



DEVELOPMENT PERMIT NO. DP001090

ESPRIT DEVELOPMENTS LTD
Name of Owner(s) of Land (Permittee)

1726 KERRISDALE ROAD
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 16, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 7272

PID No. 004-918-142

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Site Plan

Schedule C Building Elevations

Schedule D Landscape Plan and Details

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Sections 17.2.1 and 17.11 Minimum Landscape Treatment Levels* – to reduce the Minimum Landscape Treatment Level 2d landscape width along the west side yard from 1.8m to 0m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Kevin J. Rurka Design dated 2018-JUL-09, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared Kevin J. Rurka Design dated 2018-FEB-19 and 2018-JUL-09, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by JAAN Designs dated 2018-OCT-01, as shown on Schedule D.
4. Prior to the issuance of a building permit a statutory right-of-way is to be registered along the southeast corner of the subject property drive aisle in order to allow the general public to use the drive aisle access as a turnaround space.

REVIEWED AND APPROVED ON

2018-NOV-14
Date

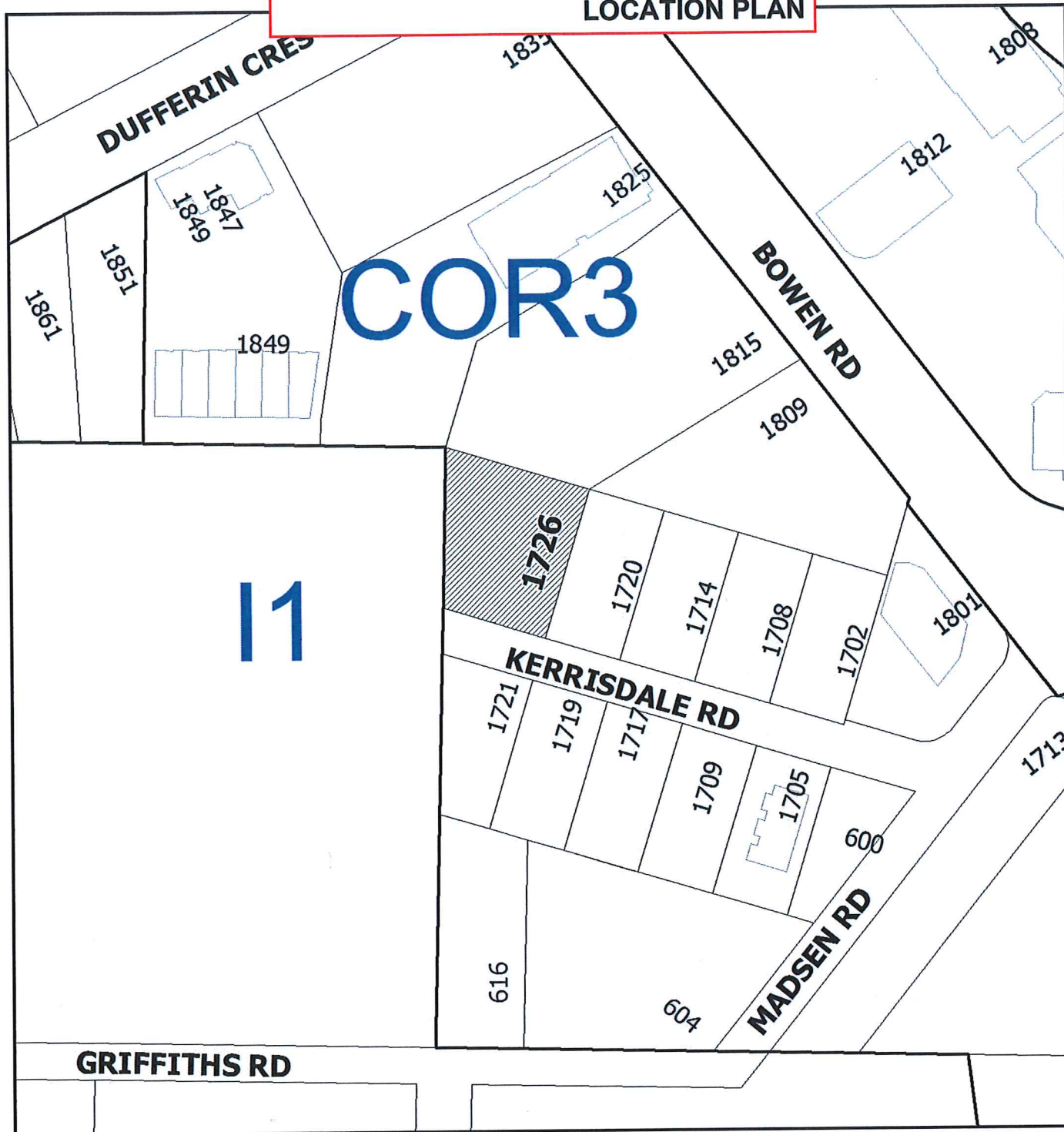

D. Lindsay, Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

DS/ln
Prospero attachment: DP001090

Development Permit DP001090
1726 Kerrisdale Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001090



LOCATION PLAN

 **Subject Property**

Civic: 1726 Kerrisdale Road
Lot 16, Section 15, Range 8,
Mountain District, Plan 7272

