

February 08, 2022

220 Haliburton Street Multi Family – Development Permit Design Rationale

Project

4 separate 2 storey two-bedroom mini homes with shared yard. Site adjacent to Deverill Square Gyro 2 Park. Site offers peak views of ocean.

Background

As an alternative to a 4 plex with shared walls, the proposed development provides affordable option for a single family dwelling. Includes semi private and shared outdoor spaces. Efficient and contemporary interpretation of the old minor cottages originally constructed in the neighborhood.

Site Layout

2 units located along Haliburton street with an access to 2 rear units via a landscaped central walkway, with peak views of rear unit patio stairways. Access to parking via one way lane. City 2.0m statutory right of way provided along street frontage for future roadway upgrades.

Pedestrian Circulation

Pathway between buildings that provides access to all buildings and common parking area. Central shared courtyard and patios provide socialization and kid zone between buildings. Covered entrance porches provided seating and traditional street interaction.

Vehicle Circulation

Parking provided for each unit accessed from the rear lane with total 6 parking stalls. Allowance included for possible gated access for security and safety of children.

Parking

Vehicle parking provided are rear of property, out of sight from the street and main living areas. Temporary bike parking provided on patios, long term storage in basements. Existing Bus service nearby on Haliburton Street and Milton Street.

Form

The intent of the design is to minimize the effect of dense/ large form townhouses in the single family area. Form of buildings with traditional sloped roofs, but in a modern vocabulary of durable materials. Simple material and colour pallet used with contrasting color accents to differentiate units. Large balconies for outdoor living area fully covered for weather protection without limiting deep interior daylight penetration. Unlike cantilever balconies without privacy screens/ walls, roof and fin wall projections, fascia, and soffit treatment provides warmth of wood and improves privacy with adjacent neighbours.

Material & Color

Contemporary material and neutral colour pallet with natural cedar wood accent. Fiber cement panel cladding with matching colored metal trims. The colour scheme is black with the natural cedar wood

inner walls of the house shaped portion, four unique accent colors differentiate units. Balcony guardrails provided for privacy/ semi security, finished with powder coated aluminum and translucent tempered glass.

Exterior Lighting

Main entrance canopy down light. Down lighting on balconies and garage soffit projection. Up and Down lighting on fascia projection on backyards. Low voltage bollard lighting along the pathway and landscaping features. Power to base feature courtyard tree for seasonal lighting. Due to close proximity of buildings and dark sky concerns, ambient lighting of parking via adjustable pot lights from roof soffit.

Utilities/ Garbage/ Recycling

Utility areas provided in basement, with separate water meters within lot. Common service from off site. To maximize parking and landscape areas, garbage/ recycling provided out of site at rear of buildings. Heat pumps located as noted on site plan.

Key Features

Contemporary mini houses in conventional mass form, semi private porches, and common landscaped areas.



Raymond de Beeld, Architect AIBC

February 10, 2022

220 Haliburton Street Multi Family – DP Variance Rationale

Building Setbacks:

- **Requirement:**
 - Building: Front 4.5m; Side 1.5m; Rear 7.5m.
- **Provided:**
 - Front (East): 2.59m, a variance of **1.91m**.
 - Side (North): 1.5m, **no variance**.
 - Side (South): 3.0m, **no variance**.
 - Rear (West): 9.5m, **no variance**.
- **Rationale:**
 - City requested 2.5m Statutory Right of Way (SRW) for future enlarged road right of way.
 - City requested noncontinuous 6 parking stalls access along lane which would have provided an additional 0.77m, with a full 6.70m depth driveaisle (beyond the 4.83m lane wide lane).
 - Without the SRW the front building setback would have been 5.09m without a variance.
 - On Nanaimo Map, no other properties have a road dedication or SRW for front yard.
 - On Nanaimo Map, some properties have +/-2.83m, 3.05m, and 3.50m setback from the front property line, before considering any reduction of a future 2.5m SRW.

Front Porch Encroachment into Setbacks:

- **Requirement:**
 - Building: Front 2.0m max.
- **Provided:**
 - Front (East Bldg) 4.2m, a variance of **2.2m** (a variance of **0.29m** with proposed front building setback variance).
- **Rationale:**
 - City requested 2.5m Statutory Right of Way (SRW) for future enlarged road right of way.
 - City requested noncontinuous 6 parking stalls access along lane which would have provided an additional 0.77m, with a full 6.70m depth driveaisle (beyond the 4.83m lane wide lane).
 - Without the SRW the front porch setback projection would have been 1.7m, without a variance.
 - On Nanaimo Map, no other properties have a road dedication or SRW for front yard.
 - On Nanaimo Map, some properties have <2.83m, 3.05m, and 3.50m front porch/ roof projections from the front property line, before considering any reduction of a future 2.5m SRW.

