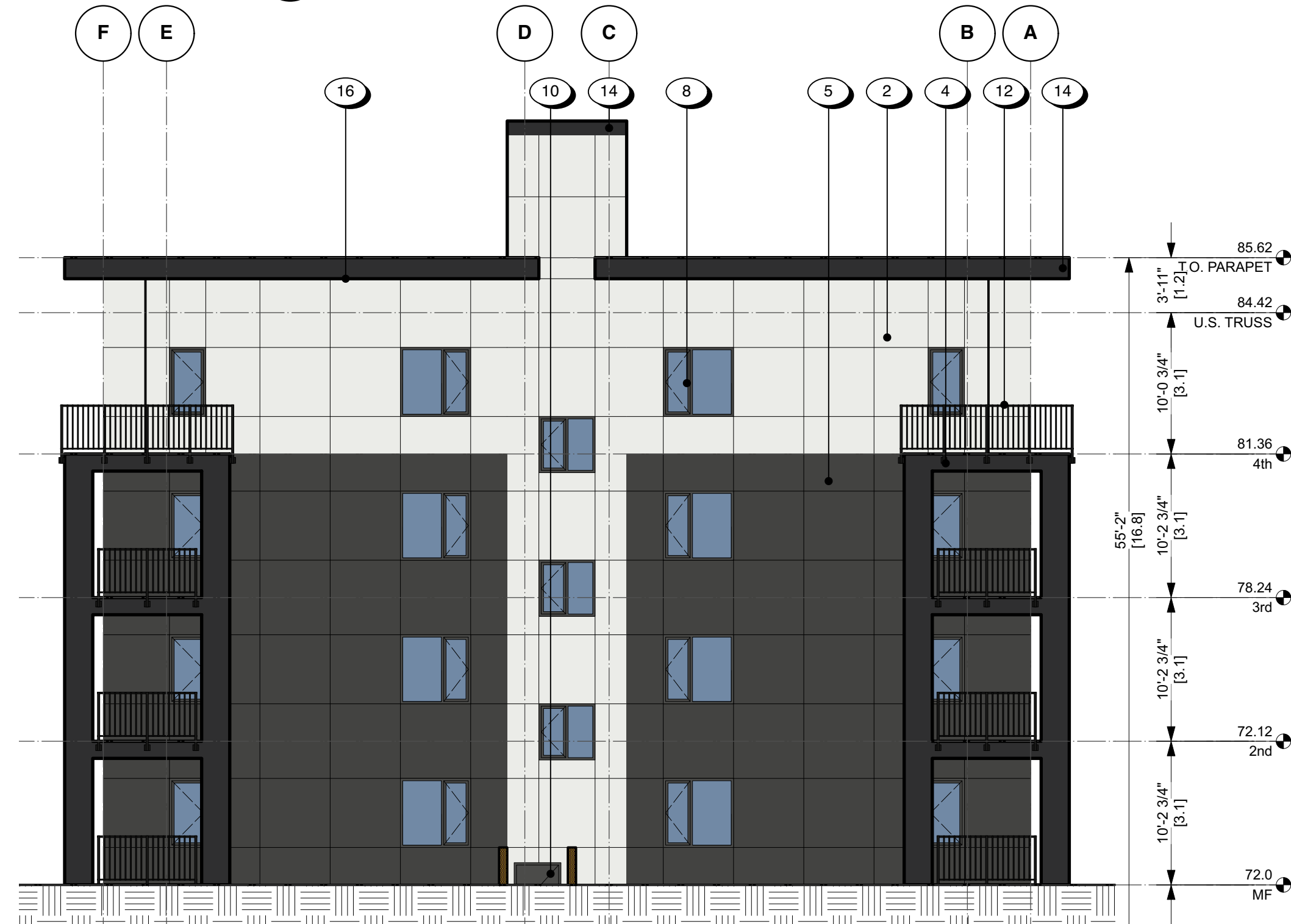
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PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.22**
Scale 1:100



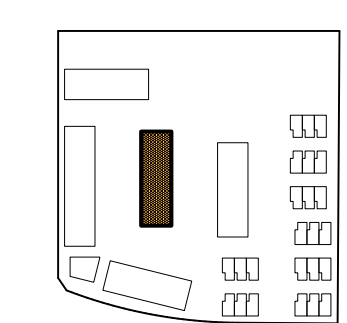
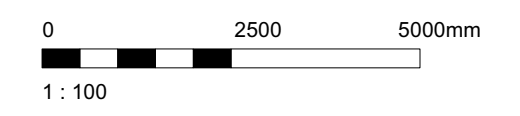
1 East Elevation - Center Building
A3.31 1:100