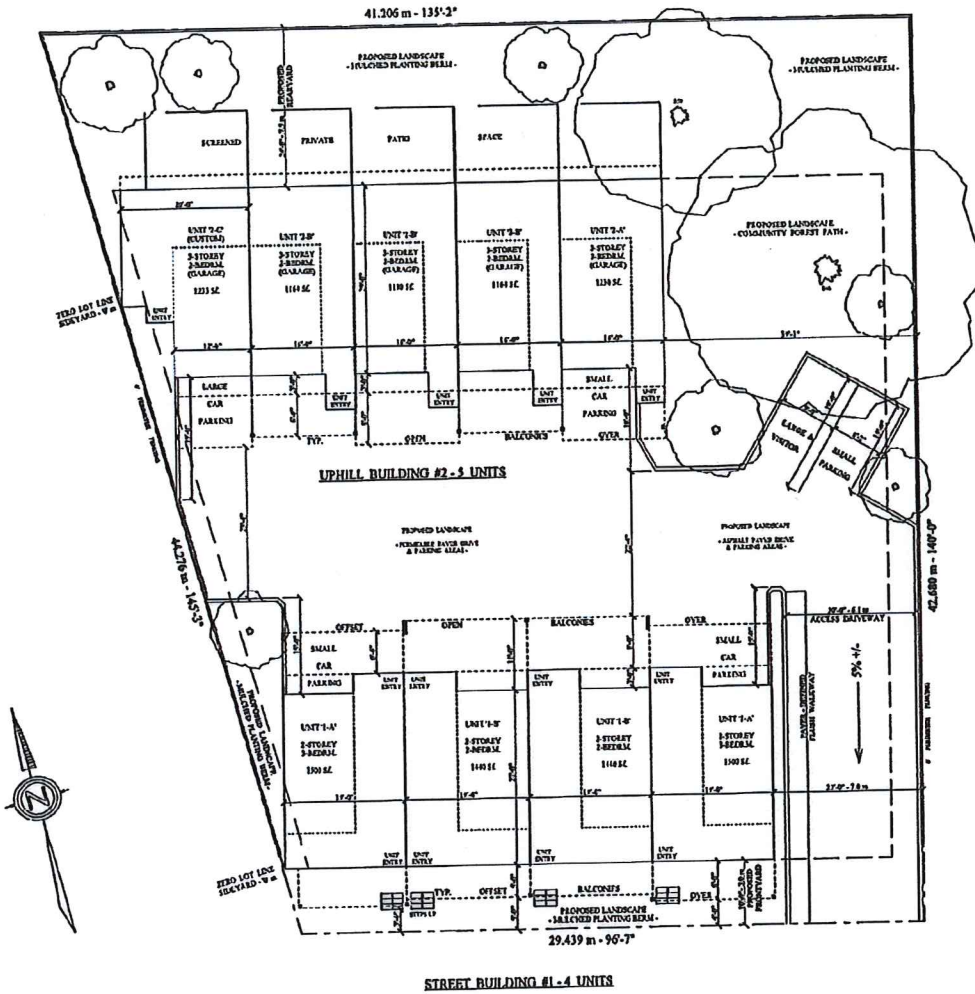
Development Permit DP001090 Schedule B
1726 Kerrisdale Road
SITE PLAN



Kevin J. Rurka Design
 Nanaimo, BC
 Preliminary Only - Not for Construction
 Released: July 9, 2018

SITE AREA = 0.17 acres = 1,501 m²
 = 16,232 sq. ft.
SITE COVERAGE = 63% sq. ft.
 = 39 %
GROSS FLOOR AREA = 11,850 sq. ft.
 = 0.73 ratio
BUILDING HEIGHTS = 11.0m / 10.3m
 (36'-0" & 33'-10")
PARKING = 9 Eoc. Garages (1 Lg. Car/unit)
 4 Exterior Spots (3 Sm. / 1 Lg.)
 2 Visitor Parking (1 Lg. / 1 Sm.)
 = 15 Total

ZONING - COR3
COVERAGE MAX. = 60 %
OFA MAX. = 0.75
HEIGHT MAX. = 14m (46'-0")
PARKING REQ'D - 9 units @ 1.65 / unit
 = 14 Total (4 Sm. allow.)



1726 KERRISDALE ROAD
 LOT 16, SECTION 15, RANGE 8
 MOUNTAIN DISTRICT, PLAN 7272
 PID# 004-918-142

SITE PLAN
 1/8" = 1'-0" 16229 Sq. Ft.

Development Permit DP001090 Schedule C
 1726 Kerrisdale Road
BUILDING ELEVATIONS



**FRONT ELEVATION -
 KERRISDALE ROAD**



REAR ELEVATION - INTERIOR LANE

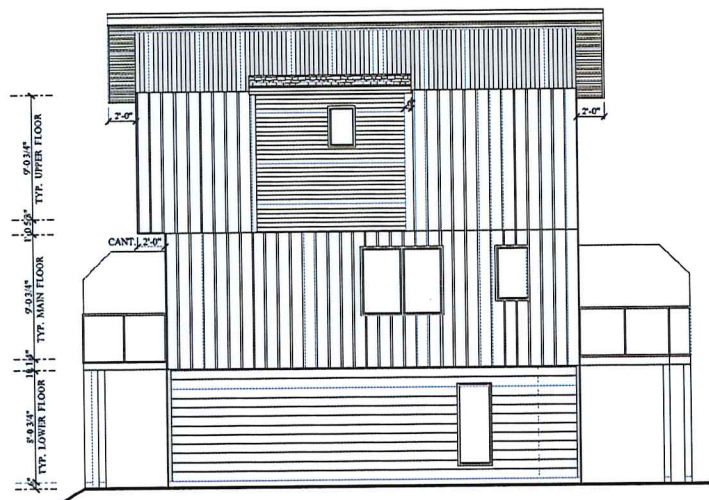
1726 KERRISDALE ROAD, NANAIMO, BC

CLIENT	BOEHM CONSTRUCTION LTD.	DRAWN	K.J. Rurka	SCALE	1/4" = 1'-0"	SHEET	1
DESIGN	KEVIN J. RURKA	DATE	Oct. 2017	REVISED	Feb. 19 '18		4
DRAWINGS		BUILDING #1 - ELEVATIONS					

ALL DRAWINGS ARE SUBJECT TO COPYRIGHT LAW
 ANY UNAUTHORIZED DUPLICATION IS PROHIBITED

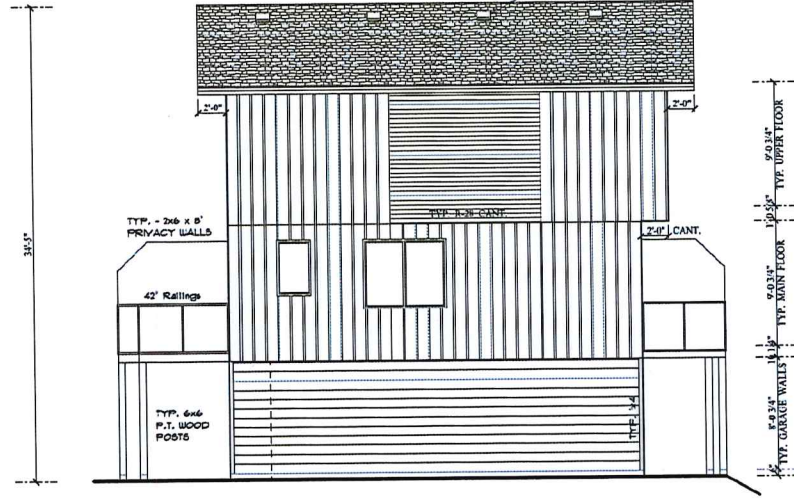
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RIGHT ELEVATION - ACCESS LANE

1/4" = 1'-0"



LEFT (WEST) ELEVATION

1/4" = 1'-0"

5.6% UNFROT. OPENINGS
(49 sf. / 863 sf. WALL)

ROOF

- Asphalt / Fibreglass Shingles as per spec.
- Building Paper / Felt Underlayment
- 1/16" O.S.B. Sheathing c/s 1'4" Clips
- Eng. Approved Trusses @ 24" o/c
- R-40 Blown / Batt Insulation
- 6 mil Poly Vapor Barrier
- 1/2" CD or 5/8" Drywall Ceiling

