

Project: **Arbor Park Townhouses - Development Permit Submission**
2229 Boxwood Road, Nanaimo, BC

Re: Design Rationale

Date: 21 October, 2021

INTRODUCTION

Pacificgold Homes proposes this 31-unit residential townhome community at 2229 Boxwood an area designated 'Neighbourhood' within the OCP. Comprised of single, duplex and triplex units, this hamlet offers diverse housing opportunity in the Mountain Vista Drive range.

PURPOSE - SITE AND BUILDING FORM AND CHARACTER

The site, a long-vacant former industrial parcel, creates connectivity to neighbouring single family dwelling homes and offers a choice in 3-bedroom residences. Traditional architectural style enhances the neighbourhood's historical flavour and demonstrates restraint in the use of trending statements.

Units vary between two- and three-storey composition, with private patios and yards. Floor plans are designed to capture natural light, with spatial planning appropriate for family lifestyle.

This proposal rejuvenates an otherwise abandoned site, establishing and breathing life into a viable residential nerve centre.

Blocks 1-4 have been strategically designed to front Mountain Vista Drive, building animation between the public road and private parking access through an internal driveway. Grade extremes forced blocks 8-11 to be slightly over height based on calculation methodologies, resulting in the need for a minor height variance. Working with these steep grades allows for fluid stepping that conceives visual interest and playfulness. We are requesting a height variance of up to 0.75m to accommodate the existing site grades and building form plus a small allowance for variance in construction.

A key feature of this community is its relativity to residential development to the South and future development to the north. An integrated meandering foot path invites local use, building on the 'village' feel of belonging and association.

ADDRESSING THE OFFICIAL COMMUNITY PLAN

Managing Urban Growth

Higher density neighbourhoods lead to more efficient use of roads, sewers, water and storm services.

A Sustainable Community

Use of efficient and durable energy efficient building components and design.

Social Enrichment

A path and communal gathering area encourage residents to convene and interact. Pride of ownership is enhanced by the ability to share outdoor space that serves as a social hub.

Mobility and Servicing Efficiency

Use of and access to existing infrastructure such as the public transit system and local businesses.

Yours truly,



Nick Bray ARCHITECT BSc[hons] BArch PgDip ARB RIBA MRAIC AIBC

nick bray | architecture

M +1 604 506 8022 | T +1 604 900 8238 ext.2 | E nick@nickbray.ca | W www.nickbray.ca

A 355 W 8TH AVE, Vancouver, BC V5Y 3Z5

CONTEXT MAP

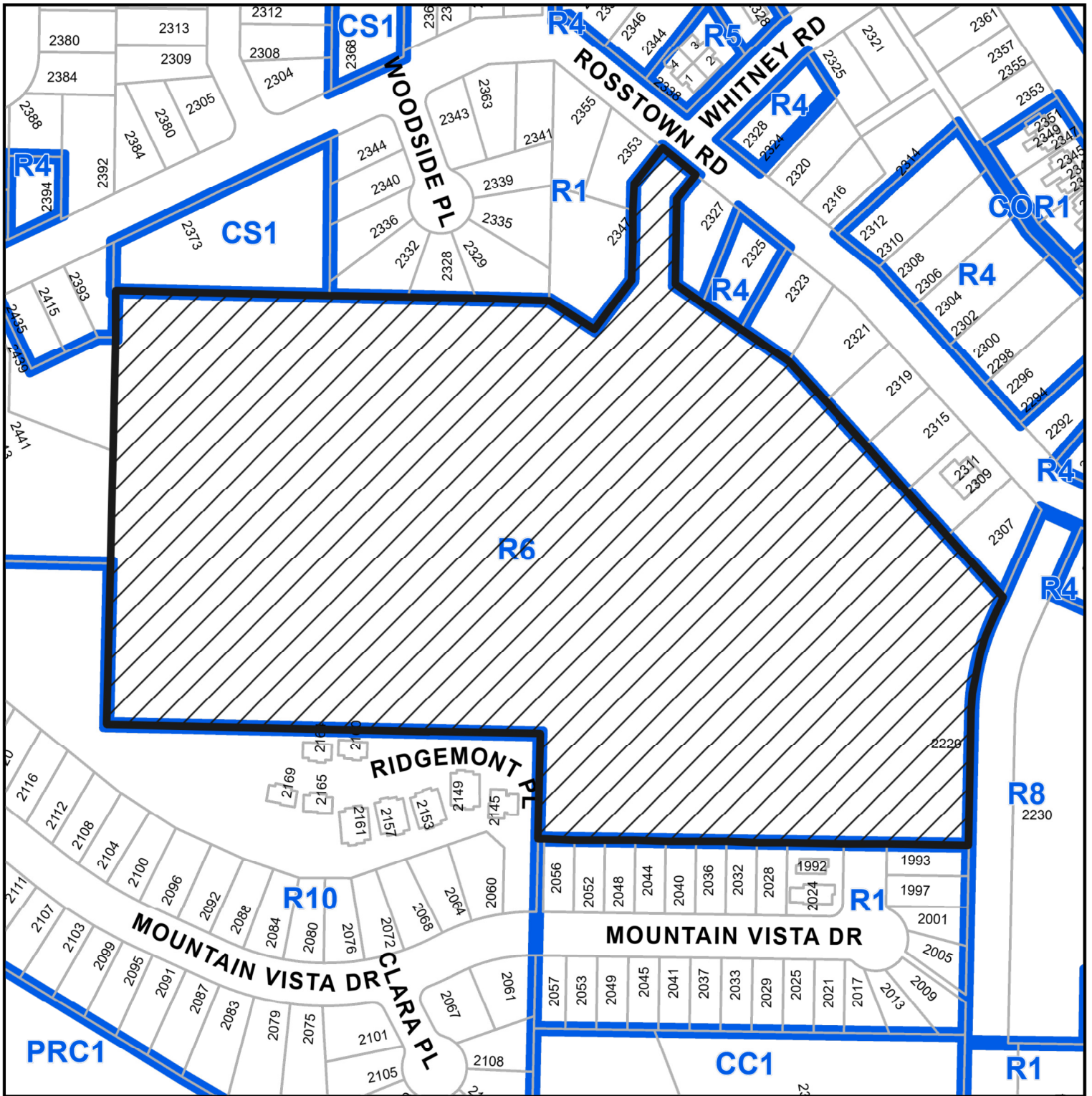


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2229 BOXWOOD ROAD

LOCATION PLAN



Subject Property

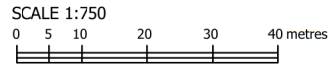
DEVELOPMENT PERMIT APPLICATION NO. DP001255

CIVIC: 2229 BOXWOOD ROAD

LEGAL: LOT 1 SECTION 18 RANGES 6 AND 7 MOUNTAIN DISTRICT PLAN
VIP63562

**PLAN OF PROPOSED STRATA DEVELOPMENT PHASING ON LOT 1, SECTION 18,
RANGE 6 AND 7, MOUNTAIN DISTRICT, PLAN EPP112354 (NOT REGISTERED)**

TO ACCOMPANY PHASED STRATA PLAN DECLARATION FORM P.



THIS IS A METRIC PLAN.

NOTES:

SL DENOTES STRATA LOT

CIVIC ADDRESS:

— MOUNTAIN VISTA DRIVE, NANAIMO



LOT 2
PLAN EPP112354

STRATA PLAN VIS6922

ROAD

PHASE 3
SL 20 TO 31
AREA=0.365 ha.

LOT 1
PLAN EPP112354

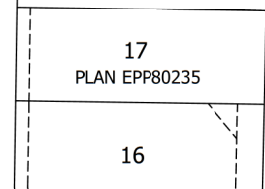
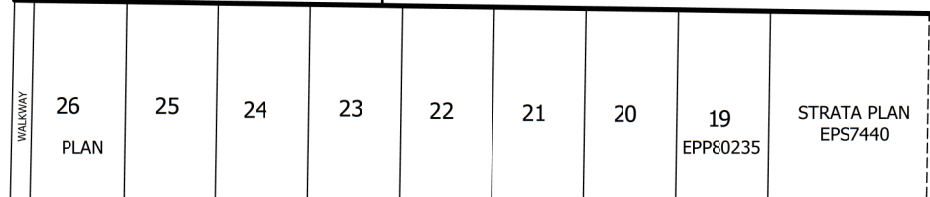
PHASE 2
SL 10 TO 19
AREA=0.394 ha.

MOUNTAIN VISTA DRIVE

PHASE 1
SL 1 TO 9
AREA=0.391 ha.

LOT 5
PLAN EPP112354

BOXWOOD ROAD





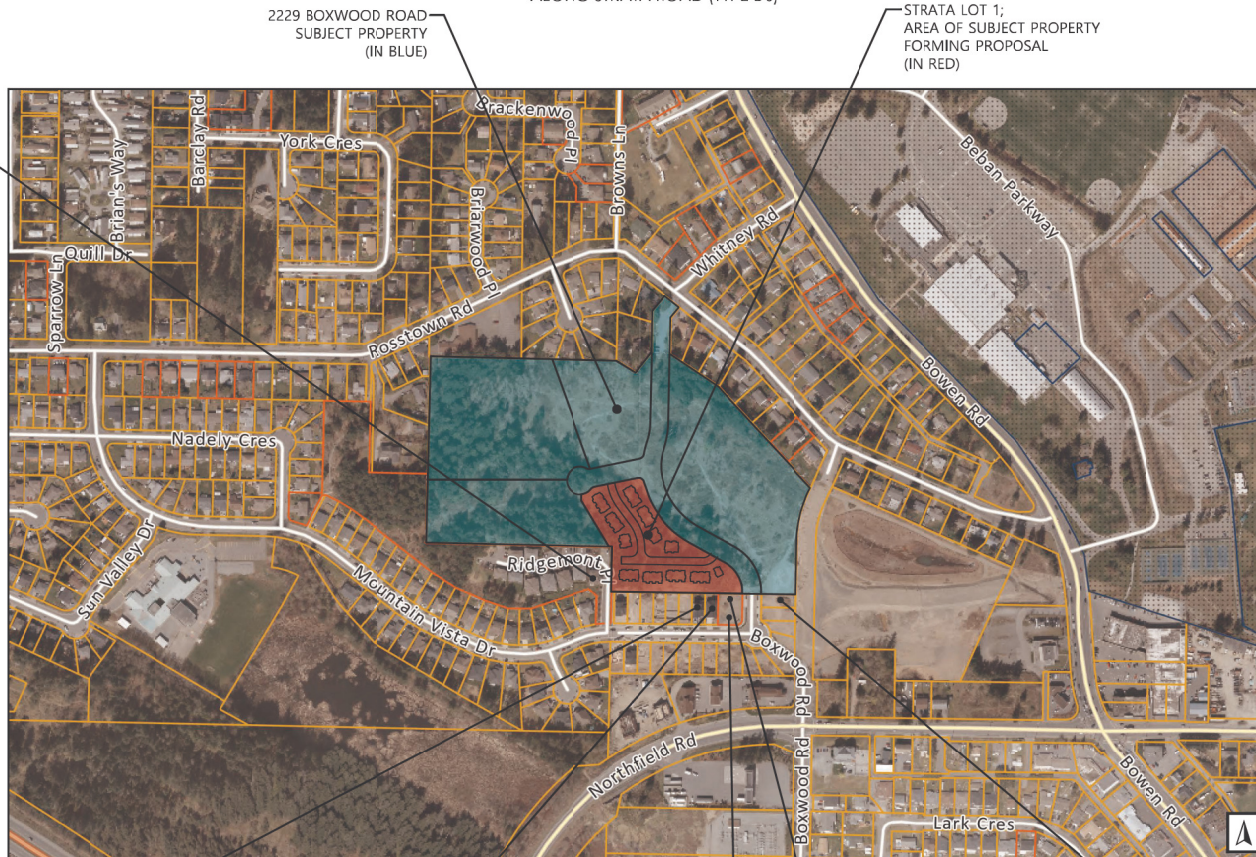
ALONG MOUNT VISTA DRIVE (TYPE A'S)



ALONG STRATA ROAD (TYPE B'S)



2145 RIDGMENT PLACE
AS SEEN FROM
SUBJECT PROPERTY



2032 MOUNTAIN VISTA DRIVE



2028 MOUNTAIN VISTA DRIVE



2024 MOUNTAIN VISTA DRIVE



2024 & 1992 MOUNTAIN VISTA DRIVE



1993 MOUNTAIN VISTA DRIVE



- 1 July 9, 2020 Issued for Review
- 2 July 6, 2021 Issued for Pre-DP Meeting
- 3 Aug 10, 2021 Issued for Review
- 4 Sep 22, 2021 Issued for Submission

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SHEET Sep 22, 2021 DRAWING # 8009
DESIGNED BY M.D.K. REVIEWED BY N.B.



Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1
Nanaimo B.C.

SHEET # **A002**

- 1). All Required Parking is being counted within the driveways and garages of the building, all street parking is for visitors to the development.
- 2). Red Driveway Slopes indicate they slope away from the building. Blue Driveway Slope indicate they slope towards the buildings.

| SITE DATA TABLE - ARBOR PARK DEVELOPMENT | |
|------------------------------------------|-----------------|
| Area 1 | |
| Area (Lot) | 11513.230 sq.m. |
| Unit Types | Single Family |
| Dwelling Units | 31 |
| Parking | |
| Garage Stalls | 31 |
| Driveway Stalls | 31 |
| Food Stalls | 11 |
| Total | 73 |
| Required Parking | 62 |
| Parking | |
| Garage Stalls | 31 |
| Zoning | |
| Lot Coverage | 23.38% |
| Lot Coverage (Max) | 40% |
| Floor Areas | 5161.62 sq.m. |
| Floor Areas (Max) | 5180.95 sq.m. |
| Floor Area Ratio | 0.448 to 1.0 |
| Floor Area Ratio (Max) | 0.45 to 1.0 |
| Setbacks | |
| Front (North) | 6.0m |
| Rear (South) | 9.63m |
| Side (East) | 4.55m |
| Side (West) | 8.10m |
| Heights (Average Finished) | |
| Block 1 | 8.26m |
| Block 2 | 8.94m |
| Block 3 | 8.97m |
| Block 4 | 8.64m |
| Block 6 | 9.18m |
| Block 6 | 9.25m |
| Block 7 | 9.17m |
| Block 8 | 9.09m |
| Block 9 | 9.39m |
| Block 10 | 9.47m |
| Block 11 | 9.34m |
| Block 12 | 9.01m |

NOTES



2 Retaining Wall Elevation
Scale: 1:200

3 Retaining Wall Elevation
Scale: 1:200

Unit Floor Areas

| TYPE A2 | BLOCK 1 | TYPE B1 | Block 5, 6, 8-11 | TOTAL |
|---------|--------------------------------|-------------------------|------------------|--------|
| UNIT A | UPPER MAIN GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 16609 |
| | 86.13 61.7 21.26 147.83 | 82.23 77.55 6.31 28.7 | | |
| UNIT B | UPPER MAIN GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 16233 |
| | 84.31 61.49 20.16 145.8 | 80.41 75.78 6.14 28.7 | | |
| UNIT C | UPPER MAIN GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 16569 |
| | 84.85 62.12 20.16 146.97 | 80.95 78.6 6.14 29.03 | | |
| | | | 440.6 | 494.11 |
| TYPE A1 | BLOCK 2 | TYPE B2 | Block 7 | TOTAL |
| UNIT A | UPPER MAIN LOWER GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 194.8 |
| | 86.13 61.7 29.65 21.26 177.48 | 82.23 77.55 6.31 28.7 | | |
| UNIT B | UPPER MAIN LOWER GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 1947.2 |
| | 84.31 61.49 29.5 20.16 175.3 | 80.95 78.6 6.14 29.03 | | |
| UNIT C | UPPER MAIN LOWER GARAGE TOTAL | UPPER MAIN LOWER GARAGE | TOTAL | 347.52 |
| | 84.85 62.12 29.72 20.16 176.69 | 80.95 78.6 6.31 29.03 | | |
| | | | 529.47 | 169.45 |
| A3 | Block 3 & 4 | | | |
| UNIT A | UPPER MAIN LOWER GARAGE TOTAL | | | |
| | 86.13 61.7 29.65 21.26 177.48 | | | |
| UNIT B | UPPER MAIN LOWER GARAGE TOTAL | | | |
| | 84.85 62.12 29.72 20.16 176.69 | | | |
| | | | 354.96 | |

| BLOCK | POINT1 | POINT2 | POINT3 | POINT4 | SUB TOTAL | TOTAL |
|-------|---------|---------|---------|---------|-----------|---------|
| 1 | 115.35m | 115.85m | 116.10m | 114.40m | 461.70m | 115.43m |
| 2 | 114.20m | 116.45m | 116.85m | 114.52m | 462.02m | 115.51m |
| 3 | 114.81m | 117.40m | 117.65m | 115.25m | 465.11m | 116.28m |
| 4 | 114.99m | 116.10m | 114.00m | 113.75m | 460.44m | 115.11m |
| 5 | 116.32m | 118.87m | 119.15m | 116.15m | 470.45m | 117.62m |
| 6 | 117.02m | 119.55m | 120.05m | 116.99m | 473.61m | 118.40m |
| 7 | 118.19m | 120.70m | 121.05m | 117.99m | 477.93m | 119.48m |
| 8 | 119.29m | 121.80m | 121.60m | 118.54m | 481.23m | 120.31m |
| 9 | 118.52m | 121.09m | 120.20m | 117.24m | 477.05m | 119.26m |
| 10 | 116.97m | 119.44m | 118.60m | 115.50m | 470.51m | 117.63m |
| 11 | 115.27m | 118.10m | 117.66m | 114.40m | 465.43m | 116.36m |
| 12 | 114.02m | 116.50m | 116.50m | 113.54m | 460.56m | 115.14m |