CONTEXT MAP

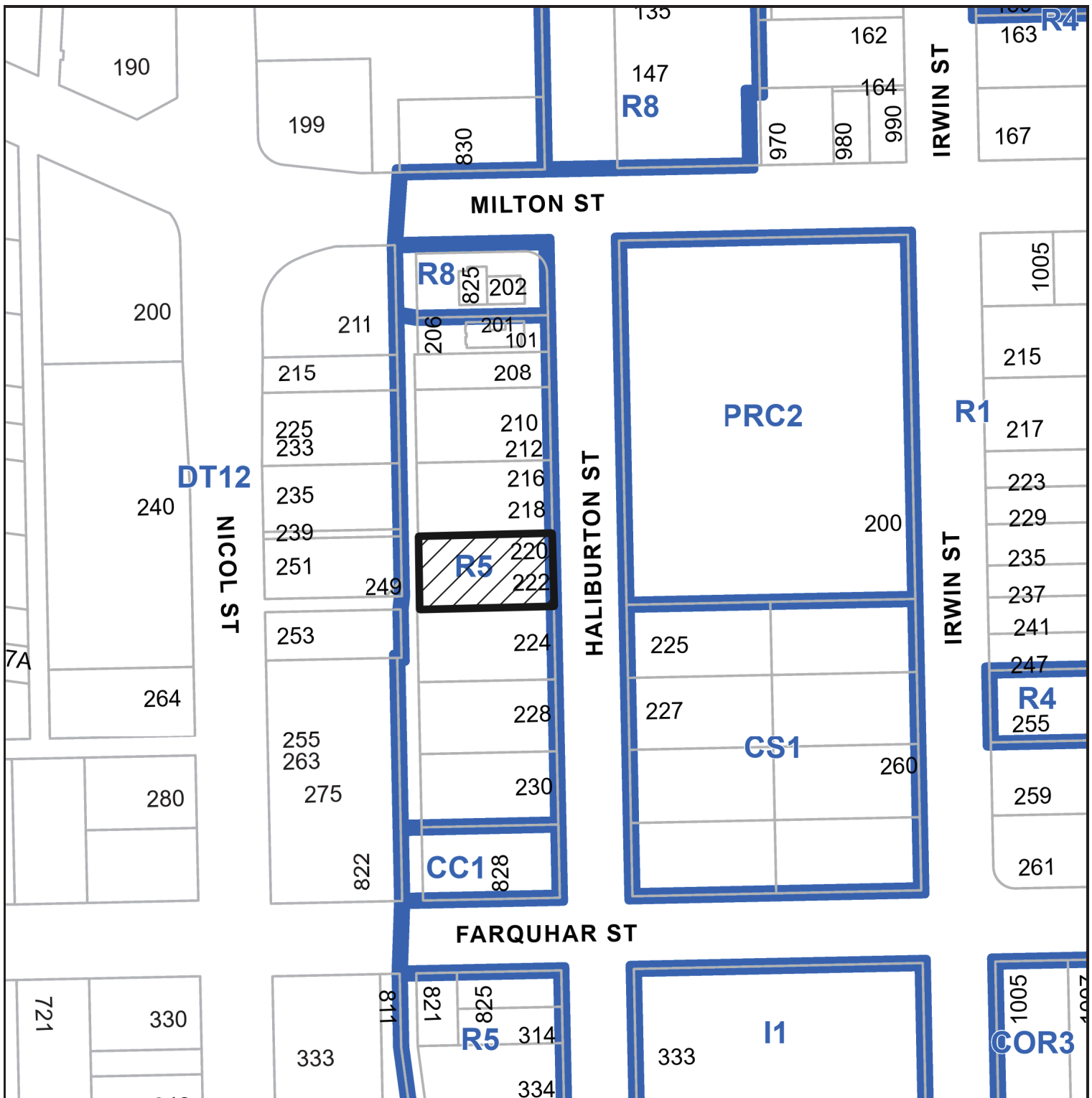


N



220 HALIBURTON STREET

LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001265

CIVIC: 220/222 Haliburton Street

LEGAL: LOT 14, BLOCK 9, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT
PART IN PLANS VIP52118 AND VIP55909