EXTERIOR WALLS

- Vinyl Siding
- Building Paper (2 layers)
- 1/16" O.S.B. Sheathing
- 2x6 @ SPF Studs @ 16" o/c
- R-20 Batt Insulation
- 6 mil Poly Vapor Barrier
- 1/2" Drywall

FLOOR

- 3/4" T. & G. 'Goldedge' O.S.B. Subfloor
- Screwed & Glued
- 12" Eng. Wood 1" Joists @ 16" o/c
- or
- 2x10 @ 2 Spr. Floor Joists @ 16" o/c
- Blocking / 2x2 Bridging @ 1' c/c max. spacing
- 1/2" Drywall Ceilings

INTERIOR PARTY WALL

- 5/8" Type 'X' Fire-Rated Drywall (each side)
- 1/16" O.S.B. Sheathing (each side)
- 2x4 @ SPF Staggered Studs @ 16" o/c
- 1" Airspace (between walls & fire-stopped at floor / ceiling lines)
- R-12 Batt Sound Insulation (each side)

FOUNDATION

- Bituminous Exterior Dampproofing
- 8" Reinf. Concrete Foundation Walls
- (2-10M bars top & bottom) on 18" x 6" Conc. Figs on Undist. Soil or 18" min. Below Grade.
- 2" R-12 Rigid Insulation (to footings)

BSMT, SLAB

- 4" Reinf. Concrete Slab
- 2" R-12 Rigid Insulation (4' perimeter)
- 6 mil Poly Vapor Barrier
- 6" min. Crushed Rock

GENERAL NOTES

- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- THE CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION, AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER FOR REVISIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE B.C. BUILDING CODE, 2012 edition, AND ANY APPLICABLE LOCAL BYLAWS / ORDINANCES.
- ALL WINDOW / DOOR ROUGH OPENING SIZES TO BE SUPPLIED BY THE MANUFACTURER, AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL ROOF TRUSS OR WOOD JOIST SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER & FABRICATED BY AN APPROVED MANUFACTURER.

1126 KERRISDALE ROAD, NANAIMO, BC

CLIENT	BOEHM CONSTRUCTION LTD.	DRAWN	K.J.Rurka	SCALE	1/4" = 1'-0"	SHEET	2
DESIGNER	KEVIN J. RURKA	DATE	Oct. 2017	REVISED	July 9 '18		4
PROJECT		BUILDING #1 - ELEVATIONS					

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07-10-20
2018-JUL-31





FRONT ELEVATION



REAR ELEVATION

1126 KERRISDALE ROAD, NANAIMO, BC

CLIENT BOEHM CONSTRUCTION LTD.	DRAWN K.J.J. Rurka	SCALE 1/4" = 1'-0"	SHEET 1
DRAWING BUILDING #2 - ELEVATIONS	DATE Oct. 2017	REVISED Feb. 19 '18	4

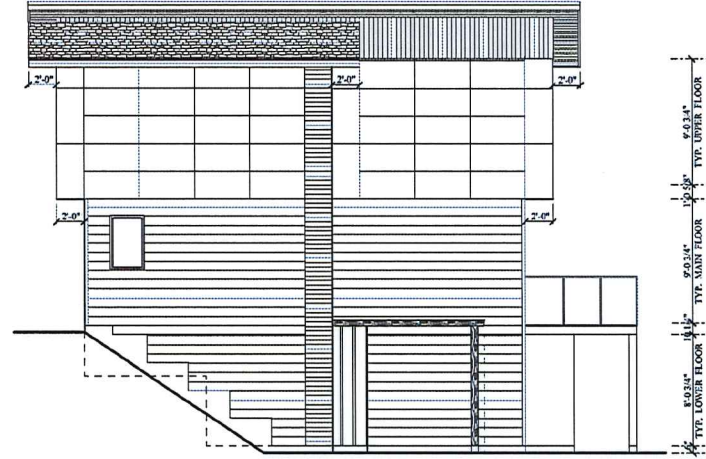
KEYVIN J. RURKA
DESIGN

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RIGHT ELEVATION



LEFT ELEVATION

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2018-AUG-22



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DESIGN
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1706 KERRISDALE ROAD, NANAIMO, BC

BOEHM CONSTRUCTION LTD.

DRAWN K.J. Rurka

BHEET 2

BUILDING #2 - ELEVATIONS

DATE Oct. 2017

REVISED

Feb. 19 '18

4

SCALE 1/4" = 1'-0"

LANDSCAPE PLAN AND DETAILS

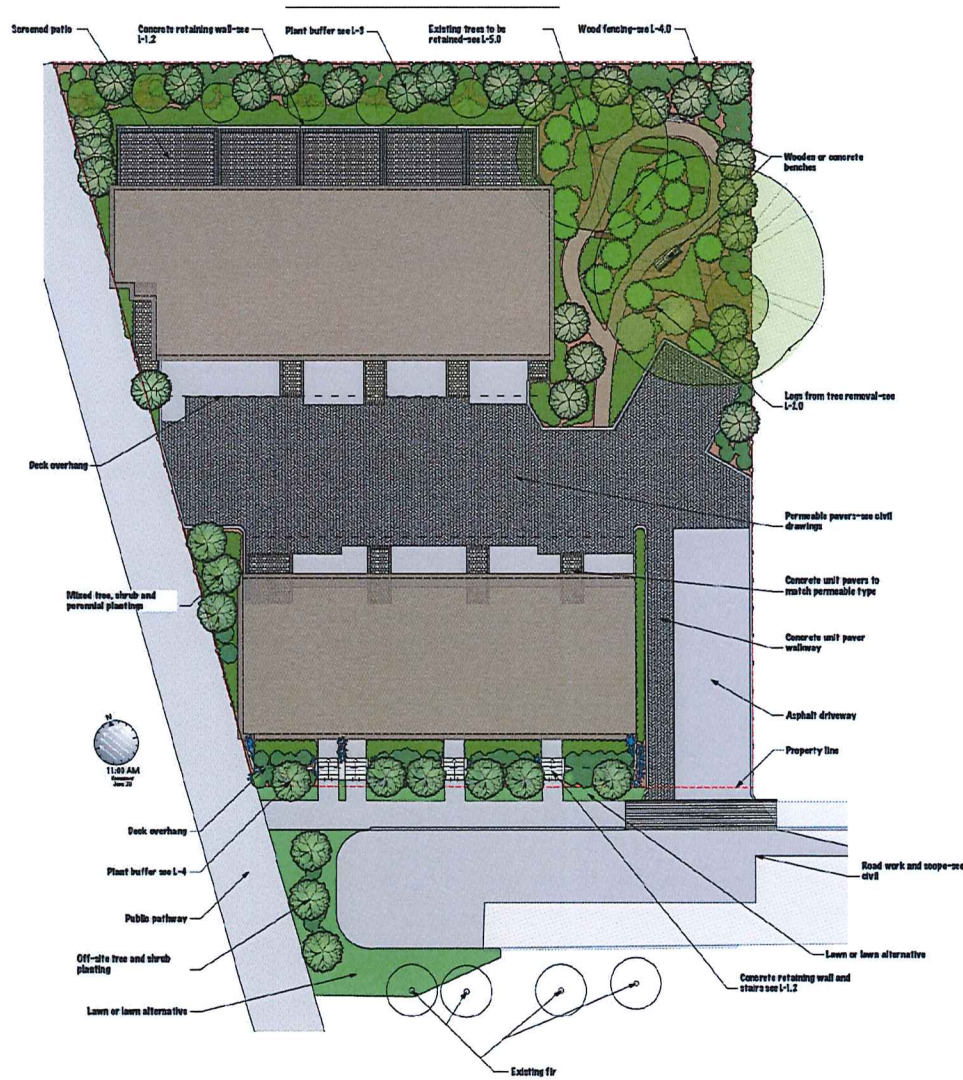
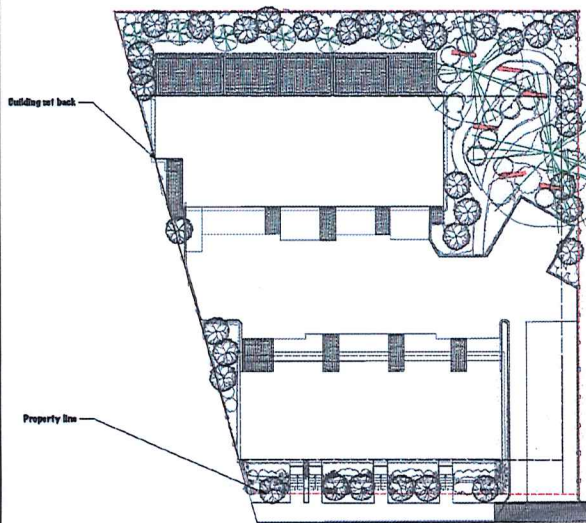
Concept plan rationale