*SUBTOTAL EQUALS THE SUM OF POINTS 1 to 4
*TOTAL EQUALS THE SUBTOTAL, DIVIDED BY 4



| | | |
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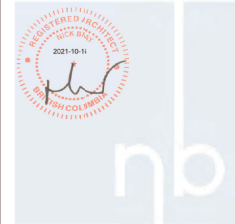


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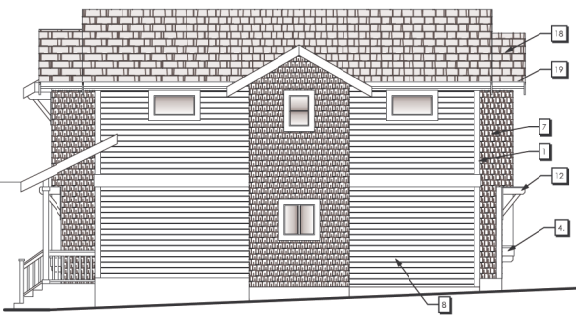
SHEET Sep 22, 2021 DRAWING # 8009
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Bowwood Road
Lot 1
Nanaimo B.C.

SHEET # **A001**



1 Front Elevation
1-A200 Scale: 3/16" = 1'-0"

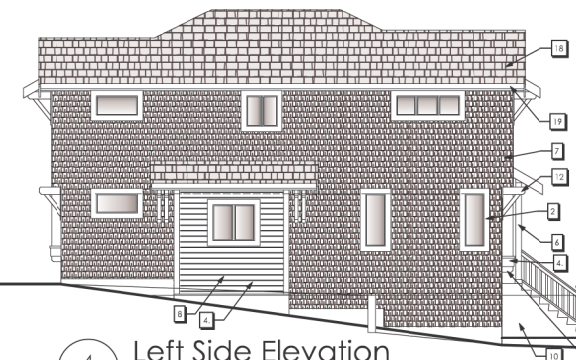


2 Right Side Elevation
1-A200 Scale: 3/16" = 1'-0"

- Exterior Finish Schedule**
- 1 1x1 CORNER TRIM
 - 2 1x1 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
 - 3 VINYL DECKING DRIP EDGE ON 2x2 FASCIA TRIM
 - 4 METAL FLASHING ON 2x2 FASCIA TRIM
 - 5 METAL FLASHING ON 2x4 FASCIA TRIM
 - 6 2x4 BARGE BOARD
 - 7 CONC. FIBRE SHINGLE PANELS
 - 8 CONC. FIBRE LAP SIDING
 - 9 42 FIN. H1 GUARD COMPLY W/ B.C. BLDG CODE 9.8.8 (6M FINISHED)
 - 10 CLADDING ON 6x6 WOOD POST (6M FINISHED)
 - 11 DECORATIVE BLOCKING
 - 12 DECORATIVE KNEE BRACE
 - 13 RATER TAES
 - 14 ENTRY UNIT (SEE FLOOR PLAN)
 - 15 VINYL WINDOW
 - 16 OVERHEAD GARAGE DOOR
 - 17 FINISHED GRADE
 - 18 LAMINATED ASPHALT SHINGLES
 - 19 FIBRE ALUMIN. GUTTER ON 2X1 FASCIA TRIM



3 Rear Elevation
1-A200 Scale: 3/16" = 1'-0"



4 Left Side Elevation
1-A200 Scale: 3/16" = 1'-0"

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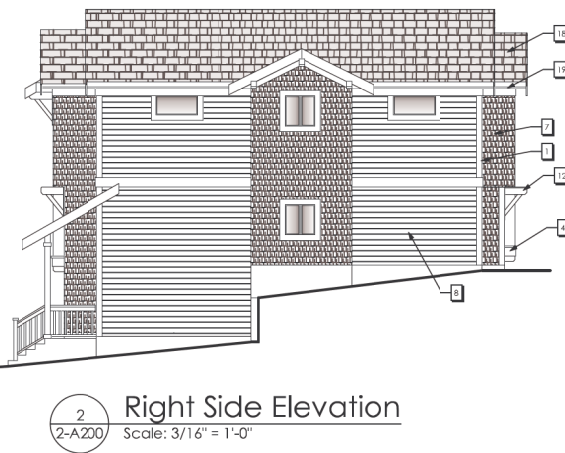
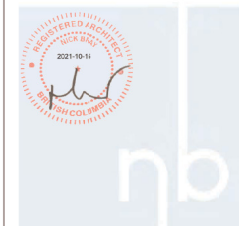
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Block 1 - Unit Type A2

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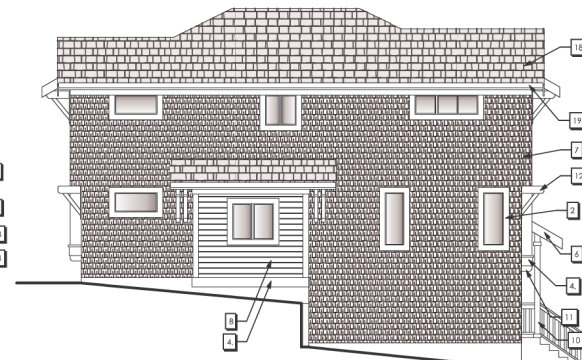
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PARK
Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 1 (TYPE A2)
Nanaimo B.C.

1-A200



Exterior Finis Schedule

- 1 1x4 CORNERTRIM
- 2 1x4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
- 3 VINYL DECKING DRIP EDGE ON 2x12 FASCIA RIB
- 4 METAL FLASHING ON 2X12 FASCIA RIB
- 5 METAL FLASHING ON 2x4 FASCIA RIB
- 6 2X10 BARGEBOARD
- 7 CONC. FIBRESHINGLE PANELS
- 8 CONC. FIBRESLAP SIDING
- 9 42" FIN. HI. CLAUDR COMPLY W.B.C. BLDG CODE 9.8.8
- 10 CLADDING ON 6x4 WOOD POST (8x8 FINISH)
- 11 DECORATIVE BLOCCING
- 12 DECORATIVE KNEE BRACE
- 13 RAFTER TABS
- 14 ENTRY UNIT (SEE FLOOR PLAN)
- 15 VINYL WINDOW
- 16 OVERHEAD GARAGE DOOR
- 17 FINISHED GRADE
- 18 LAMINATED ASPHALT SHINGLES
- 19 PRE-FIN ALUMN. GUTTER ON 2X8 FASCIA RIB



Block 2 - Unit Type A1

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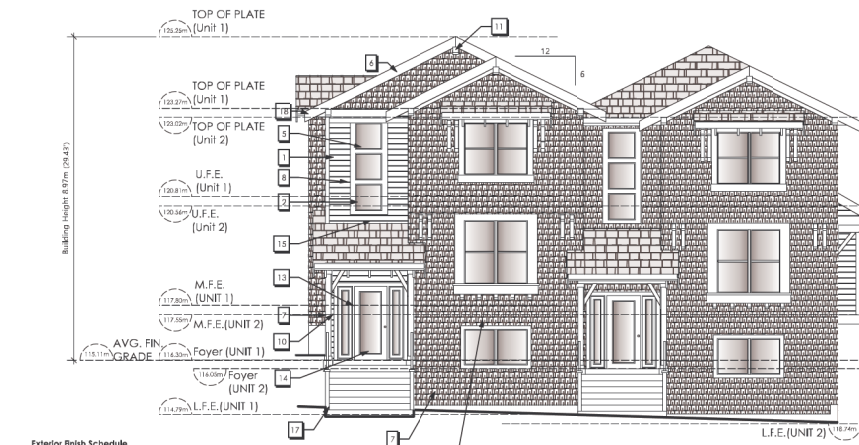
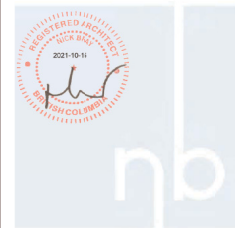
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| DATE | BY | DATE | BY |
|--------------|-------|------|-----|
| Oct 13, 2021 | M.D.K | 8009 | N.B |

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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 2 (TYPE A1)
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2-A200



1 Front Elevation
3-A200 Scale: 3/16" = 1'-0"

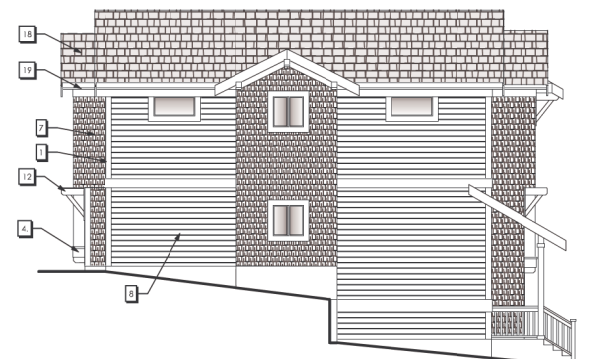


2 Right Side Elevation
3-A200 Scale: 3/16" = 1'-0"

- Exterior Finish Schedule**
- 1 1x6 CORNER TRIM
 - 2 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
 - 3 VINYL DECORING DRIP EDGE ON 2x12 FACIA TRIM
 - 4 METAL FLASHING ON 2x10 FACIA TRIM
 - 5 METAL FLASHING ON 2x6 FACIA TRIM
 - 6 2x10 BARGE BOARD
 - 7 CONC. HIRE SHINGLE PANELS
 - 8 CONC. HIRE LAP SIDING
 - 9 42 HIN. HI. GUARD COMPL. W/IE & C.310G CODE 9.8.8
 - 10 CLADDING ON 6x4 WOOD POST (S&P FINISH)
 - 11 DECORATIVE BLOCKING
 - 12 DECORATIVE KNEE BRACE
 - 13 RAFTER TAILS
 - 14 ENTRY UNIT (SEE FLOOR PLAN)
 - 15 VINYL WINDOW
 - 16 OVERHEAD GARAGE DOOR
 - 17 FINISHED GRADE
 - 18 LAMINATED ASPHALT SHINGLES
 - 19 7/8" VINYLIMN. GLITTER ON 2x6 FACIA TRIM



3 Rear Elevation
3-A200 Scale: 3/16" = 1'-0"



4 Left Side Elevation
3-A200 Scale: 3/16" = 1'-0"

Block 3 - Unit Type A3

| NO | DATE | DESCRIPTION |
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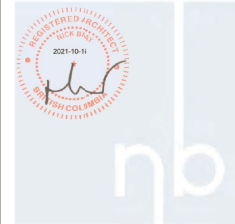
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|--------------|-------------|------|-------------|
| Oct 15, 2021 | DRAWN BY | 8009 | REVIEWED BY |
| | M.D.K | | N.B |



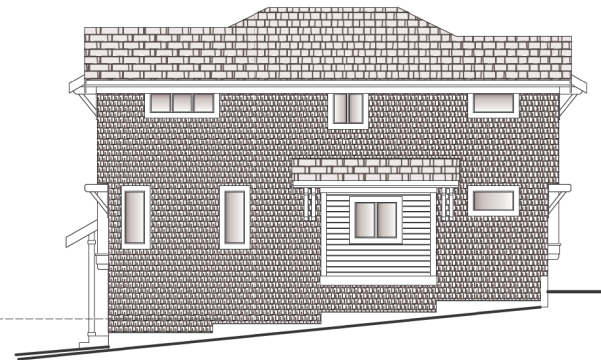
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Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 3 (TYPE A3)
Nanaimo B.C.

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3-A200



1 Front Elevation
Scale: 3/16" = 1'-0"

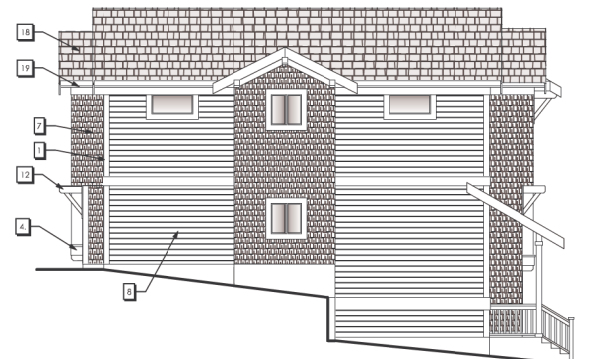


2 Right Side Elevation
Scale: 3/16" = 1'-0"

- Exterior Finish Schedule**
- 1 1x6 CORNER TRIM
 - 2 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
 - 3 VINYL DECORING DRIP EDGE ON 2x12 FASCIA TRIM
 - 4 METAL FLASHING ON 2x10 FASCIA TRIM
 - 5 METAL FLASHING ON 2x6 FASCIA TRIM
 - 6 2x10 BARGE BOARD
 - 7 CONC. HBRG SHINGLE PANELS
 - 8 CONC. HBRG LAP SIDING
 - 9 42 HX HL GUARD COMPLIANT W.B.C.310G CODE 9.8.8
 - 10 CLADDING ON 6x4 WOOD POST (SAP FINISH)
 - 11 DECORATIVE BLOCKING
 - 12 DECORATIVE KNEE BRACE
 - 13 RAFTER TAILS
 - 14 ENTRY UNIT (SEE FLOOR PLAN)
 - 15 VINYL WINDOW
 - 16 OVERHEAD GARAGE DOOR
 - 17 FINISHED GRADE
 - 18 LAMINATED ASPHALT SHINGLES
 - 19 7/8" HX ALUMN. GUTTER ON 2x8 FASCIA TRIM



3 Rear Elevation
Scale: 3/16" = 1'-0"



4 Left Side Elevation
Scale: 3/16" = 1'-0"

Block 4 - Unit Type A3

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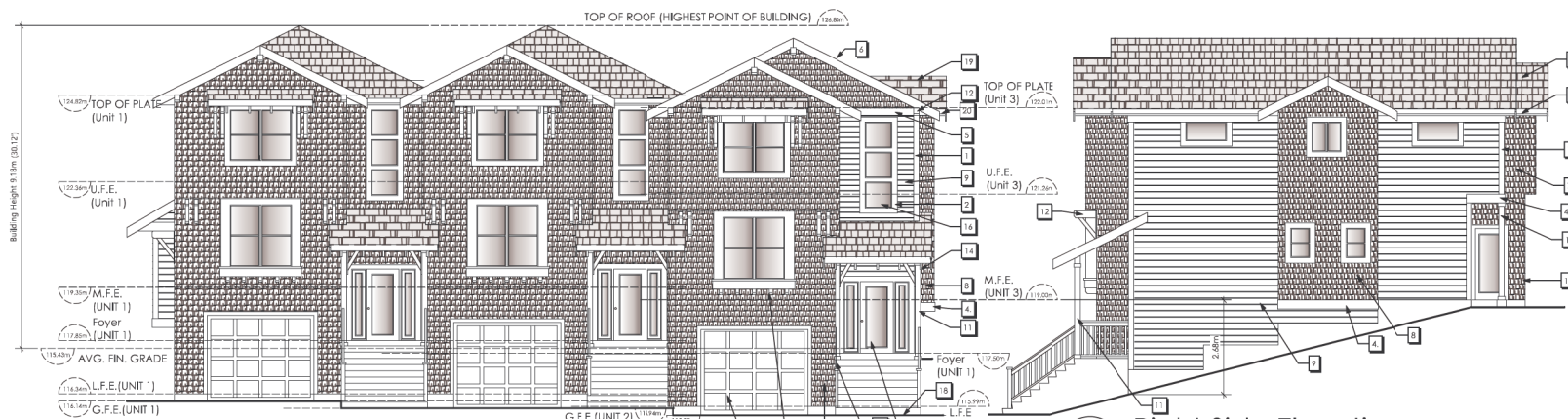
| DATE | DESCRIPTION | DATE | DESCRIPTION |
|--------------|-------------|-------------|-------------|
| Oct 13, 2021 | ISSUED FOR | 8009 | |
| DRAWN BY | M.D.K | REVIEWED BY | N.B |



Development Permit Drawings For:
Proposed townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 4 (TYPE A3)
Nanaimo B.C.

