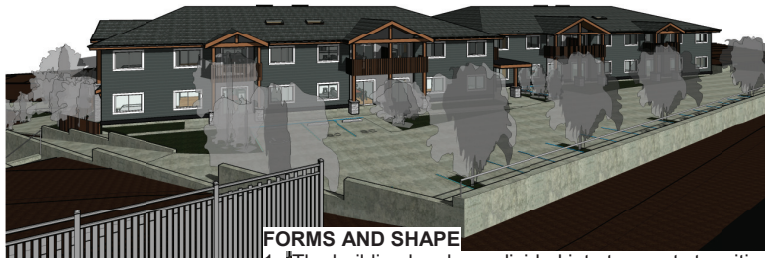


INTRODUCTION & PROPOSAL

The proposal that we wanted to put before you is:

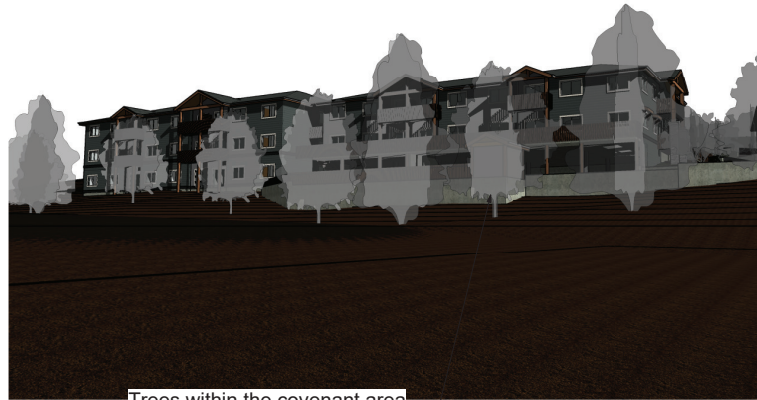
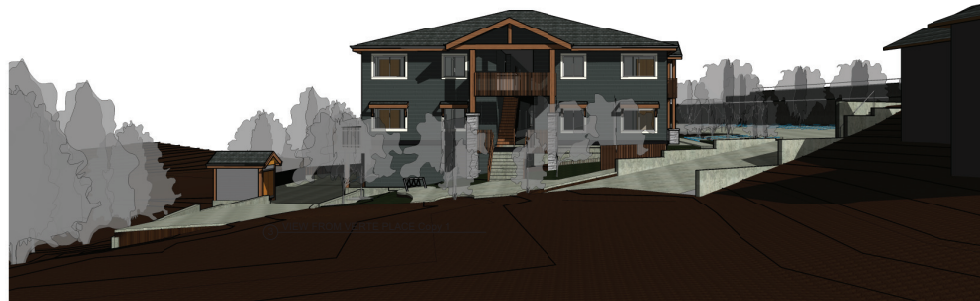
1. 3 storey residential rental building
2. consisting of 27 rental units each with 18 one bedroom plus den and nine two bedrooms that is approx 900 SF in size.
3. There is a minimum parking requirements of 42 stalls. 22 exterior stalls are provided and additional 20 sheltered underground that have access to 5 electric vehicle charging stations.
4. Minimum required 14 long term bicycles being provided in a secured underground storage
 - A. Exterior bicycle rack is also provided at the building entry from Verte Place culdesac
5. The main entry to the building is from the exterior parking lot along the north side and a second entry to the west from Verte Place. There is an additional entry/exit on the east of building 2.
6. Landscaping are carefully placed throughout the exterior north parking lot.
 - A. Cars parked against building 1 on parking stalls 17-19 will be hidden by the proposed trees.
 - B. Similarly on the opposite side against the north retaining wall, landscaping are provided at every 3-4 parking stalls
 - C. This shall help minimize the feel of a large parking lot along the front of the building.



FORMS AND SHAPE

1. The building has been divided into two parts to mitigate a long massive box development. Building one on the east side and building two has been set back 12.5 feet to help minimize a long massive roof.
 - A. Skylights and gable roof along the front and rear will also contribute to breaking the long roofline
2. The buildings are connected by way of exterior covered deck between building one and two.
3. The covered deck will shelter the main entry to the building below it.
4. Building one is situated away from the rear creek to minimize viewing impact from neighboring houses located on north east of the lot from 4163, 4165 & 4171 Verte Place. This will allow garbage truck to access the waste enclosure and allow access to the underground and rear exterior parking stalls.
5. Balconies and exposed timber post and beams along with gable roof on every side of the building will provide a break on the rectilinear cube design. This means that all units will enjoy private outdoor spaces on their balconies.
6. There are ample windows on all sides that will provide natural lights in the living spaces and sleeping area.
7. The open layout will provide the kitchen with natural lights from the exterior windows and sliding door to the balcony.
8. Skylights will provide natural lighting along the upper common corridor

6. The proposed east facade facing Verte Place will provide the appearance of a two storey single family dwelling looking directly from the Cul de sac facing Verte Place as shown on isometric view# 2 below.



④ CREEK VIEW AT 100M ELEVATION Copy

Trees within the covenant area will eclipse the building from Nanaimo Parkway



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CORRECT ALL OMISSIONS IN 10 DAYS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

REVISIONS:

rev	date	description
1.	NOV 17/18	CLIENT REVIEW
2.	NOV 18/18	COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.		
5.		
6.		
7.		
8.		
9.		

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**DP
PRESENTATION**

CHECKED BY: ATA

DRAWN BY: Author

START DATE: Issue Date

SCALE:

PROJECT NO.
**Project
Number**

DRAWING NO.
A0.3

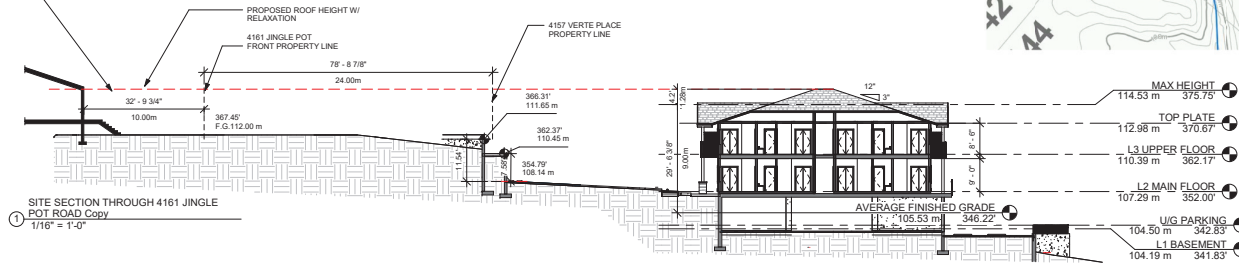
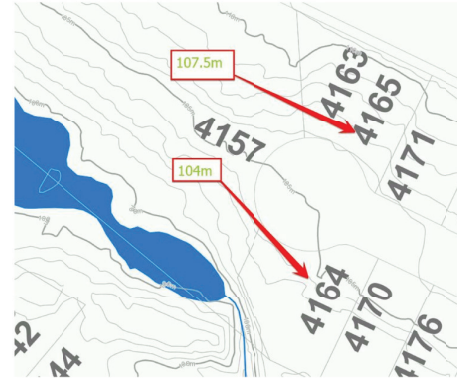
VARIANCE RATIONALE:

There is approx 27 foot average drop in elevation from the Jingle Pot property line to the rear of the building which poses a great challenge to accommodate a two storey residential above an underground parking and still meet the allowable 29.5 feet maximum building height.

The peak of the proposed 4:12 roof slope would require 4.5 feet relaxation in allowable height.

The cross section below illustrates the proposed roof peak at the same level as of the top plate of houses across the street of Jingle Pot road.

There is a retaining wall along Jingle Pot road property line that extends approximately 2'3" from road surface, steel guardrail will be provided on top of retaining wall to have min 3'6" guardrail.



VIEW FROM 4163-4165 VERTE BALCONY

The natural grade at entrance level of 4163/4165 Verite is 107m. As shown on the cross section above, 107m matches the proposed main floor elevation L2. Neighbor house on 4164 is completely behind the proposed building so it's side yard faces the covenant.



② VIEW FROM 4163-4165 VERITE



③ VIEW FROM JINGLE POT RD, Copy 1

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

REVISIONS:		
rev	date	description
1.	NOV 17/18	CLIENT REVIEW
2.	NOV 18/18	COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.		
5.		
6.		
7.		
8.		
9.		

