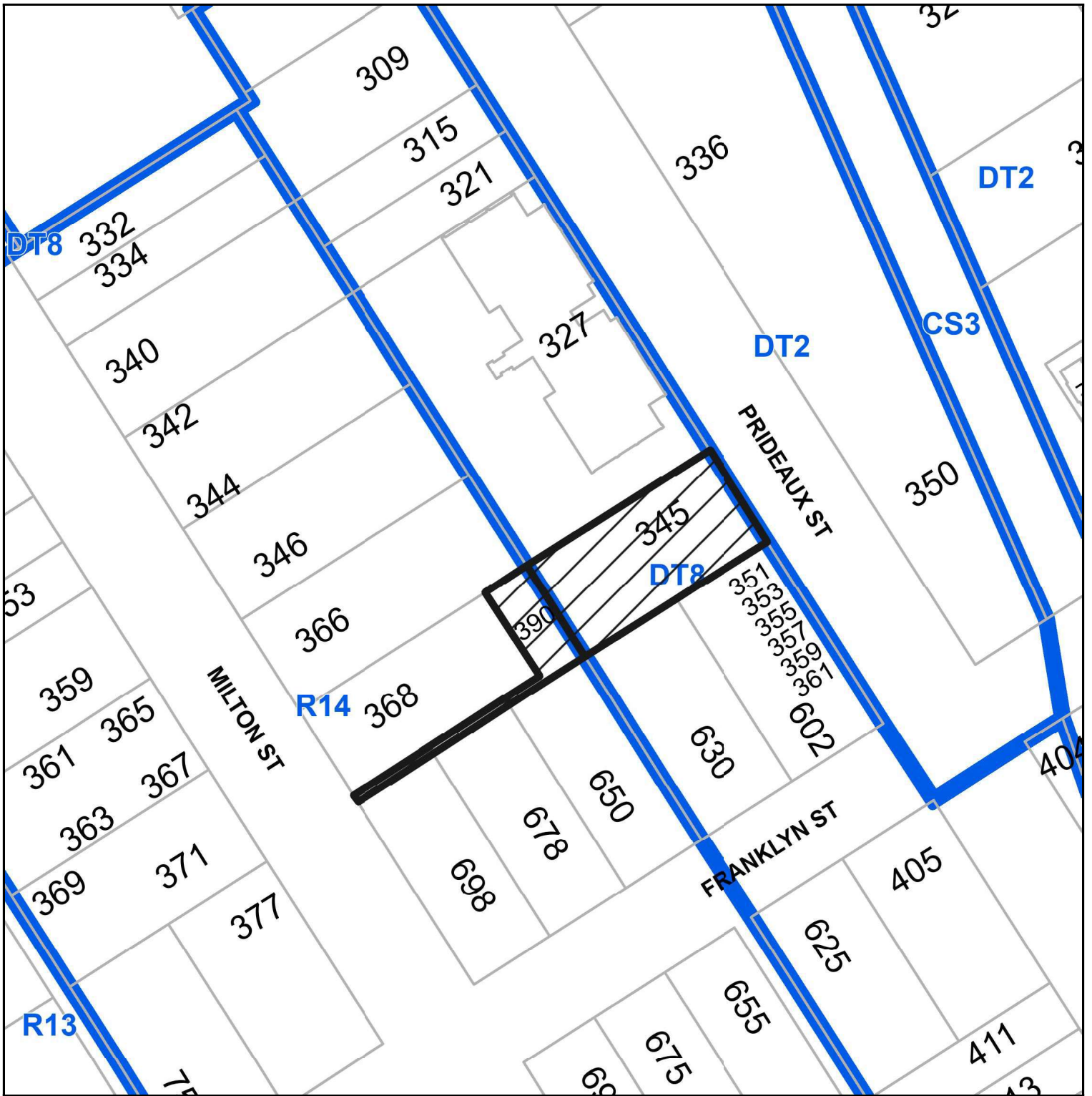


SUBJECT PROPERTY MAP



 390 Milton / 345 Prideaux

Design Intent

345 Prideaux Street, Nanaimo

Development Plan for a multi-family residential project that consists of 10 residential units. A mixture of 2 and 1 bedroom units has been used in the programming phase of this project in order to address the changing needs of the future residents. The development proposes a 3-storey building with enhanced surrounding landscaping and on-site parking for residents and visitors. Prominent edges and corners of the site and building have been designed with the intention of having a strong street presence, while blending in with the overall characteristics of the neighborhood.



DEVELOPMENT PERMIT APPLICATION

345 Prideaux St, Nanaimo, BC V9R 2N4

AUGUST 2nd 2023 (ORIGINAL DP SUBMISSION)

SHEET LIST			
ARCHITECTURAL		CML	
A00	COVER	C1	COVER
A1.1	PROJECT CONTEXT	C2	GENERAL NOTES
A1.2	SITE CONTEXT PLAN & STATISTICS	C3	KEY PLAN
A1.3	SITE PLAN	C4	GRADING PLAN
A2.1	LEVEL 2 & 3 PLANS	C5	SERVICING PLAN
A2.2	ROOF PLAN	C6	STORM WATER MANAGEMENT PLAN
A3.1	ELEVATIONS AND MATERIAL BOARD	CT	SANITARY CATCHMENT PLAN
A3.2	RENDERINGS		
		LANDSCAPE	
		L1	LANDSCAPE PLAN
		L2	PLANT SCHEDULE

2	NOV 01 23 ISSUED FOR UPDATED DP	PS	HR
1	AUG 02 23 DRAWDING DEVELOPMENT PERM	PS	HR
REV	DATE	DESCRIPTION	DR

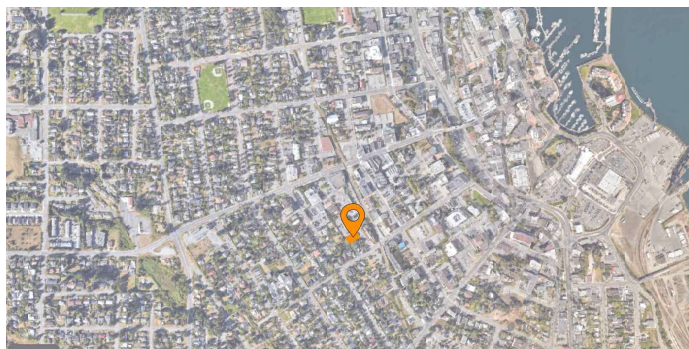
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PROJECT: MULTI-FAMILY DEVELOPMENT
MILTON STREET, PRIDEAUX ST., NANAIMO, BC

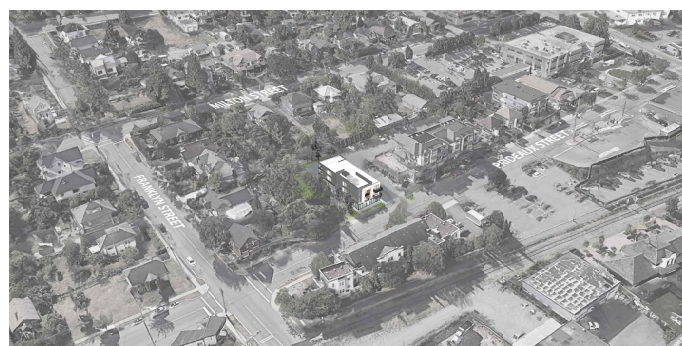
SHEET TITLE:

**COVER
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DP1316
2023-NOV-01**

SCALE: 1/8" = 1'-0"	SHEET NO: 1
DRAWING NO: A0.0	PROJECT NO: 22-8023A



1 TRUE NORTH
 1 A1.1 BROADER CONTEXT



2 A1.1 NEIGHBOURHOOD



3 A1.1 STREETScape ANALYSIS



4 A1.1 STREET VIEWS (EXISTING)

2	NOV 01/23	ISSUED FOR UPDATES	PS	HR
1	AUG 22/23	READY FOR DEVELOPMENT	PS	HR
REV	DATE	DESCRIPTION	DR	RV

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PROJECT: MULTI-FAMILY DEVELOPMENT
 MILTON STREET, PRIEURAUX ST., NANAIMO, BC

STREET FILE: PROJECT CONTEXT RECEIVED DR 15 8 2023-NOV-01

SCALE: 1/8" = 1'-0"	REV: 1
DRAWING NO. A1.1	PROJECT NO. 22-8029A

PROJECT STATISTICS

PROPERTY INFORMATION

CIVIC ADDRESS: 345 Prideaux St, Nanaimo, BC V9R 2N4

ZONING

Existing Zone = DT8
Proposed Zone = Same as above

SETBACKS

Required Building Setbacks
Front Yard minimum (1st floor) = 3 m
Front Yard minimum (2nd and 3rd floor) = 4 m
Front Yard maximum (all floors) = 6 m
Rear Yard = 3 m
Side Yard = 3 m
Required Landscape Setbacks
Side Yard Setback = 1.8 m

DENSITY

Maximum Allowable Height = 10.5 m
Proposed Maximum Height = 10.5 m
Maximum Allowable Site Coverage = 50%
Proposed Site Coverage = 22%
Maximum Allowable FAR = 0.85
Proposed FAR = 0.85

PARKING

Vehicle Parking Requirements:
1 bedroom (area 5) = 0.50
2 bedroom (area 5) = 0.90
Visitor Parking = 1 per 22 required parking spaces (counted towards the total requirement)
Accessible Parking = 1 stall (counted towards the total requirement)

Vehicle Parking Requirement Calculation:
6 one bedroom units @ 0.50 = 3
4 two bedroom units @ 0.90 = 3.6
Visitor and accessible parking included in the above
TOTAL REQUIRED = 6.6 stalls
TOTAL ROUNDED = 7 (rounding per clause 2.4 of Nanaimo Parking Bylaw)
TOTAL PROVIDED = 10 stalls

Vehicle Parking Stall Types:
Accessible stall = 1
Standard stall = 5
Small car = 4 (max. allowable 40% of total parking count)

Bicycle Parking Requirement Calculation:
Short term:
10 dwelling units @ 0.1 = 1
TOTAL (rounded) = 1 stall
Long term:
10 dwelling units @ 0.5 = 5
TOTAL (rounded) = 5 stalls

STATISTICS

Site Area = 808.54 sqm
Main Floor Footprint = 182 sqm (1962 sqft)
Site Coverage = 22% (Max. allowed 50%)
Parking Provided = 10 stalls

Residential Unit Mix:
One bedroom = 6
Two bedroom = 4
TOTAL NUMBER OF UNITS = 10

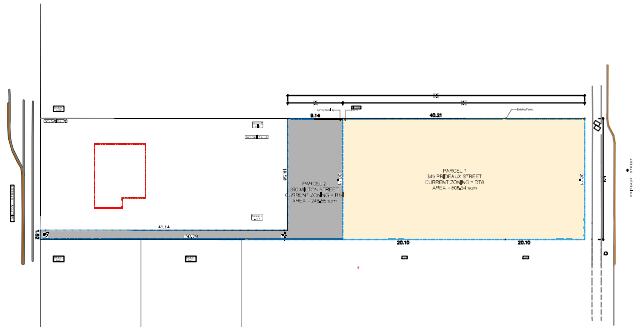
GROSS FLOOR AREA CALCULATION

Main Floor:
+ Whole footprint (measured to the interior face of walls) = 1962 sqft
+ Lobby = 380 sqft
- Service room (max. reduction allowed is 100 sqft or 9.29 sqm) = 100 sqft
- Storage room (max. reduction allowed is 100 sqft or 9.29 sqm) = 100 sqft
Main Floor G.F.A. = 1382 sqft

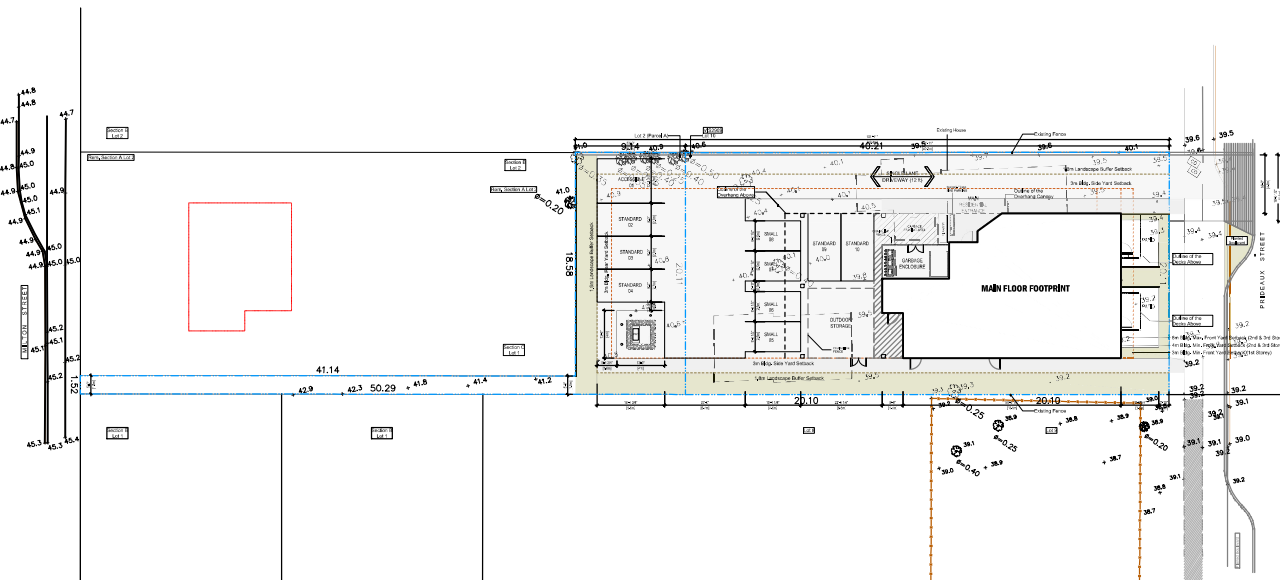
Second Floor:
+ Whole floor (excluding decks) = 3293 sqft
- Stair and elevator shaft = 277 sqft
Second Floor G.F.A. = 3016 sqft

Third Floor:
+ Whole floor (excluding decks) = 3293 sqft
- Stair and elevator shaft = 277 sqft
Third Floor G.F.A. = 3016 sqft

TOTAL G.F.A. = 7414 sqft (688.78 sqm)
SITE AREA = 8703 sqft (808.54 sqm)
F.A.R. = 0.85



2 EXISTING ZONING PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PROJECT NORTH



1 SITE CONTEXT PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PROJECT NORTH

2 NOV 21 23 ISSUED FOR UPDATES PS HR

1 AUGUST 2023 REVISION FOR DEVELOPMENT PS HR

REV DATE DESCRIPTION DR RV

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PROJECT: MULTI-FAMILY DEVELOPMENT

1201 - 12488 82 AVENUE, SURREY, BC

PROJECT TITLE:

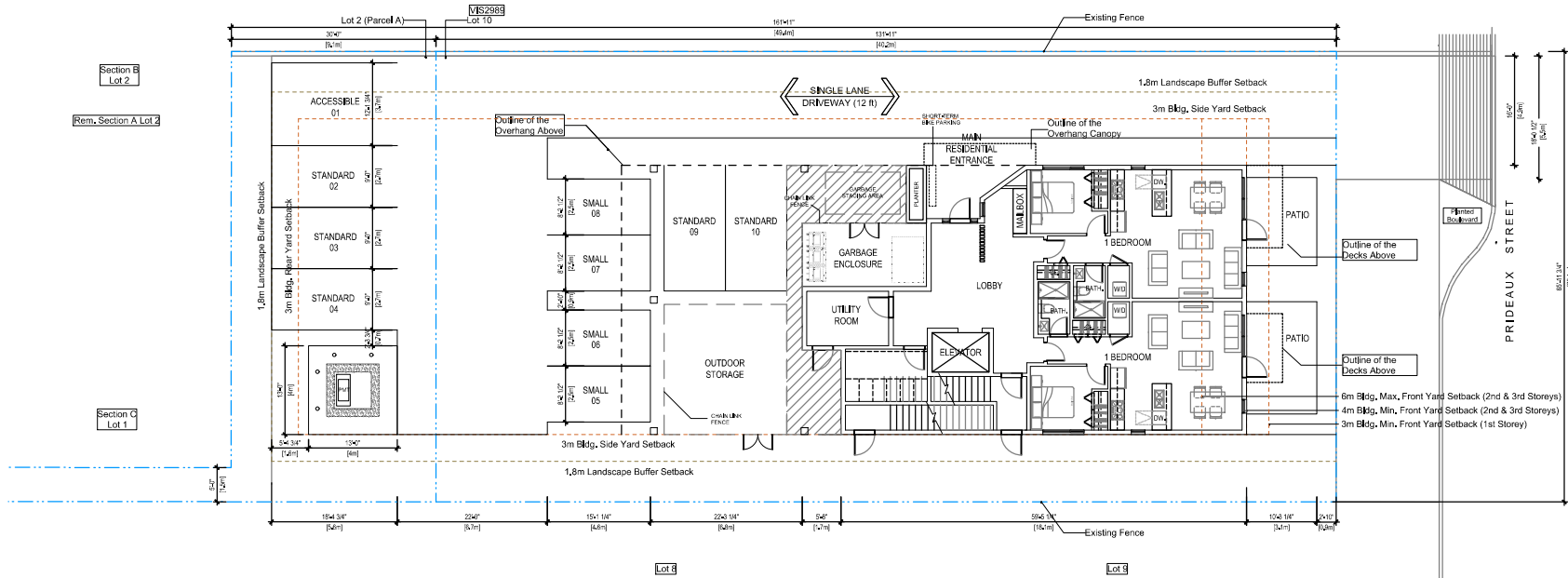
CONTEXT PLAN + STATISTICS

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2023-NOV-01

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

DRAWING NO. PROJECT NO.

A1.2 22-8029A



REV	DATE	DESCRIPTION	DR	RV
3	NOV 01 23	ISSUED FOR UPDATES DR	PS	HR
1	AUG 02 22	RELEA FOR DEVELOPMENT DR	PS	HR

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PROJECT:
MULTI-FAMILY DEVELOPMENT

11111 TON STREET, PRIDEAUX ST.,
NANAIMO, BC

STREET TITLE:
SITE / GROUND FLOOR PLAN

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2023-NOV-01

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DRAWING NO. A1.3	PROJECT NO. 22-8029A

SITE / GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"





3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

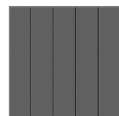


2 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

MATERIALS



1 FLUTED/ALUMINUM PANEL



2 STANDING SEAM-CHARCOAL



3 STUCCO-LIGHT/DARK



REV	DATE	DESCRIPTION	DR	RV
2	NOV 01/23	ISSUED FOR UPDATES	PS	HR
1	AUG 02/22	RELEA FOR DEVELOPMENT	PS	HR

REV	DATE	DESCRIPTION	DR	RV
2	NOV 01/23	ISSUED FOR UPDATES	PS	HR
1	AUG 02/22	RELEA FOR DEVELOPMENT	PS	HR

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PROJECT:
MULTI-FAMILY DEVELOPMENT

1101 TON STREET, PRIDEAUX ST.,
NANAIMO, BC

STREET TITLE:

ELEVATIONS

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2023-NOV-01

SCALE	REV
1/8" = 1'-0"	1
DATE	PROJECT NO.
A3.1	22-8029A



2	NOV 01 23	ISSUED FOR PERMITTED DP	PS	HE
1	AUG 02 23	REVISED FOR DEVELOPMENT	PS	HE
REV.	DATE	DESCRIPTION	DR	REV.

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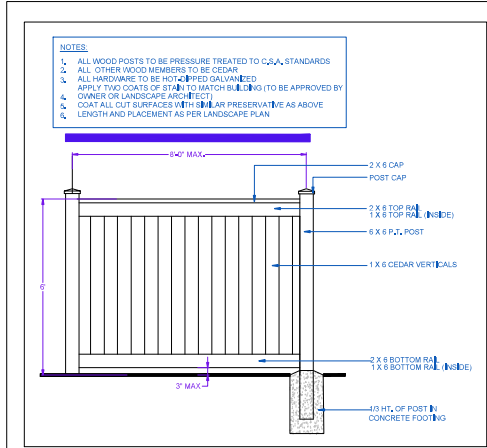
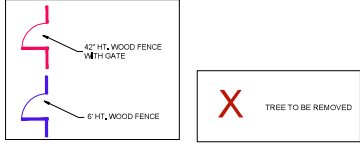
PROJECT: MULTI-FAMILY DEVELOPMENT
 MILTON STREET, PREDEAUX ST., NANAIMO, BC

RENDERINGS
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 2023-NOV-01

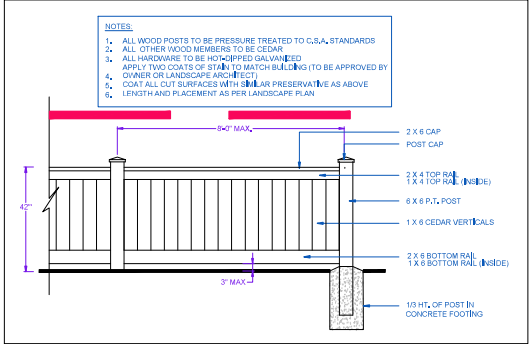
SCALE	1/8" = 1'-0"	SHEET NO.	1
DATE PLOTTED	2023-11-01	PROJECT NO.	22-8023A
A3.2			

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-087	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
TREE					
1		ACER PALMATUM 'NOMINI'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	12M HT. 8B8	
2		ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD; 8B8	
8		ACER RUBRUM 'KARPOK'	COLUMNAR KARPON MAPLE	6CM CAL; 2M STD; 8B8	
3		FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	PRAIRIE SPIRE ASH	6CM CAL; 1.6M STD; 8B8	
SHRUB					
4		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT; 25CM	
14		FOETIDICELLA MAJOR 'MOUNT ABERY'	MOUNT ABERY FOTHERGILLIA	#2 POT; 40CM	
1		HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	#3 POT; 90CM	
30		PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM	
7		RHOODODENDRON 'BOW BELLS'	RHOODODENDRON PINK	#3 POT; 30CM	
22		ROSA 'HIGHLAND TERRY'	HIGHLAND ROSE CORAL PINK	#2 POT; 40CM	
127		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	12M HT. 8B8	
1		VIURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIURNUM	#7 POT; 80CM	
GRASS					
23		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
15		HELIOTROPION SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
41		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
48		JUNCUS EFFRUSUS	COMMON RUSH	#1 POT	
PERENNIAL					
48		IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	15CM POT	
57		VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 30CM	