1001 # 4-A200

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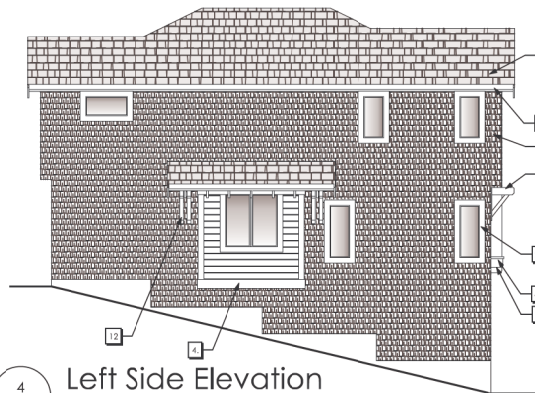


1 Front Elevation
5-A200 Scale: 3/16" = 1'-0"

2 Right Side Elevation
5-A200 Scale: 3/16" = 1'-0"



3 Rear Elevation
5-A200 Scale: 3/16" = 1'-0"



4 Left Side Elevation
5-A200 Scale: 3/16" = 1'-0"

Exterior Finish Schedule

- | | | | |
|----|----------------------------------------------------------|----|--------------------------------------------------|
| 1 | 1x6 CORNER TRIM | 11 | 4" x 8" Ht. GUARD COMPLY W/ B.C. BLDG CODE 9.8.8 |
| 2 | 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED) | 12 | CLADDING ON 6x6 WOOD POST (8x8 W/MB-ED) |
| 3 | VINYL DECKING DRIPEdge ON 2x2 FASCIA TRIM | 13 | DECORATIVE BLOCKING |
| 4 | METAL FLASHING ON 2x10 FASCIA TRIM | 14 | DECORATIVE KNEE BRACE |
| 5 | METAL FLASHING ON 2x6 FASCIA TRIM | 15 | RAFTER TAILS |
| 6 | 2x10 BARGE BOARD | 16 | ENTRY UNIT (SEE FLOOR PLAN) |
| 7 | CONC. FIBRE HORIZONTAL LAP SIDING | 17 | VINYL WINDOW |
| 8 | CONC. FIBRE SHINGLE PANELS | 18 | OVERHEAD GARAGE DOOR |
| 9 | BOARD AND BATTEN SIDING 2x8 FASCIA TRIM | 19 | FINISHED GRADE |
| 10 | 1x6 RAIN DRAIN GUTTER ON 2x8 FASCIA TRIM | 20 | LAMINATED ASPHALT SHINGLES |
| | | 21 | PERFORATED ALUM. GUTTER ON 2x8 FASCIA TRIM |

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sept 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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ICLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regards to siting or placement of structures on site.



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| | | | |
|----------|--------------|-------------|------|
| DATE | Oct 13, 2021 | NO | 8009 |
| DRAWN BY | M.D.K | REVIEWED BY | N.B |

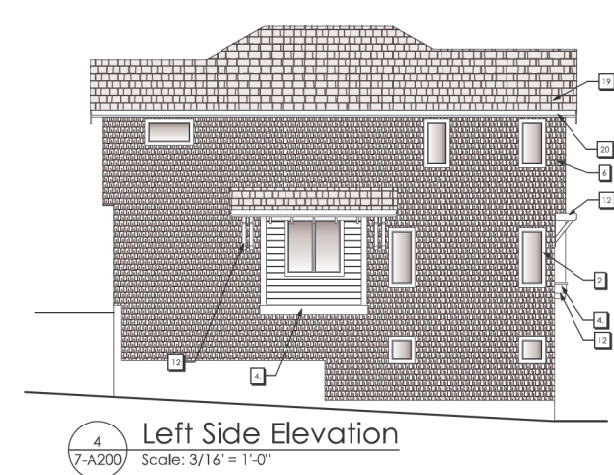
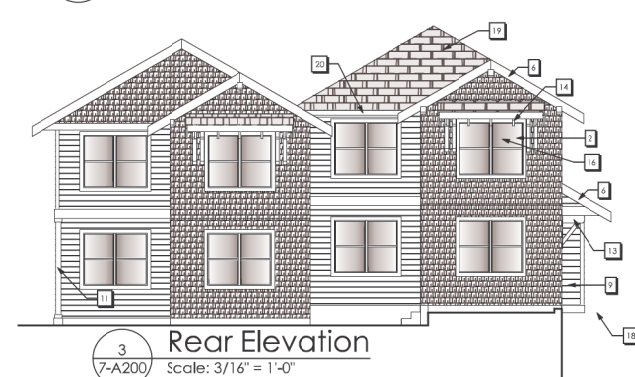
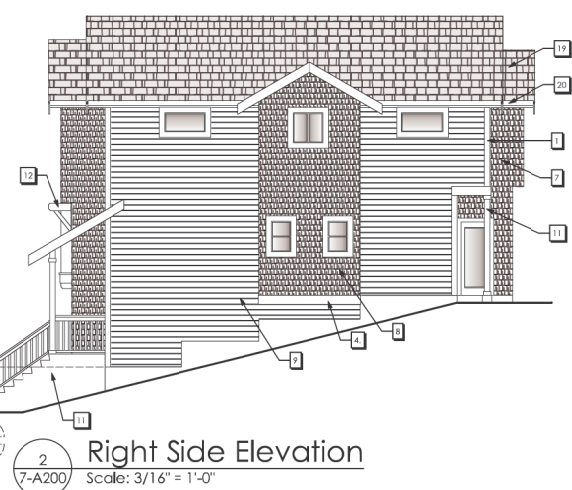
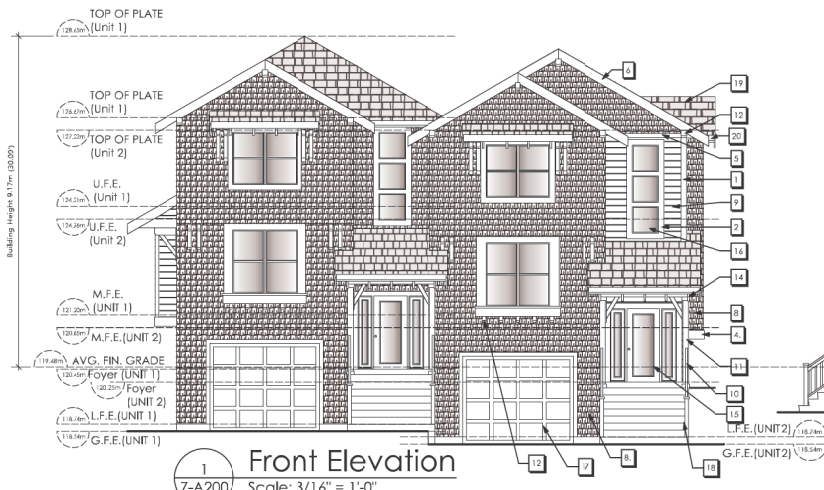


Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 5 (TYPE B1)
Nanaimo B.C.

Block 5 - Unit Type B1

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DP1255
2021-OCT-29
Current Planning

5-A200



- Exterior Finish Schedule**
- 1 1x4 CORNER TRIM
 - 2 1x4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
 - 3 VINYL EXTERIOR GRIP EDGE ON 2X12 FASCIA TRIM
 - 4 METAL FLASHING ON 2X10 FASCIA TRIM
 - 5 METAL FLASHING ON 2x4 FASCIA TRIM
 - 6 2X10 BARGE BOARD
 - 7 CONC. 1/8" HORIZONTAL LAP SIDING
 - 8 CONC. 1/8" SHINGLE PANELS
 - 9 BOARD AND BATTEN SIDING 2X8 FASCIA TRIM
 - 10 4" FIN. HT. GUARD COMPLY W/ B.C. BLDG CODE 9.8.8
 - 11 CLADDING ON 6x6 WOOD POST (S4S FINISHED)
 - 12 DECORATIVE SLOTTING
 - 13 DECORATIVE KNEERACE
 - 14 RAFTER TAILS
 - 15 ENTRY UNIT (SEE FLOOR PLAN)
 - 16 VINYL WINDOW
 - 17 OVERHEAD GARAGE DOOR
 - 18 FINISHED GRADE
 - 19 LAMINATED ASPHALT SHINGLES
 - 20 1/2" FIN. ALUMIN. CUTTER ON 2X8 FASCIA TRIM

| ISSUED/REVISED | | |
|----------------|--------------|----------------------------------|
| NO | DATE | DESCRIPTION |
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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ICLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regards to siting or placement of structures on site.



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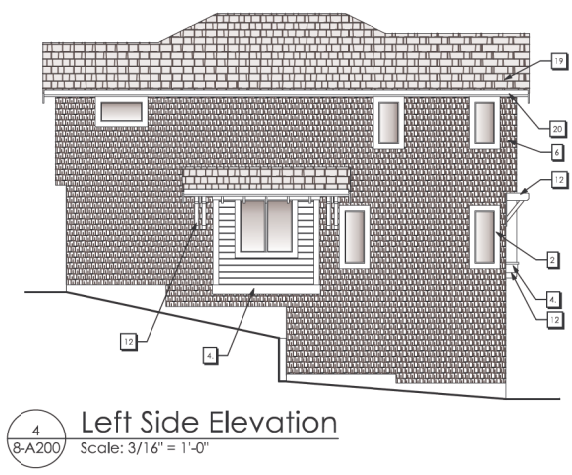
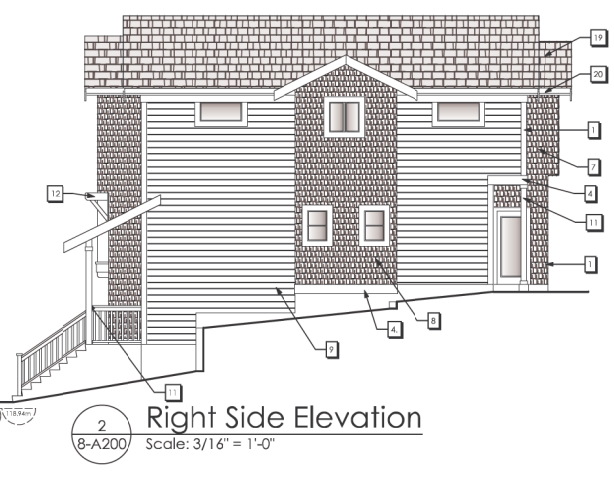
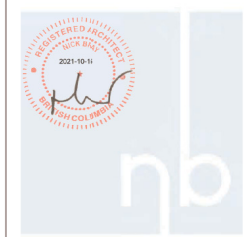
| DATE | BY | FOR |
|--------------|--------|-----------|
| Oct 13, 2021 | M.D.K. | 8009 N.B. |

Block 7 - Unit Type B2

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DP1255
2021-OCT-29
Current Planning

arbor
PARK
Development Permit Drawings For
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 11, Block 7 (TYPE B2)
Nanaimo B.C.

1001 # **7-A-200**



Exterior Finish Schedule

| | | | |
|----|----------------------------------------------------------|----|--------------------------------------------------|
| 1 | 1x6 CORNER TRIM | 11 | 40" RH. HT. GUARD COMPLY W/ B.C. BLDG CODE 9.8.8 |
| 2 | 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED) | 12 | CLADDING ON 6x6 WOOD POST (8x8 FINISH) |
| 3 | VINYL DECORATIVE DRIPEdge ON 2x2 FASCIA TRIM | 13 | DECORATIVE BLOCKING |
| 4 | METAL FLASHING ON 2x10 FASCIA TRIM | 14 | DECORATIVE KNEE BRACE |
| 5 | METAL FLASHING ON 2x6 FASCIA TRIM | 15 | RAFTER TAILS |
| 6 | 2x10 BARGE BOARD | 16 | ENTRY UNIT (SEE FLOOR PLAN) |
| 7 | CONC. FIBRE HORIZONTAL LAP SIDING | 17 | VINYL WINDOW |
| 8 | CONC. FIBRE SHINGLE PANELS | 18 | OVERHEAD GARAGE DOOR |
| 9 | BOARD AND BATTEN SIDING | 19 | FINISHED GRADE |
| 10 | 2x8 FASCIA TRIM | 20 | LAMINATED ASPHALT SHINGLES |
| | | 21 | PRE-FIN ALUMN. GUTTER ON 2x8 FASCIA TRIM |

ISSUED/REVISED

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sept 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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ICLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regards to siting or placement of structures on site.



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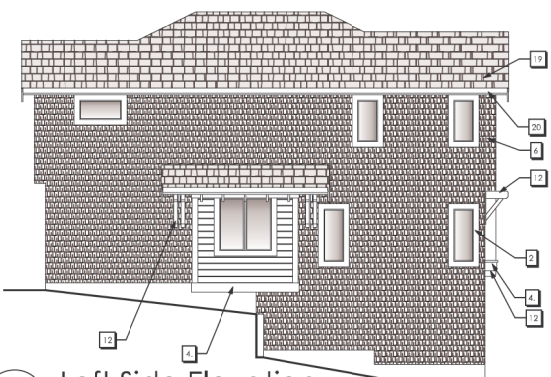
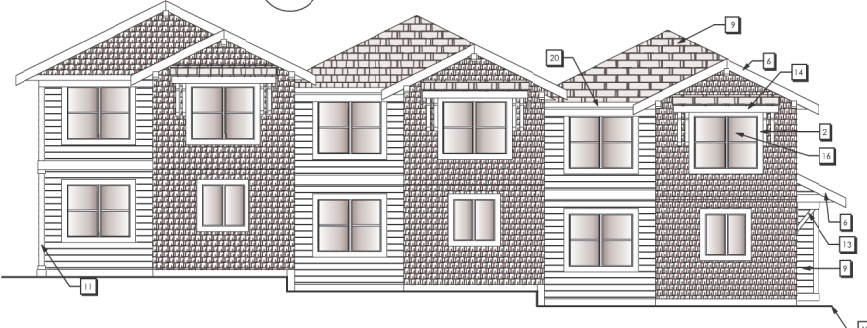
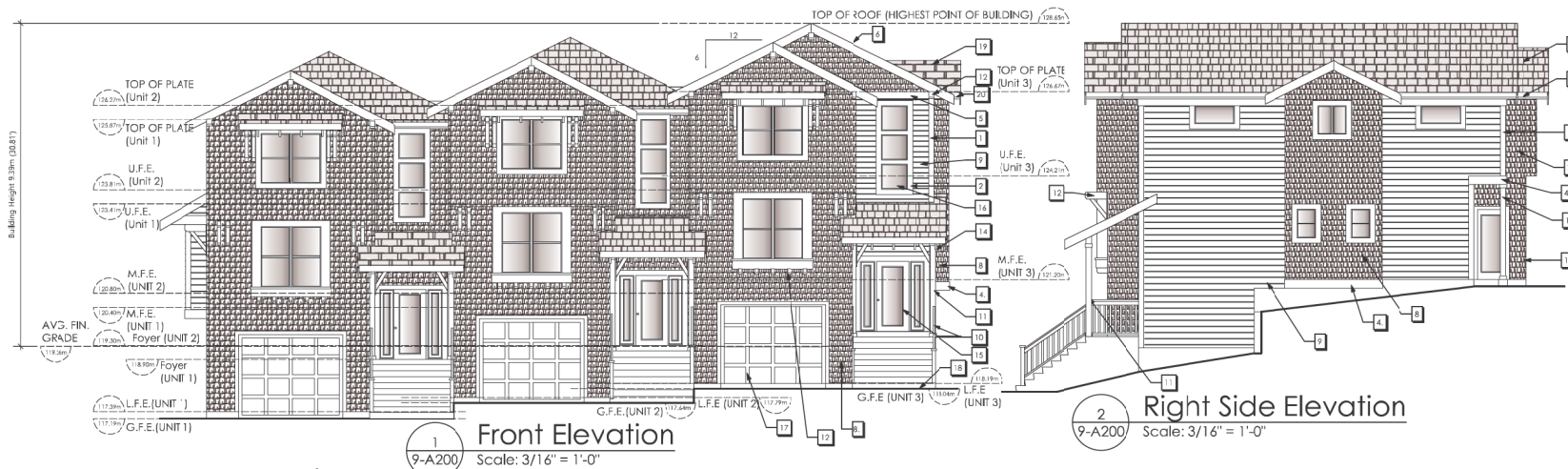
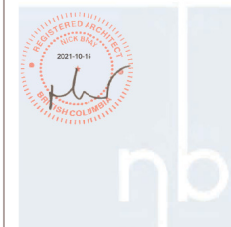
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|----------|--------------|-------------|------|
| DATE | Oct 13, 2021 | ISSUED BY | 8009 |
| DRAWN BY | M.D.K | REVIEWED BY | N.B |

Block 8 - Unit Type B1

RECEIVED
DP1255
2021-OCT-29
Current Planning

arbor
PARK
Development Permit Drawings For:
Proposed townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 8 (TYPE B1)
Nanaimo B.C.