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**DP
PRESENTATION**

CHECKED BY: ATA

DRAWN BY: Author

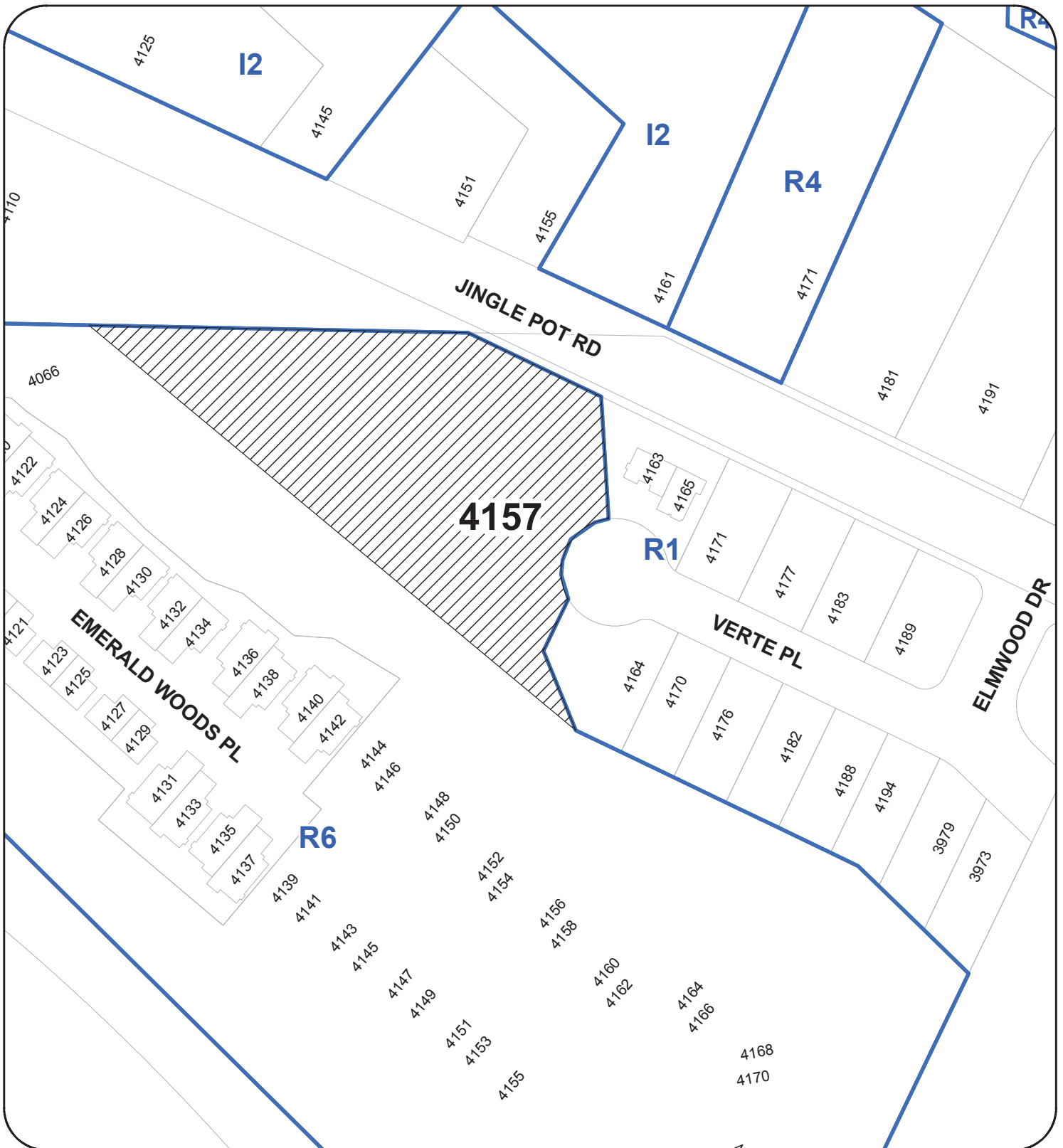
START DATE: Issue Date

SCALE: 1/16" = 1'-0"

PROJECT NO.
**Project
Number**

DRAWING NO.
A0.4

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001161

LOCATION PLAN

Civic: 4157 VERTE PLACE

Legal: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN EPP74158



Subject Property

REVISIONS:		
rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS TO THE ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

PROJECT:

**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:

SITE PLAN

CHECKED BY: ATA

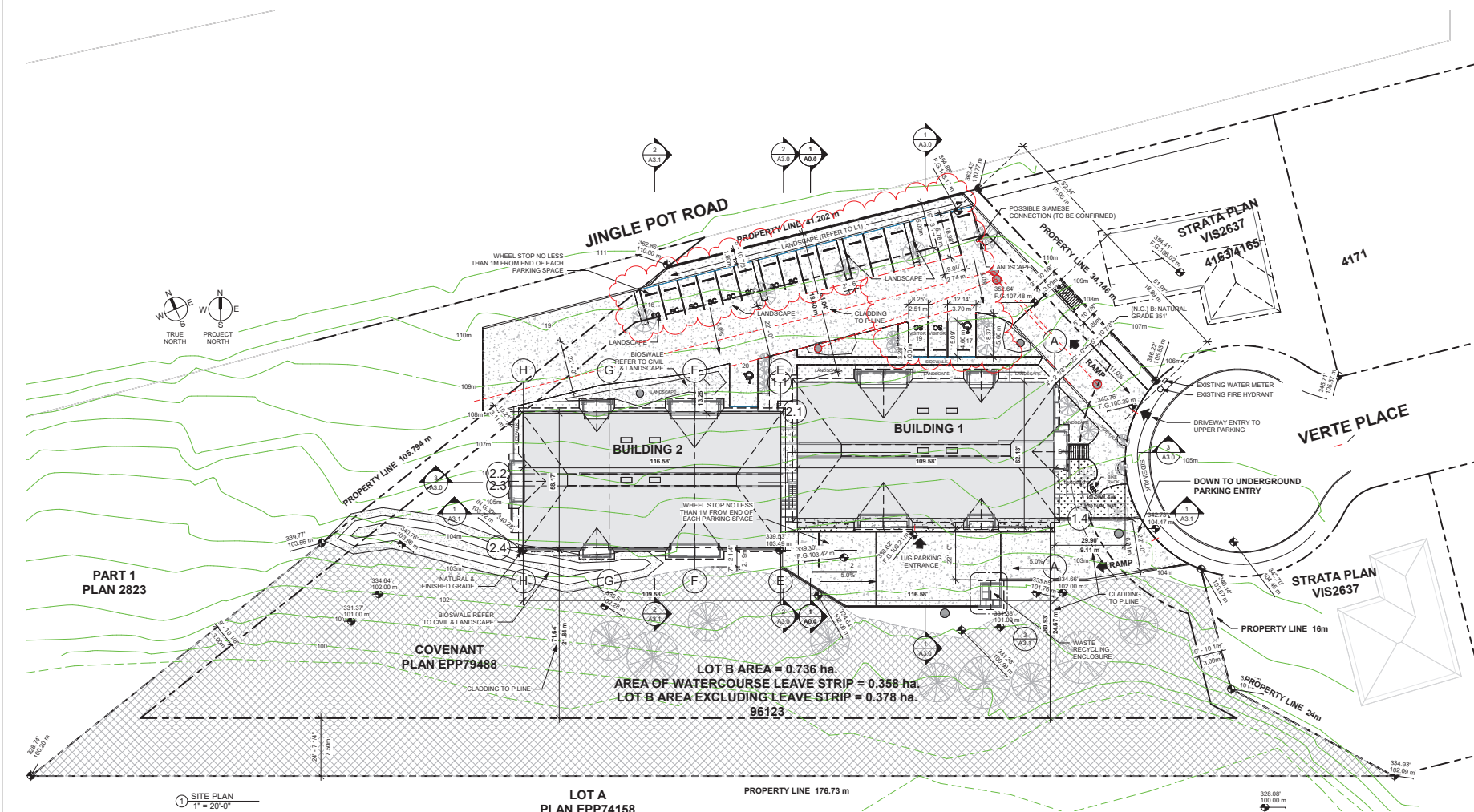
DRAWN BY: Author

START DATE: Issue Date

SCALE: 1" = 20'-0"

PROJECT NO.
Project Number

DRAWING NO.
A1.0



1 SITE PLAN
1" = 20'-0"

LOT A
PLAN EPP74158

REVISIONS:		
rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY REVISIONS AND CORRECTIONS TO THE ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

PROJECT:

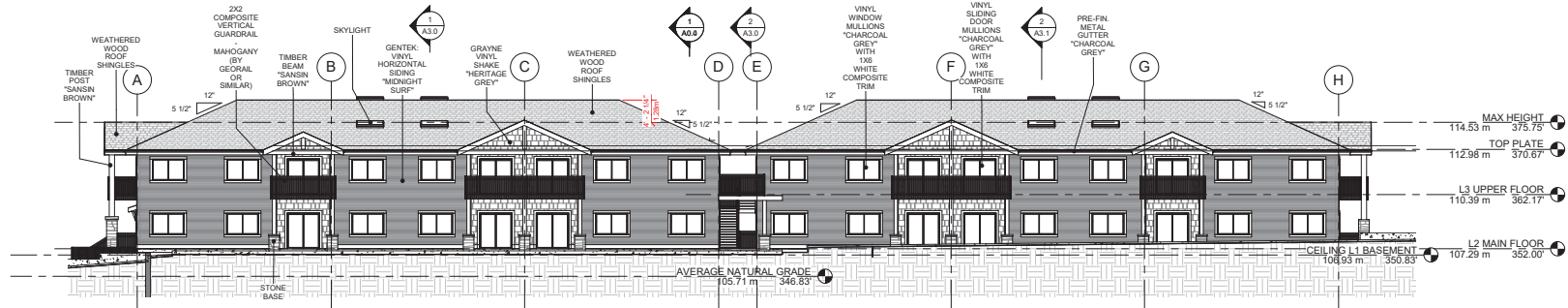
**4157 VERTE PLACE,
NANAIMO BC**

SHEET TITLE:

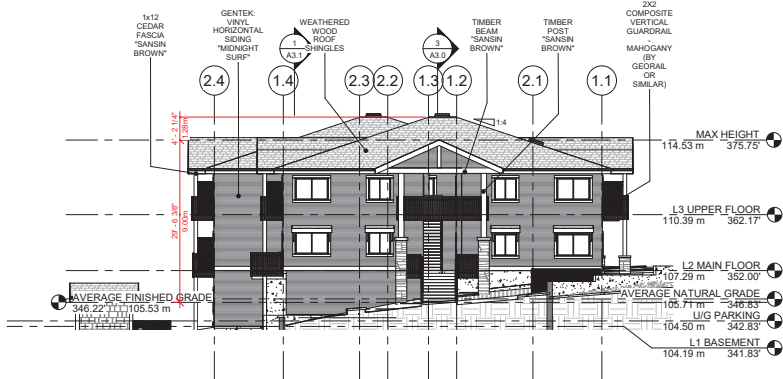
ELEVATIONS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: Issue Date
SCALE: 3/32" = 1'-0"

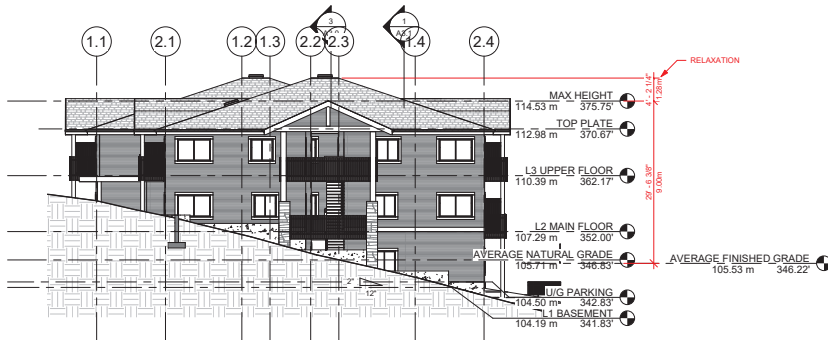
PROJECT NO. **Project Number**
DRAWING NO. **A4.0**



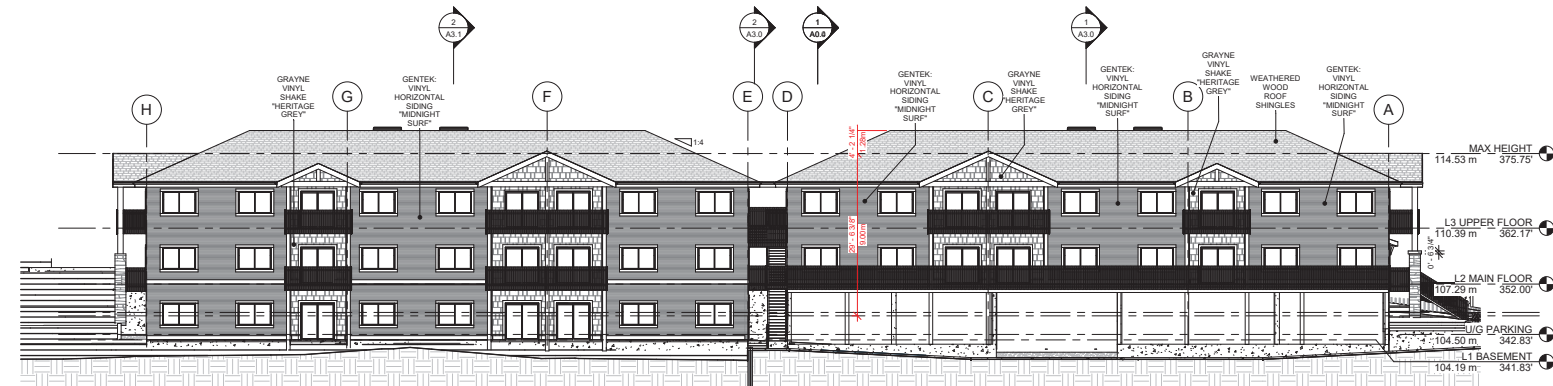
1 NORTH ELEVATION - JINGLE POT
3/32" = 1'-0"



2 EAST ELEVATION - VERTE PLACE
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"

SIDING



MATERIAL: VINYL SIDING
MANUFACTURER: GENTEK
COLOR: "MIDNIGHT SURF 652"

SHINGLES



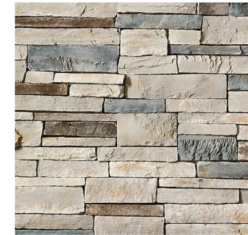
MATERIAL: VINYL SHINGLES
MANUFACTURER: GRAYNE BORAL BUILDING PRODUCTS
COLOR: 455 HERITAGE GREY

ROOF

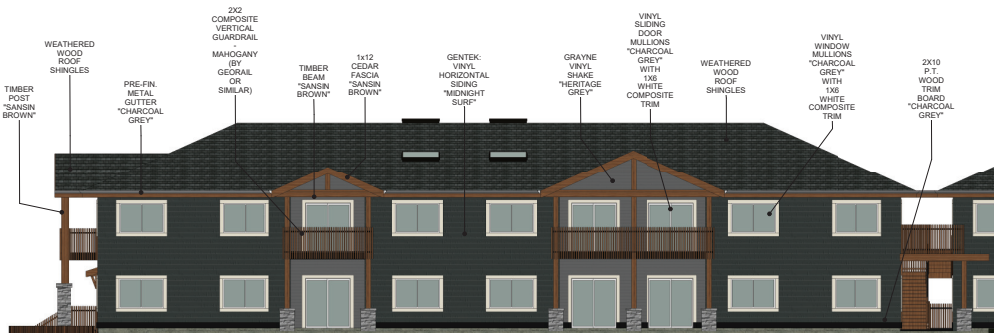


MATERIAL: WEATHERED WOOD
ROOF SHINGLES

COLUMN BASE



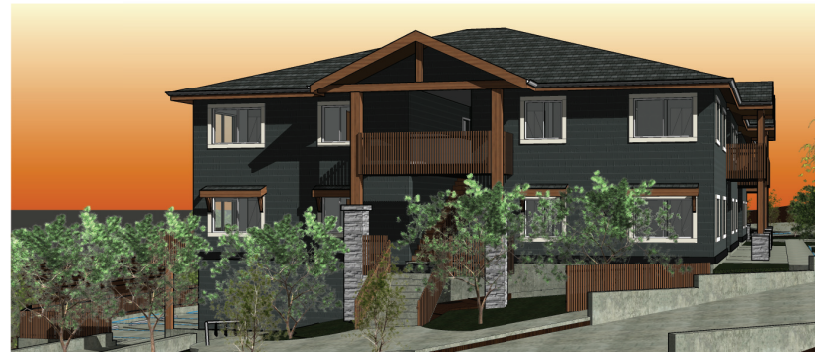
MATERIAL: CULTURED STONE
MANUFACTURER: CSI (CANADIAN
STONE INDUSTRIES)
TYPE: COUNTRY LEDGSTONE
COLOR: ECHO RIDGE



③ REAR



② MAIN BUILDING ENTRY



④ VIEW FROM VERTE

REVISIONS:		
rev.	date	description
1.	NOV 17/18	CLIENT REVIEW
2.	NOV 18/18	COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.		
5.		
6.		
7.		
8.		
9.		