The landscape concept for 1726 Kerrisdale road is based heavily on retaining a number of significant Gary oaks (Quercus garrya). Complimentary native plants (Tree, shrub and herbaceous) along with edible and medicinal plants will make up the majority of the soft landscape. The goal is to establish an edible/medicinal understory around the existing oaks that will be accessed by a soft wood chip pathway. This will have a naturalistic look to the area and provide residence with some perennials foods and medicinals.

A number of logs are recommended with the landscape to bolster soil organisms and feed the fungal network within the existing soils. These logs would come from trees that are slated to be removed from the site. It is also recommended that any branches that are chipped during the tree removal process be used onsite, see the tree management sheet on L-4 for further details.

Given the importance of the Gary Oak ecosystem and it's fragility we have proposed the planting of five additional gary oaks amongst other trees. These are most likely not available in a 6cm caliper size and will be interplanted with larger native trees such as Acer circinatum or Vine maple.

The soft landscape has been designed to benefit both the landscape and the future home owners by using permaculture strategies for the installation and maintenance of this property.



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2018-OCT-10

No.	Date	Revision Notes
3	20142018	Concept revision
4	20142018	Revised concept
5	2018102018	Revised concept

JAAN Designs
REGENERATIVE LAND DESIGN AND INSTALLATION

8857 Stone Rd.
Lantzville, BC
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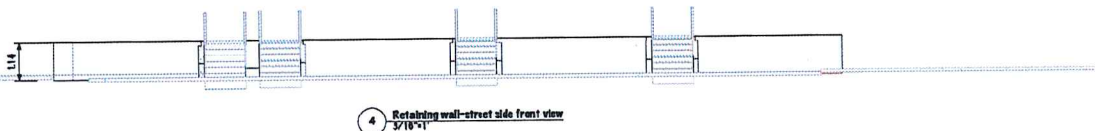
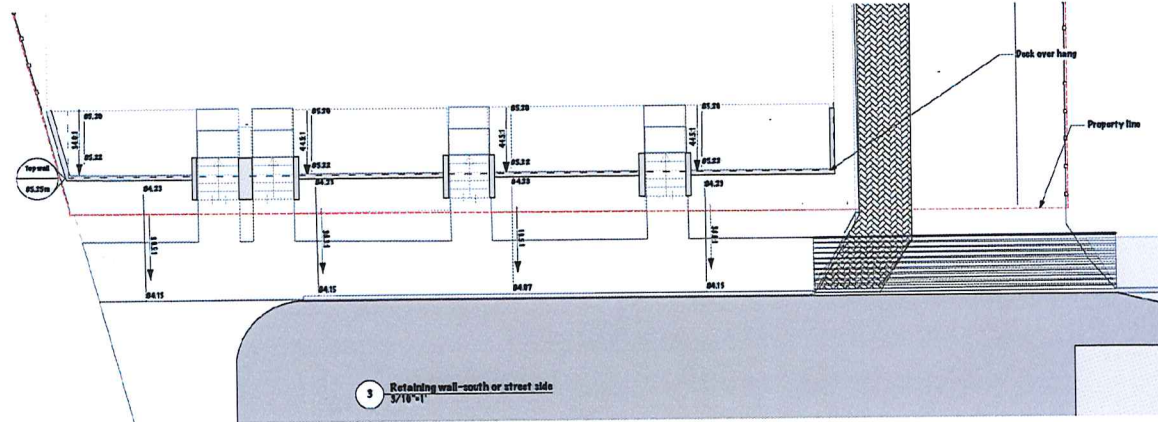
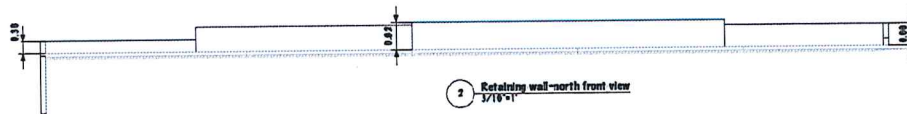
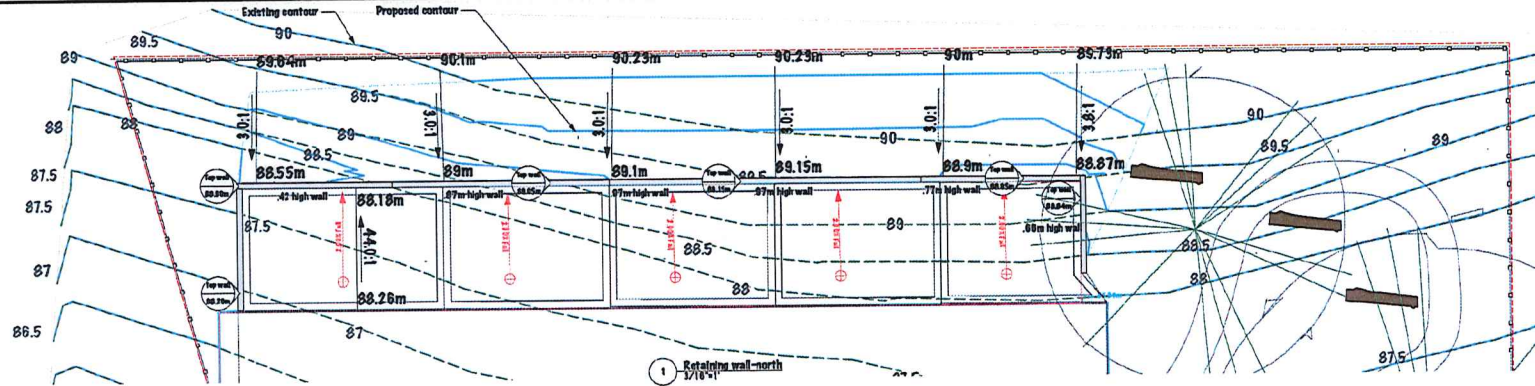
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Time: 12:57:37 PM
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DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Sheet No: Concept plan