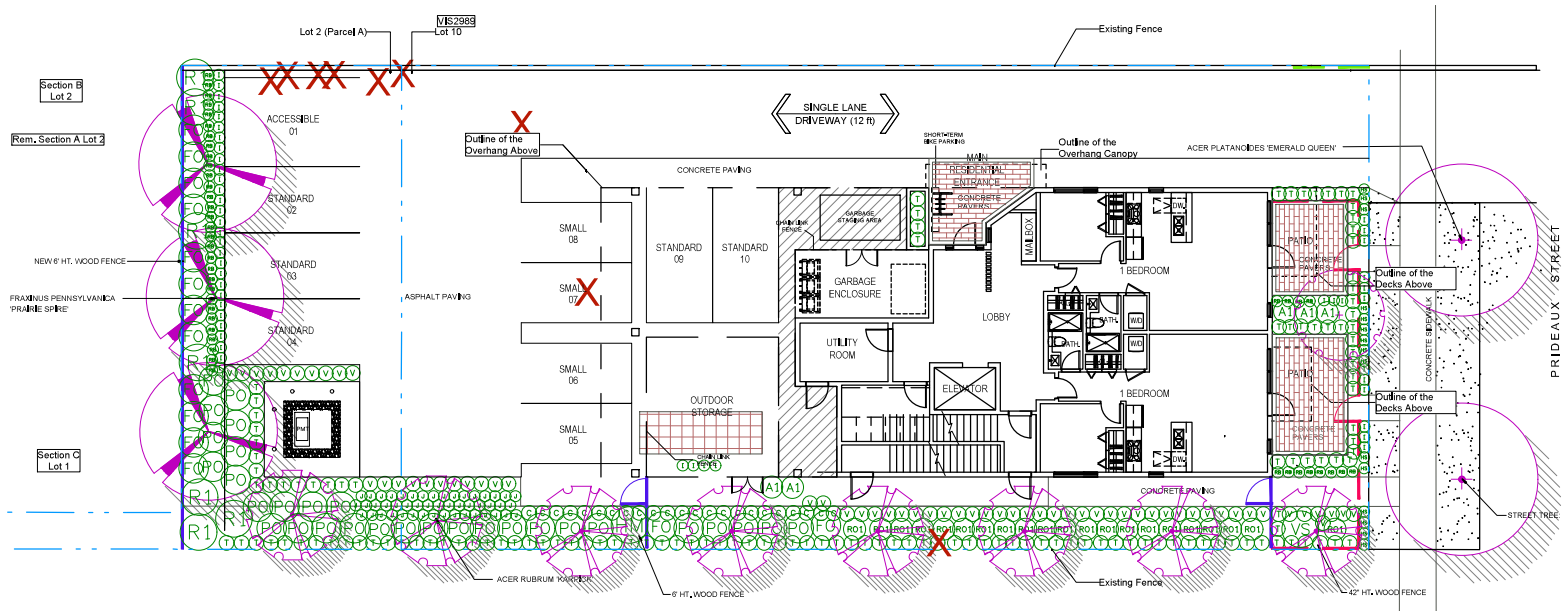
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL 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 14 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



1 6' HT. WOOD FENCE
1/2" = 1'-0"



2 42' HT. WOOD FENCE
1/2" = 1'-0"



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pmg
LANDSCAPE ARCHITECTS
Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604.294-0111 f. 604.294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	230510	SE CORNER WALKWAY	BA
2	230516	NEW SITE PLAN	MM
3	230523	NEW SITE PLAN	MM
4	230523	NEW SITE PLAN	MM
5	230618	SECTIONAL TREE REMOVED	MM
6	230619	CHG. INFO ADDED TO ISSUE	MM
7	230626	NEW SITE PLAN CLIENT COMMENTS	MM

CLIENT:

PROJECT:

MIXED USE BUILDING
MILTON & PRIDEAUX STREETS
NANAIMO, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23 JUN 01 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: BA
L1
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DP1316 OF 2
2023-NOV-01

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SEAL:

TREES



ACER PALMATUM 'TWOMBLY'S RED SENTINEL' ACER PLATANOIDES 'EMERALD QUEEN' ACER RUBRUM 'KARPICK' FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'

SHRUBS



AZALEA JAPONICA 'HINO CRIMSON' FOTHERGILLA MAJOR 'MOUNT AIRY' HYDRANGEA PANICULATA 'LIMELIGHT' PRUNUS LAUROCERASUS 'OTTO LUYKEN' RHODODENDRON 'BOW BELLS' ROSA MEIDLAND 'FERDY' THUJA OCCIDENTALIS 'SMARAGD'

GRASSES



CAREX OSHIMENSIS 'EVERGOLD' IMPERATA CYLINDRICA 'RED BARON' JUNCUS EFFUSUS HELICTOTRICHON SEMPERVIRENS

GROUND COVERS



IBERIS SEMPERVIRENS 'SNOWFLAKE' VACCINIUM VITIS-IDAEA

1	23/07/23	RE CORNER WALKWAY	BA
1	23/07/23	NEW SITE PLAN	MM
4	23/07/23	NEW SITE PLAN	MM
7	23/07/23	NOTATIONAL TREE REMOVAL	MM
2	23/07/23	CHK INFO ADDED ON ISSUE	MM
1	23/07/23	NEW SITE PLAN CLIENT COMMENTS	MM

NO., DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE BUILDING
MILTON & PRIDEAUX STREETS
NANAIMO, B.C.

DRAWING TITLE:
PLANT IMAGES

DATE: 13 JUN 01 DRAWING NUMBER:

SCALE:

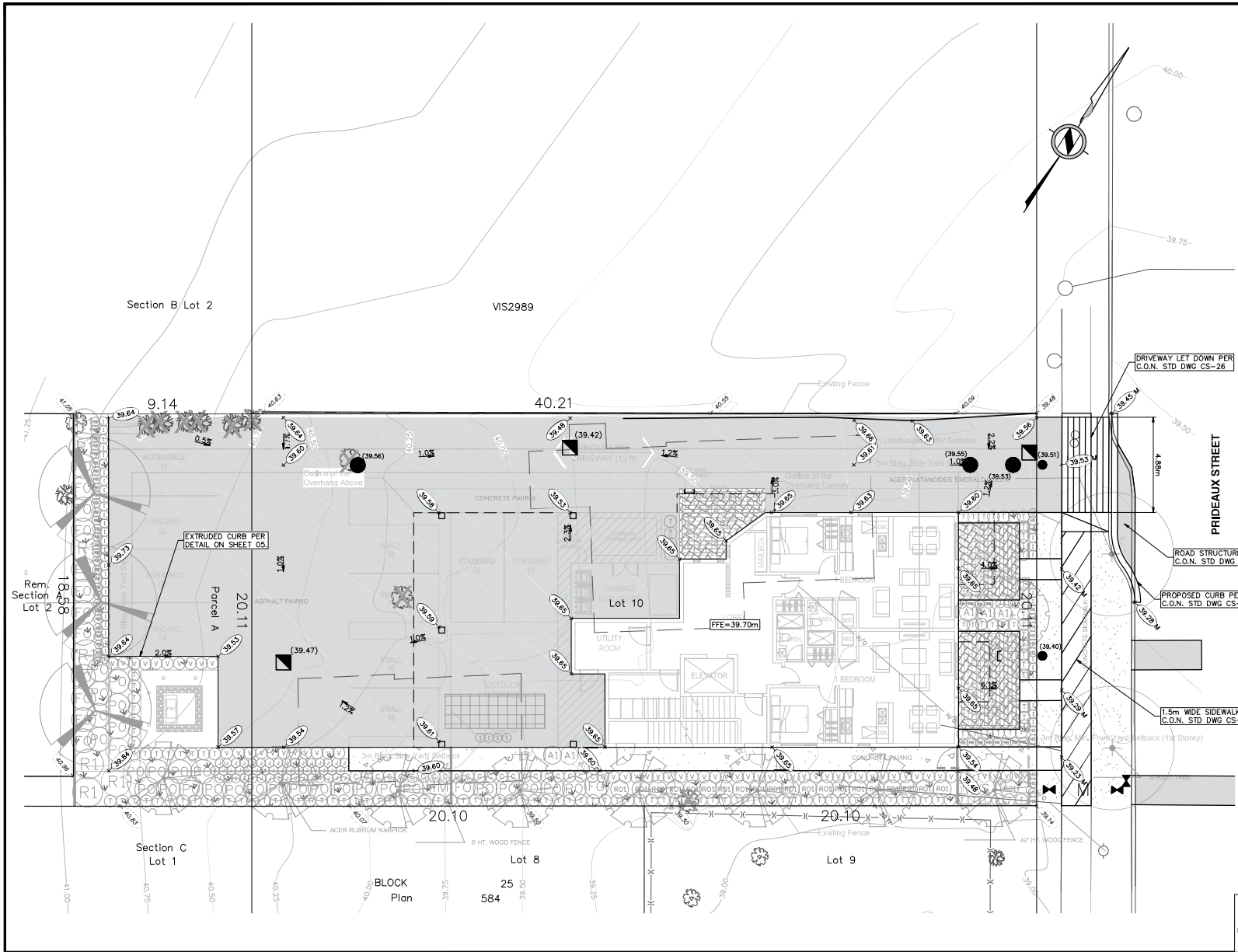
DRAWN: MM

DESIGN: MM

CHKD: BA

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OP1316
2023-NOV-01

PMG PROJECT NUMBER: 23-087



- SITE GRADING NOTES:**
- REFER TO GENERAL NOTES SHEET FOR MINIMUM PIPE COVER, PIPE MATERIALS, AND TESTING PROCEDURES.
 - THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING, AND INSPECTION WILL BE DISCUSSED.
 - ALL CONSTRUCTION WITHIN PRIVATE PROPERTY IS TO BE IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 2018, BRITISH COLUMBIA PLUMBING CODE 2018, AND IS TO BE ACCEPTABLE TO THE MUNICIPAL BUILDING AND PERMITS DEPARTMENT.
 - ALL BUILDINGS AND ROADS ARE TO BE LOCATED BY CO-ORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
 - ALL DIMENSIONS AND ELEVATIONS ARE IN METERS AND TO GEODETIC DATUM, UNLESS OTHERWISE NOTED.
 - ALL EXCAVATION, FILL PLACEMENT AND COMPACTION TO BE IN ACCORDANCE WITH GEOTECHNICAL CONSULTANTS REPORT.
 - ALL ON-SITE ASPHALT PAVEMENT TO BE CONSTRUCTED AS PER PAVEMENT STRUCTURE DETAIL ON THE DETAIL SHEET.
 - CHANGES TO GRADE SHALL BE FORMED BY SMOOTH CURVES.
 - ALL BUILDINGS EXIT TO GRADE FROM THE LOWER FLOOR, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO EMPLOY GEOTECHNICAL CONSULTANT FOR PERFORMANCE OF IN PLACE TESTING DURING THE PREPARATION OF THE SUBGRADE AND CONSTRUCTION OF THE PAVEMENT STRUCTURE.
 - CONTRACTOR TO REVIEW DETAILS SHEET TO CONFIRM SITE SPECIFIC DESIGN REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.

SITE GRADING LEGEND

EXISTING GROUND ELEVATION	+ 99.99
FINISHED GROUND ELEVATION	+ 99.99
FINISHED GROUND ELEVATION AT TOP OF WALL	+ 99.99/TW
FINISHED GROUND ELEVATION AT BOTTOM OF WALL	+ 99.99/BW
FINISHED GROUND ELEVATION TO MEET EXISTING ELEVATION	+ 99.99/M
GRADE	9.9%
EXISTING GROUND CONTOUR	99.5
MINIMUM BUILDING ELEVATION	MBE=95.99m
FINISHED FLOOR ELEVATION	FFE=99.99m
CURB & GUTTER - SEE DETAIL	
EDGE OF ASPHALT PAVEMENT	
RETAINING WALL - BY OTHERS	
EXPOSED FOUNDATION WALL	
CATCH BASIN	
LAWN BASIN	
DRAINAGE SWALE	
RIM ELEVATION	(99.99)
ASPHALT PAVEMENT - SEE DETAIL	
CONCRETE PAVEMENT - SEE ARCH.	
LANDSCAPING AREA - SEE LARCH.	
GRAVEL AREA - SEE LARCH.	
PERMEABLE PAVERS - SEE LARCH.	
ROOF AREA - SEE ARCH.	

NOT FOR CONSTRUCTION

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: PARCEL A (DD 30530N) OF SECTION A, OF LOT 2 AND LOT 10, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584

BENCHMARK MONUMENT: 77H5068, ELEVATION: 38.462m
LOCATED AT: FRANKLYN STREET & PRIDEAUX STREET

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR DEVELOPMENT PERMIT COORDINATION	PAW	MB	2023JUN23	SAL
1	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023JUL18	SAL
2	ISSUED FOR COORDINATION	PAW	MB	2023SEP29	SAL
3	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023OCT13	SAL
4					

APLIN MARTIN

EGBC Permit to Practice Number #1001018
ApIn & Martin Consultants Ltd.
#104 - 6596 Applecross Road, Nanaimo, B.C., Canada V9V 0A4
Tel: (778) 841-0484, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **STONEHAUS REALTY - 1371754 BC LTD.**
103-20353 64 AVENUE, LANGLEY, BC V2Y 1N5
Email: info@cheridall.com

PROJECT: **390 MILTON/345 PRIDEAUX MULTI-FAMILY RESIDENTIAL**
390 MILTON STREET/345 PRIDEAUX STREET, NANAIMO, BC

The location of existing underground utilities are shown in an approximate way only & verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to readily locate and preserve any and all underground utilities.