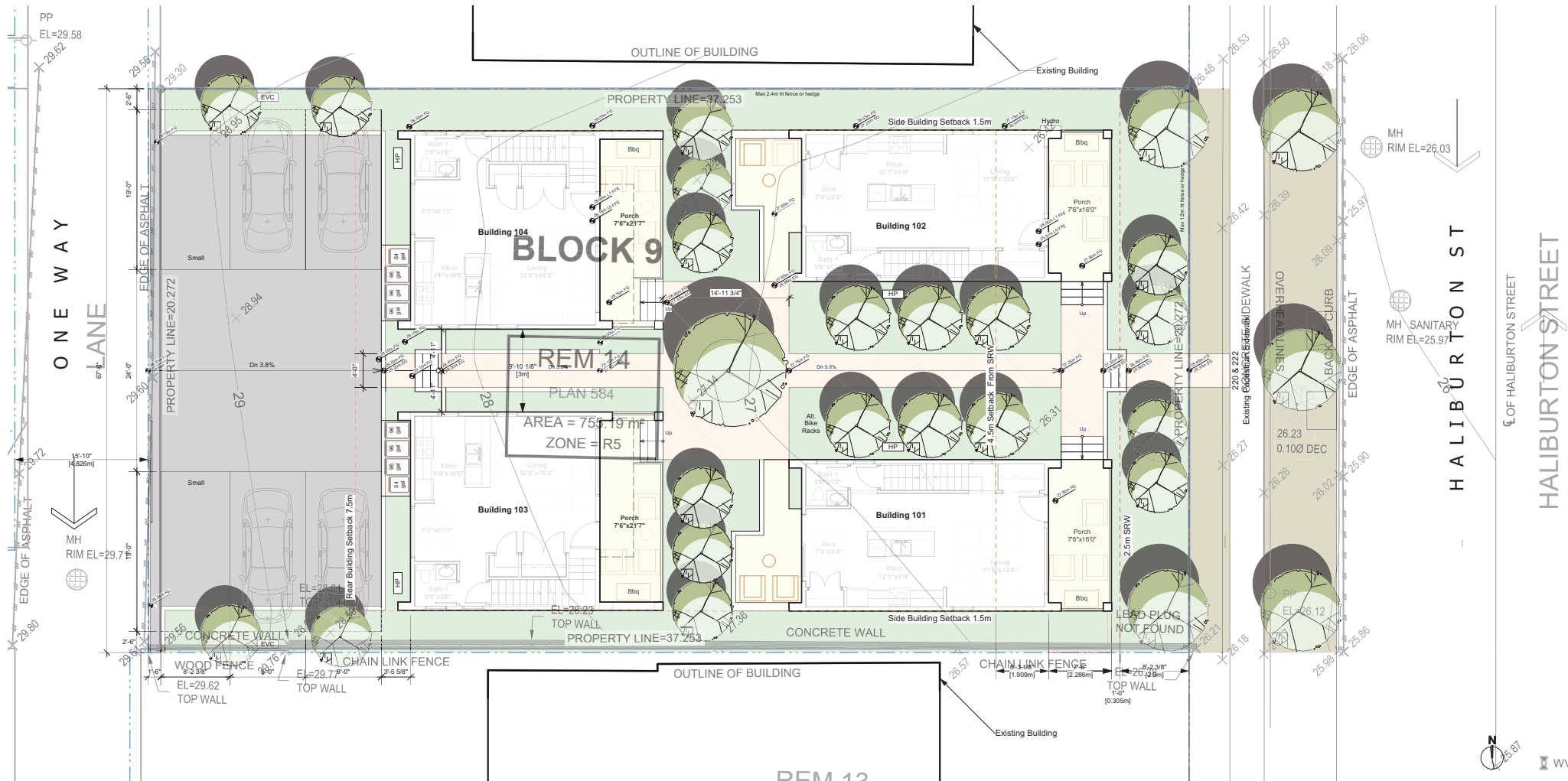
1 Context perspective - NW



2 Context perspective - SE



3 Context perspective - W

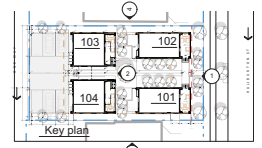
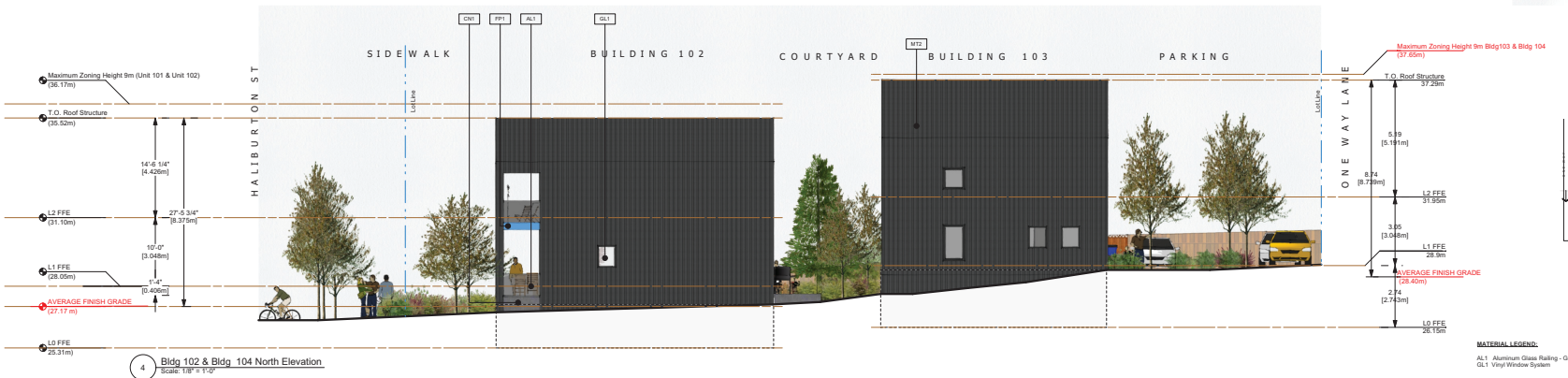
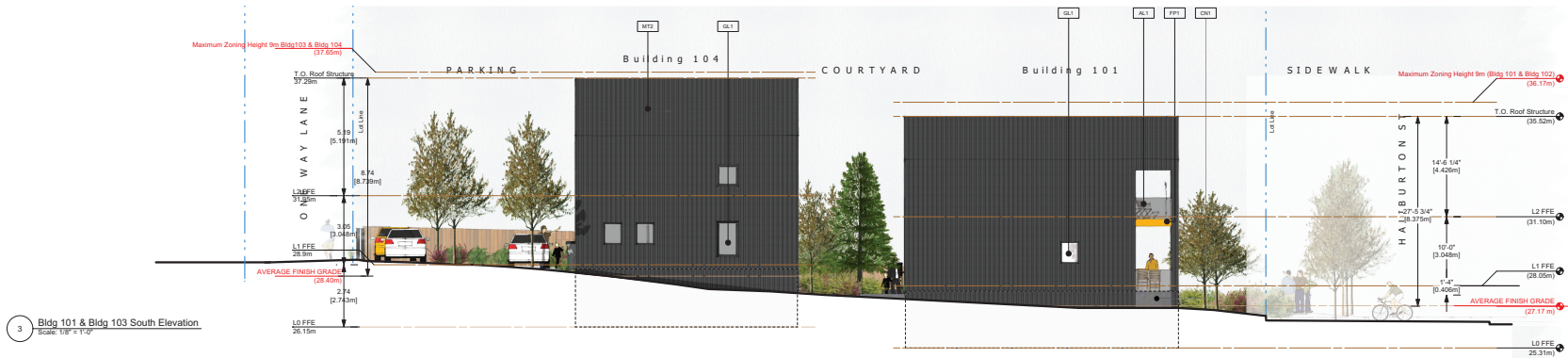


1 Site Plan
Scale: 3/16" = 1'-0"



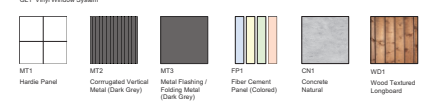
Project Description:		330 Sullivan St., Norwood, NJ	
Site Address:		330 Sullivan, Norwood, NJ	