RECEIVED
DP1161
2019-SEP-16
C:\19-04-001-01

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**MATERIAL
SAMPLE
BOARD**

CHECKED BY: ATA

DRAWN BY: Author

START DATE: Issue Date

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

PROJECT NO.
**Project
Number**

DRAWING NO.
A0.2

REVISIONS:

rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGN AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY DISCREPANCIES AND OMISSIONS TO THE ARCHITECT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CORRECT ALL OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

CONSULTANT:

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**L1 BASEMENT
& U/G PARKING**

CHECKED BY: ATA

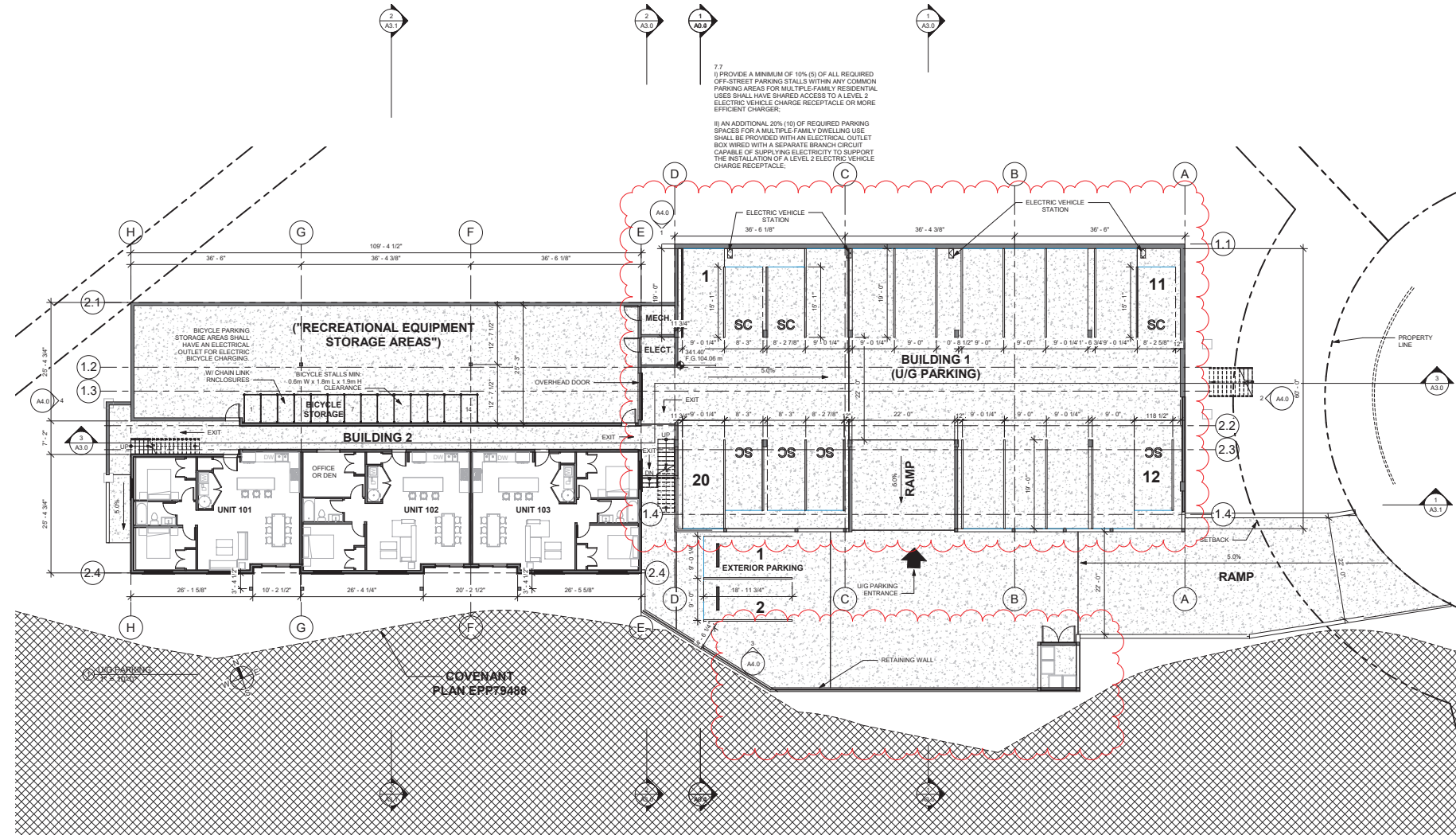
DRAWN BY: Author

START DATE: Issue Date

SCALE: 1" = 10'-0"

PROJECT NO. DRAWING NO.

**Project
Number** **A2.0**



REVISIONS:

rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS TO THE ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

L2 MAIN FLOOR

CHECKED BY: ATA

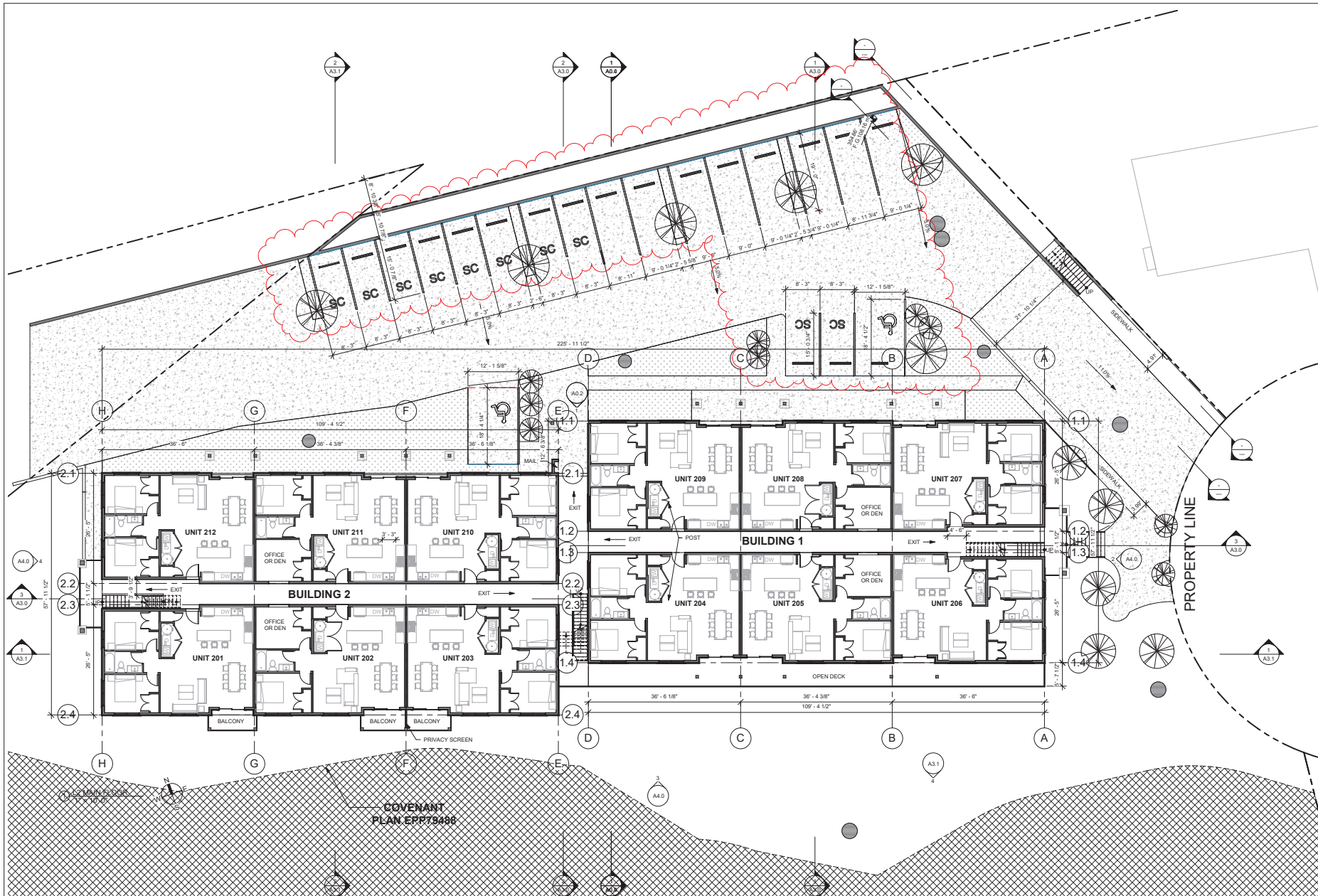
DRAWN BY: Author

START DATE: Issue Date

SCALE: 1" = 10'-0"