Permit to Practice #1001018
2023-11-01

TITLE: **GRADING PLAN**

DESIGN: PAW CHECK: MB
DRAWN: PAW APPR: SAL

A & M FILE: **22-8023**

PROJECT NO. SCALE: HORIZ: AS NOTED
VERT: N/A

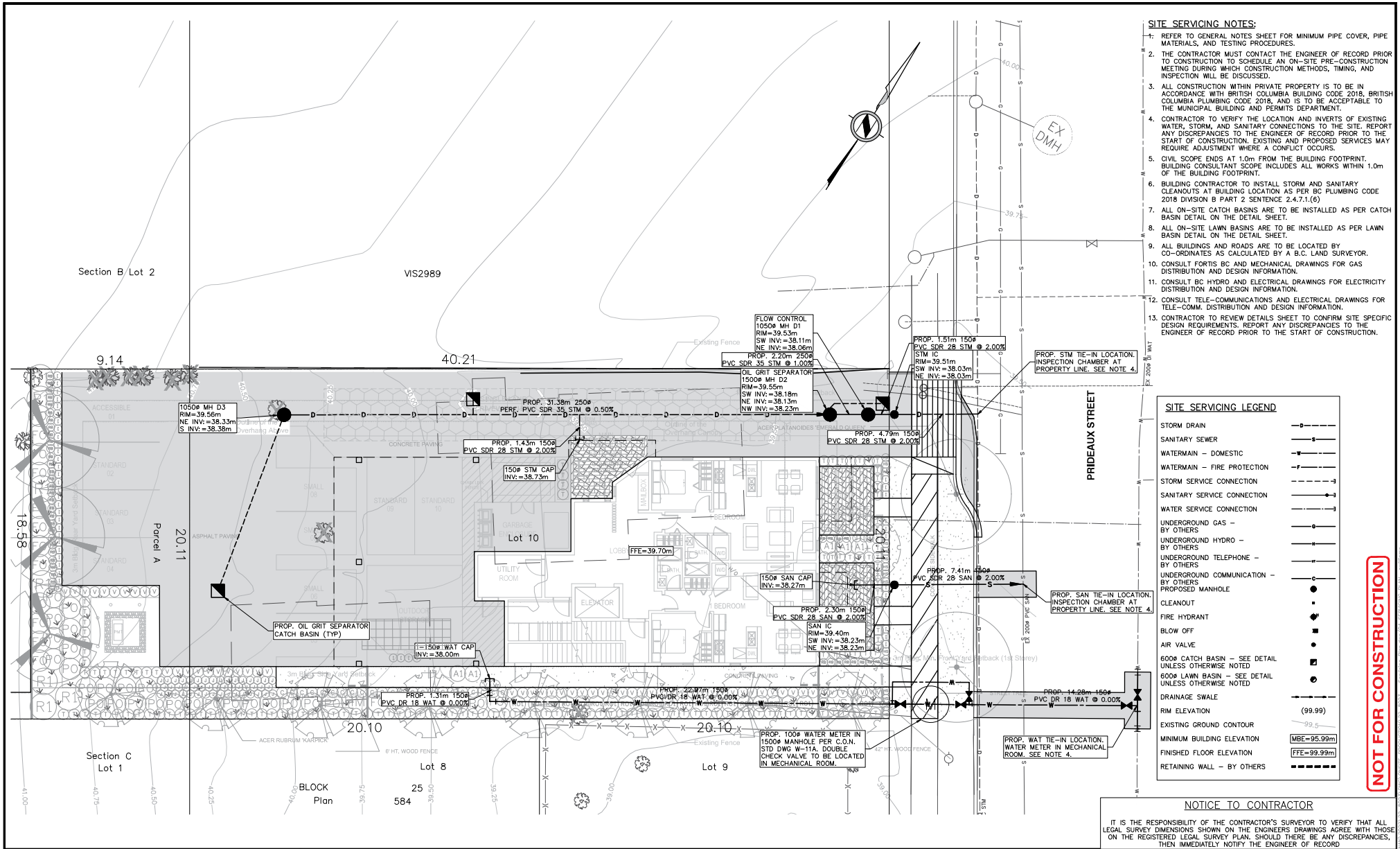
DRAWING NO. A & M DRAWING NO. **22-8023- C100**

DRAWING DATE: **FEB, 2023**

SHEET NO. **03 OF 08**

REV. **3**

RECEIVED
DP1316
2023-NOV-01
Current Planning



- SITE SERVICING NOTES:**
- REFER TO GENERAL NOTES SHEET FOR MINIMUM PIPE COVER, PIPE MATERIALS, AND TESTING PROCEDURES.
 - THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING, AND INSPECTION WILL BE DISCUSSED.
 - ALL CONSTRUCTION WITHIN PRIVATE PROPERTY IS TO BE IN ACCORDANCE WITH BRITISH COLUMBIA PLUMBING CODE 2018, BRITISH COLUMBIA PLUMBING CODE 2018, AND IS TO BE ACCEPTABLE TO THE MUNICIPAL BUILDING AND PERMITS DEPARTMENT.
 - CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM, AND SANITARY CONNECTIONS TO THE SITE. REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. EXISTING AND PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS.
 - CIVIL SCOPE ENDS AT 1.0m FROM THE BUILDING FOOTPRINT. BUILDING CONSULTANT SCOPE INCLUDES ALL WORKS WITHIN 1.0m OF THE BUILDING FOOTPRINT.
 - BUILDING CONTRACTOR TO INSTALL STORM AND SANITARY CLEANOUTS AT BUILDING LOCATION AS PER BC PLUMBING CODE 2018 DIVISION B PART 2 SENTENCE 2.4.7.1.(6)
 - ALL ON-SITE CATCH BASINS ARE TO BE INSTALLED AS PER CATCH BASIN DETAIL ON THE DETAIL SHEET.
 - ALL ON-SITE LAWN BASINS ARE TO BE INSTALLED AS PER LAWN BASIN DETAIL ON THE DETAIL SHEET.
 - ALL BUILDINGS AND ROADS ARE TO BE LOCATED BY CO-ORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
 - CONSULT FORTIS BC AND MECHANICAL DRAWINGS FOR GAS DISTRIBUTION AND DESIGN INFORMATION.
 - CONSULT BC HYDRO AND ELECTRICAL DRAWINGS FOR ELECTRICITY DISTRIBUTION AND DESIGN INFORMATION.
 - CONSULT TELE-COMMUNICATIONS AND ELECTRICAL DRAWINGS FOR TELE-COMM. DISTRIBUTION AND DESIGN INFORMATION.
 - CONTRACTOR TO REVIEW DETAILS SHEET TO CONFIRM SITE SPECIFIC DESIGN REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.

SITE SERVICING LEGEND

STORM DRAIN	---
SANITARY SEWER	---
WATERMAIN - DOMESTIC	---
WATERMAIN - FIRE PROTECTION	---
STORM SERVICE CONNECTION	---
SANITARY SERVICE CONNECTION	---
WATER SERVICE CONNECTION	---
UNDERGROUND GAS - BY OTHERS	---
UNDERGROUND HYDRO - BY OTHERS	---
UNDERGROUND TELEPHONE - BY OTHERS	---
UNDERGROUND COMMUNICATION - BY OTHERS	---
PROPOSED MANHOLE	●
CLEANOUT	○
FIRE HYDRANT	■
BLOW OFF	■
AIR VALVE	■
600# CATCH BASIN - SEE DETAIL UNLESS OTHERWISE NOTED	■
600# LAWN BASIN - SEE DETAIL UNLESS OTHERWISE NOTED	■
DRAINAGE SWALE	---
RIM ELEVATION (99.99)	---
EXISTING GROUND CONTOUR	---
MINIMUM BUILDING ELEVATION (MBE=95.99m)	---
FINISHED FLOOR ELEVATION (FFE=93.99m)	---
RETAINING WALL - BY OTHERS	---

NOT FOR CONSTRUCTION

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: PARCEL A (DD 30530N) OF SECTION A, OF LOT 2 AND LOT 10, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584

BENCHMARK MONUMENT: 77H5068, ELEVATION: 38.462m
LOCATED AT: FRANKLYN STREET & PRIDEAUX STREET

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR DEVELOPMENT PERMIT COORDINATION	PAW	MB	2023JUN23	SAL
1	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023JUL18	SAL
2	ISSUED FOR COORDINATION	PAW	MB	2023SEP29	SAL
3	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023OCT31	SAL
4					

APLIN MARTIN

EGBC Permit to Practice Number #1001018
ApIn & Martin Consulting Ltd.
#104 - 6596 Applecross Road, Nanaimo, B.C., Canada V9V 0A4
Tel: (778) 841-0484, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **STONEHAUS REALTY - 1371754 BC LTD.**
103-20553 64 AVENUE, LANGLEY, BC V2Y 1N5
Email: info@cheridall.com

PROJECT: **390 MILTON/345 PRIDEAUX STREET, NANAIMO, BC**



The location of existing underground utilities are shown for an approximate use only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to readily locate and preserve any and all underground utilities.