8-A200



3 Rear Elevation
9-A200 Scale: 3/16" = 1'-0"

4 Left Side Elevation
9-A200 Scale: 3/16" = 1'-0"

| Exterior Finish Schedule | | | |
|--------------------------|----------------------------------------------------------|----|--------------------------------------------------|
| 1 | 1x6 CORNER TRIM | 11 | 42" RH. HT. GUARD COMPLY W/ B.C. BLDG CODE 9.8.8 |
| 2 | 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED) | 12 | CLADDING ON 6x6 WOOD POST (8x8 FINISH) |
| 3 | VINYL DECKING DRIPEdge ON 2x2 FASCIA TRIM | 13 | DECORATIVE BLOCKING |
| 4 | METAL FLASHING ON 2x10 FASCIA TRIM | 14 | DECORATIVE KNEE BRACE |
| 5 | METAL FLASHING ON 2x6 FASCIA TRIM | 15 | RAFTER TAILS |
| 6 | 2x10 BARGE BOARD | 16 | ENTRY LIFT (SEE FLOOR PLAN) |
| 7 | CONC. FIBRE HORIZONTAL LAP SIDING | 17 | VINYL WINDOW |
| 8 | CONC. FIBRE SHINGLE PANELS | 18 | OVERHEAD GARAGE DOOR |
| 9 | BOARD AND BATTEN SIDING | 19 | FINISHED GRAZE |
| 10 | BOARD AND BATTEN SIDING 2x8 FASCIA TRIM | 20 | LAMINATED ASPHALT SHINGLES |
| | | 21 | PRE-FIN ALUM. GUTTER ON 2x8 FASCIA TRIM |

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
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ICLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regards to siting or placement of structures on site.



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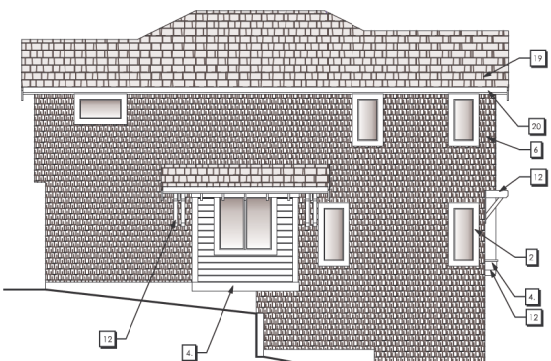
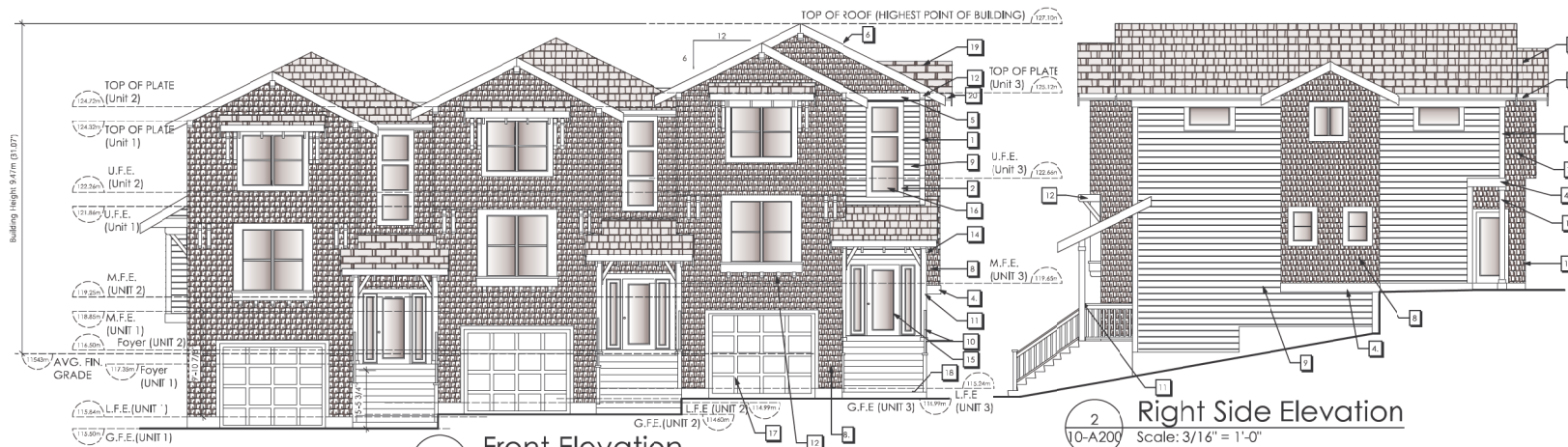
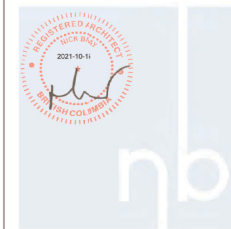
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|----------|--------------|-------------|------|
| DATE | Oct 13, 2021 | DRWG# | 8009 |
| DRAWN BY | M.D.K | REVIEWED BY | N.B |

Block 9 - Unit Type B1

RECEIVED
DP1255
2021-OCT-29
Current Planning

Development Permit Drawings For:
Proposed townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 9 (TYPE B1)
Nanaimo B.C.

9-A200



3 Rear Elevation
10-A200 Scale: 3/16" = 1'-0"

4 Left Side Elevation
10-A200 Scale: 3/16" = 1'-0"

| Exterior Finish Schedule | | | |
|--------------------------|----------------------------------------------------------|----|--------------------------------------------------|
| 1 | 1x6 CORNER TRIM | 11 | 42" RH. HT. GUARD COMPLY W/ B.C. BLDG CODE 9.8.8 |
| 2 | 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED) | 12 | CLADDING ON 6x6 WOOD POST (8x8 W/IN-1E3) |
| 3 | VINYL DECKING DRIP EDGE ON 2x2 FASCIA TRIM | 13 | DECORATIVE KNEE BRACING |
| 4 | METAL FLASHING ON 2x10 FASCIA TRIM | 14 | RFTER TAILS |
| 5 | METAL FLASHING ON 2x6 FASCIA TRIM | 15 | ENTRY LIFT (SEE FLOOR PLAN) |
| 6 | 2x10 BARGE BOARD | 16 | VINYL WINDOW |
| 7 | CONC. FIBRE HORIZONTAL LAP SIDING | 17 | OVERHEAD GARAGE DOOR |
| 8 | CONC. FIBRE SHINGLE PANELS | 18 | FINISHED GRADE |
| 9 | BOARD AND BATTEN SIDING | 19 | LAMINATED ASPHALT SHINGLES |
| 10 | 2x8 FASCIA TRIM | 20 | PRE-FIN ALUM. GUTTER ON 2x8 FASCIA TRIM |

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2022 | Issued for Pre-OP Meeting |
| 3 | Sept 22, 2022 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2022 | Issued for DP Submission |

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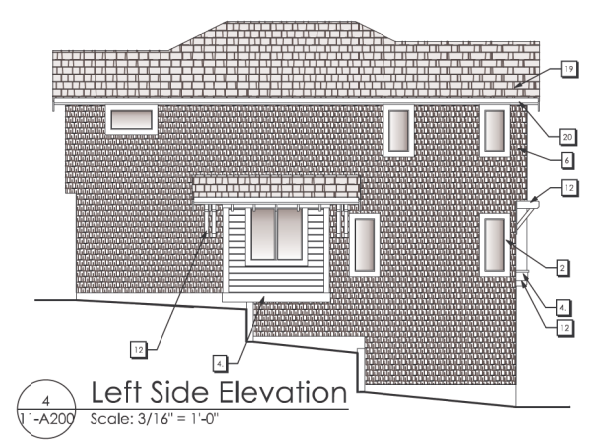
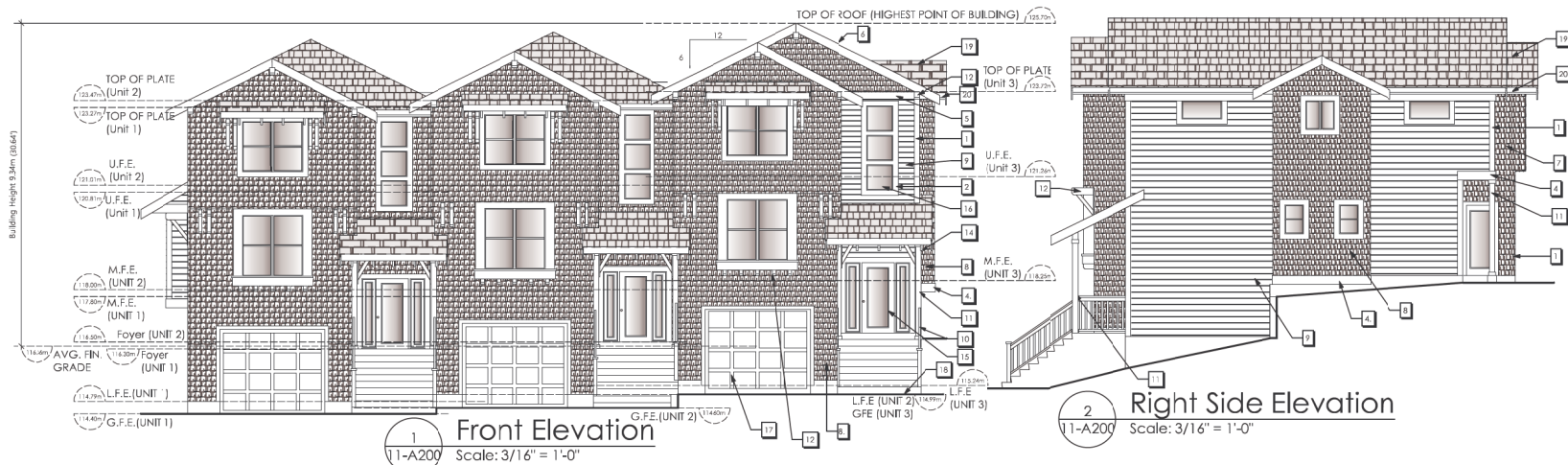
| DATE | BY | REVIEWED BY | NO. |
|--------------|--------|-------------|------|
| Oct 13, 2021 | M.D.K. | N.B. | 8009 |

Block 10 - Unit Type B1

RECEIVED
DP1255
2021-OCT-29
Current Planning

Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 10 (TYPE B1)
Nanaimo B.C.

10-A200



Exterior Finish Schedule

| | | | |
|---|----------------------------------------------------------|----|-----------------------------------------------|
| 1 | 1x6 CORNER TRIM | 10 | 42" RH. HT. GUARD RAIL |
| 2 | 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED) | 11 | COMPLY W/ B.C. BLDG CODE: 9.8.8 (808 WIND-ED) |
| 3 | VINYL DECORATIVE DRIP EDGE ON 2X2 FASCIA TRIM | 12 | CLADDING ON 6x6 WOOD POST (808 WIND-ED) |
| 4 | METAL FLASHING ON 2X10 FASCIA TRIM | 13 | DECORATIVE BLOCKING |
| 5 | METAL FLASHING ON 2x6 FASCIA TRIM | 14 | DECORATIVE KNEE BRACE |
| 6 | 2X10 BARGE BOARD | 15 | RAFTER TAILS |
| 7 | CONC. FIBRE HORIZONTAL LAP SIDING | 16 | ENTRY UNIT (SEE FLOOR PLAN) |
| 8 | CONC. FIBRE SHINGLE PANELS | 17 | VINYL WINDOW |
| 9 | BOARD AND BATTEN SIDING | 18 | OVERHEAD GARAGE DOOR |
| | | 19 | FINISHED GRADE |
| | | 20 | LAMINATED ASPHALT SHINGLES |
| | | 21 | PERFORATED ALUM. GUTTER ON 2x6 FASCIA TRIM |

ISSUED/REVISED

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
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| 3 | Sept 22, 2021 | Issued for Pre-Submission Review |
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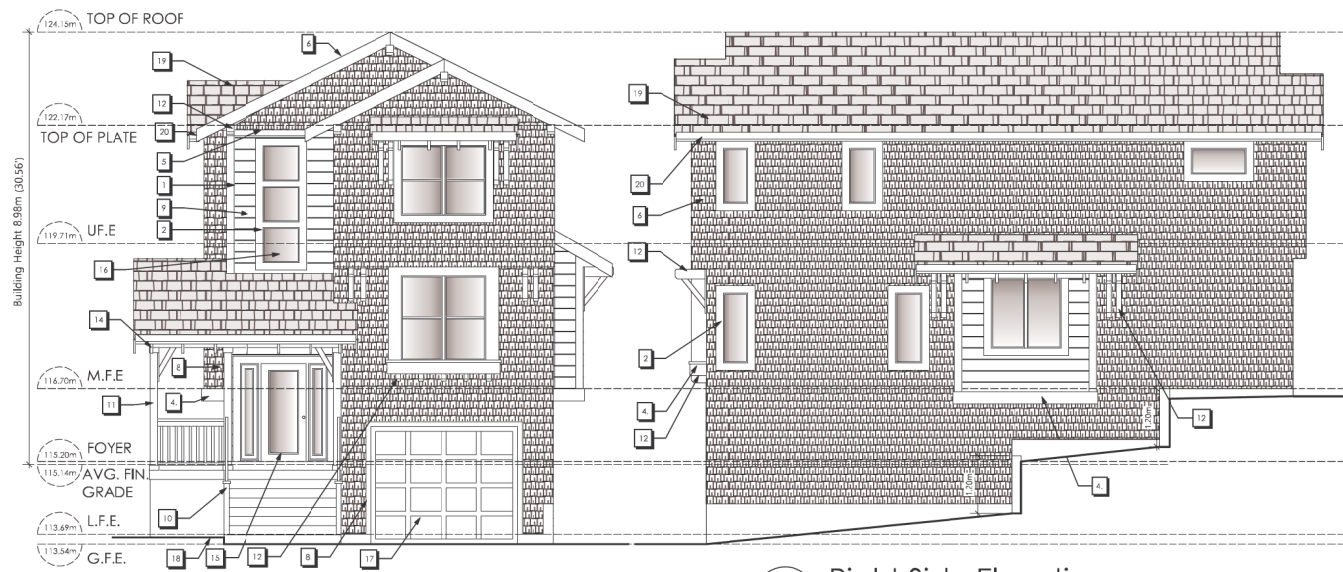
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|----------|--------------|-------------|------|
| DATE | Oct 13, 2021 | DRWG# | 8009 |
| DRAWN BY | M.D.K | REVIEWED BY | N.B |

Block 11 - Unit Type B1

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DP1255
2021-OCT-29
Current Planning

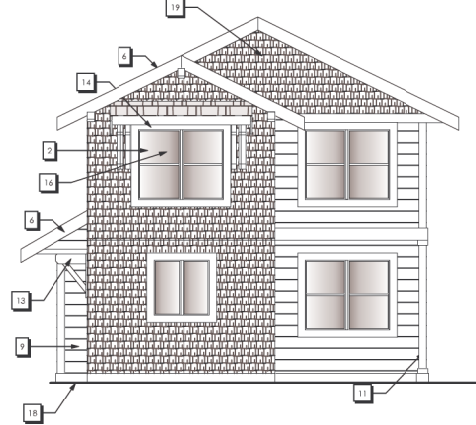
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PARK
Development Permit Drawings For:
Proposed townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 11 (TYPE B1)
Nanaimo B.C.