Site Use:		B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-655, B-656, B-657, B-658, B-659, B-660, B-661, B-662, B-663, B-664, B-665, B-666, B-667, B-668, B-669, B-670, B-671, B-672, B-673, B-674, B-675, B-676, B-677, B-678, B-679, B-680, B-681, B-682, B-683, B-684, B-6	





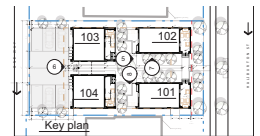
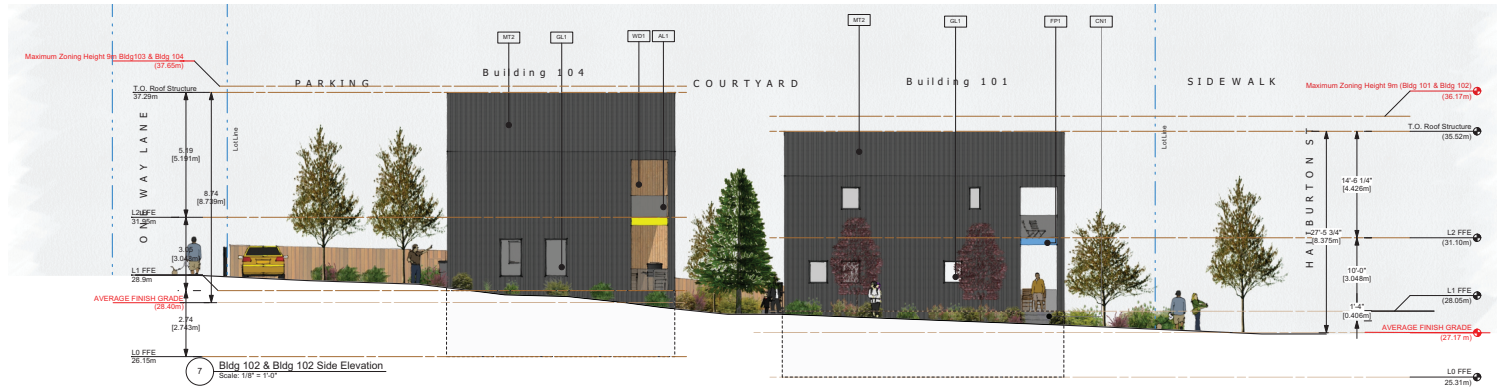
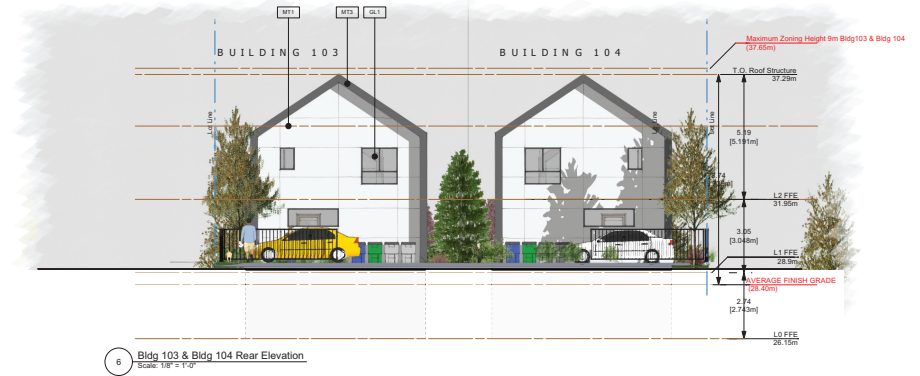
MATERIAL LEGEND