TITLE: **SERVICING PLAN**

DESIGN: PAW CHECK: MB
DRAWN: PAW APPR: SAL

PROJECT NO. **22-8023**

DRAWING NO. **A & M DRAWING NO. 22-8023- C200**

SCALE: HORIZ. AS NOTED
VERT. N/A

DRAWING DATE: **FEB, 2023**

SHEET NO. **04 OF 08**

REV. **3**

RECEIVED
DP1316
2023-NOV-01
Current Planning

STORM FLOW ANALYSIS - CALCULATION SHEET

Municipal Project: rroj #
Project Title: Prideaux Multi-Family
Project Location: 345 Prideaux Street, Nanaimo, BC

Consultants: Aplin & Martin Consultants Ltd.
Engineer of Record: Scott Lewis, P.Eng.

EGBC Permit to Practice: 1001018
Professional Engineer: APLIN MARTIN
Permit to Practice #1001018
2023-11-01

RETURN PERIOD: 5 Years
DATE: 13-Jul-23
Manning's Formula: $V = (n \sqrt{R}) \times R^{2/3} \times S^{1/2}$
A&M File: 22-8023
Design By: PAW
Check By: SAL
SHEET: 1 of 1

Rational Formulas: $Q = C \times I \times A \times 2.78$
SEAL/ENGINEER'S STAMP

FROM MH	TO MH	Area #	Area A (Ha)	Runoff Coeff C	AxC	Accum. (AxC)	Time of Conc. Tc (min)	Rainfall Intensity I (mm/hr)	Design Flow Qd (L/s)	Diameter of Pipe D (mm)	Length of Pipe L (m)	Design Slope S (%)	Installed Slope (%)	Flow Capacity Qcap (L/s)	Velocity V (m/s)	Time of Flow (min)
D3	D2	A	0.10	0.82	0.08	0.08	0.00	45.07	9.82	250	31.40	0.50		42.0	0.86	0.61
D2	D1	A	0.00	0.82	0.00	0.08	0.61	124.08	28.19	250	2.20	1.00		59.5	1.31	0.03
D1	Main	A	0.00	0.82	0.00	0.08	0.64	41.78	9.52	150	6.30	2.00		21.5	1.22	0.09

5 YEAR RATIONAL METHOD

Municipal Project: rroj #
Project Title: Prideaux Multi-Family
Project Location: 345 Prideaux Street, Nanaimo, BC

Consultants: Aplin & Martin Consultants Ltd.
Engineer of Record: Scott Lewis, P.Eng.

EGBC Permit to Practice: 1001018
Professional Engineer: APLIN MARTIN
Permit to Practice #1001018
2023-11-01

RETURN PERIOD: 100 Years
DATE: 13-Jul-23
Manning's Formula: $V = (n \sqrt{R}) \times R^{2/3} \times S^{1/2}$
A&M File: 22-8023
Design By: PAW
Check By: SAL
SHEET: 1 of 1

Rational Formulas: $Q = C \times I \times A \times 2.78$
SEAL/ENGINEER'S STAMP

FROM MH	TO MH	Area #	Area A (Ha)	Runoff Coeff C	AxC	Accum. (AxC)	Time of Conc. Tc (min)	Rainfall Intensity I (mm/hr)	Design Flow Qd (L/s)	Diameter of Pipe D (mm)	Length of Pipe L (m)	Design Slope S (%)	Installed Slope (%)	Flow Capacity Qcap (L/s)	Velocity V (m/s)	Time of Flow (min)
D3	D2	A	0.10	0.82	0.08	0.08	0.00	128.78	29.36	250	31.40	0.50		42.0	0.86	0.61
D2	D1	A	0.00	0.82	0.00	0.08	0.61	124.08	28.19	250	2.20	1.00		59.5	1.31	0.03
D1	Main	A	0.00	0.82	0.00	0.08	0.64	123.86	28.24	150	6.30	2.00		21.5	1.22	0.09

100 YEAR RATIONAL METHOD

Municipal Project: rroj #
Project Title: Prideaux Multi-Family
Project Location: 345 Prideaux Street, Nanaimo, BC

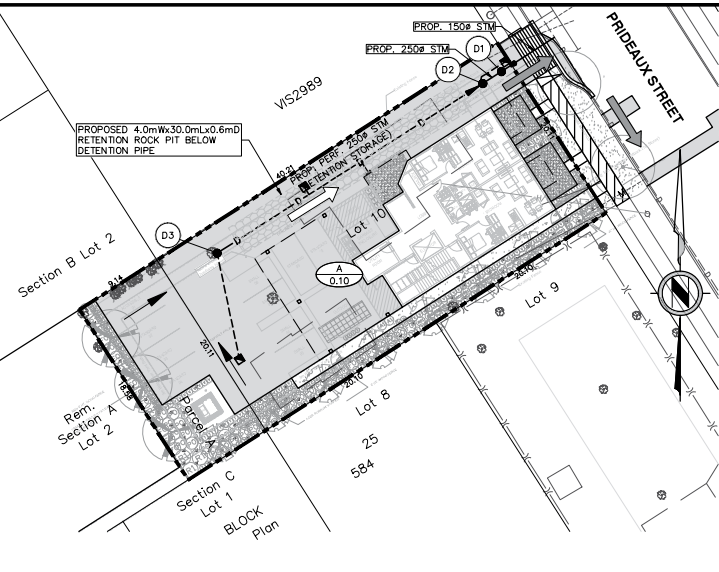
Consultants: Aplin & Martin Consultants Ltd.
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Permit to Practice #1001018
2023-11-01

RETURN PERIOD: 100 Years
DATE: 13-Jul-23
Manning's Formula: $V = (n \sqrt{R}) \times R^{2/3} \times S^{1/2}$
A&M File: 22-8023
Design By: PAW
Check By: SAL
SHEET: 1 of 1

Rational Formulas: $Q = C \times I \times A \times 2.78$
SEAL/ENGINEER'S STAMP

FROM MH	TO MH	Area #	Area A (Ha)	Runoff Coeff C	AxC	Accum. (AxC)	Time of Conc. Tc (min)	Rainfall Intensity I (mm/hr)	Design Flow Qd (L/s)	Diameter of Pipe D (mm)	Length of Pipe L (m)	Design Slope S (%)	Installed Slope (%)	Flow Capacity Qcap (L/s)	Velocity V (m/s)	Time of Flow (min)
D3	D2	A	0.10	0.82	0.08	0.08	0.00	128.78	29.36	250	31.40	0.50		42.0	0.86	0.61
D2	D1	A	0.00	0.82	0.00	0.08	0.61	124.08	28.19	250	2.20	1.00		59.5	1.31	0.03
D1	Main	A	0.00	0.82	0.00	0.08	0.64	123.86	28.24	150	6.30	2.00		21.5	1.22	0.09



- STORMWATER MANAGEMENT NOTES:**
- REFER TO GENERAL NOTES SHEET FOR MINIMUM PIPE COVER, PIPE MATERIALS, AND TESTING PROCEDURES.
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STORMWATER DETENTION CALCULATION