11-A200

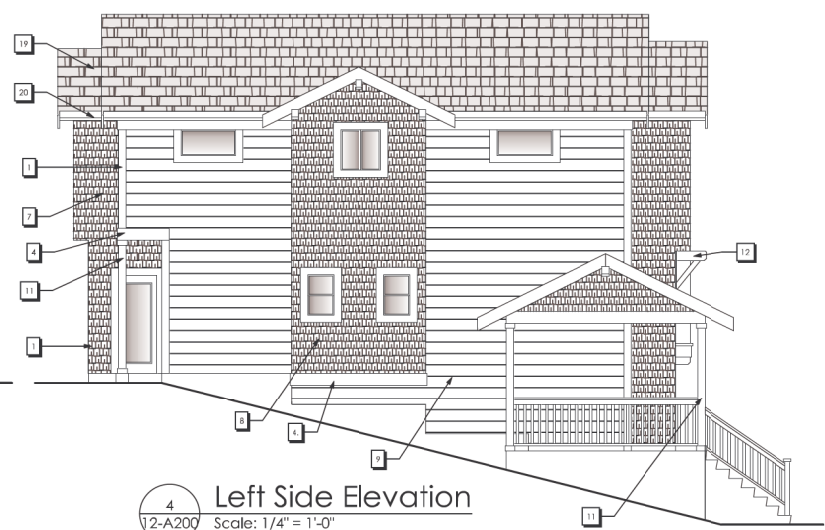


1 Front Elevation
12-A200 Scale: 1/4" = 1'-0"

2 Right Side Elevation
12-A200 Scale: 1/4" = 1'-0"



3 Rear Elevation
12-A200 Scale: 1/4" = 1'-0"



4 Left Side Elevation
12-A200 Scale: 1/4" = 1'-0"

- Exterior Finish Schedule**
- 1 1x6 CORNER TRIM
 - 2 1x6 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
 - 3 VINYL DECKING DRIP EDGE ON 2x12 FASCIA TRIM
 - 4 METAL FLASHING ON 2X10 FASCIA TRIM
 - 5 METAL FLASHING ON 2x6 FASCIA TRIM
 - 6 2X10 BARGE BOARD
 - 7 CONC. FBRE HORIZONTAL LAP SIDING
 - 8 CONC. FBRE SHINGLE PANELS
 - 9 BOARD AND BATTEN SIDING
 - 10 42" FIN. HT. GUARD COMPLY WL. B.C.BLDG CODE 9.8.8
 - 11 CLADDING ON 6X6 WOOD POST (8x8 FINISHED)
 - 12 DECORATIVE BLOCKING
 - 13 DECORATIVE KNEE BRACE
 - 14 RAFTER TAILS
 - 15 ENTRY UNIT (SEE FLOOR PLAN)
 - 16 VINYL WINDOW
 - 17 OVERHEAD GARAGE DOOR
 - 18 FINISHED GRADE
 - 19 LAMINATED ASPHALT SHINGLES
 - 20 PRE-FIN ALUMN. GUTTER ON 2X8 FASCIA TRIM

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
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BCLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regard to siting or placement of structures on site(s).



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V9B 0A6 www.victoriadesigngroup.ca

| DATE | NO | DESCRIPTION | DATE | NO | DESCRIPTION |
|--------------|-------|-------------|-------------|-----|-------------|
| Oct 13, 2021 | 8009 | | | | |
| DRAWN BY | M.D.K | | REVIEWED BY | N.B | |



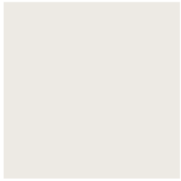
Development Permit Drawings For:
Proposed townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 12 (TYPE B3)
Nanaimo B.C.

Block 12 - Unit Type B3

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DP1255
2021-OCT-29
Current Planning

12-A200

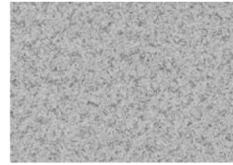
0218-033 Lot 1 DP
Arbor Park Townhomes



Sherwin Williams – Snowbound SW7004
Fascia, trim, decorative rafter tails,
knee brace, railings, and front door



James Hardie Color Plus – Gray Slate
Concrete fibre shingle panels and lap siding



Deksmart – waterproof vinyl decking
Rear deck surface where applicable



Upwardor Kanata Collection
White



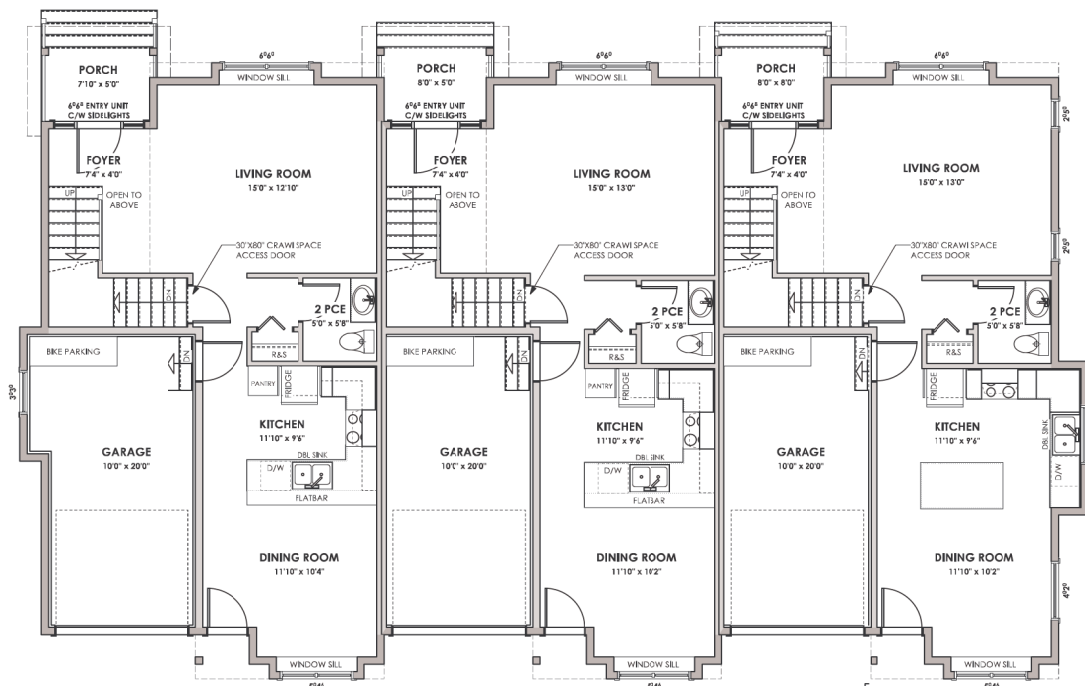
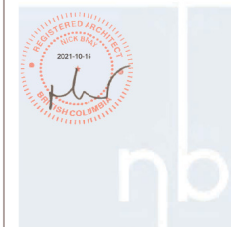
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DP1255
2021-OCT-29
Current Planning



RECEIVED
DP1255
2021-OCT-29
Current Planning



RECEIVED
10/19/20
2021-OCT-20



1 Main Floor Plan
1-A101 Scale: 1/4" = 1'-0"

Unit A: 664.17 sq.ft. (61.70 sq.m.) Garage: 234.25 sq.ft. (21.76 sq.m.)
Unit B: 661.83 sq.ft. (61.49 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Unit C: 686.67 sq.ft. (62.12 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Total: 1994.67 sq.ft. (185.31 sq.m.) Total: 668.25 sq.ft. (62.08 sq.m.)

Block 1 - Unit Type A2

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Application |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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ICLS and/or Contractor to verify placement and siting of all enclosures on the lot. VDG is not responsible for encroachments of any kind with regard to siting or placement of structures on site(s).



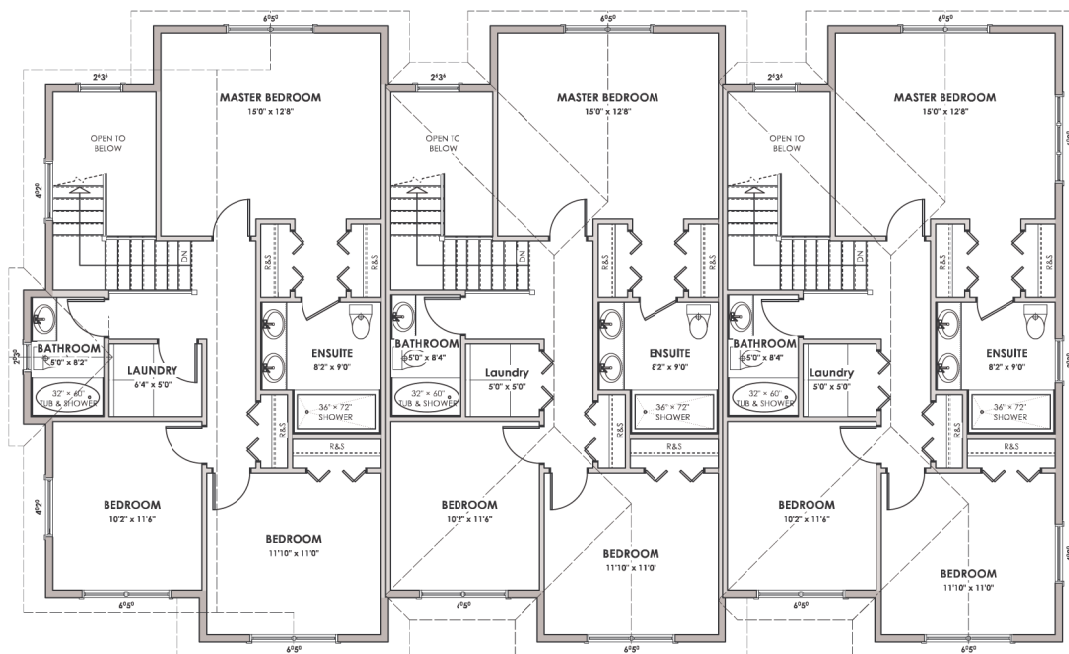
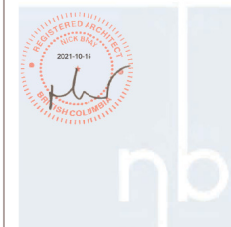
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| Oct 13, 2021 | 8009 | M.D.K | N.B |

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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 1 (TYPE A2)
Nanaimo B.C.

RECEIVED
DP1255
2021-OCT-29
Current Planning

1-A101



1 Upper Floor Plan

1-A102 Scale: 1/4" = 1'-0"

Unit A: 927.08 sq.ft. (86.13 sq.m.)
Unit B: 937.50 sq.ft. (84.31 sq.m.)
Unit C: 913.33 sq.ft. (84.85 sq.m.)
Total: 2,747.91 sq.ft. (255.29 sq.m.)

Block 1 - Unit Type A2

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2021 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Application |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
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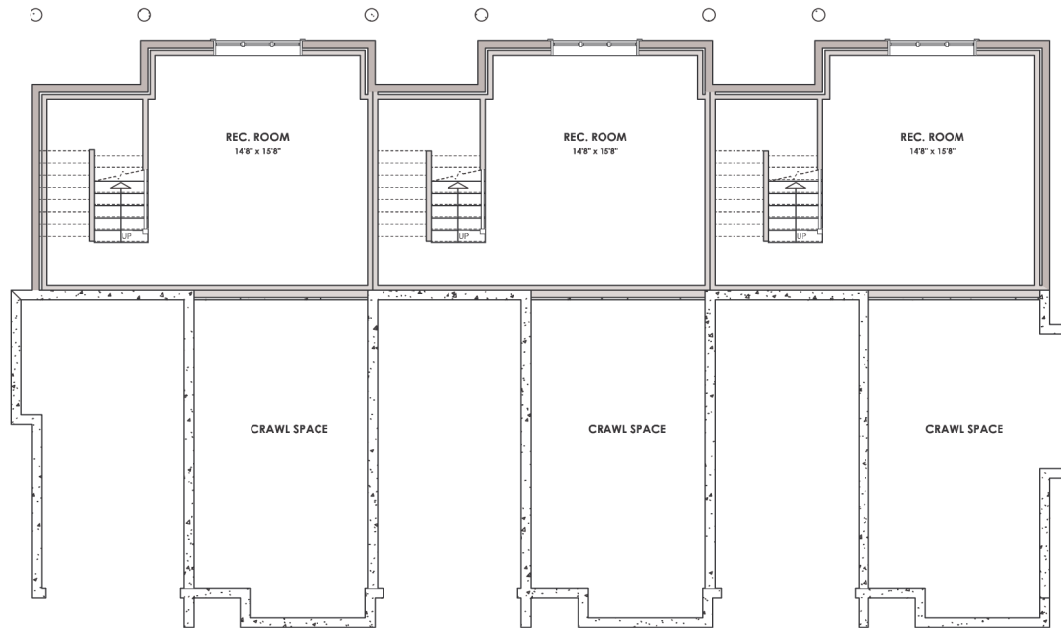
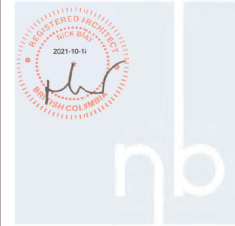
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|--------------|-------------|-------------|-------------|
| Oct 13, 2021 | ISSUED FOR | 8009 | REVIEWED BY |
| DESIGNED BY | M.D.K | REVIEWED BY | N.B |



Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 1 (TYPE A2)
Nanaimo B.C.

1-A102

RECEIVED
DP1255
2021-OCT-29
Current Planning



1 Lower Floor Plan
 A4 Scale: 1/4" = 1'-0"

Unit A: 319.11 sq.ft. (29.65 sq.m.)
 Unit B: 317.56 sq.ft. (29.50 sq.m.)
 Unit C: 319.89 sq.ft. (29.72 sq.m.)
 Total: 956.56 sq.ft. (88.87 sq.m.)