AL1 Aluminum Glass Railing - Gray Powder Coating
GL1 Vinyl Window System



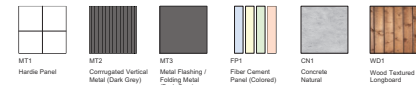
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MATERIAL LEGEND:

AL1 Aluminum Glass Railing - Grey Powder Coating
GL1 Vinyl Window System



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CITY OF NANAIMO





1 Perspective Haliburton Front



2 Rear Lane



3 Courtyard Entry from Boulevard



4 SE Perspective



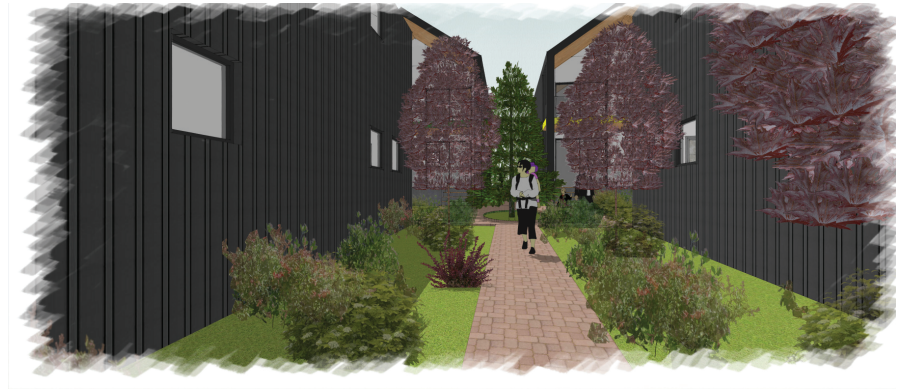
5 Courtyard Perspective



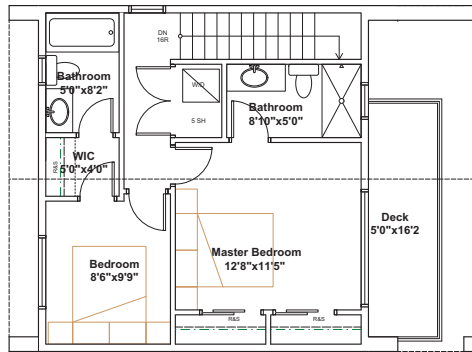
6 SW Perspective



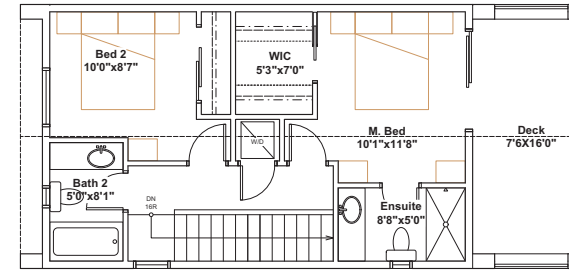
7 Air View



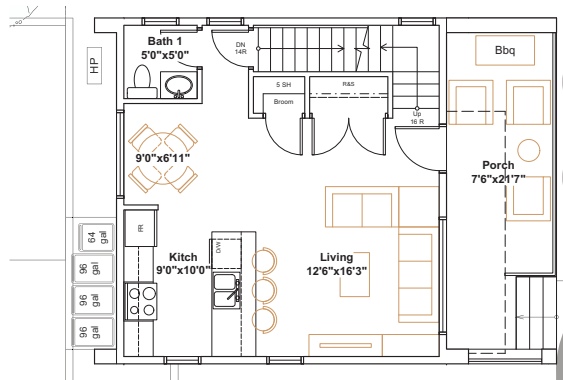
8 Courtyard 02



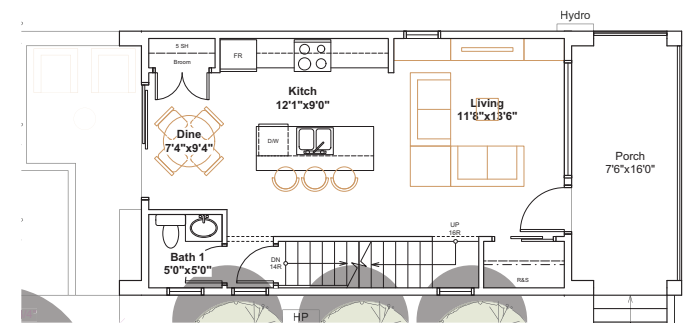
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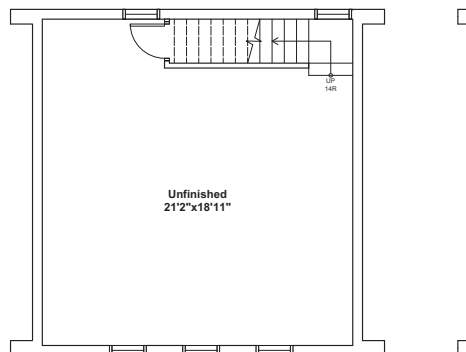
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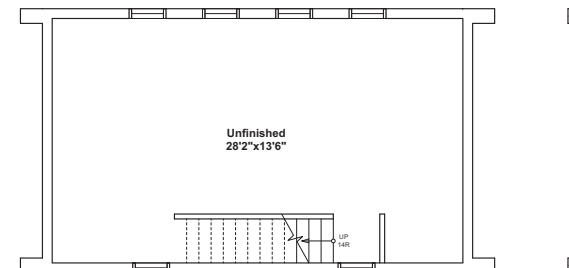
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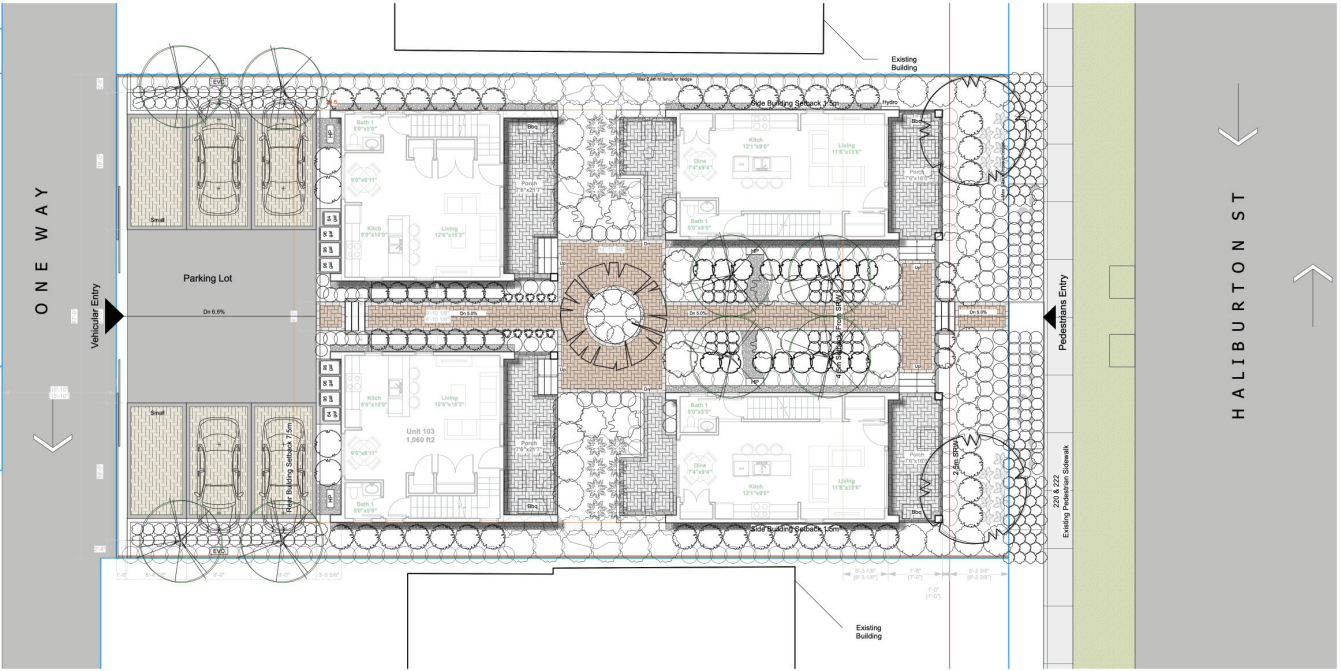
1 L1 Building 101 Rev. & 102
Scale: 1/4" = 1'-0"



0 L0 Building 103 Rev. & 104
Scale: 1/4" = 1'-0"



0 L0 Building 101 Rev. & 102
Scale: 1/4" = 1'-0"



1 KEY PLAN
Scale: 1/8" = 1'-0"

DESIGN RATIONALE AND SUMMARY

This site located on Haliburton St has two parallel entry points connected with a pathway that also leads to units private patios and entrances, the level differences between the two entry points allows for visually appealing landscape through the site.

A plant buffer consisting of a selection of plants are proposed on the edges of the property including evergreen hedges to ensure year-long privacy and other such as Mahonia aquifolium to provide a visual interest for the residents.

The central leaner space located between buildings is proposed to be filled with different flowering and native plants on both sides of the pathway such as hydrangea quercifolia and vaccinium ovatum. Halfway through the pathway a Picea Glauca tree and is proposed to be placed in the focal point for pedestrians entering from both sides of the site.

A different paving color scheme is proposed for the private patios which are lined with thick shrubby layer and a tree near each patio providing a view to be enjoyed by residents inside the apartments and in the patios.



2 EXAMPLES OF TREES AND SHRUBS PROPOSED
Scale: NTS

GENERAL NOTES

- All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.
- Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.
- All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the Canadian Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.
- Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)
- Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.
- On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.
- All planting beds shall receive min. 50mm bark mulch.
- The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.
- Plant species and varieties may not be substituted without the approval of the Landscape architect.
- All wood fences to be cedar, with one coat of clear penetrating preservative.
- All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).
- All soft landscape areas to be serviced by High Efficiency Irrigation System.



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
**220 Haliburton Street,
Nanaimo**