Drawn by	Checked by	Project No	Scale
J. Wallace	A. Wallace	Kerrisdale road multi family	3/32"=1'
Date: Oct. 1, 2018		Sheet No.	

L-1.1



Retaining walls

Retaining walls are necessary in several locations within this site. The top or northern portion of the property requires a wall that will vary in height between .42m up to .97m in order to maintain a 3:1 slope for the uphill landscape buffer. An additional wall will be needed to support the patio surface on the west side, it's height may be up to 1.26 meters but foundation backfill and grading may change this.

The retaining walls and stairs along the front of the property, along Kerrisdale road, are desired to create a small elevated space at the units entry. These will be softened with trees, shrubs and perennials or ground cover based on Landscape treatment requirements. See L-3.0

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2018-OCT-10

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No.	Date	Revision Notes
1	02/17/2017	Retaining walls
2	09/14/2018	Revised concept
3	10/05/2018	Revised concept

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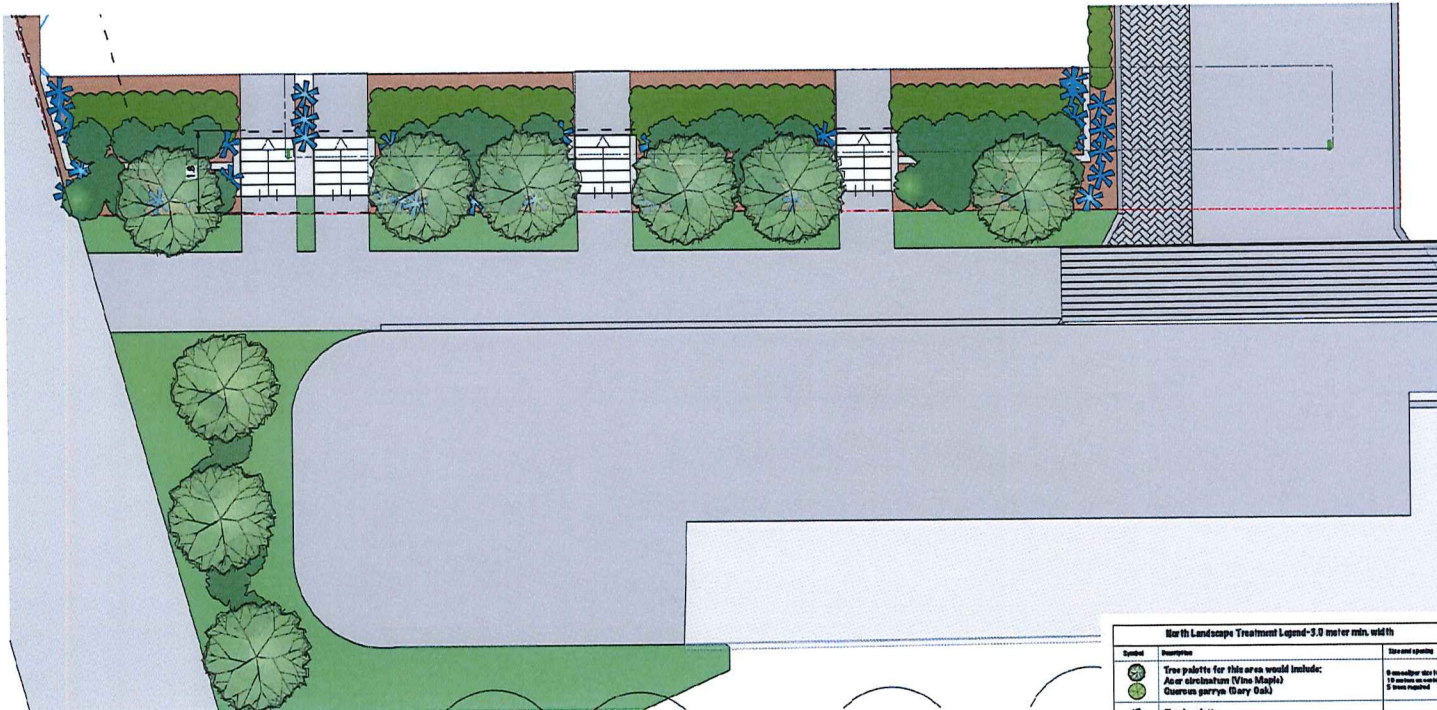
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Date: 10-10-18
Time: 12:57:55 PM
File name: Kerrisdale road 2018 10 03.vsw

DP permit landscape package
1728 Kerrisdale road
Nanaimo, BC

Retaining walls	
Project Name:	Kerrisdale road multi family
Drawn by:	J. Wallace
Checked by:	A. Johnson
Date:	Oct. 10/2018
Scale:	Kerrisdale road.vsw

L-1.2



South Landscape Treatment Legend-1.8 meter min. width

Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer griseum (Paperbark Maple) Styrax japonicus (Japanese Stewartia) Cornus kousa 'Milky Way' (Chinese Dogwood)	8 cm diameter size tree spaced 8 meters on center 5 trees required 5 trees off property
	Shrub palette: Barberry Rose (low Rose Glow Barberry) Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Potentilla fruticosa (Moose Ears)	40 cm dia. plants 1 spaced on center up to 1.2 plants depending on ground cover
	Ground cover palette: Erica 'Springwood White' (Springwood heather) Thymus pseudolanuginosus (Woody Thyme) Sedum hybridum 'Aurea' (Upright stonecrop) Lithodora 'Grace Ward' (Grace Ward Lithodora)	10 cm dia. plants 40 plants on center up to 0.25 plants depending on the site's soil cover