Block 2 - Unit Type A1

| ISSUED/REVISED | | |
|----------------|--------------|----------------------------------|
| NO | DATE | DESCRIPTION |
| 1 | July 9, 2021 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Application |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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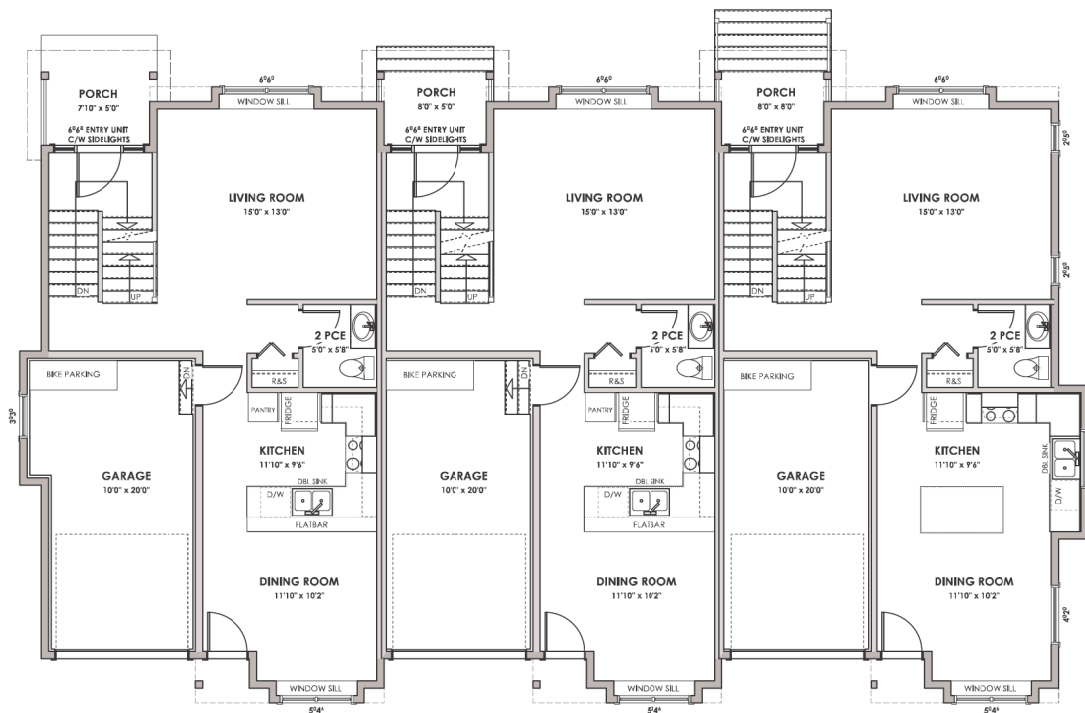
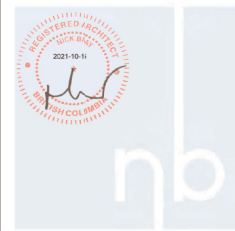
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|--------------|-------|-------------|
| Oct 13, 2021 | M.D.K | N.B |



arbor
 PARK
 Development Permit Drawings For:
 Proposed Townhouse Development
 Pacific Gold Homes
 2229 Boxwood Road
 Lot 1, Block 2 (TYPE A1)
 Nanaimo B.C.

2-A101

RECEIVED
 DP1255
 2021-OCT-29
 Current Planning



1 Main Floor Plan
2-A101 Scale: 1/4" = 1'-0"

Unit A: 664.17 sq.ft. (61.70 sq.m.) Garage: 234.25 sq.ft. (21.75 sq.m.)
Unit B: 661.83 sq.ft. (61.49 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Unit C: 688.67 sq.ft. (62.12 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Total: 1994.67 sq.ft. (185.31 sq.m.) Total: 668.25 sq.ft. (62.08 sq.m.)

Block 2 - Unit Type A1

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Application |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
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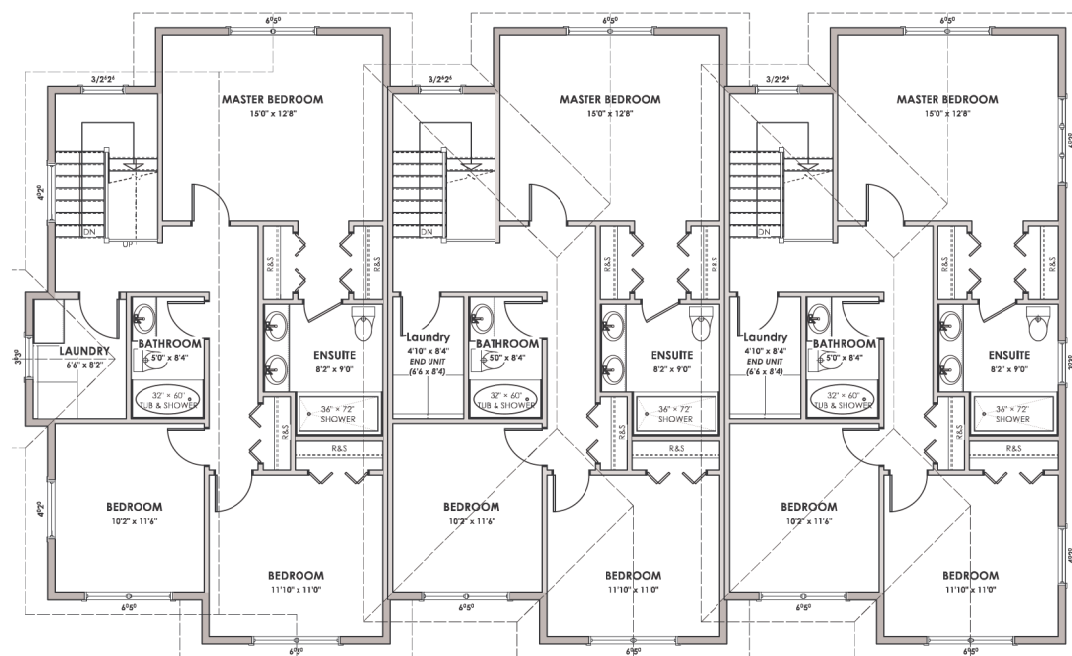
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| DATE | DESCRIPTION | BY | REVIEWED BY |
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 2 (TYPE A1)
Nanaimo B.C.

RECEIVED
DP1255
2021-OCT-29
Current Planning

2-A102



1 Upper Floor Plan

2-A102 Scale: 1/4" = 1'-0"

Unit A: 927.08 sq.ft. (86.13 sq.m.)
Unit B: 707.50 sq.ft. (64.31 sq.m.)
Unit C: 713.33 sq.ft. (64.85 sq.m.)
Total: 2747.91 sq.ft. (255.29 sq.m.)

Block 2 - Unit Type A1

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
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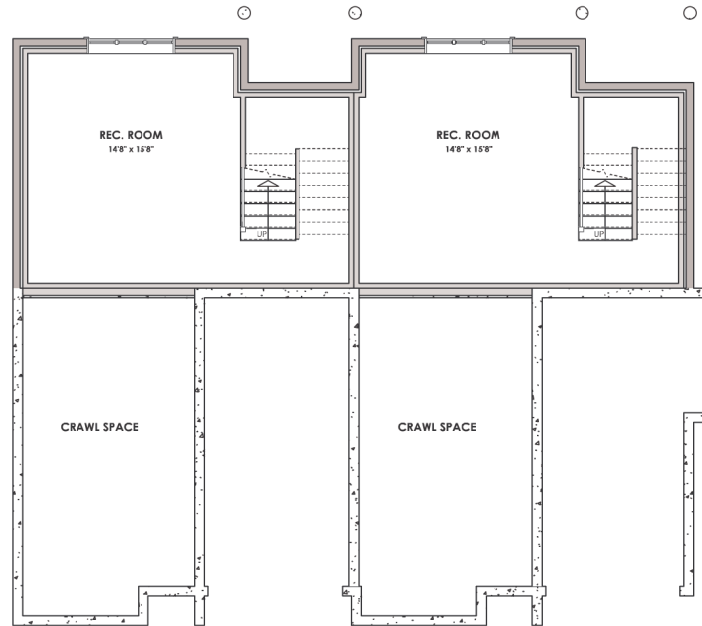
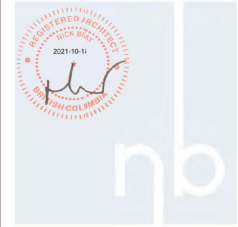
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 2 (TYPE A1)
Nanaimo B.C.

1001 #

2-A103

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DP1255
2021-OCT-29
Current Planning



1 Lower Floor Plan
3-A101 Scale: 1/4" = 1'-0"

Unit A: 319.11 sq.ft. (29.65 sq.m.)
Unit B: 317.56 sq.ft. (29.50 sq.m.)
Unit C: 319.89 sq.ft. (29.72 sq.m.)
Total: 956.56 sq.ft. (88.87 sq.m.)

Block 3 - Unit Type A3

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
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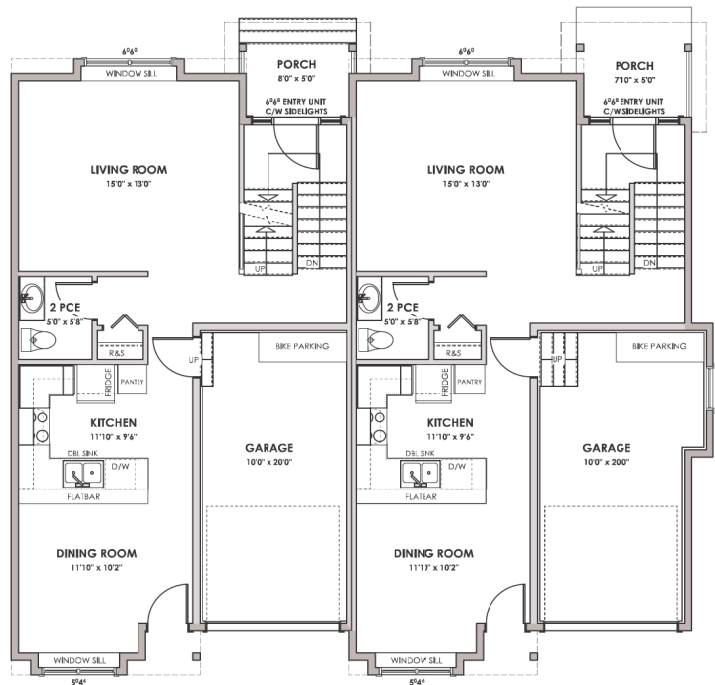
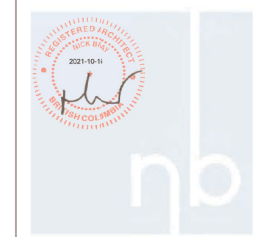
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 3 (TYPE A3)
Nanaimo B.C.

3-A101

RECEIVED
DP1255
2021-OCT-29
Current Planning



1
3-A102 Main Floor Plan
Scale: 1/4" = 1'-0"

Unit A: 664.17 sq.ft. (61.70 sq.m.) Garage: 234.25 sq.ft. (21.75 sq.m.)
Unit B: 661.83 sq.ft. (61.49 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Unit C: 658.67 sq.ft. (62.12 sq.m.) Garage: 217.00 sq.ft. (20.14 sq.m.)
Total: 1994.67 sq.ft. (185.31 sq.m.) Total: 668.25 sq.ft. (62.08 sq.m.)

Block 3 - Unit Type A3

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
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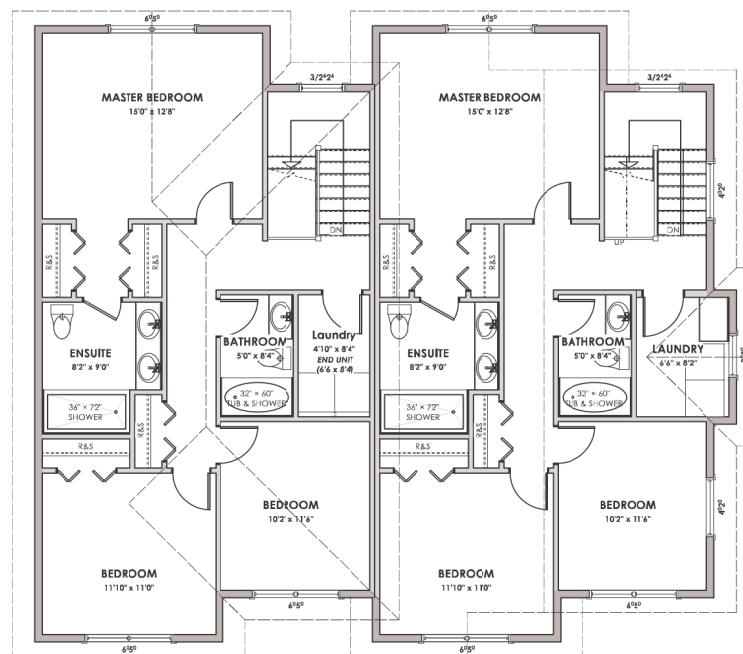
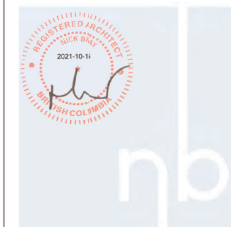
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 3 (TYPE A3)
Nanaimo B.C.

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DP1255
2021-OCT-29
Current Planning

1001 # **3-A102**



1 Upper Floor Plan

3-A104 Scale: 1/4" = 1'-0"

Unit A: 927.08 sq.ft. (86.13 sq.m.)
Unit B: 707.50 sq.ft. (64.31 sq.m.)
Unit C: 713.33 sq.ft. (64.85 sq.m.)
Total: 2747.91 sq.ft. (255.29 sq.m.)

Block 3 - Unit Type A3

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
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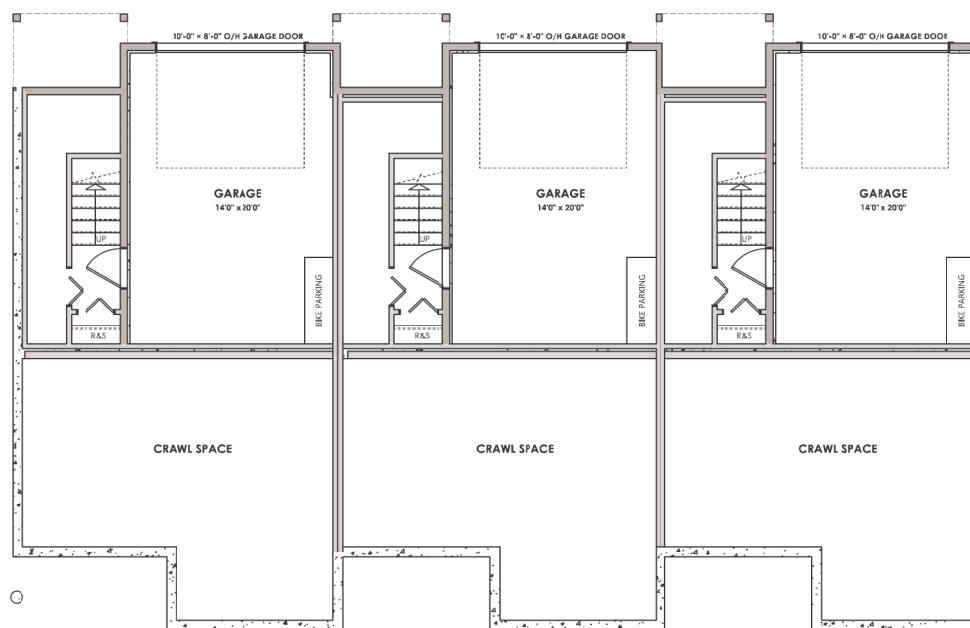
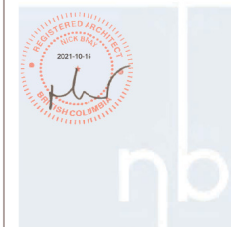
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|--------------|-------------|------|-------------|
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 3 (TYPE A3)
Nanaimo B.C.

1001 # 3-A103

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DP1255
2021-OCT-29
Current Planning



1
5-A101
Lower Floor Plan
Scale: 1/4" = 1'-0"
TYPICAL: 62.25 sq.ft. (5.78 sq.m.)
GARAGE: 309.03 sq.ft. (28.71 sq.m.)