PROJECT NO.
**Project
Number**

DRAWING NO.
A2.1



REVISIONS:

rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

**L3 UPPER
FLOOR**

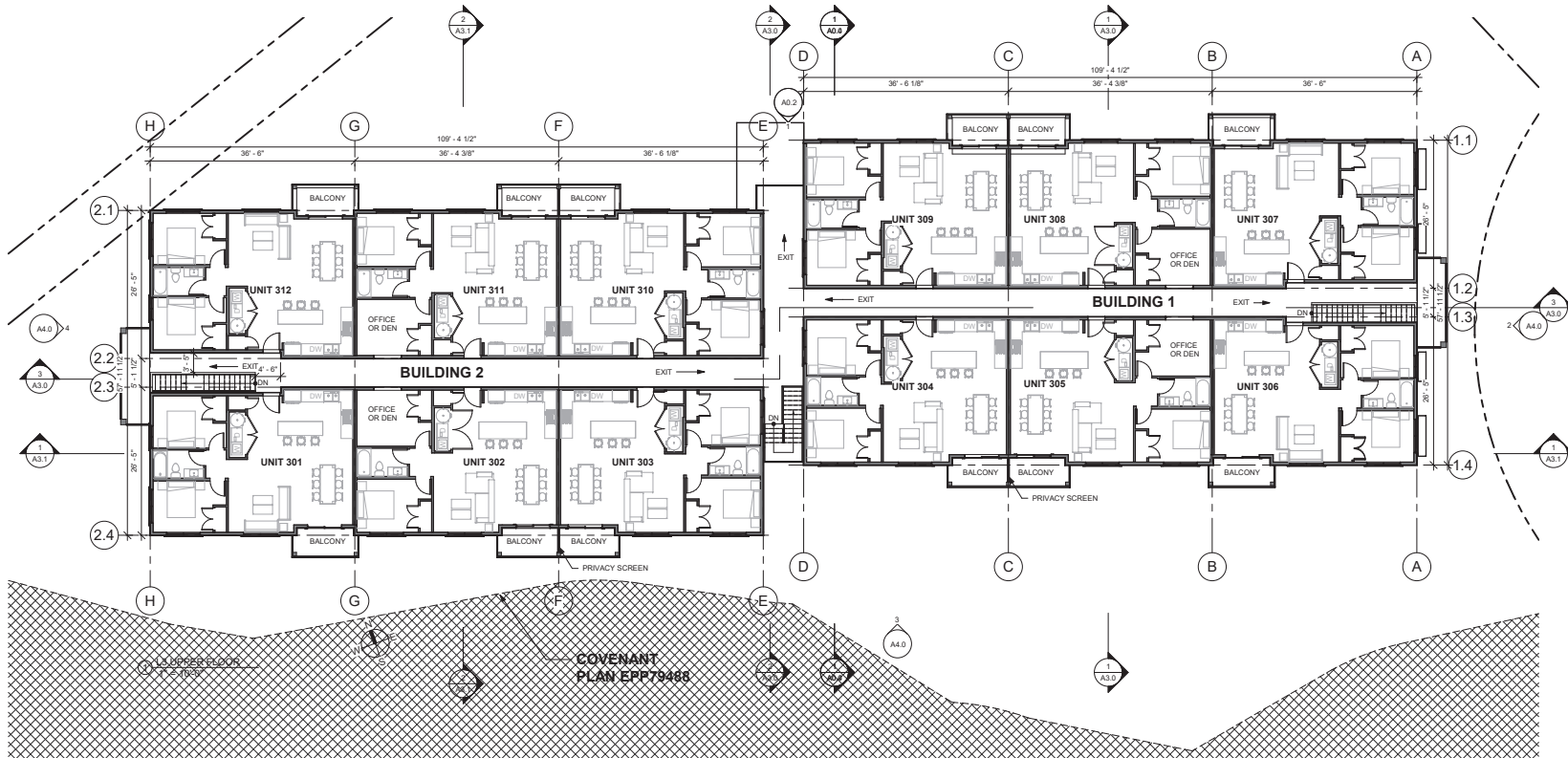
CHECKED BY: ATA

DRAWN BY: Author

START DATE: Issue Date

SCALE: 1" = 10'-0"

PROJECT NO. **Project Number**
DRAWING NO. **A2.2**



REVISIONS:

rev.	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED.
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD. AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR ANY REVISIONS AND CORRECTIONS TO THE DRAWINGS.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

CONSULTANT:

PROJECT:

**4157 VERTE
PLACE,
NANAIMO BC**

SHEET TITLE:

ROOF PLAN

CHECKED BY: ATA

DRAWN BY: Author

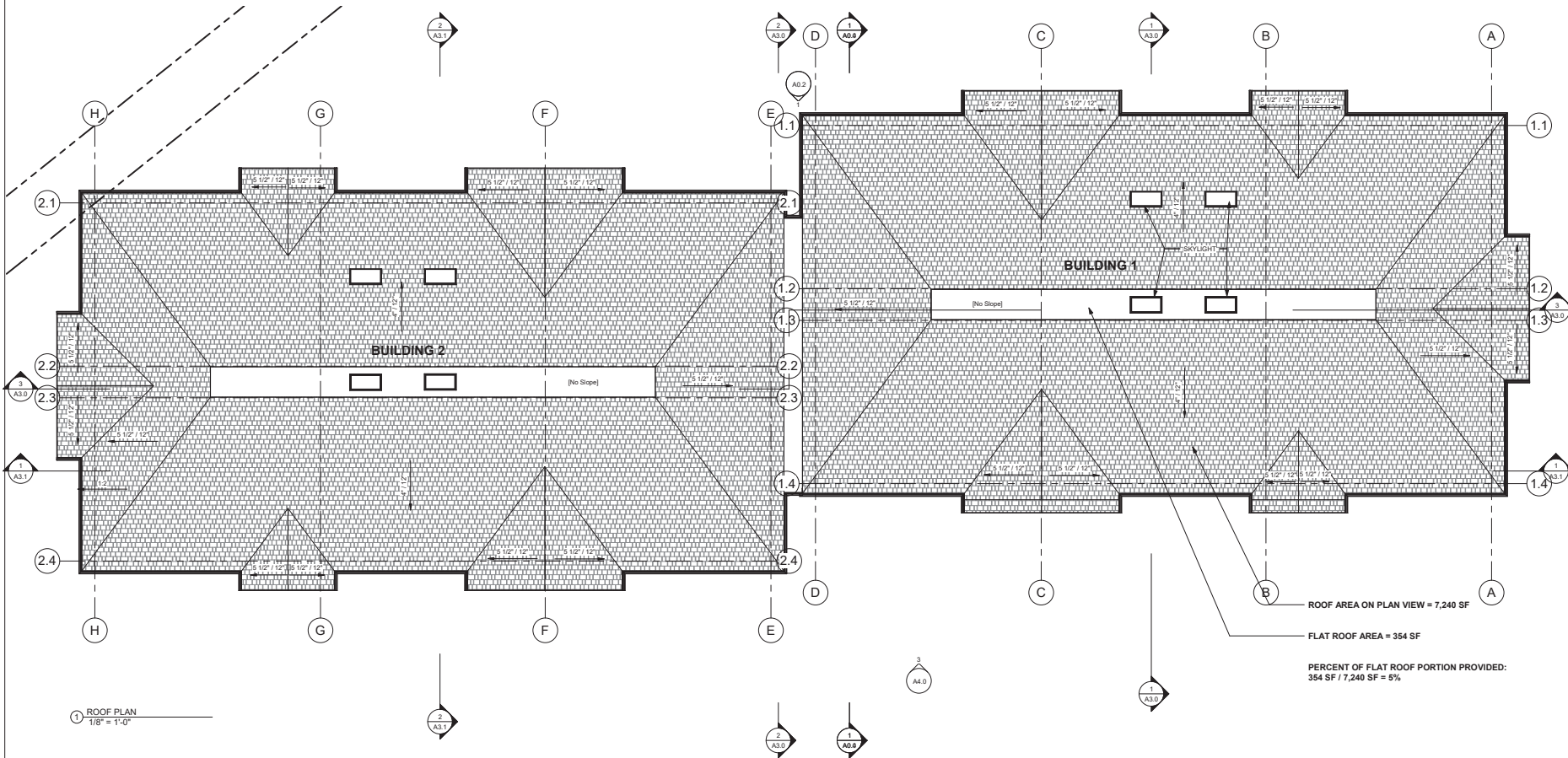
START DATE: Issue Date

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

PROJECT NO.
**Project
Number**

DRAWING NO.
A2.4

① ROOF PLAN
1/8" = 1'-0"