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2019-OCT-10

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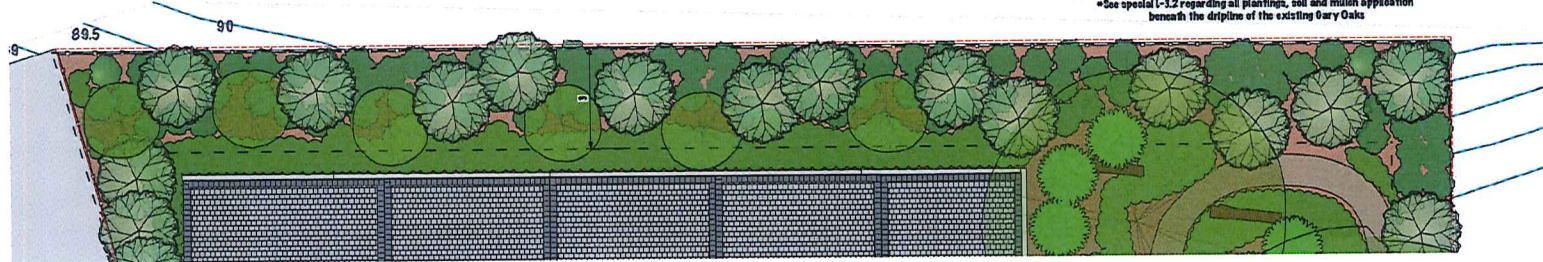
No.	Date	Revision Notes
A	12/16/2017	Plant buffer
B	09/14/2018	Revised concept
C	10/01/2018	Revised concept

North Landscape Treatment Legend-3.0 meter min. width

Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer circinatum (Vine Maple) Quercus garryana (Garry Oak)	8 cm diameter size tree spaced 10 meters on center 5 trees required
	Shrub palette: Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Rosa gymnocarpa (Baldhip Rose)	1 gallon dia. plants 1 tree on center up to 1.2 plants depending on ground cover/soil conditions
	Ground cover palette: Erica 'Springwood White' (Springwood heather) Gnaphalium 'Lady's Mantle' (Lady's Mantle) Ajuga reptans (Bugleweed) Alchemilla mollis (Lady's Mantle) Geranium 'Heaven variety' (Bigroot Cranesbill)	10 cm dia. plants 40 plants on center up to 0.25 plants depending on the site's soil cover

*See special I-3.2 regarding all plantings, soil and mulch application beneath the dripline of the existing Garry Oaks

1 Front plant buffer treatment
1/4"=1'



2 Front plant buffer treatment
1/4"=1'

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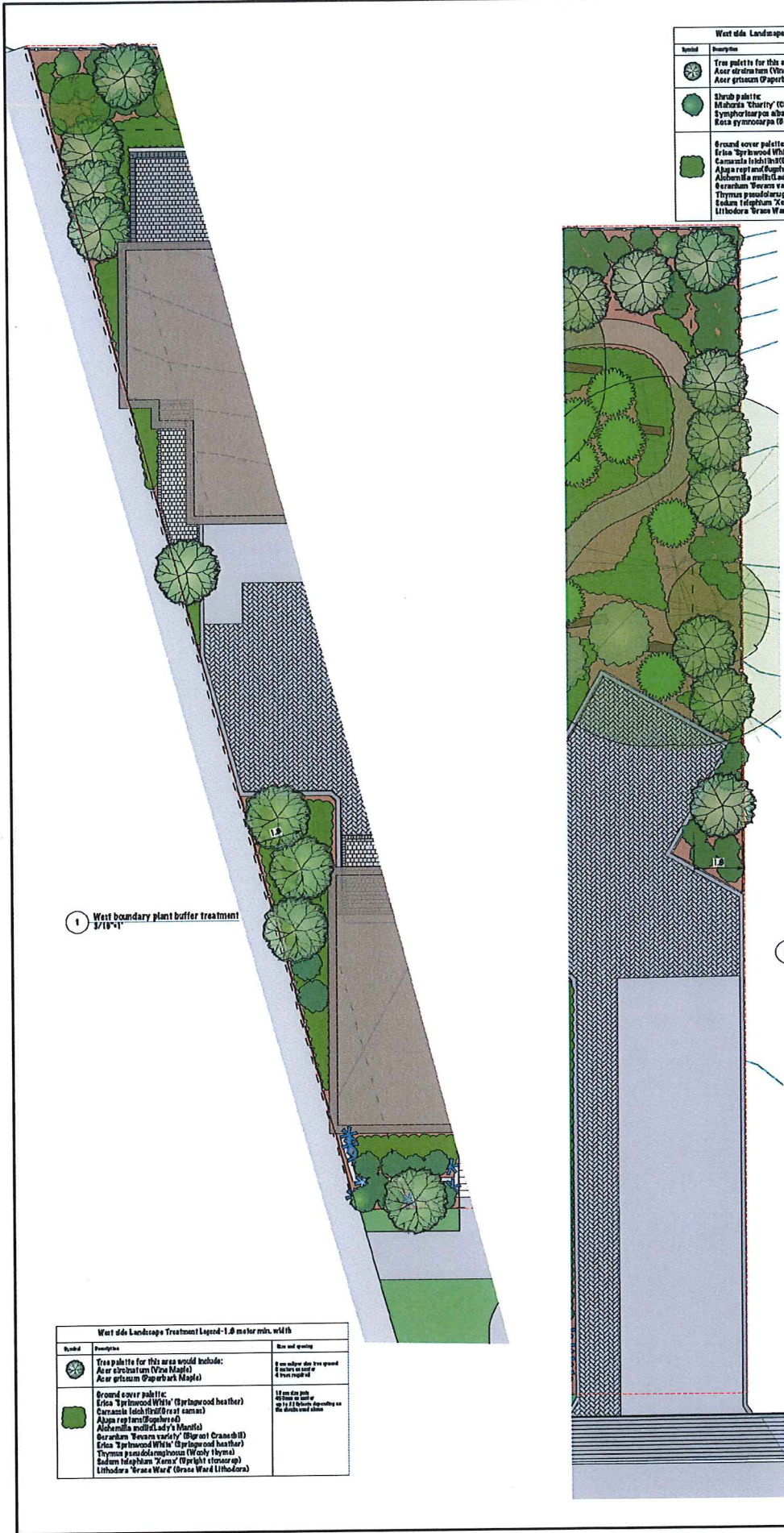
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File: 18-18-3
Plot: 12:57:55 PM
File name: Kerrisdale road 2018 10 03.vrx

DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Plant buffer	
Plant ID:	Kerrisdale road multi family
Drawn by:	J. Wallace
Scale:	As shown
Client:	DP
Date:	Oct. 10, 2019
File Name:	Kerrisdale road.vrx