Block 5 - Unit Type B1

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
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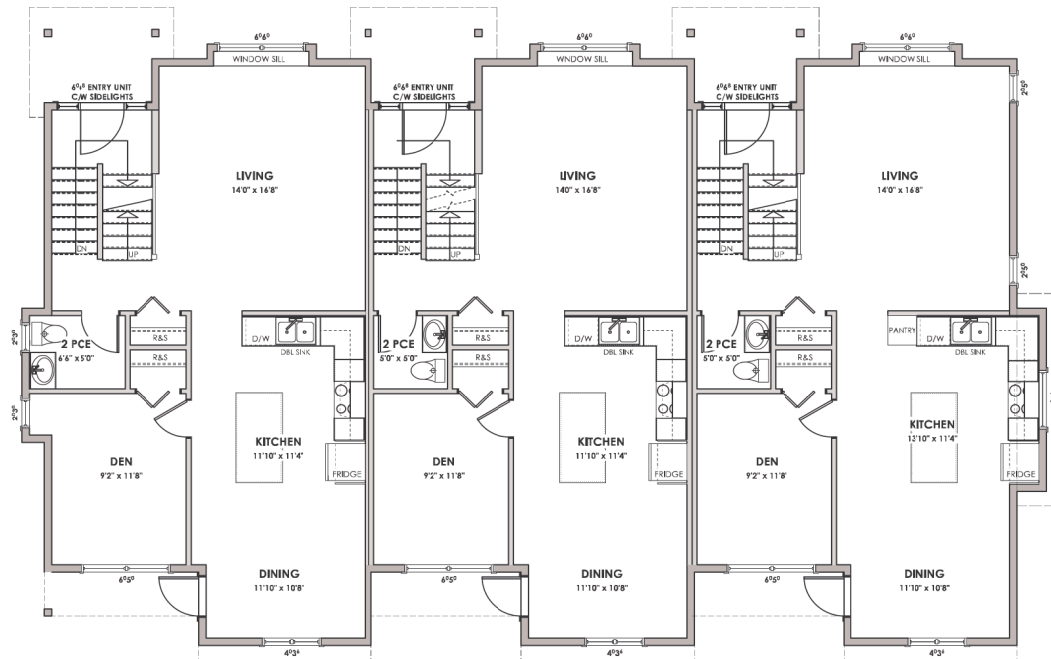
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 5 (TYPE B1)
Nanaimo B.C.

5-A101

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DP 1255
2021-OCT-29
Current Planning



1
5-A102 Main Floor Plan
Scale: 1/4" = 1'-0"
TYPICAL: 827.00 sq.ft. (76.83 sq.m.)

Block 5 - Unit Type B1

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

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| NO | DATE | DESCRIPTION |
| 1 | July 9, 2020 | Issued for Review |
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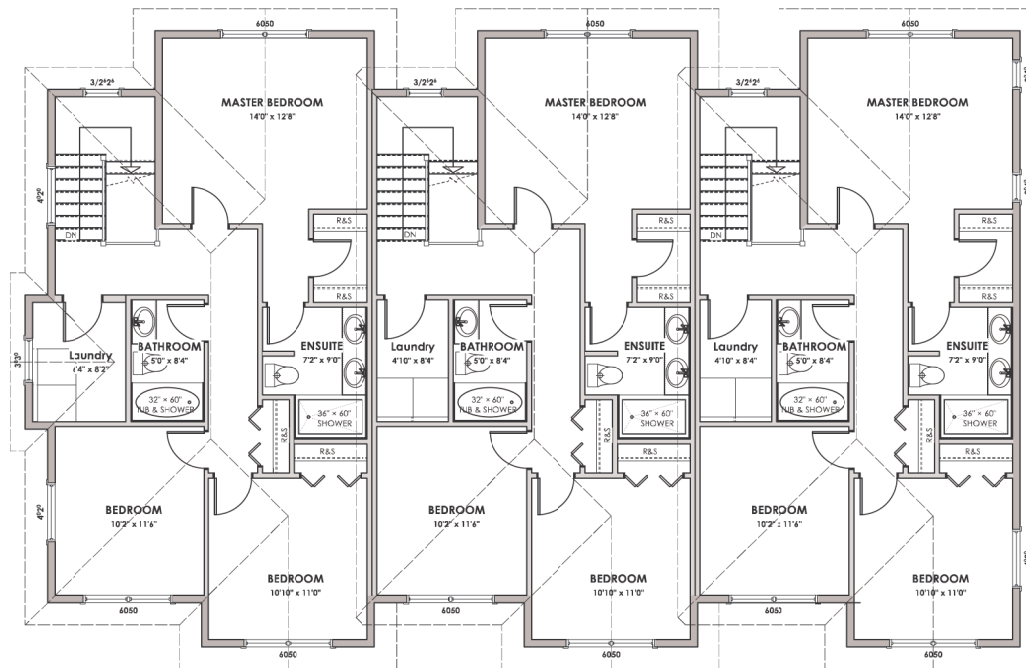
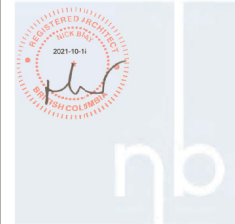
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Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 5 (TYPE B1)
Nanaimo B.C.

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DP1255
2021-OCT-29
Current Planning

1001 # **5-A102**



1 Upper Floor Plan
5-A103 Scale: 1/4" = 1'-0"
TYPICAL: 865.53 sq.ft. (80.41 sq.m.)

Block 5 - Unit Type B1

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
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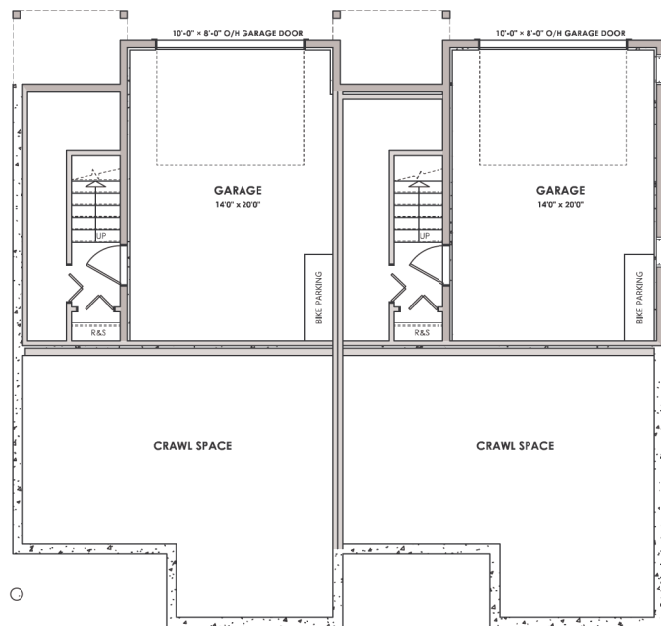
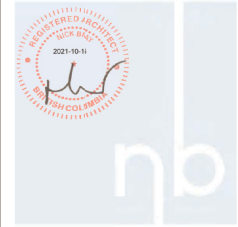


Development: Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 5 (TYPE B1)
Nanaimo B.C.

1001 #

5-A103

RECEIVED
DP1255
2021-OCT-29
Current Planning



1
7-A101
Lower Floor Plan
Scale: 1/4" = 1'-0"
TYPICAL: 62.25 sq.ft. (5.78 sq.m.)
GARAGE: 309.03 sq.ft. (28.71 sq.m.)

Block 7 - Unit Type B2

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
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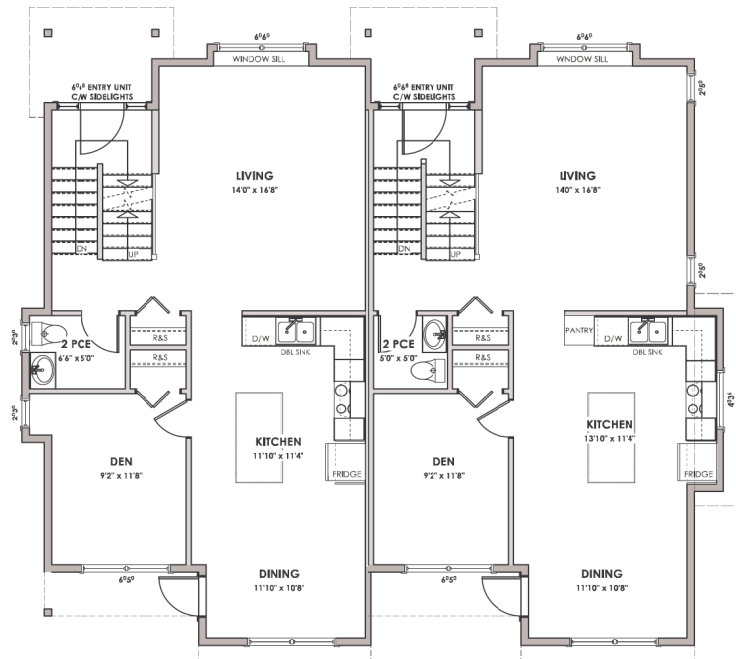
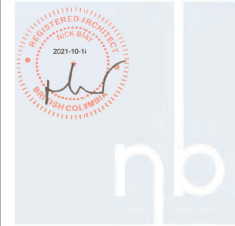
| DATE | BY | DATE | BY |
|--------------|-------|------|-----|
| Oct 13, 2021 | M.D.K | 8009 | N.B |



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Developmental Permit Drawings For
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 7 (TYPE B2)
Nanaimo B.C.

1001 # **7-A101**

RECEIVED
DP1255
2021-OCT-29
Current Planning



1 Main Floor Plan
7-A102 Scale: 1/4" = 1'-0"
TYPICAL: 827.00 sq.ft. (76.83 sq.m.)

Block 7 - Unit Type B2

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
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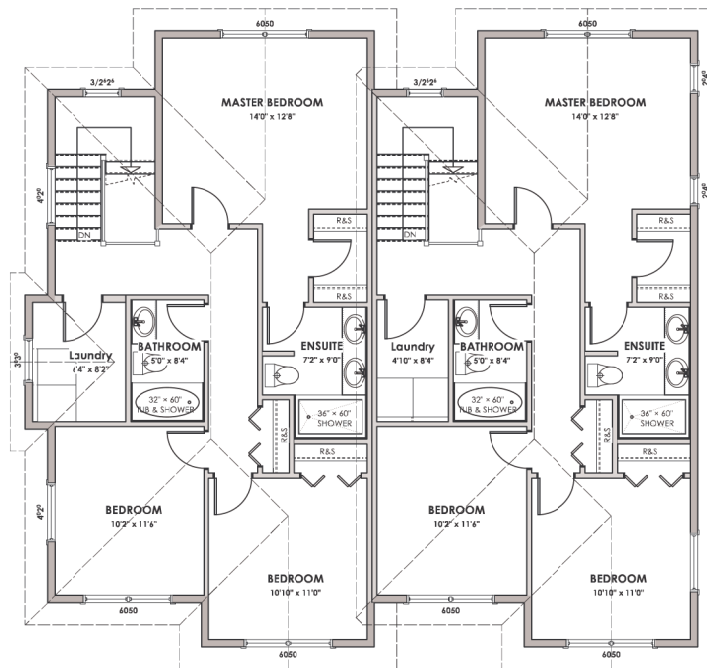
| DATE | DATE | DATE | DATE |
|--------------|--------------|--------------|--------------|
| DESIGNED BY | DESIGNED BY | DESIGNED BY | DESIGNED BY |
| Oct 13, 2021 | Oct 13, 2021 | Oct 13, 2021 | Oct 13, 2021 |
| M.D.K | M.D.K | M.D.K | M.D.K |
| 8009 | 8009 | 8009 | 8009 |
| N.B | N.B | N.B | N.B |



Development Permit Drawings For
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 7 (TYPE B2)
Nanaimo B.C.

1001 # 7-A102

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DP1255
2021-OCT-29
Current Planning



1 Upper Floor Plan
7-A103 Scale: 1/4" = 1'-0"
TYPICAL: 865.50 sq.ft. (80.41 sq.m.)

Block 7 - Unit Type B2

| NO | DATE | DESCRIPTION |
|----|--------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sep 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

| ISSUED/REVISED |
|-------------------------------------------------|
| NO DATE DESCRIPTION |
| 1 July 9, 2020 Issued for Review |
| 2 July 6, 2021 Issued for Pre-OP Meeting |
| 3 Sep 22, 2021 Issued for Pre-Submission Review |
| 4 Oct 13, 2021 Issued for DP Submission |

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultant's (etc.) prior to commencement and setting out of all work. Any discrepancies are to be reported to Victoria Design Group or Nick Bray Architecture immediately. VDG is not liable for omissions, modifications or discrepancies not reported.

ICLS and/or Contractor to verify placement and siting of all inclusions on the lot. VDG is not responsible for encroachments of any kind with regard to siting or placement of inclusions on site(s).



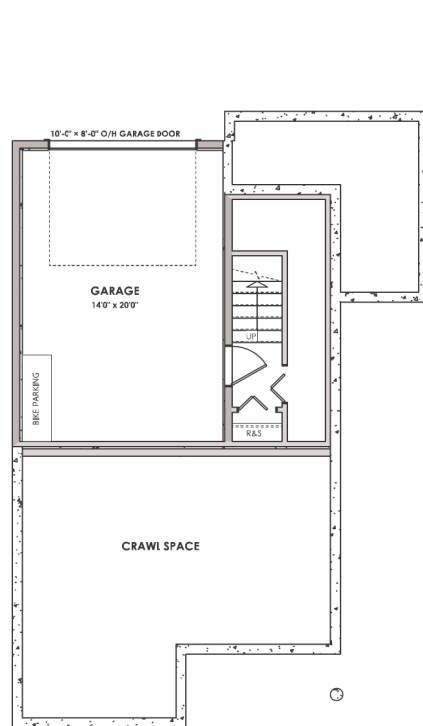
103 - 891 Althea Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

| DATE | DATE | DATE | DATE |
|--------------------|------------------|------|------|
| Oct 13, 2021 | 8009 | | |
| DESIGNED BY M.D.K. | REVIEWED BY N.B. | | |

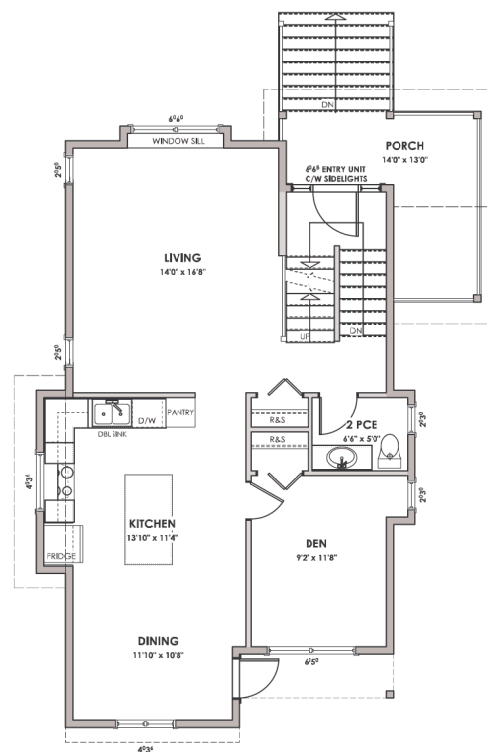
arbor
PARK
Development Permit Drawings For
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 7 (TYPE B2)
Nanaimo B.C.

1001 # 7-A103

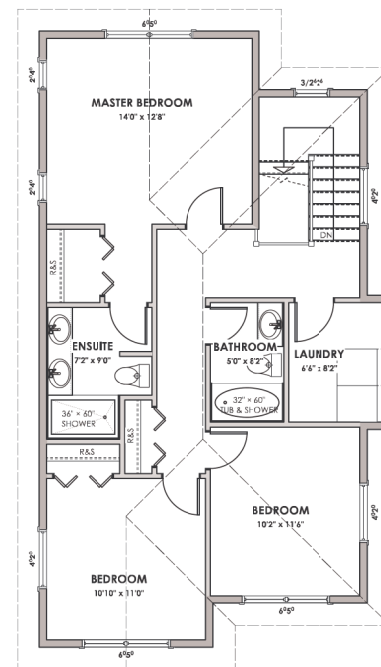
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DP1255
2021-OCT-29
Current Planning



1
Lower Floor Plan
Scale: 1/4" = 1'-0"
67.96 sq.ft. (6.31 sq.m.)
312.50 sq.ft. (29.03 sq.m.)



2
Main Floor Plan
Scale: 1/4" = 1'-0"
865.08 sq.ft. (80.37 sq.m.)



3
Upper Floor Plan
Scale: 1/4" = 1'-0"
890.91 sq.ft. (82.77 sq.m.)

Block 12 - Unit Type B3

| NO | DATE | DESCRIPTION |
|----|---------------|----------------------------------|
| 1 | July 9, 2020 | Issued for Review |
| 2 | July 6, 2021 | Issued for Pre-OP Meeting |
| 3 | Sept 22, 2021 | Issued for Pre-Submission Review |
| 4 | Oct 13, 2021 | Issued for DP Submission |

| ISSUED/REVISED |
|-------------------------------------------------|
| NO DATE DESCRIPTION |
| 1 July 9, 2020 Issued for Review |
| 2 July 6, 2021 Issued for Pre-OP Meeting |
| 3 Sep 22, 2021 Issued for Pre-Submission Review |
| 4 Oct 13, 2021 Issued for DP Submission |

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultant's (e.g. geotechnical) prior to commencement and setting out of all work. Any discrepancies are to be reported to Victoria Design Group or Nick Bray Architecture immediately. VDG is not liable for design modifications or discrepancies not reported.