2 South Elevation - Center Building
A3.31 1:100

MATERIALS & FINISH KEY

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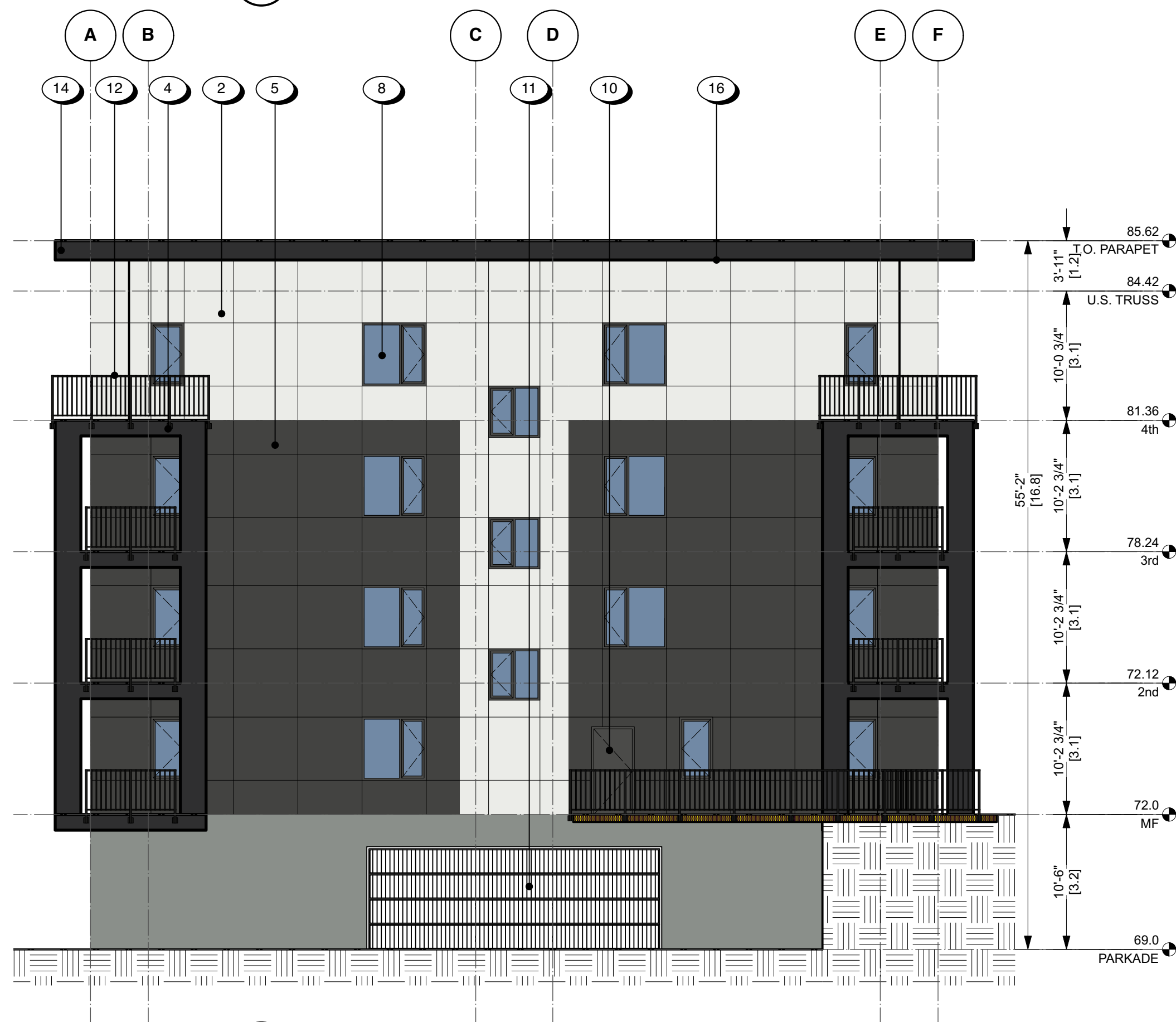
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PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.31**
Scale 1:100



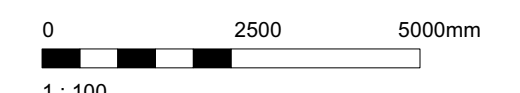
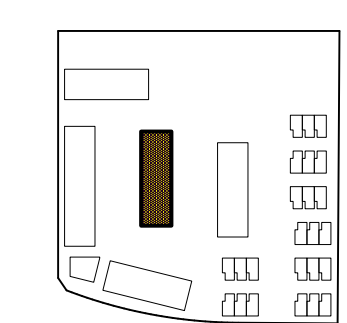
1 West Elevation - Center Building
A3.32 1:100



2 North Elevation - Center Building
A3.32 1:100

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Drawn by	gar
Checked by	raw

Drawing Title	West and North Elevations Center Building
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ADDRESS:	Aspen and Hector Road, Comox BC
Drawing No.	A3.32
Scale	1 : 100



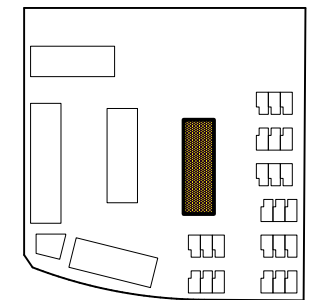
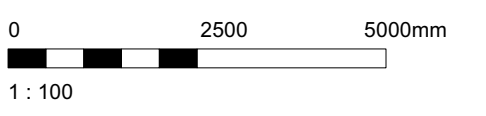
1 East Elevation - East Building
A3.41 1:100



2 South Elevation - East Building
A3.41 1:100

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- 12 PREFINISHED ALUMINUM SHARP WITH RICKETS
- 13 PREFINISHED METAL FLASHING & PARAPET FASCIA, ARCTIC WHITE
- 14 PREFINISHED METAL FLASHING & PARAPET FASCIA, SW 6258 TRICORN BLACK
- 15 THRU WALL PREFINISHED METAL FLASHING TO MATCH SIDING
- 16 PREFINISHED VENTED METAL SOFFIT



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No.	Description	Date
1	Issued for DP	14 MAY 2026

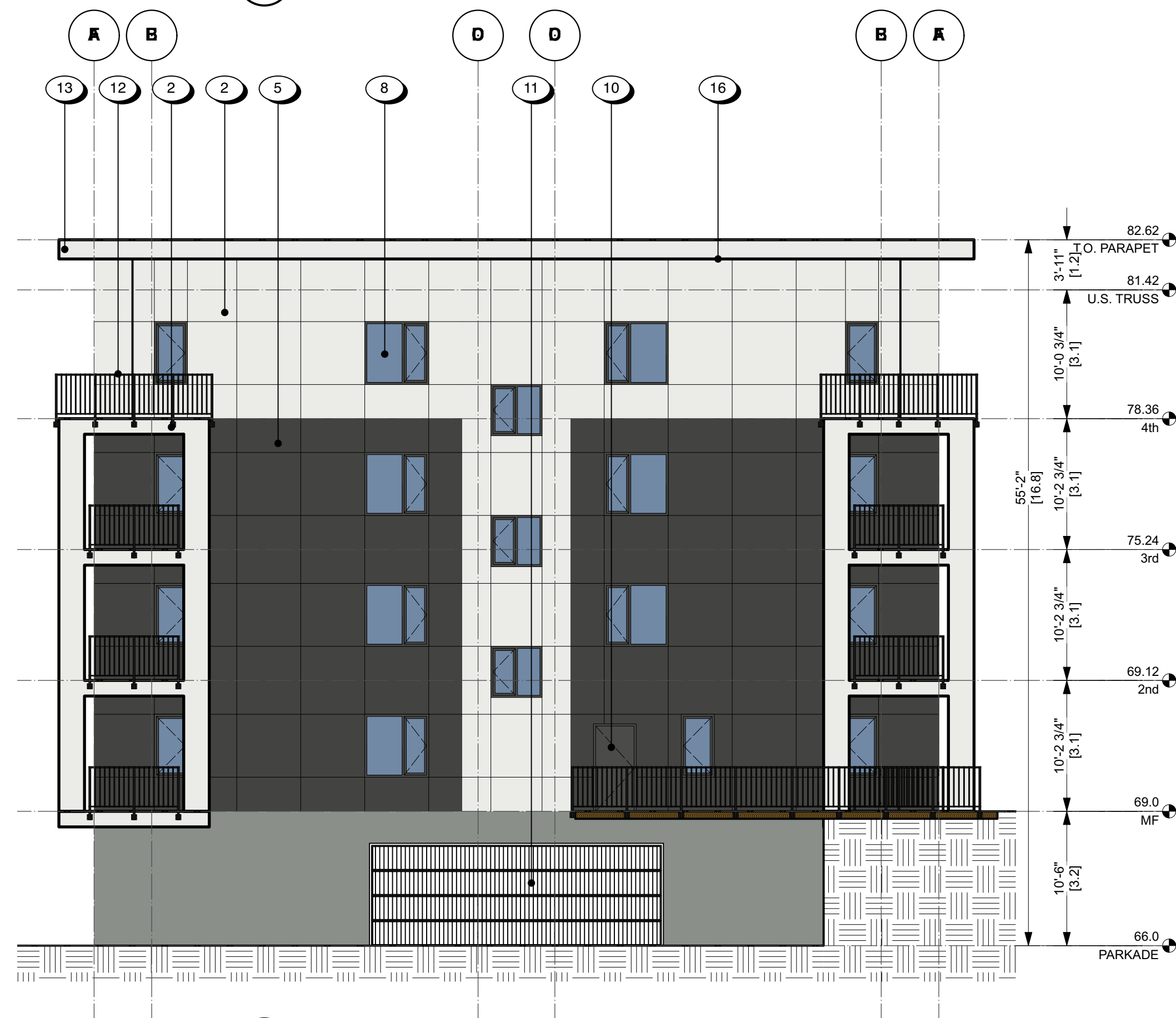
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Seal	
Drawn by	gar
Checked by	raw