Owner

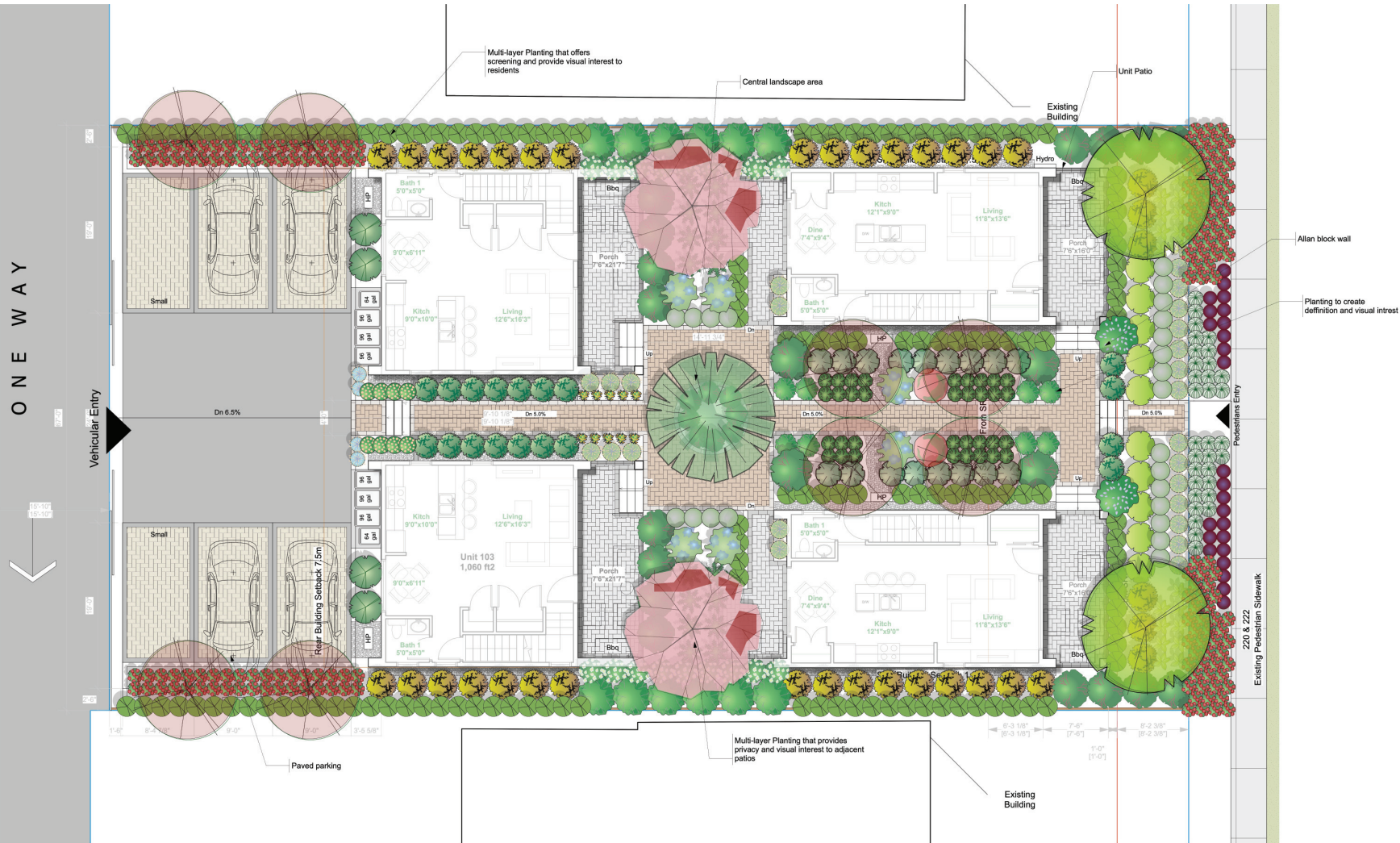
Sheet Title
Key Plan

Total Sheets 5	Sheet No. L1	Contractors	Consultants Architecture Panel Inc.
Drawn By SS	Checked By RD	AHJ City of Nanaimo	Documents DP Application
Reviewed By RD	Status DP Application		

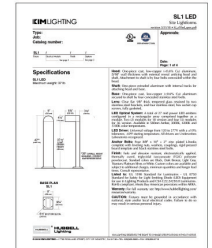
No	Date	Issue Notes
A	2022-02-10	DP Application

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Current Planning

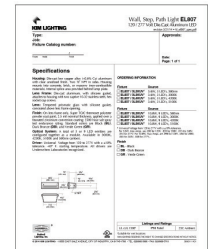
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1 CONCEPT PLAN
Scale: 3/16" = 1'-0"



2 LIGHT BOLLARD
Scale: NTS



3 STEP LIGHT
Scale: NTS

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ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

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Project
**220 Haliburton Street,
Nanaimo**

Owner

Sheet Title
Concept Plan

Total Sheets
5

Drawn By
SS

Reviewed By
RD

Sheet No.
L2

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Nanaimo

Consultants
Architecture Panel Inc.