ICLS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments of any kind with regard to siting or placement of structures on site.



133 - 891 Althea Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|--------------|-------------|-------------|-------------|
| Oct 13, 2021 | ISSUED | 8009 | REVIEWED BY |
| DRAWN BY | M.D.K. | REVIEWED BY | N.B. |

arbor
PARK
Development Permit Drawings For:
Proposed Townhouse Development
Pacific Gold Homes
2229 Boxwood Road
Lot 1, Block 12 (TYPE B3)
Nanaimo B.C.

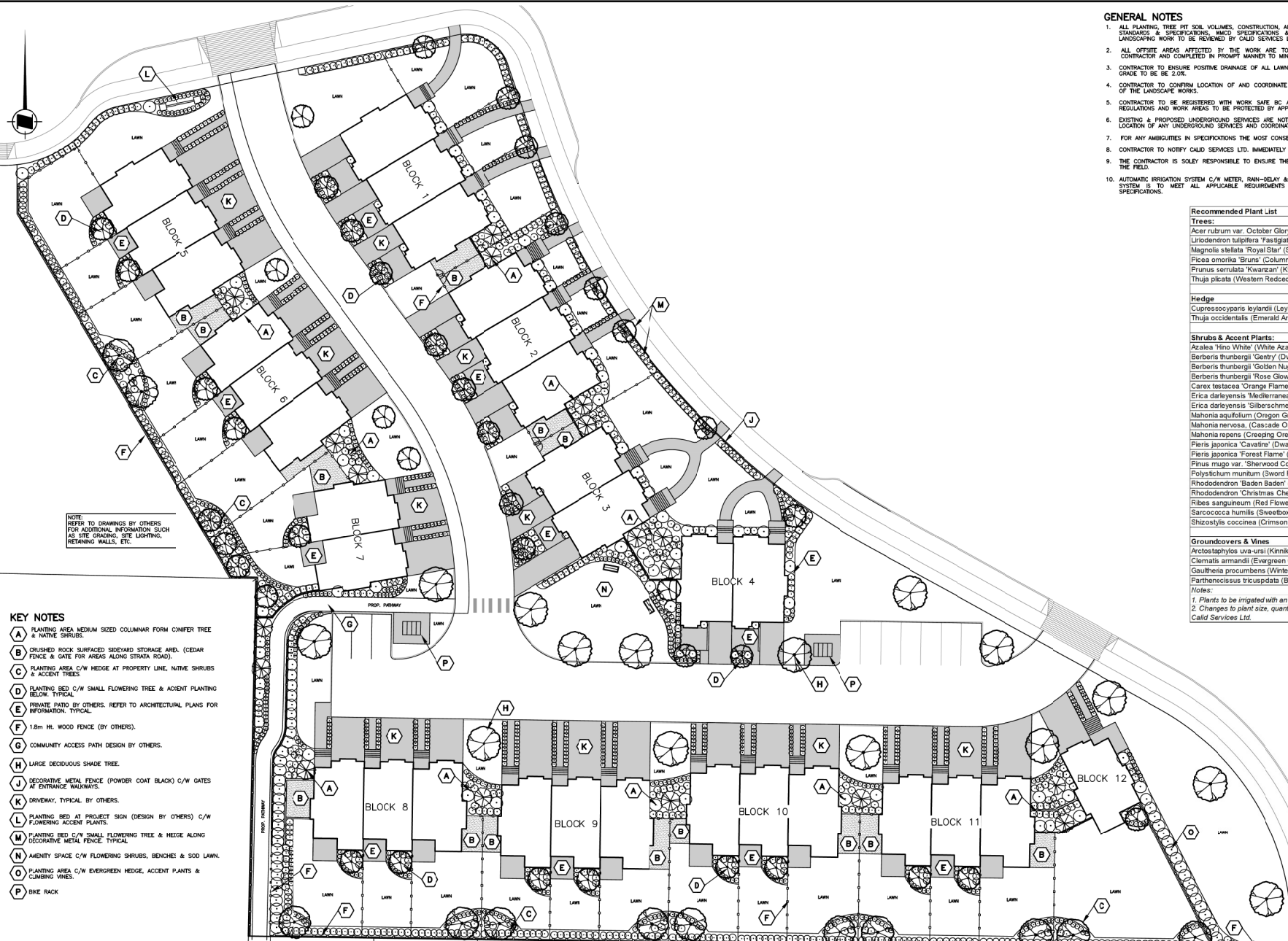
12-A101

RECEIVED
DP 1255
2021-OCT-29
Current Planning

GENERAL NOTES

- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF NANAIMO STANDARDS & SPECIFICATIONS, WMO SPECIFICATIONS & STANDARD DRAWINGS, AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
- CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
- EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
- AUTOMATIC IRRIGATION SYSTEM C/W METER, RAIN-DELAY & TIMER REQUIRED FOR ALL TREES, LAWNS & PLANTING BEDS. SYSTEM IS TO MEET ALL APPLICABLE REQUIREMENTS ON THE CITY OF NANAIMO'S IRRIGATION STANDARDS & SPECIFICATIONS.

| Recommended Plant List | |
|---------------------------------------------------------------------------------------------------------|----------|
| Tree: | Size |
| Acer rubrum var. 'October Glory' (Red Maple) | 8cm Cal. |
| Liriodendron tulipifera 'Fastigiatum' (Columnar Tulip Tree) | 6cm Cal. |
| Magnolia stellata 'Royal Star' (Star Magnolia) | 5cm Cal. |
| Picea omorika 'Bruns' (Columnar Serbian Spruce) | 2.5m Ht. |
| Prunus serrulata 'Kwanzan' (Kwanzan Cherry) | 5cm Cal. |
| Tuja plicata (Western Redcedar) | 2.5m Ht. |
| Hedge | |
| Cupressocyparis leylandii (Leyland Cypress) | 2m Ht. |
| Tuja occidentalis (Emerald Arborvitae) | 1.2m Ht. |
| Shrubs & Accent Plants: | |
| Azalea 'Hino White' (White Azalea) | #2 Pot |
| Berberis thunbergii 'Gentry' (Dwarf Red Barberry) | #1 Pot |
| Berberis thunbergii 'Golden Nugget' (Dwarf Yellow Barberry) | #1 Pot |
| Berberis thunbergii 'Rose Glow' (Barberry) | #2 Pot |
| Carex testacea 'Orange Flame' (Sedge) | #2 Pot |
| Erica darleyensis 'Mediterranean Pink' (Pink Dwarf Heather) | #1 Pot |
| Erica darleyensis 'Silberschmelze' (White Bell Heather) | #1 Pot |
| Mahonia aquifolium (Oregon Grape) | #3 Pot |
| Mahonia nervosa. (Cascade Oregon Grape) | #1 Pot |
| Mahonia repens (Creeping Oregon Grape) | #1 Pot |
| Pieris japonica 'Cavatina' (Dwarf Lily-of-the-Valley) | #2 Pot |
| Pieris japonica 'Forest Flame' (Dwarf Lily-of-the-Valley) | #5 Pot |
| Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine) | #5 Pot |
| Polystichum munitum (Sword Fern) | #2 Pot |
| Rhododendron 'Baden Baden' (Small Rhododendron) | #2 Pot |
| Rhododendron 'Christmas Cheer' (Large Rhododendron) | #5 Pot |
| Ribes sanguineum (Red Flowering Currant) | #5 Pot |
| Sarcococca humilis (Sweetbox) | #3 Pot |
| Shizostylis coccinea (Crimson Flag Lily) | #1 Pot |
| Groundcovers & Vines | |
| Arctostaphylos uva-ursi (Kinnikinnick) | #1 Pot |
| Clematis armandi (Evergreen Clematis) | #1 Pot |
| Gaillardia procumbens (Winegreen) | #1 Pot |
| Farthencissus tricuspidata (Boston Ivy) | #1 Pot |
| Notes: | |
| 1. Plants to be irrigated with an automatic irrigation system. | |
| 2. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd. | |



NOTE: REFER TO DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION SUCH AS SITE GRADING, SITE LIGHTING, RETAINING WALLS, ETC.

- KEY NOTES**
- A PLANTING AREA MEDIUM SIZED COLUMNAR FORM CONIFER TREE & NATIVE SHRUBS.
 - B CRUSHED ROCK SURFACED SIDEYARD STORAGE AREA. (CEDAR FENCE & GATE FOR AREAS ALONG STRATA ROAD).
 - C PLANTING AREA C/W HEDGE AT PROPERTY LINE, NATIVE SHRUBS & ACCENT TREES
 - D PLANTING BED C/W SMALL FLOWERING TREE & ACCENT PLANTING BELOW. TYPICAL.
 - E PRIVATE PATIO BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR INFORMATION. TYPICAL.
 - F 1.8m Ht. WOOD FENCE (BY OTHERS).
 - G COMMUNITY ACCESS PATH DESIGN BY OTHERS.
 - H LARGE DECIDUOUS SHADE TREE.
 - J DECORATIVE METAL FENCE (POWDER COAT BLACK) C/W GATES @ ENTRANCE WALKWAYS.
 - K DRIVEWAY, TYPICAL BY OTHERS.
 - L PLANTING BED AT PROJECT SIGN (DESIGN BY OTHERS) C/W FLOWERING ACCENT PLANTS.
 - M PLANTING BED C/W SMALL FLOWERING TREE & HEDGE ALONG DECORATIVE METAL FENCE. TYPICAL.
 - N AMENITY SPACE C/W FLOWERING SHRUBS, BENCHES & SOD LAWN.
 - O PLANTING AREA C/W EVERGREEN HEDGE, ACCENT PLANTS & CLIMBING VINES.
 - P BIKE RACK

LANDSCAPE PLAN SCALE 1:250

LEGEND

| | | | | | | | |
|--|-------------|--|-------------------------------|--|------------------------------------------|--|-----------------------------|
| | PROP. TREES | | PROP. METAL FENCE (BY OTHERS) | | PROP. CRUSHED ROCK SIDEYARD STORAGE AREA | | PROP. RET. WALL (BY OTHERS) |
| | SHRUBS | | PROP. FENCE (BY OTHERS) | | PRIVATE PATIO (BY OTHERS) | | CONCRETE DRIVE (BY OTHERS) |

| Fig No. | REFERENCE DRAWINGS | DATE |
|---------|--------------------|------|
| | | |

| REV | DATE | REVISIONS | BY | APPROVED |
|-----|-----------|------------------------------------|----|----------|
| 2 | OCT 7/21 | BUILDING, PATH & RET. WALL CHANGES | dp | |
| 1 | JUN 15/21 | COMMUNITY PATHWAY CHANGES | dp | |

Arbor Park Townhomes
Landscape Concept Plan & General Notes
Client: Pacific Gold Homes Ltd.

| | | | |
|----------|----|-----------|--------------|
| Drawn | ds | Date | May 20, 2021 |
| Checked | ds | Project # | 0793 |
| Approved | ds | Scale | AS NOTED |
| Designed | ds | | |

CALID Services Ltd.
2020 QUADRA ST. VICTORIA, B.C. V8T 4E8
PHONE: 250.369.6119 FAX: 250.361.6919
www.pacificgold.ca

| | | | |
|----------|----|-----------|--------------|
| Drawn | ds | Date | May 20, 2021 |
| Checked | ds | Project # | 0793 |
| Approved | ds | Scale | AS NOTED |
| Designed | ds | | |

L1

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DP1255
2021-OCT-29
CURRENT PLANNING

PRELIMINARY
Not for Construction

BC 1 CALL
1-800-474-9889
CELLULAR 6688

THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

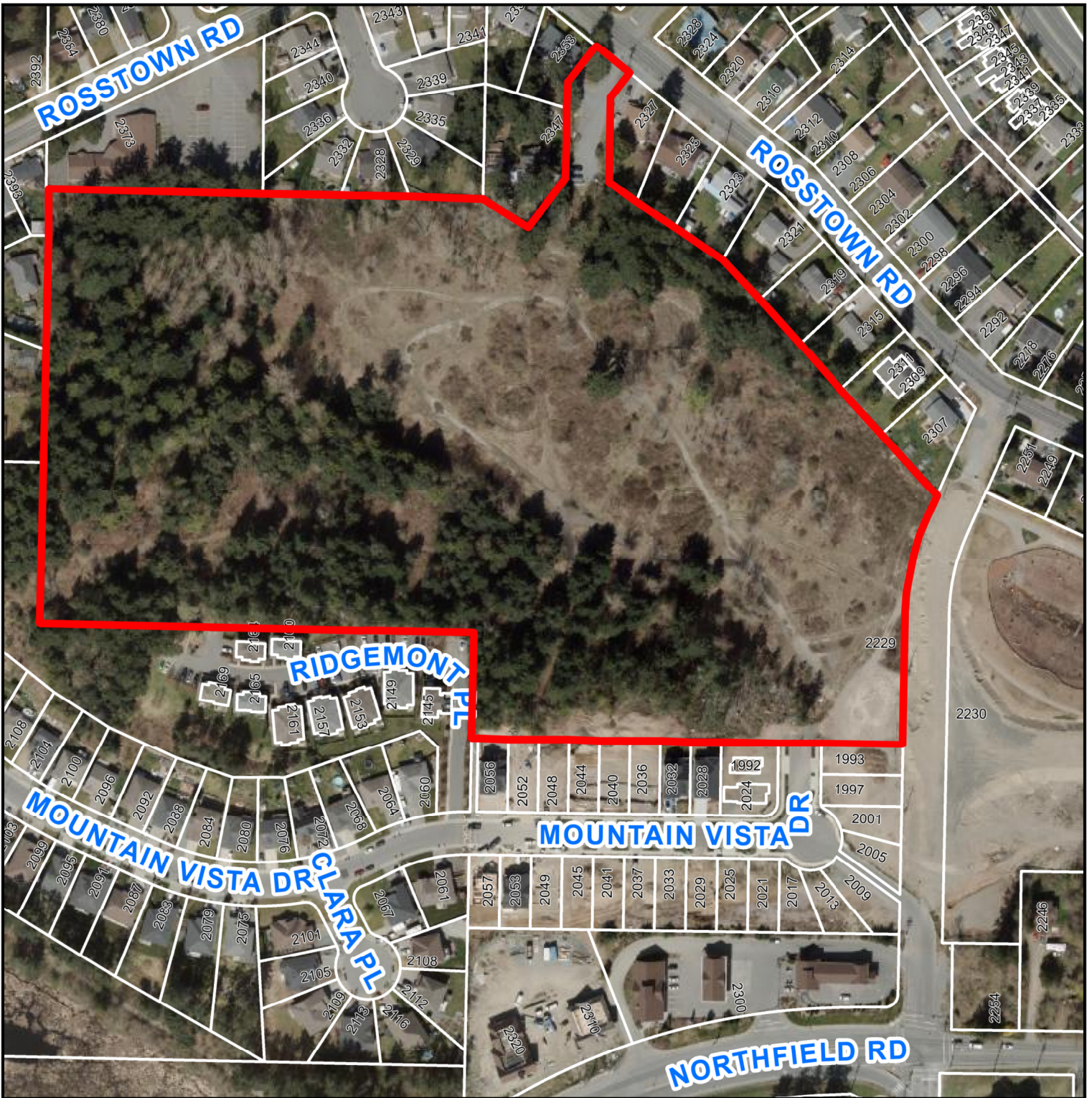
NOTICE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

NOTICE: EXISTING & PROPOSED MUNICIPAL SERVICES ARE NOT SHOWN ON THIS DRAWING. REFER TO DRAWINGS BY OTHERS.


CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

CANCEL PRINT'S BEARING EARLIER LETTER

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001255

 2229 BOXWOOD ROAD