AUSTRIAN BLACK PINE



SHEETGUM SLENDERS



BOXHALL MAPLE



- CONCRETE WALKWAY
- SHRUBS AND PLANTING
- ENVIRONMENTAL SENSITIVE ZONE

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3J7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	JUN 06	PRELIMINARY PLAN	TK
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

SEAL:

PROJECT:

DRAWING TITLE:

DATE: JUN 06, 2019

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

DRAWN: TK

DESIGN: TK

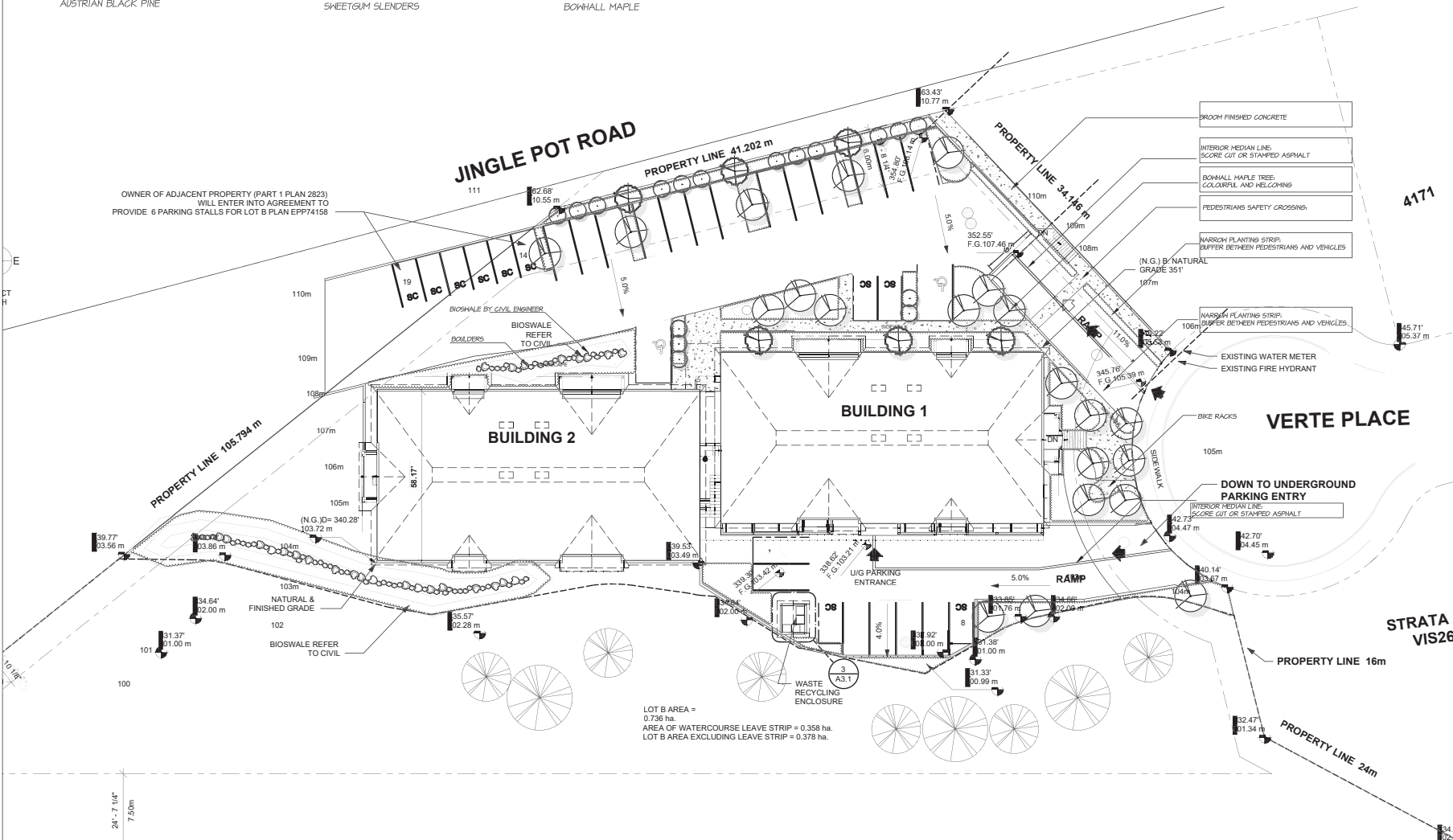
CHKD: MTH

DRAWING NUMBER:

L1

OF 8

M2LA PROJECT NUMBER: JOB NO. 8003



LOT A
PLAN EPP74158

PROPERTY LINE 176.73 m

LOT B AREA = 0.736 ha.
AREA OF WATERCOURSE LEAVE STRIP = 0.358 ha.
LOT B AREA EXCLUDING LEAVE STRIP = 0.378 ha.



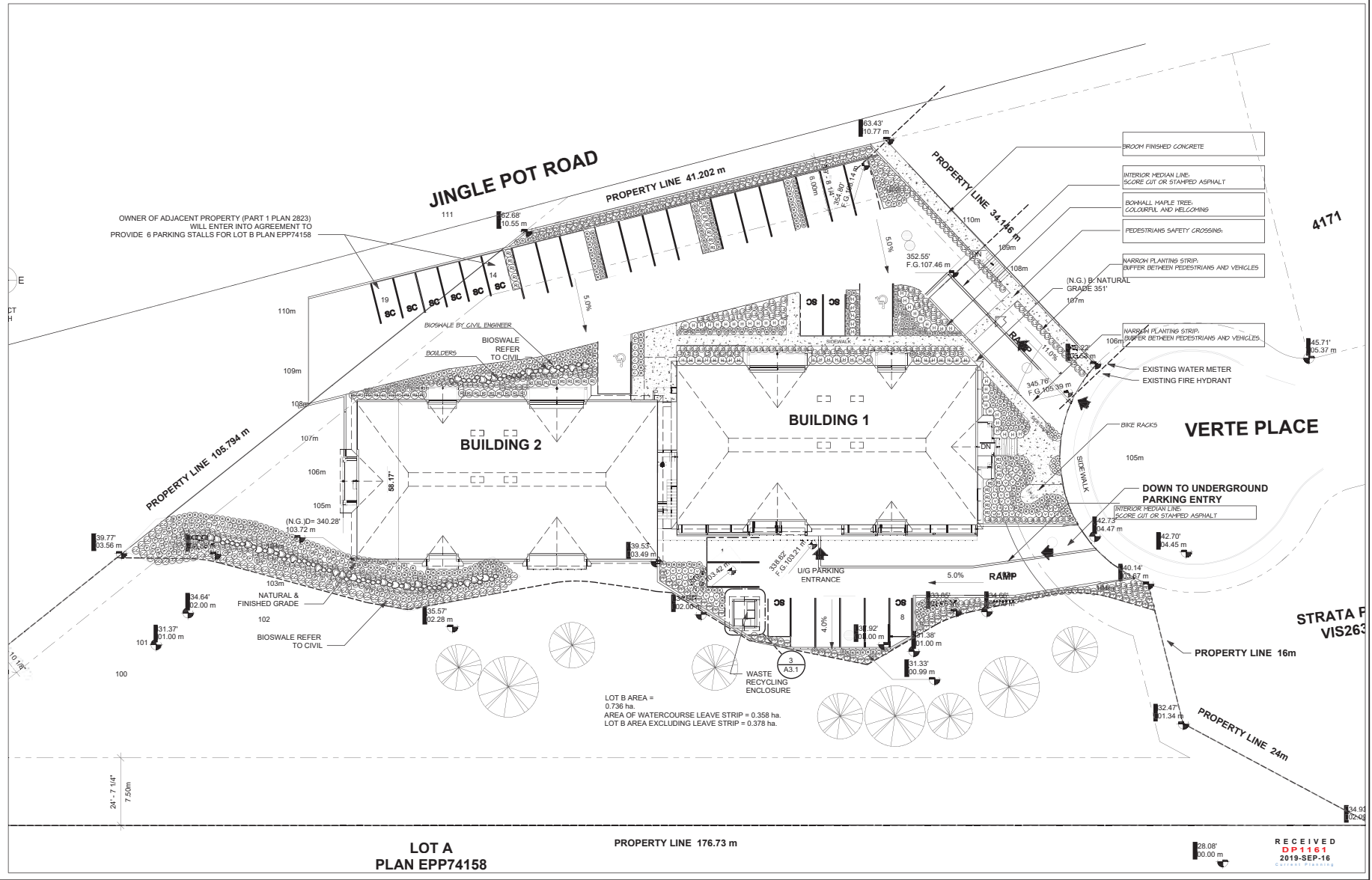
©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1	AK03M	PRELIMINARY PLAN	TK
NO.	DATE	REVISION DESCRIPTION	DR.
SEAL:			