L-3.0



West side Landscape Treatment Legend-1.8 meter min. width

Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer stratum (Vine Maple) Acer griseum (Paperbark Maple)	8m min. dbh dbh tree spaced 12 meters apart 3 trees required
	Shrub palette: Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Rosa pratincola (Wild Rose)	2 meters dbh min. 1 meters in row one 1.2 meters depending on condition/height/spacing plant used
	Ground cover palette: Erica 'Springwood White' (Springwood heather) Ceanothus 'Jeck' (Great ceanoth) Ajuga reptans (Bugleweed) Alchemilla mollis (Lady's Mantle) Geranium 'Weavers variety' (Bigroot Geranium) Thymus praecox (Wild thyme) Eucalyptus 'Zante' (Bright thyme) Lithodora 'Grace Ward' (Grace Ward Lithodora)	15 cm min. dbh 400mm in row one 2.1 meters depending on the species and colour

*See special L-3.2 regarding all plantings, soil and mulch application beneath the dripline of the existing Gary Oaks

1 West boundary plant buffer treatment
3/18/17

2 East boundary plant buffer treatment
3/18/17

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2018-OCT-10
City of Nanaimo

Not for construction

No.	Date	Revision Notes
A	12/8/2017	Plant buffer
B	05/14/2018	Revised concept
C	06/12/2018	Revised concept

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Rev: 18-10-3
Date: 12-28-07 PM
File name: Kerrisdale road 2018 10 03.nwd

DP permit landscape package
1726 Kemeddle road
Nanaimo, BC

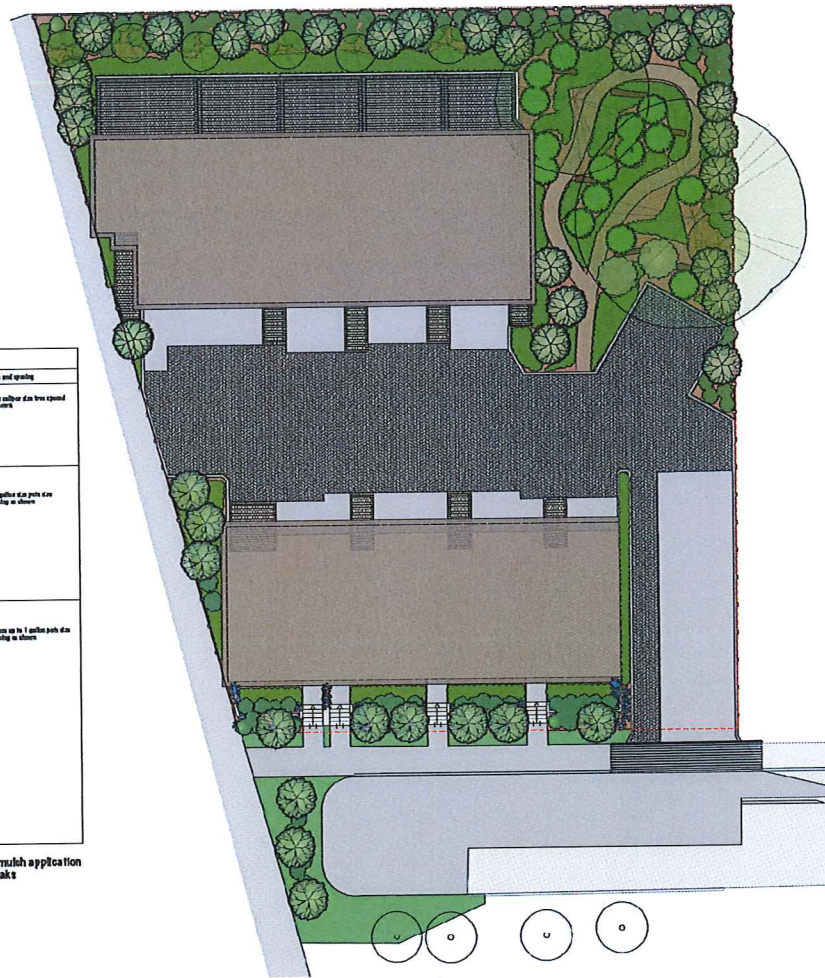
Plant buffer

Project Name	Kerrisdale road multi family
Client	J. Wallace
Design	As shown
Reviewed by	A. Wallace
Date	Oct 1 2018
Scale	1:1
Drawn by	Kerrisdale road team

L-3.1

West side Landscape Treatment Legend-1.8 meter min. width

Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer stratum (Vine Maple) Acer griseum (Paperbark Maple)	8m min. dbh dbh tree spaced 12 meters apart 3 trees required
	Shrub palette: Erica 'Springwood White' (Springwood heather) Ceanothus 'Jeck' (Great ceanoth) Ajuga reptans (Bugleweed) Alchemilla mollis (Lady's Mantle) Geranium 'Weavers variety' (Bigroot Geranium) Thymus praecox (Wild thyme) Eucalyptus 'Zante' (Bright thyme) Lithodora 'Grace Ward' (Grace Ward Lithodora)	15 cm min. dbh 400mm in row one 2.1 meters depending on the species and colour



Symbol	Description	Size and spacing
	Tree palette: Acer chloratum (Vine Maple) Acer glabrum (Paperbark Maple) Quercus garryana (Garry Oak) Styrax japonica (Japanese Snowbell) Cornus mas (Cornelian cherry) Cornus kousa var. 'Eliensis' 'Milky Way'	8000 within 40m tree spacing at 10m
	Shrub palette: Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Ezra gymnocarpa (Goldchip Rose) Barbora Rose Blue (Rose Blue Barbary) Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Hibiscus sinuatus (Ocean Spray) Elaeagnus umbellata (Autumn olive) Sambucus nigra (Blackberry) Forsythia viridissima (Wee Wee)	1.8 metres dia with 40m spacing at 10m
	Ground cover and herbaceous palette: Eriogonum 'Springwood Heather' Campanula medium (Bellflower) Alchemilla mollis (Lady's Mantle) Geranium 'Vivian variety' (Biggest Geranium) Thymus pseudolanuginosus (Woody thyme) Sedum telephium 'Karoo' (Upright stonecrop) Lithodora 'Venus Wood' (Grass Woad Lithodora) Achillea millefolium (Yarrow) Oxalis rubra (Oxal) Forsythia viridissima (Wee Wee) Stipa tenuissima (Mexican feather grass) Calamagrostis 'Karl Foerster' (Foxtail reed grass) Pigella maritima (Fragaria) Crocus 'Lodger' (Crocus) Medicago lupulina (Black Medick) Cynara cardunculus var. scolymus (Artichoke) Monarda didyma (Oregano) Mentha sp. (Mint) Lavandula (Lavender) Sisyrinchium (Cattail)	17 cm up to 1 metre with 40m spacing at 10m

*See special notes below regarding all plantings, soil and mulch application beneath the dripline of the existing Garry Oaks

Landscape Notes:

Growing medium:

- Growing medium to be 450 mm for shrubs & vines, 300 mm for perennials and groundcover, and 300mm below and around all trees.
- All planted areas to receive 50mm of composted mulch.
- Topsoil to meet BCLNA Standards level 3 moderate. Contractor to submit test results of topsoil using PSA in Delta. Additional testing may occur after soil placement if requested.
- Lawn area to receive 150mm of topsoil.
- Every effort should be made to retain and re-use as much existing topsoil as possible. Stock pile and tarp any excavated soils. Ensure soils have approximate. 50% moisture, do not allow them to dry out.