Drawing Title **East and South Elevations East Building**
 PROJECT: Nova
 ADDRESS: Aspen and Hector Road, Comox BC
 Drawing No. **A3.41**
 Scale 1:100



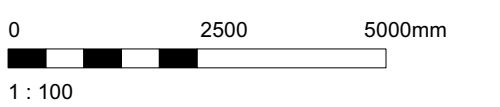
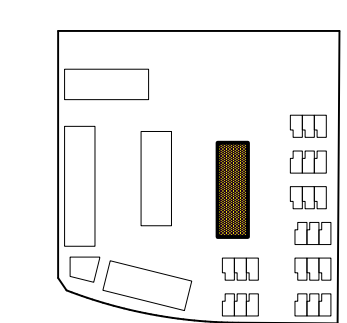
1 West Elevation - East Building
A3.42 1:100



2 North Elevation - East building
A3.42 1:100

MATERIALS & FINISH KEY

- 1 PARGED CONCRETE, LIGHT GREY
- 2 FIBER CEMENT PANEL, ARCTIC WHITE
- 3 FIBER CEMENT PANEL, NIGHT GRAY
- 4 FIBER CEMENT PANEL, SW 6258 TRICORN BLACK
- 5 FIBER CEMENT PANEL, SW 7069 IRON ORE
- 6 FIBER CEMENT PANEL, SW 7604 SMOKEY BLUE
- 7 FIBER CEMENT PANEL, MOUNTAIN CEDAR
- 8 TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- 9 TEMPERED GLASS DOOR W/ ALUMINUM WINDOW WALL SYSTEM
- 10 METAL DOOR FRAME/METAL DOOR
- 11 PREFINISHED METAL ROLL UP DOOR
- 12 PREFINISHED ALUMINUM SHARP WITH RICKETS
- 13 PREFINISHED METAL FLASHING & PARAPET FASCIA, ARCTIC WHITE
- 14 PREFINISHED METAL FLASHING & PARAPET FASCIA, SW 6258 TRICORN BLACK
- 15 THRU WALL PREFINISHED METAL FLASHING TO MATCH SIDING
- 16 PREFINISHED VENTED METAL SOFFIT



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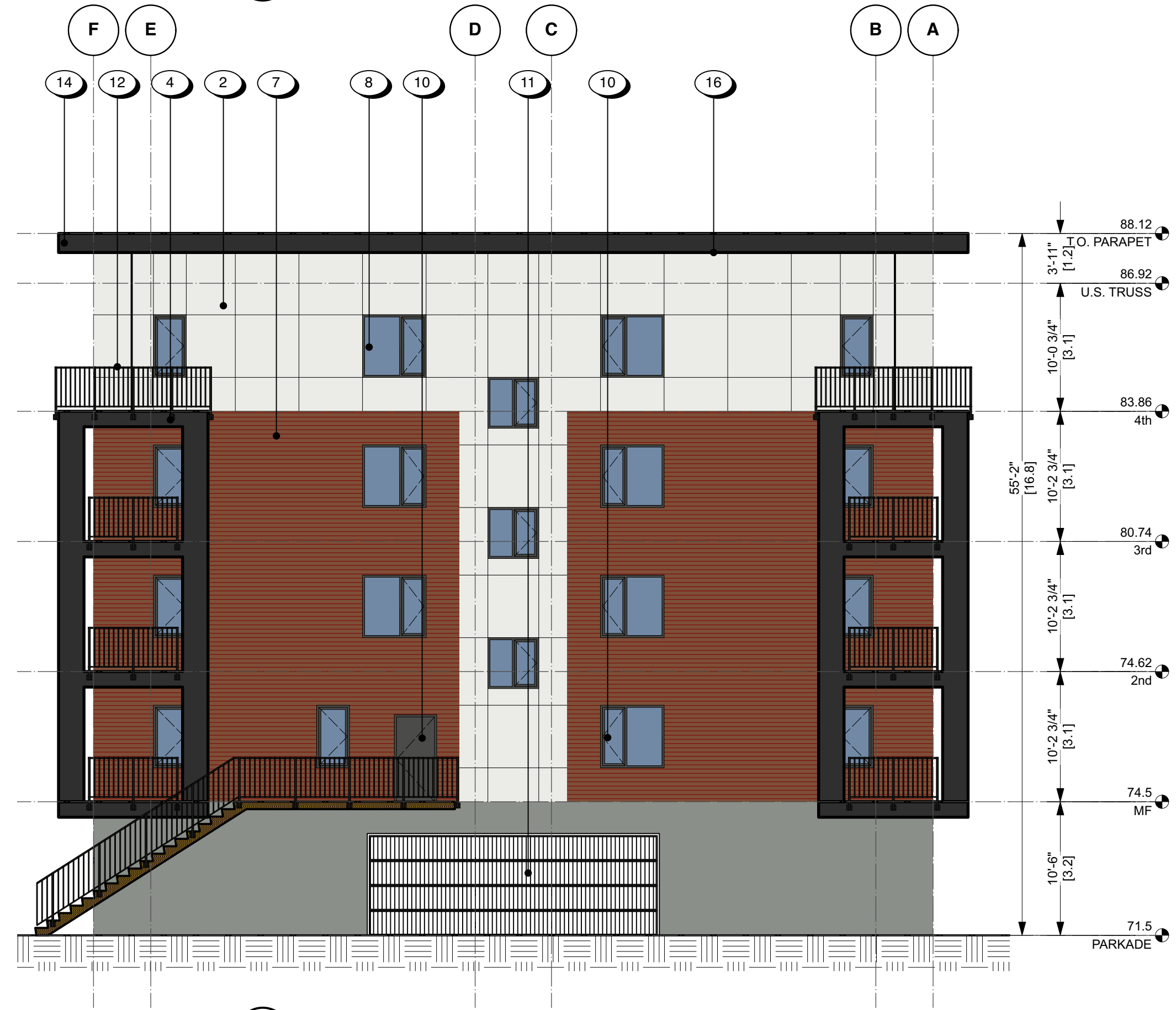
Drawing Title **West and North Elevations East Building**

PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.42**
Scale 1:100



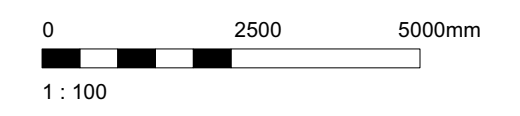
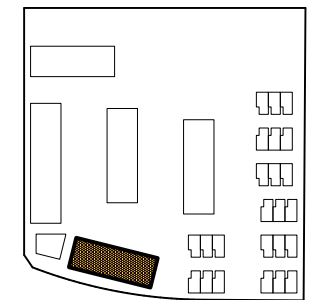
1 North Elevation - South Building
A3.51 1:100



2 East Elevation - South Building
A3.51 1:100

MATERIALS & FINISH KEY

- 1 PARGED CONCRETE, LIGHT GREY
- 2 FIBER CEMENT PANEL, ARCTIC WHITE
- 3 FIBER CEMENT PANEL, NIGHT GRAY
- 4 FIBER CEMENT PANEL, SW 6258 TRICORN BLACK
- 5 FIBER CEMENT PANEL, SW 7069 IRON ORE
- 6 FIBER CEMENT PANEL, SW 7604 SMOKEY BLUE
- 7 FIBER CEMENT PANEL, MOUNTAIN CEDAR
- 8 TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- 9 TEMPERED GLASS DOOR SYSTEM ALUMINUM WINDOW WALL SYSTEM PAINTED
- 10 METAL DOOR FRAME/METAL DOOR
- 11 PREFINISHED METAL ROLL UP DOOR
- 12 PREFINISHED ALUMINUM SHARP WITH RICKETS
- 13 PREFINISHED METAL FLASHING & PARAPET FASCIA, ARCTIC WHITE
- 14 PREFINISHED METAL FLASHING & PARAPET FASCIA, SW 6258 TRICORN BLACK
- 15 THRU WALL PREFINISHED METAL FLASHING TO MATCH SIDING
- 16 PREFINISHED VENTED METAL SOFFIT



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No.	Description	Date
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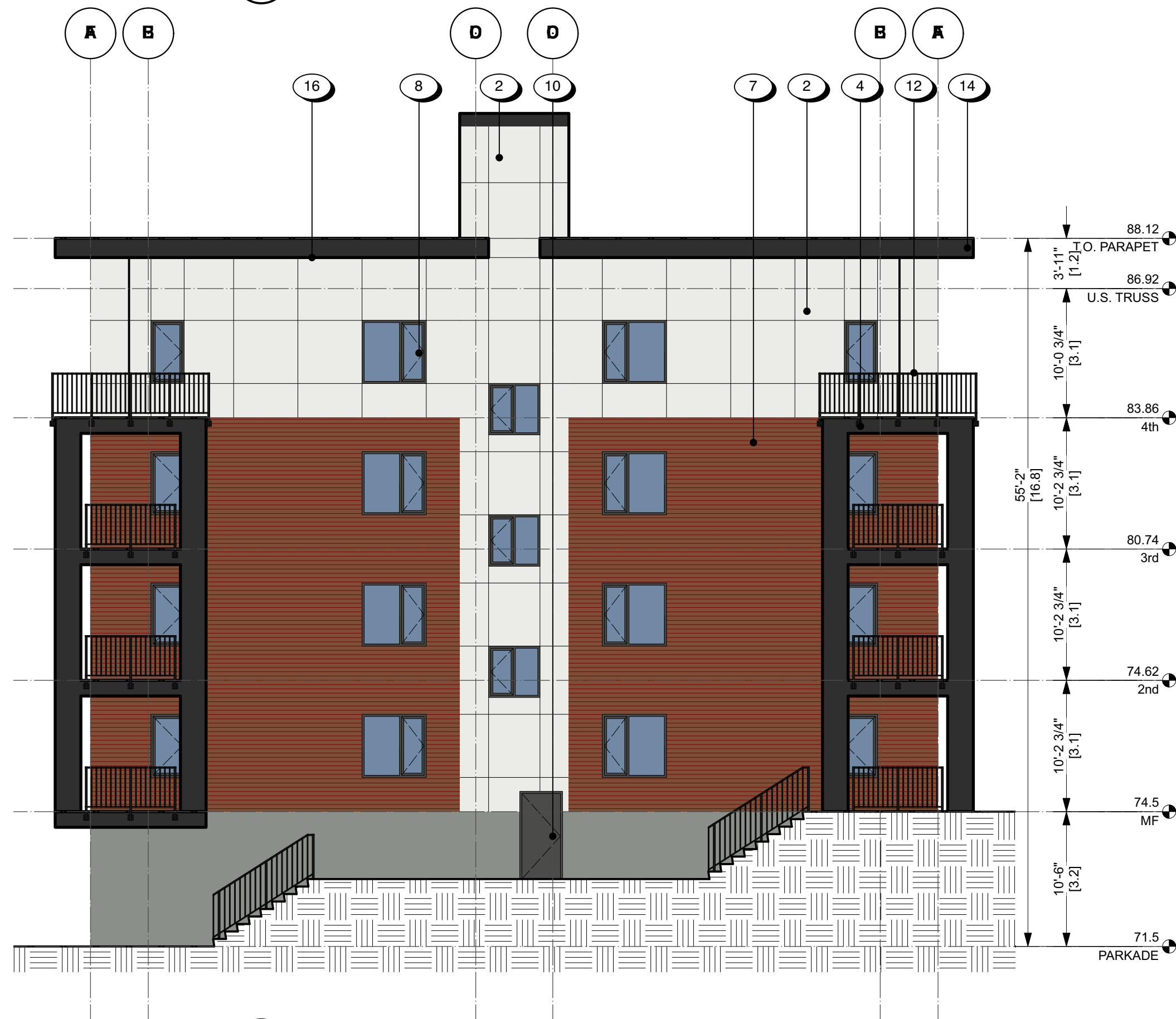
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Drawing Title **North and East Elevations South Building**
 PROJECT: Nova
 ADDRESS: Aspen and Hector Road, Comox BC
 Drawing No. **A3.51**
 Scale 1:100