Documents
DP Application

No Date Issue Notes

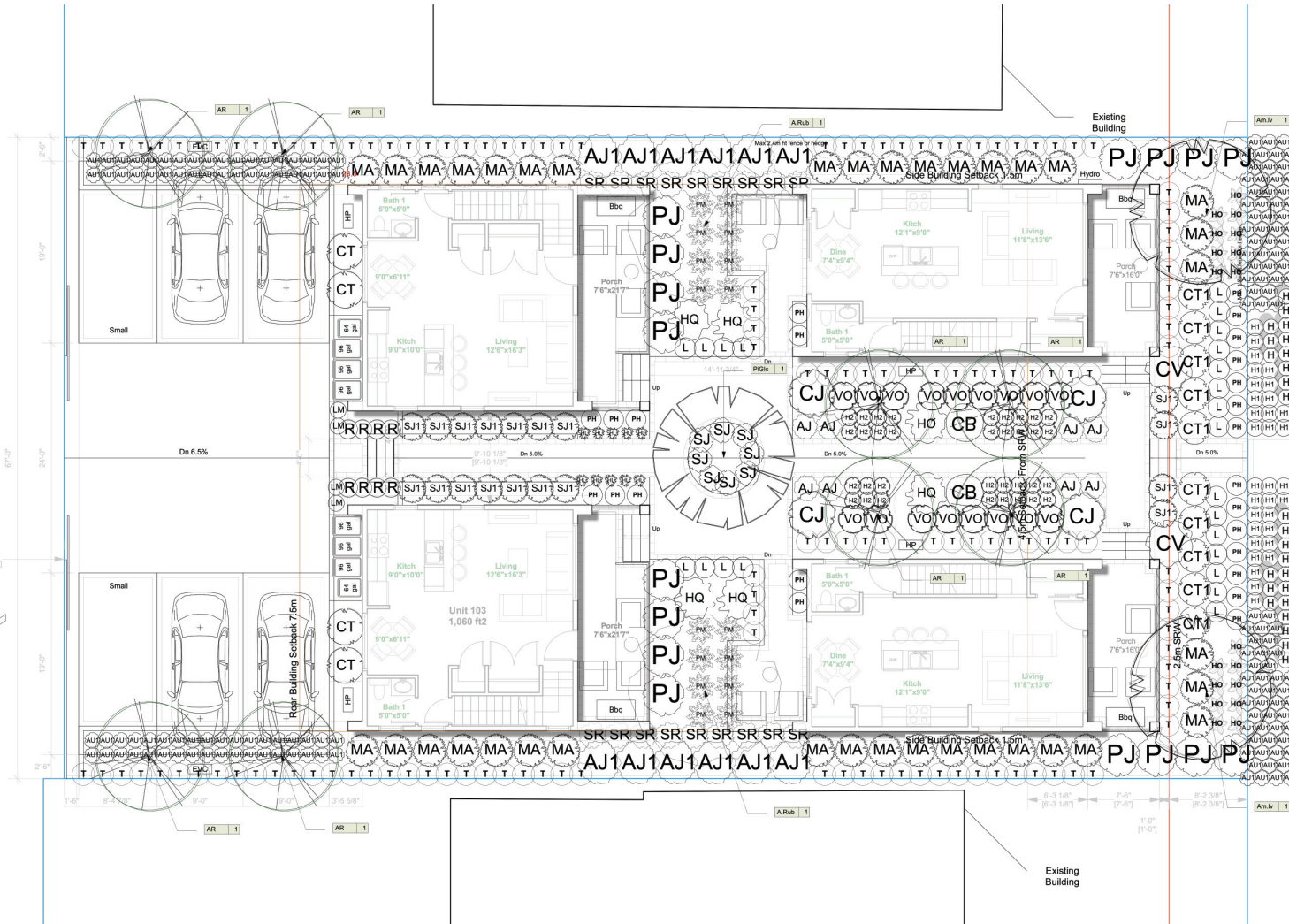
A 2022-02-10 DP Application

Scale



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ONE WAY



1 PLANTING PLAN
Scale: 3/16" = 1'-0"

Recommended Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Notes
	AJ	8	Azalea japonica	Japanese azalea	#3 pot
	AJ1	12	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot
	AU1	163	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
	CB	2	Callicarpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot
	CJ	4	Camellia japonica	Japanese Camellia	1.0 m. ht.
	CT	4	Choisya ternata	Mexican Orange Blossom	
	CT1	10	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	#3 pot
	CV	2	Ceanothus 'Victoria'	California Blue	#3 pot
	H	25	Heuchera vars	Coral bells	#1 pot
	HQ	34	Bergenia cordifolia	Heartleaf Bergenia	
	HA	18	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
	HL	10	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot
	HQ	6	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot
	HS	32	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	L	23	Lavendula vars	Lavender	#1 pot
	LM	4	Liriope muscari	Big Blue Lily Turf	#1 pot
	MA	37	Mahonia aquifolium	Oregon grape	#3 pot
	PA1	24	Pennisetum alopecuroides 'Hamein'	Hamein Deard Fountain Grass	#2 pot
	PJ	18	Peris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot
	PM	16	Polystichum munium	swordfern	#3 pot
	R	8	Rosa Nutkana	Nootka Rose	#2 pot
	SJ	8	Skimmia japonica	Japanese Skimmia	#2 pot
	SJ1	18	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
	SR	18	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
	TX	138	Taxus sp	Yew, hedge variety	1.5 m. ht.
	VO	17	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Recommended Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
	A.Rub	2	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
	Am.lv	2	Amelanchier laevis	Allegheny Serviceberry	
	AR	8	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
	PGlc	1	Picea glauca	White Spruce	3 m.

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ruchin@architecturepanel.com

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Project
**220 Haliburton Street,
Nanaimo**

Owner

Sheet Title
Planting Plan

Total Sheets
5

Drawn By
SS

Reviewed By
RD

Sheet No.
L3

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Nanaimo

Consultants
Architecture Panel Inc.

Documents
DP Application

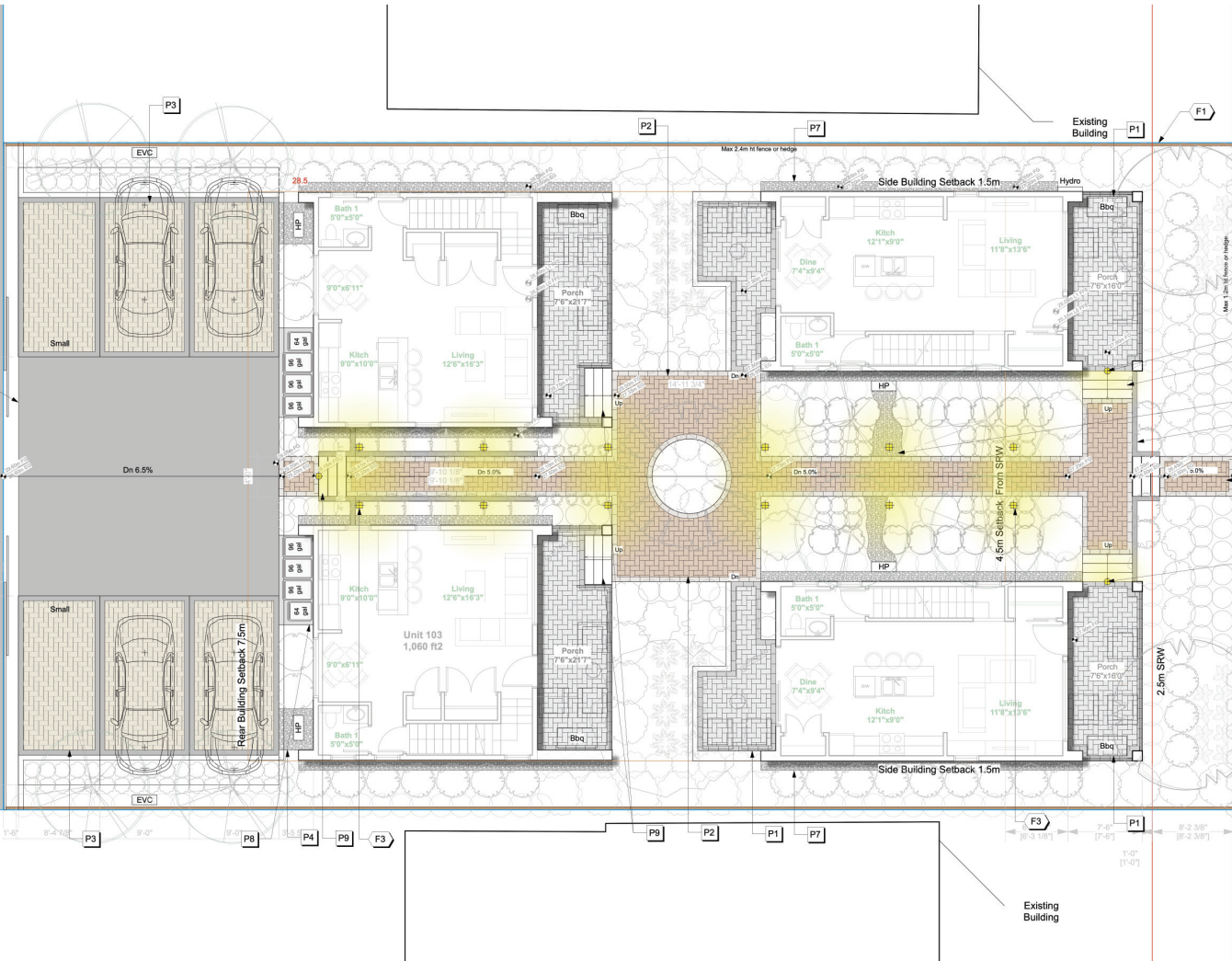
No	Date	Issue Notes
A	2022-02-10	DP Application