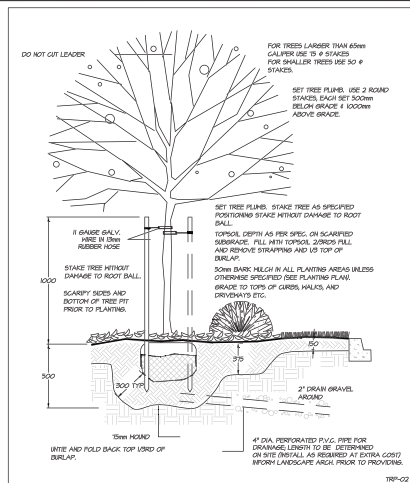
PROJECT:
4157 VERTE PLACE,
NANAIMO , BC

DRAWING TITLE:
**SHRUB
PLAN**

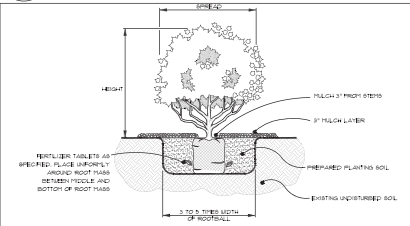
DATE: JUN 06, 2019
SCALE: 1/8"=1'-0"
DRAWN: TK
DESIGN: TK
CHKD: MTH

DRAWING NUMBER:
L2

OF 8
JOB NO. 9003



1 TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



2 SHRUB & GROUND COVER PLANTING DETAIL
SCALE: NTS

PLANT SCHEDULE

M2 JOB NUMBER: 19003

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(C)	21	ACER RUBRUM BOWHALL	BOWHALL MAPLE	6CM CAL; 2M STD; B&B
(C)	17	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SHEETGUM SLENDER SILHOUETTE	6CM CAL; B&B
(C)	6	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B&B
SHRUB				
(B)	38	BUXUS SEMPERVIRENS AUREO-VARIEGATA	VARIEGATED ENGLISH BOXWOOD	#1 POT
(C)	67	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT
(C)	149	EVONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 30CM
(C)	164	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#2
(H)	61	HYDRANGEA PANICULATA 'BOMBHELL'	WHITE LACECAP HYDRANGEA	#3 POT; 80CM
(L)	226	LONICERA PILEATA	SHRUB HONEYSUCKLE	#2 POT
(P)	123	PRUNUS LUSITANICA	PORTUGUESE LAUREL	1.5 M B&B
(R)	50	ROSA RADRAZZ	RADRAZZ ROSE, RED	#2 POT; 40CM
(V)	56	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
(C)	7	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
(P)	205	PENNISETUM ALOPECUROIDES 'HAEMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(A)	28	ANEMONE 'HONORINE JOBERT'	WINDFLOWER	15CM POT
(R)	235	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDBLOCK'	BUDBECKIA	#1 POT
(C)	12	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3J7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	JUN 06, 2019	PRELIMINARY PLAN	TC

SEAL:

PROJECT:

4157 VERTE PLACE,
NANAIMO , BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

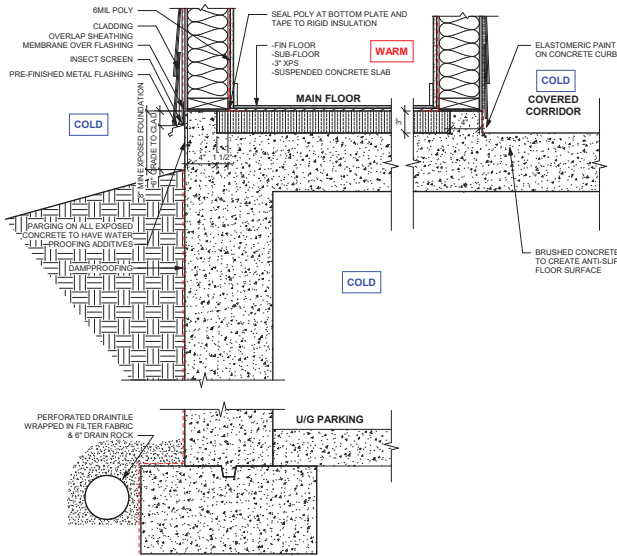
DATE: JUN 06, 2019
SCALE:
DRAWN: TK
DESIGN: TK
CHECK: MLTH

DRAWING NUMBER:
L3

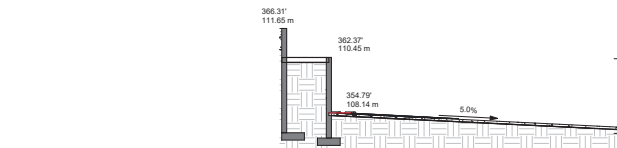
OF 8

RECEIVED
DP1161
2019-SEP-16
6 00 PM

M2LA PROJECT NUMBER: JOB NO. 19003

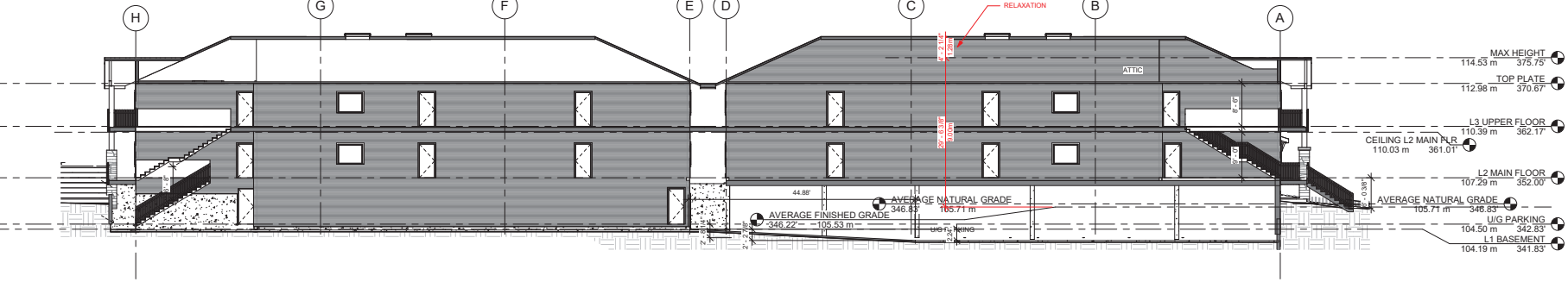


FOUNDATION WALL (2X6)-SUSPENDED SLAB
④ 1 1/2\" = 1'-0"