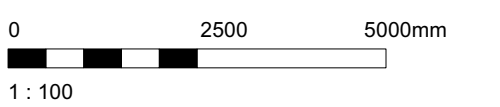
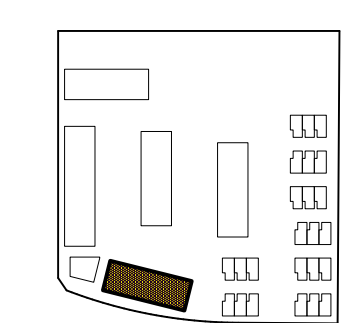
1 South Elevation - South Building
A3.52 1:100



2 West Elevation - South Building
A3.52 1:100

MATERIALS & FINISH KEY

- 1 PARGED CONCRETE, LIGHT GREY
- 2 FIBER CEMENT PANEL, ARCTIC WHITE
- 3 FIBER CEMENT PANEL, NIGHT GRAY
- 4 FIBER CEMENT PANEL, SW 6258 TRICORN BLACK
- 5 FIBER CEMENT PANEL, SW 7069 IRON ORE
- 6 FIBER CEMENT PANEL, SW 7604 SMOKEY BLUE
- 7 FIBER CEMENT PANEL, MOUNTAIN CEDAR
- 8 TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
- 9 TEMPERED GLASS DOOR W/ ALUMINUM WINDOW WALL SYSTEM
- 10 METAL DOOR FRAME/METAL DOOR
- 11 PREFINISHED METAL ROLL UP DOOR
- 12 PREFINISHED ALUMINUM SHARP WITH RICKETS
- 13 PREFINISHED METAL FLASHING & PARAPET FASCIA, ARCTIC WHITE
- 14 PREFINISHED METAL FLASHING & PARAPET FASCIA, SW 6258 TRICORN BLACK
- 15 THRU WALL PREFINISHED METAL FLASHING TO MATCH SIDING
- 16 PREFINISHED VENTED METAL SOFFIT