Special notes for landscape installation beneath existing Garry Oaks:

- Growing medium placed within drip line of exiting trees to be 75-100 mm in depth.
- All plants within the dripline to receive 50-75mm of woodchips.
- Topsoil to meet BCLNA Standards level 3 moderate. Contractor to submit test results of topsoil using PSA in Delta. Additional testing may occur after soil placement if requested.
- All new plant material in this area shall be one gallon in size or smaller in order to avoid tree root disturbance. No root disturbance of any kind shall be permitted within the dripline of the existing Garry Oaks.
- Total growing medium and woodchip depth not to exceed 150 mm .

General conditions:

- Landscape designer to approve all substitutions.
- All sub grades to slope min. 2% away from building.
- Landscape areas to slope no more than 3:1. Adjust wall height to suite.

Irrigation:

- Irrigation system design by contractor to follow IABC standards.
- Schedule/undertake winterization no later than October 21 and start up on/about May 21 dependant on weather.
- Sleeve under all hard surface using min. 3" Shed.40 pipe. Sleeves to be twice the diameter of irrigation pipe.

RECEIVED
DP 1090
2018-OCT-18

Not for construction

No.	Date	Revision Notes
B	20/05/2018	Revised notes
C	09/14/2018	Revised concept
D	06/1/2018	Revised concept



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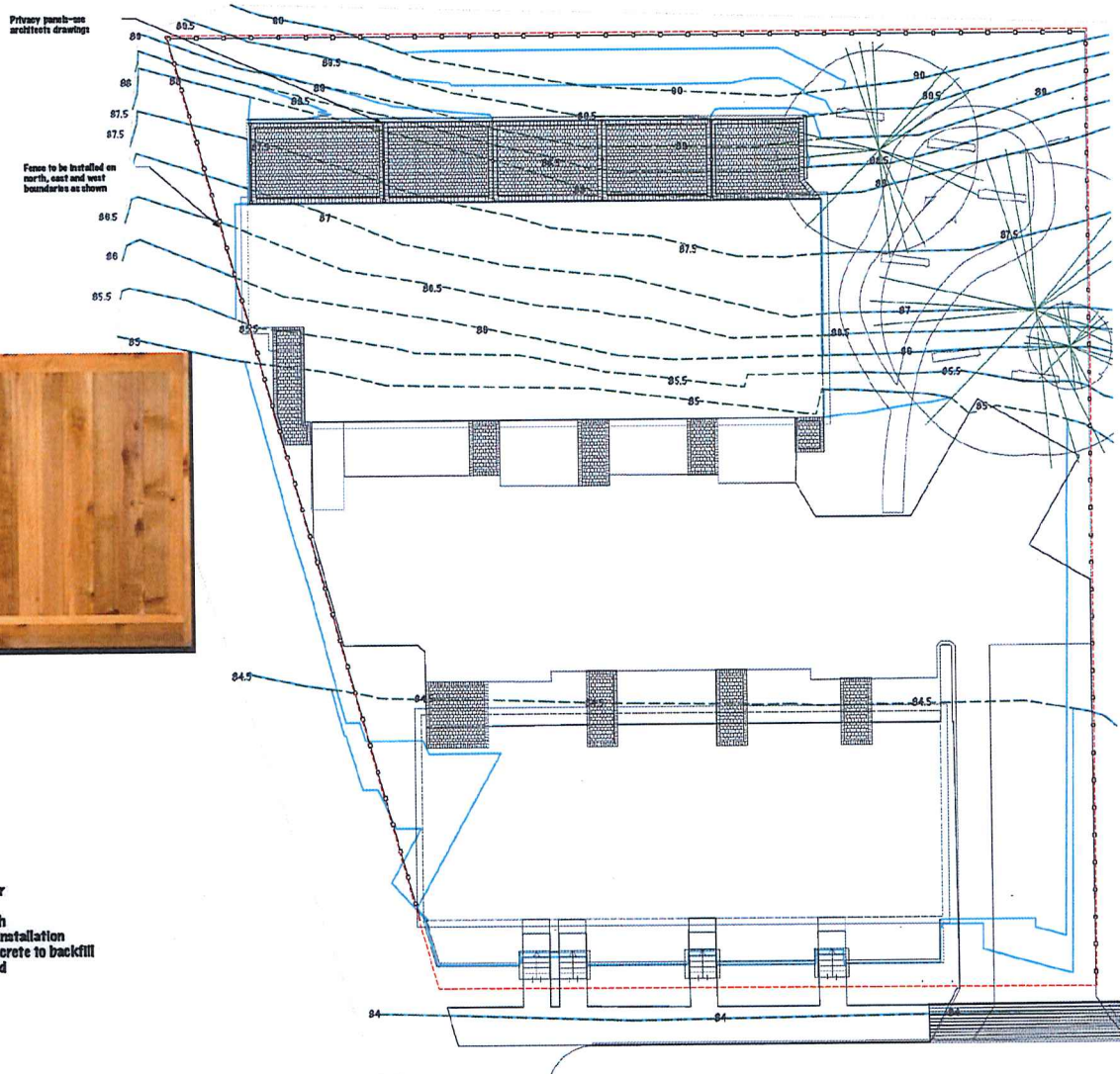
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DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Plant palette and notes

Project Name	Plant E
Project Manager	Plant E
Client	Plant E
Scale	Plant E
Author	Plant E
Check	Plant E
Date	Plant E
Scale	Plant E

L-3.2



1 1.2m high cedar fence panel

Fencing notes:
 All fence posts and panels to be cedar
 Posts to be 6x6 cedar
 Fence panels to be solid and 1.2m high
 Posts and panels to be stained after installation
 Bury posts by at least 2' and use concrete to backfill
 Attach post anchors to curb if needed

RECEIVED
 DP 1000
 2018-OCT-16

Not for construction

No.	Date	Revision Notes
1	12/17/2017	Fencing
2	06/14/2018	Revised concept
3	10/01/2018	Revised concept

JAAN Designs
 REGENERATIVE LAND DESIGN AND INSTALLATION

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 1726 Kerrisdale road
 Nanaimo, BC

Fencing	
Project Name	Kerrisdale road wall family
Designer	J. Wallace
Scale	1=1/8"
Author	A. Wallace
Drawn	Dir 10018
Cell Number	Kerrisdale road.vrx

L-4.0