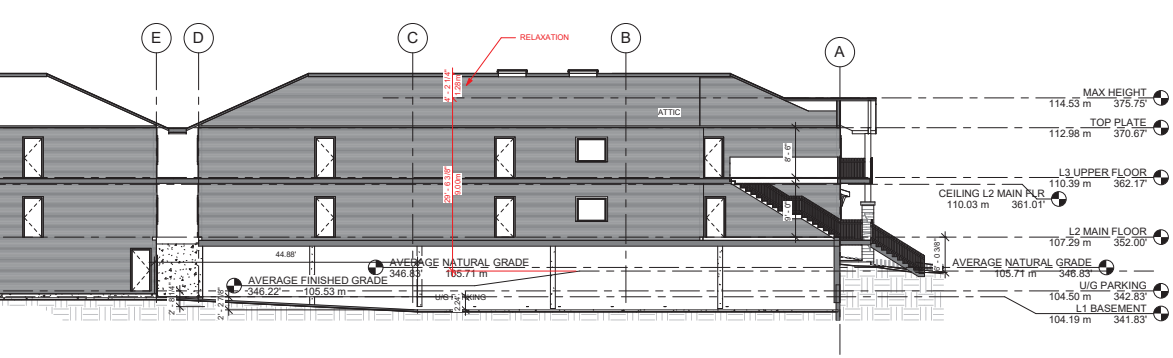
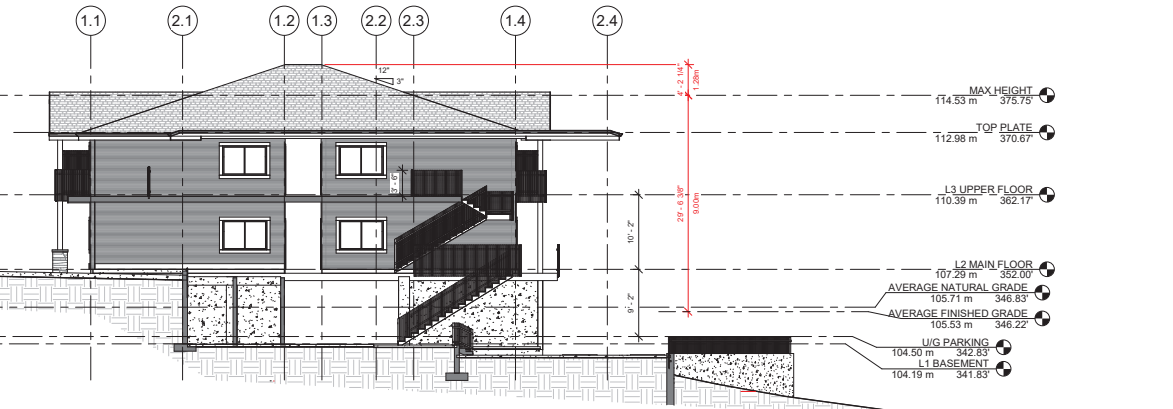
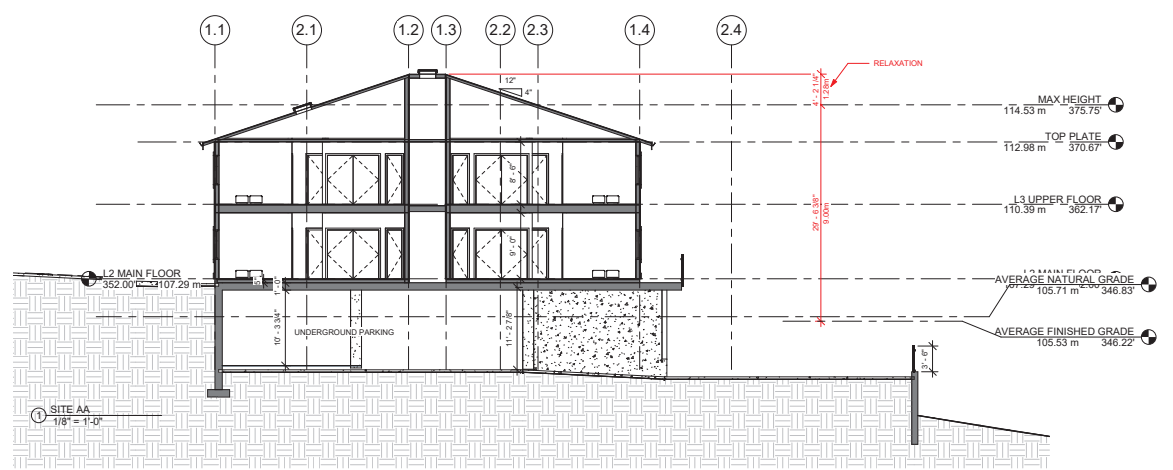


FOUNDATION WALL (2X6)-SUSPENDED SLAB
④ 1 1/2\" = 1'-0"

② SITE BB
1/8\" = 1'-0"

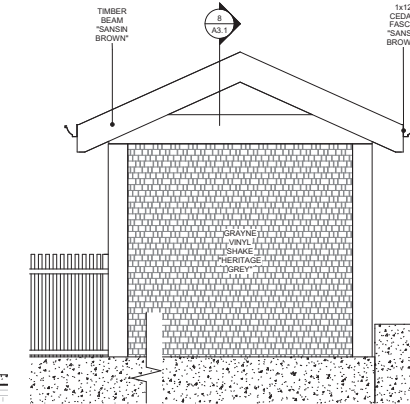
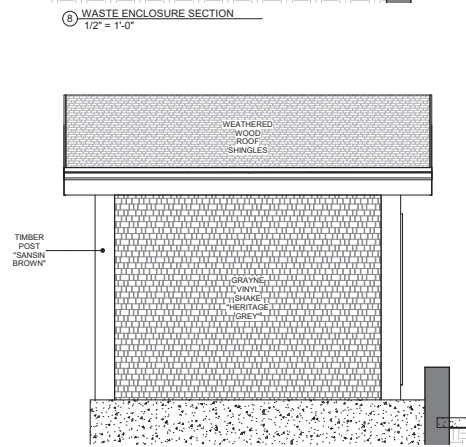
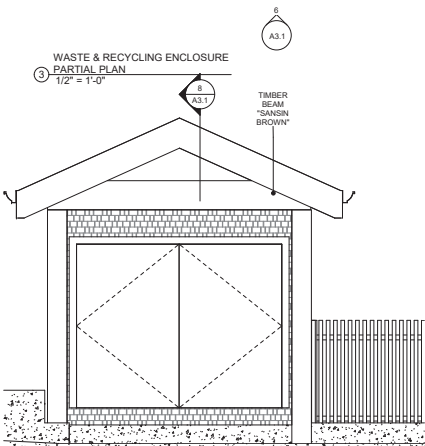
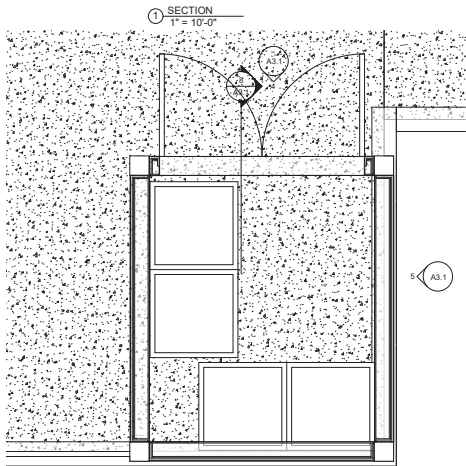
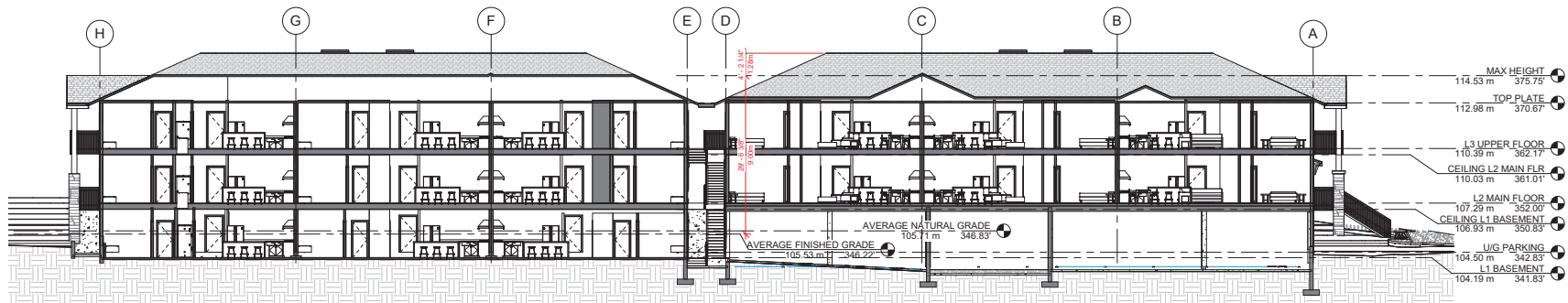


③ SECTION EAST - WEST
1\" = 10'-0"



③ SECTION EAST - WEST
1\" = 10'-0"

rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		



rev	date	description
1.	FEB 19/19	PLANNING
2.	JUN 03/19	LANDSCAPE COORDINATION
3.	SEP 12/19	DEVELOPMENT PERMIT
4.	OCT 21/19	CONSULTANT COORDINATION
5.	NOV 21/19	DP AMENDMENT
6.		
7.		
8.		
9.		

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001161

Legend

 Subject Property