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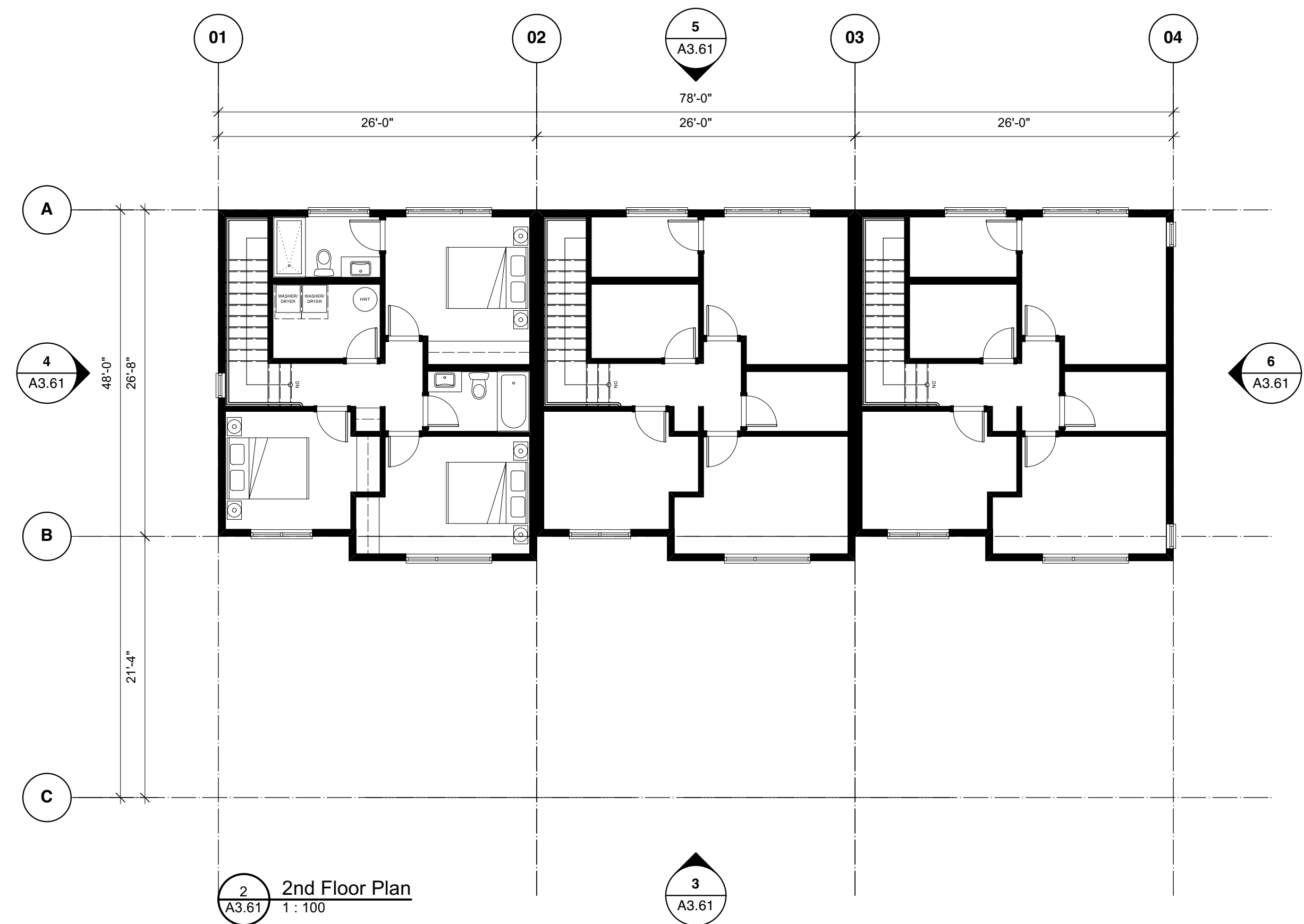
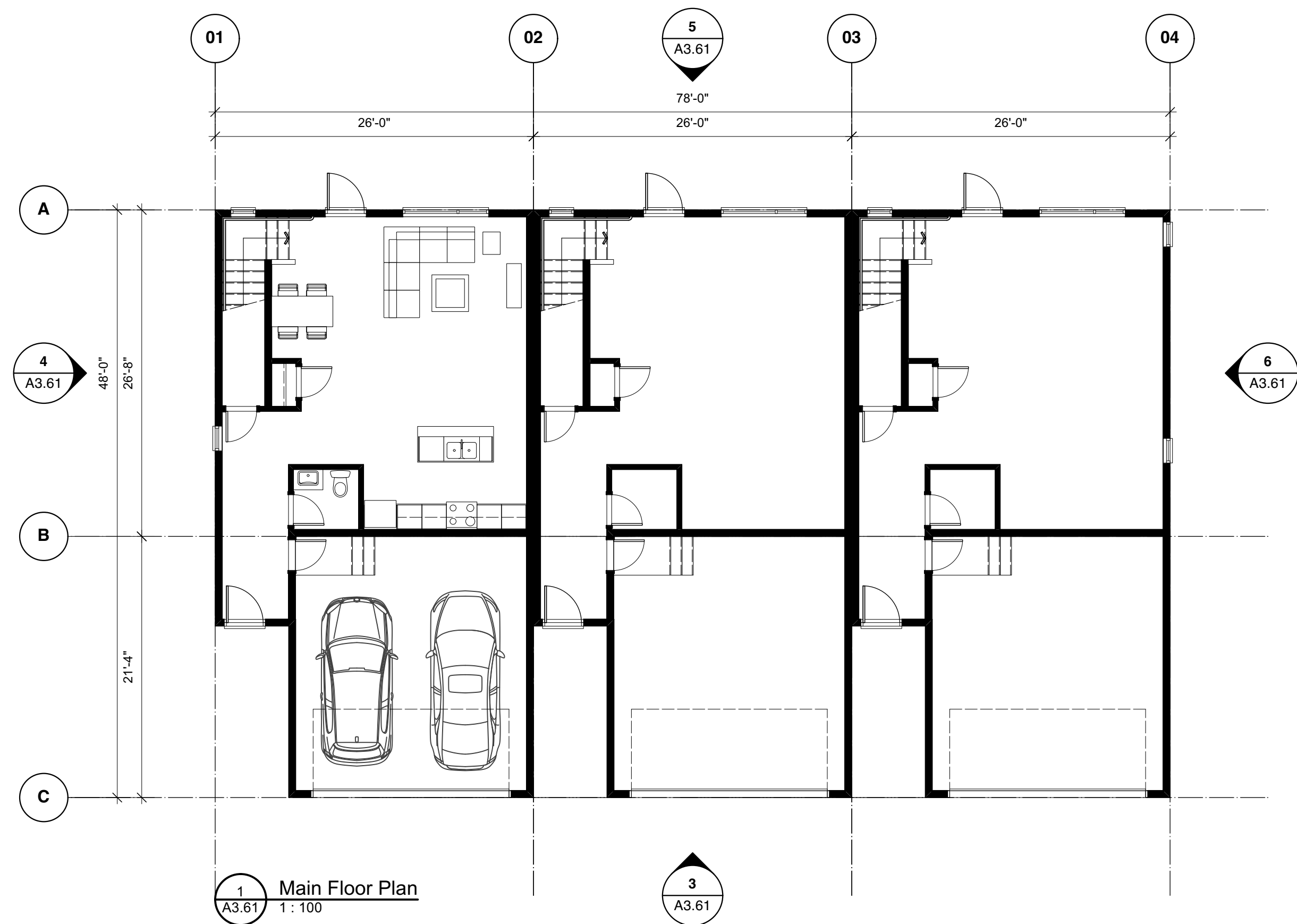
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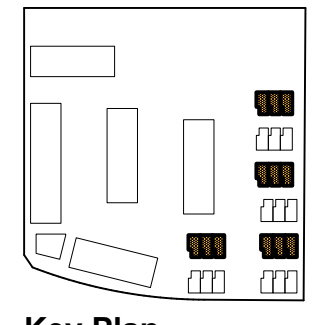
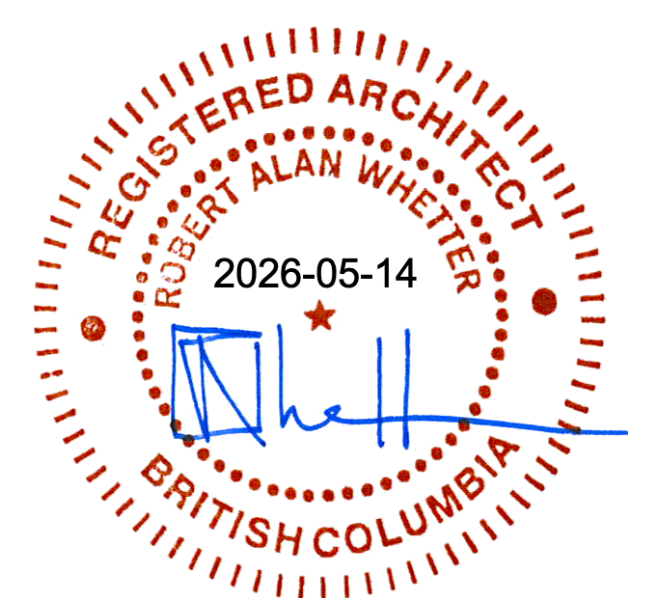