2 YEAR RE-LEASE RATE FLOWS

Time Tc	Runoff Coeff. C	Area A	Intensity I	Flow Q
min	%	Ha	mm	m³/s
Q _{2hr}	10	0.30	0.11	28.2
Q _{1hr}	10	0.82	0.11	28.2

Storage Volume Required (Modified Rational Method)
 $Storage = T_c (Q_2 - Q_1) + 0.5 \times T_c \times Q_{max} (1/Q_2 - 1/Q_1)$
 T_c = Time to concentration (seconds)
 Q₂ = Peak flow for storm at T = T_c (m³/s)
 T_d = Time of storm duration (seconds)
 Q₁ = Peak flow for storm at T = T_d (m³/s)
 Q_{max} = Maximum allowable release rate (m³/s)

Storage Required = 3.21 m³

Rainfall Duration Td	Rainfall Intensity I	Release Rate Q ₁	Peak Flow Q ₂	Storage
min	mm/hr	m³/s	m³/s	m³
15	23.6	0.032	0.007	0.006
20	20.8	0.032	0.007	0.005
25	19.8	0.032	0.007	0.005
30	17.4	0.032	0.007	0.004
35	16.2	0.032	0.007	0.004
40	15.3	0.032	0.007	0.004
45	14.5	0.032	0.007	0.003

STORMWATER DETENTION CALCULATION

5 YEAR RELEASE RATE FLOWS

Time Tc	Runoff Coeff. C	Area A	Intensity I	Flow Q
min	%	Ha	mm	m³/s
Q _{2hr}	10	0.30	0.11	43.1
Q _{1hr}	10	0.82	0.11	43.1

Storage Volume Required (Modified Rational Method)
 $Storage = T_c (Q_2 - Q_1) + 0.5 \times T_c \times Q_{max} (1/Q_2 - 1/Q_1)$
 T_c = Time to concentration (seconds)
 Q₂ = Peak flow for storm at T = T_c (m³/s)
 T_d = Time of storm duration (seconds)
 Q₁ = Peak flow for storm at T = T_d (m³/s)
 Q_{max} = Maximum allowable release rate (m³/s)

Storage Required = 4.45 m³

Rainfall Duration Td	Rainfall Intensity I	Peak Flow Q ₁	Peak Flow Q ₂	Storage
min	mm/hr	m³/s	m³/s	m³
5	60.5	0.004	0.030	0.014
10	43.1	0.004	0.030	0.010
15	35.3	0.004	0.030	0.008
20	30.7	0.004	0.030	0.007
25	27.5	0.004	0.030	0.007
30	25.1	0.004	0.030	0.006
35	23.3	0.004	0.030	0.006

RUNOFF COEFFICIENT CALCULATION

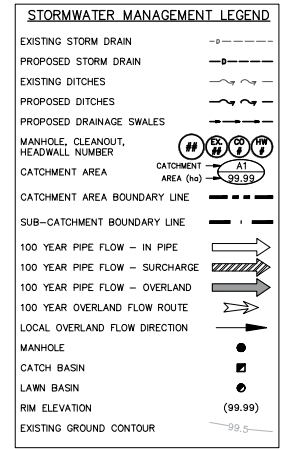
Pre-Development Conditions				
Area	Area	%	R ₁₀₀ Coeff.	Weighted Average Coeff.
Site Area	1054.40	100%	0.30	0.30
Softscape	195.00	18%	0.50	
Proposed Conditions				
Area	Area	%	R ₁₀₀ Coeff.	Weighted Average Coeff.
Site Area	1054.40	100%		0.82
Roof	354.40	34%	0.90	
Pavers	32.10	3%	0.85	
Hardscapes	471.90	44%	0.90	

DETENTION STORAGE CALCULATION

PIPE STORAGE				
Location	Length (m)	Diameter (m)	Area (m²)	Volume (m³)
D3 to D2	31.40	0.250	0.049	1.54
D2 to D1	2.20	0.250	0.049	0.11
MANHOLE STORAGE				
Location	Depth (m)	Diameter (m)	Area (m²)	Volume (m³)
D3	0.45	1.05	0.87	0.39
D2	0.75	1.50	1.77	1.33
D1	0.80	1.50	1.77	1.41
SUMMARY				
Total Volume Detained (m³)	4.78			
Target Volume To Be Detained (m³)	4.45			
Design Check	OK			

STORMWATER RETENTION CALCULATION

Target Retention Volume	
Total Site Area, A	1054 m²
Rainfall Depth, B*	31 mm
Target Retention Volume (A x B)	32.7 m³
*Rainfall depth from the latest edition of City of Nanaimo Manual of Engineering Standards and Specifications.	
Soil Storage Volume	
Total Landscaped Area, C	97 m²
Installed Topsoil Depth, D	150 mm
Soil Water Storage Capacity, E**	200 mm/m
Volume Retained in Soil (C x D x E)	5.0 m³
**BC Ministry of Agriculture: Soil Water Storage Capacity and Available Soil Moisture	
Permeable Area Storage Volume	
Permeable Pavers Area, F	30 m²
Permeable Paver Depth, G	105 mm
Permeable Pavers Porosity, H	30%
Base Aggregate Depth, I	200 mm
Sub-base Aggregate Depth, J	300 mm
Aggregate Porosity, K	20%
Drain Rock Depth, L	200 mm
Drain Rock Porosity, M	30%
Volume Retained in Permeable Area	7.7 m³
Rock Pit Storage Volume	
Rock Pit Area, T	120 m²
Rock Pit Depth, U	600.00 mm
Drain Rock Porosity, V	30%
Volume Retained in Rock Pit (T x U x V)	21.6 m³
Summary	
Total Retained Volume, W	34.3 m³
Target Retention Volume, Z	32.7 m³
Design Check (Y > Z)	OK



NOTICE TO CONTRACTOR

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LEGAL DESCRIPTION: PARCEL A (DD 30530N) OF SECTION A, OF LOT 2 AND LOT 10, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584

BENCHMARK MONUMENT: 77H5068, ELEVATION: 38.462m
LOCATED AT: FRANKLYN STREET & PRIDEAUX STREET

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR DEVELOPMENT PERMIT COORDINATION	PAW	MB	2023JUN23	SAL
1	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023JUL18	SAL
2	ISSUED FOR COORDINATION	PAW	MB	2023SEP29	SAL
3	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023OCT13	SAL
4					

APLIN MARTIN
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
#104 - 6566 Applecross Road, Nanaimo, B.C., Canada V9V 0A4
Tel: (778) 841-0484, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: STONEHAUS REALTY - 1371754 BC LTD.
103-20553 64 AVENUE, LANGLEY, BC V2Y 1N5
Email: info@charlidall.com

PROJECT: 390 MILTON/345 PRIDEAUX STREET, NANAIMO, BC

Professional Engineer: APLIN MARTIN
Permit to Practice #1001018
2023-11-01

The location of existing underground utilities are shown in an approximate way only & verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to readily locate and preserve any and all underground utilities.

TITLE: STORM WATER MANAGEMENT PLAN

DESIGN: PAW
DRAWN: PAW
CHECK: MB
APPR: SAL

A & M FILE: 22-8023
DRAWING DATE: FEB, 2023

PROJECT NO. 22-8023-C800
SCALE: HORIZ. AS SHOWN
VERT. AS SHOWN
A & M DRAWING NO. 22-8023-C800

SHEET NO. 07 OF 08
REV. 3

NOT FOR CONSTRUCTION