Scale



0 5 10 15 FT

ONE WAY



Hardscape Legend

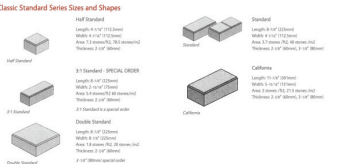
- P1 Abbotsford Classic Standard Series, Color Natural with Charcoal Border. See L4/2
- P2 Abbotsford Classic Standard Series, Color Harvest with Charcoal Border. See L4/2
- P3 Abbotsford Classic Standard Series, Color Desert Sand with Charcoal Border. See L4/2
- P4 0.75" - 1.5" Gravel
- P5 Asphalt
- P6 The Pissal® Wall System in Color Natural. See L5/1
- P7 Gravel Strip 11" wide separating the building from soft landscape to enable drainage around perimeter and avoid pooling of water
- P8 Broom Finish CIP Concrete with Saw Cut Joints
- P9 Broom Finish CIP Concrete Steps

Furnishing Legend

- F1 Cedar Fence. See L5/2&3
- F2 Steps Light. See L2/3
- F3 Light Bollard. See L2/2



California Nevada and ST Standard available in limited stock colors. While the colors shown here are represented as accurately as possible, they should only be used as a guide. Actual samples should be viewed before making a final color selection. We have made every effort to match the colors shown here as closely as possible to the actual colors of the materials. We have made every effort to match the colors shown here as closely as possible to the actual colors of the materials.



1 HARDSCAPE PLAN
Scale: 3/16" = 1'-0"

2 Abbotsford Classic Standard Series (P1,P2 & P3)
Scale: NTS

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Project
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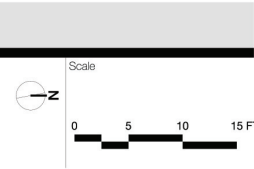
Consultants

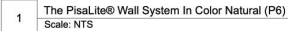
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Documents

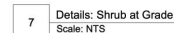
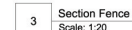
DP Application

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A	2022-02-10	DP Application

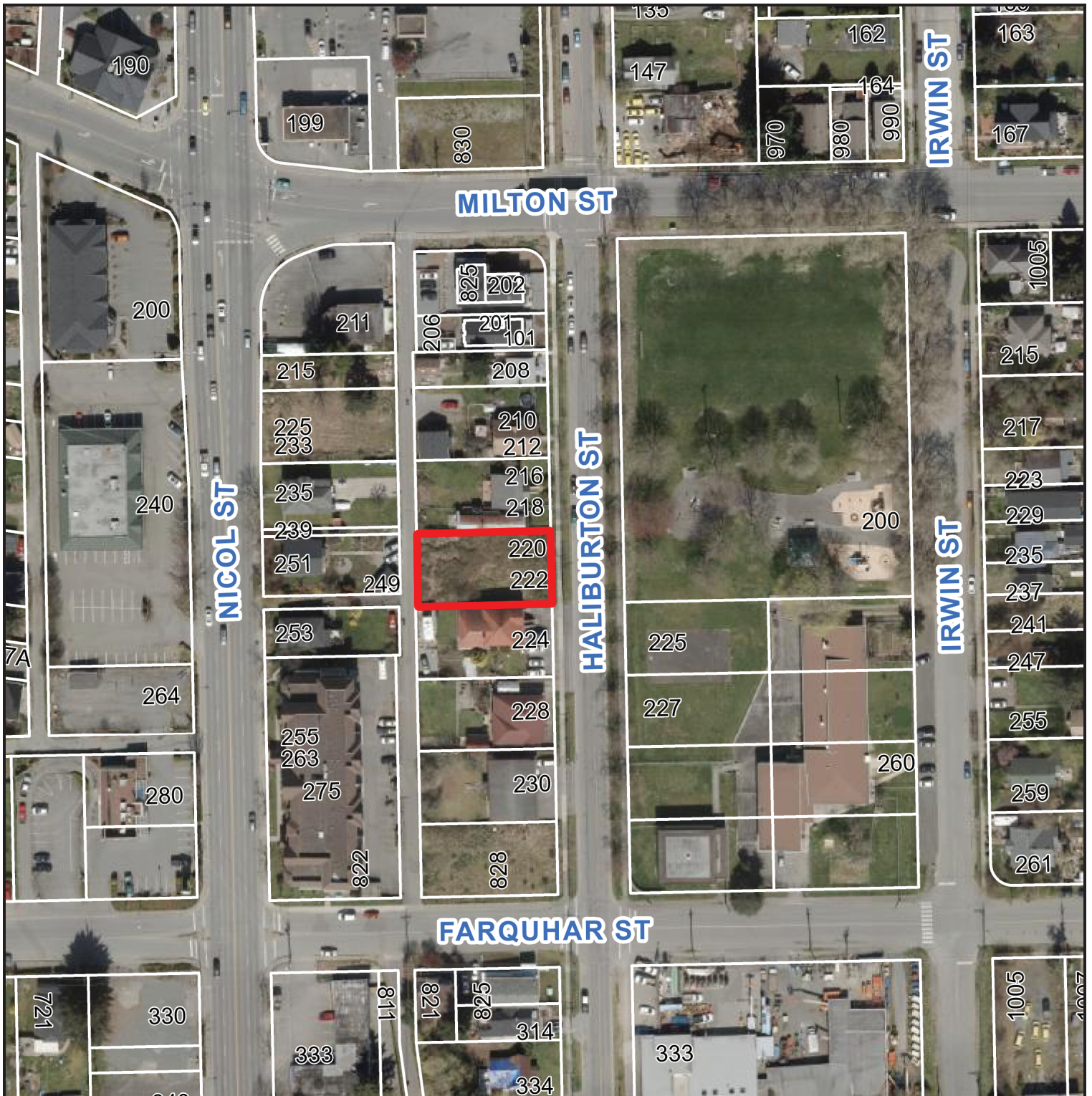




True dimensions are in Metric, Imperial dimensions are soft conversions.



AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001265



220/222 Haliburton Street