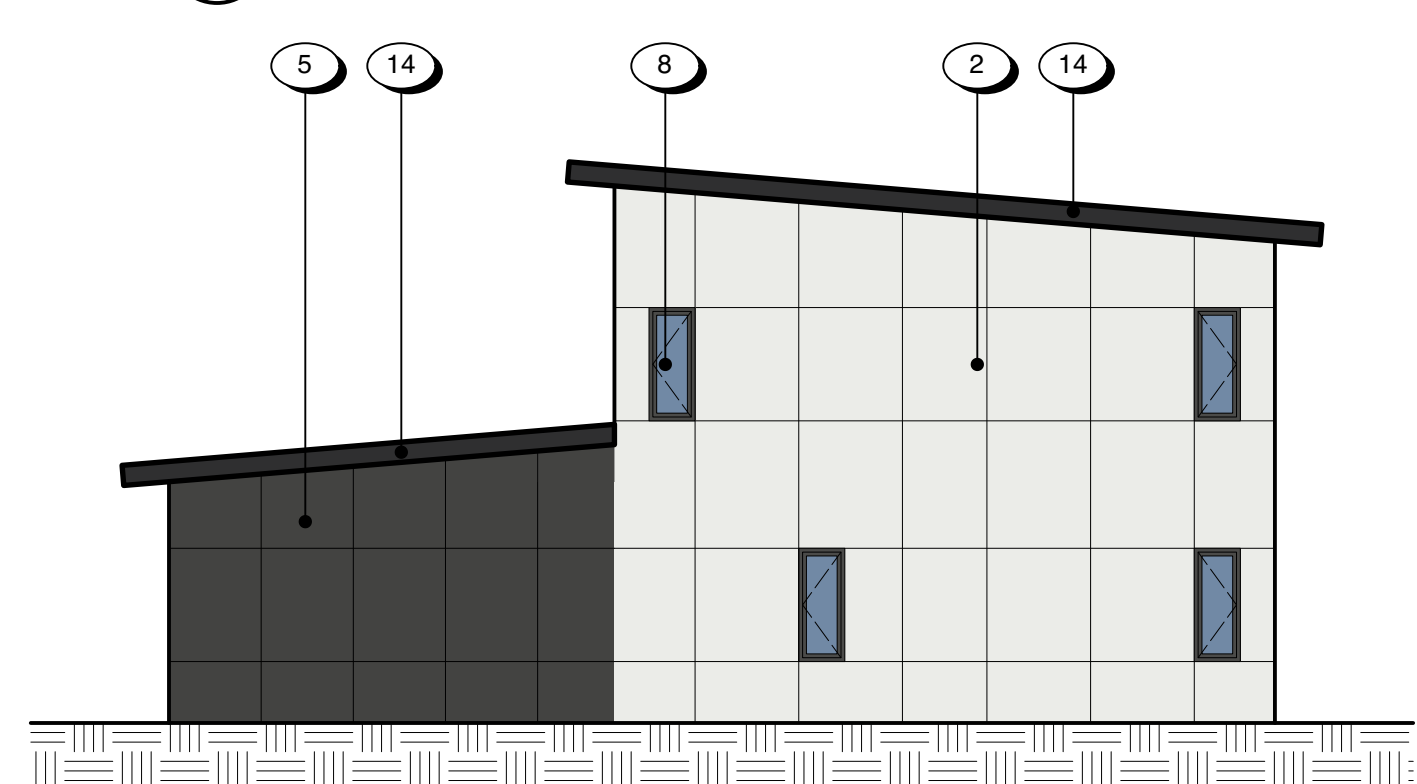
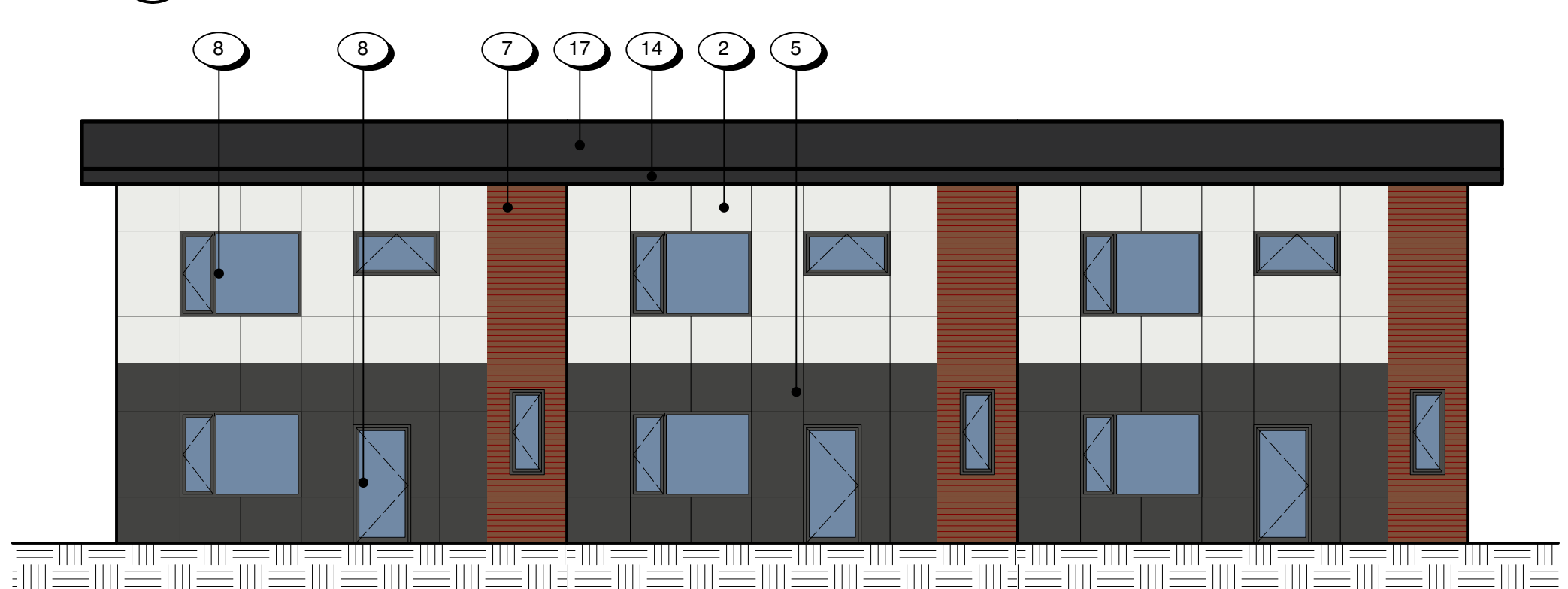
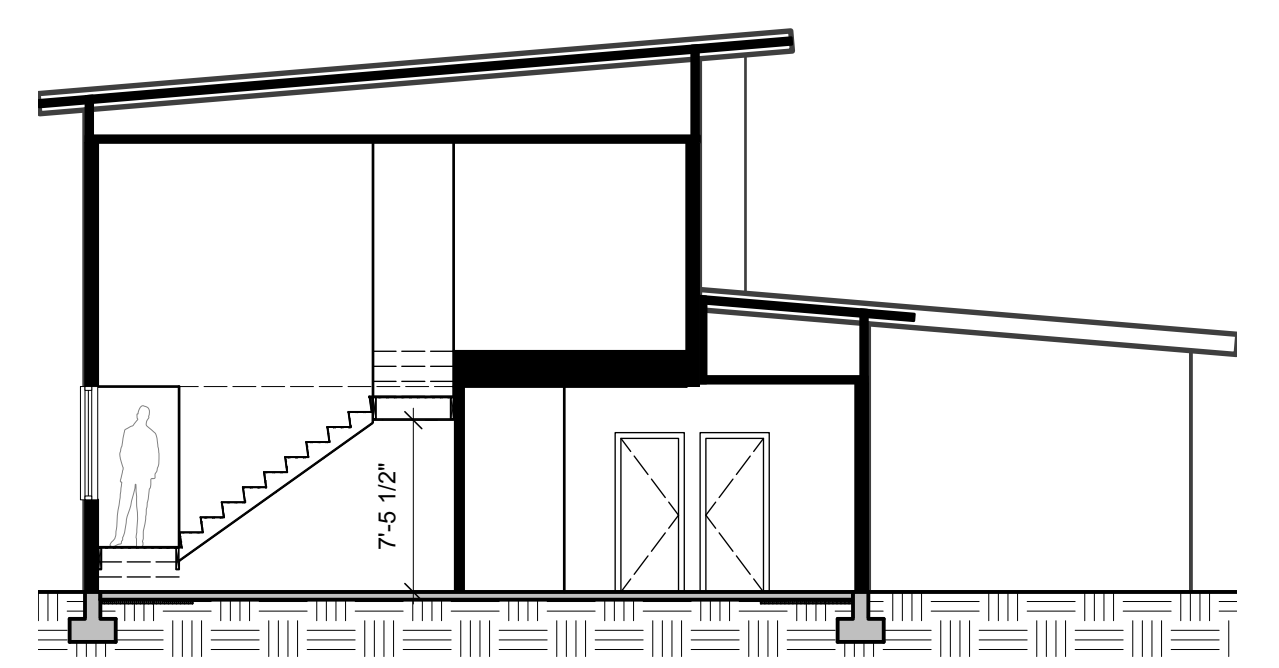
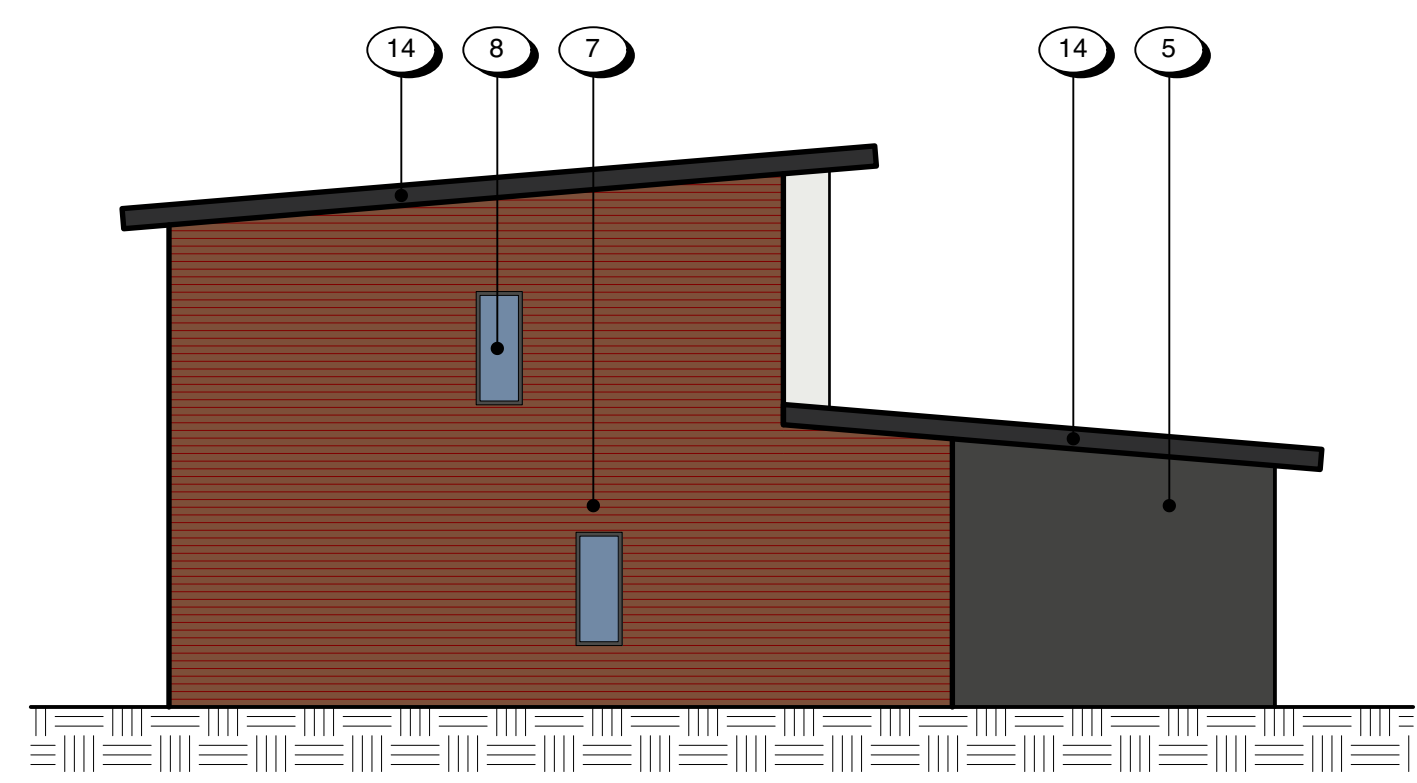
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Drawn by	gar
Checked by	raw

Drawing Title	East and West Elevations South Building
PROJECT:	Nova
ADDRESS:	Aspen and Hector Road, Comox BC
Drawing No.	A3.52
Scale	1:100



- MATERIALS & FINISH KEY**
- 1 PARGED CONCRETE, LIGHT GREY
 - 2 FIBER CEMENT PANEL, ARCTIC WHITE
 - 3 FIBER CEMENT PANEL, NIGHT GRAY
 - 4 FIBER CEMENT PANEL, SW 6258 TRICORN BLACK
 - 5 FIBER CEMENT PANEL, SW 7069 IRON ORE
 - 6 FIBER CEMENT PANEL, SW 7604 SMOKEY BLUE
 - 7 FIBER CEMENT PANEL, MOUNTAIN CEDAR
 - 8 TRIPLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS
 - 9 TEMPERED GLASS DOOR IN ALUMINUM WINDOW WALL SYSTEM
 - 10 METAL DOOR FRAME/METAL DOOR, PAINTED
 - 11 PREFINISHED METAL ROLL UP DOOR
 - 12 PREFINISHED ALUMINUM GUARD WITH PICKETS
 - 13 PREFINISHED METAL FLASHING & PARAPET FASCIA, ARCTIC WHITE
 - 14 PREFINISHED METAL FLASHING & PARAPET FASCIA, SW 6258 TRICORN BLACK
 - 15 THRU WALL PREFINISHED METAL FLASHING TO MATCH SIDING
 - 16 PREFINISHED VENTED METAL SOFFIT
 - 17 ASPHALT SHINGLES, DUAL GREY



as shown N-S mirrored TH Block 2, 4, 6 and 8 TH Block 1, 3, 5 and 7

0 2500 5000mm
1:100

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Drawing Title **Plans, Elevations and Section Townhouses**

PROJECT: Nova
ADDRESS: Aspen and Hector Road, Comox BC

Drawing No. **A3.61**
Scale 1:100