

DATE OF MEETING August 8, 2016

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT NO. DP999 – 2180 HIGHLAND BOULEVARD**

## OVERVIEW

### **Purpose of Report**

To present Council with a development permit application to construct a one-storey commercial building at 2180 Highland Boulevard.

### **Recommendation**

That Council issue Development Permit No. DP999 at 2180 Highland Boulevard with the following variances:

- increase the maximum required front yard setback from 7.5m to 8.92m;
- reduce the required west site yard setback from 3m to 2.98m;
- reduce the required east side yard setback from 3m to 1.13m; and,
- reduce the 2 required loading spaces to 0 loading spaces.

## BACKGROUND

A development permit application, DP999, was received from Abbarch Architecture (Mr. Curtis Brock) on behalf of Brooks Landing Centre Inc.

### *Subject Property:*

<i>Zoning</i>	CC2 – Neighbourhood Centre
<i>Location</i>	The vacant subject property is located one lot from the Montrose Avenue/Highland Boulevard intersection and has gateway location abutting Brooks Landing Shopping Centre.
<i>Total Area</i>	642.9m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood Commercial Centre; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property was rezoned on 2014-FEB-17 (RA323) from Comprehensive Development District Zone (CD8) to Neighbourhood Centre (CC2).

On 2015-MAY-13, development permit DP918 was approved by Staff, through delegation bylaw. The permit consisted of a two-storey commercial building with retail and a restaurant on the first floor, and offices on the second floor.

The owner was unable to lease the second storey floor area to any tenants and is now removing the second storey and downsizing the project. The approved development permit (DP918) building elevations are attached for reference (Attachment B).

## **DISCUSSION**

### **Proposed Development**

The proposed development is a one-storey commercial building. The commercial building has a gross floor area of 624.3m. The building is currently divided into five commercial rental units (CRUs).

#### *Site Context*

The subject property is a vacant site covered in asphalt and lined for Brooks Landing Shopping Centre parking. The adjacent vacant lot, 2190 Highland Boulevard, is zoned R1 – Single Dwelling Residential. The north property line of the subject property abuts a residential property (1440 Montrose Avenue).

#### *Site Design*

The proposed building is sited to the front of the lot with a marked pedestrian network connecting the proposed building to the existing Brooks Landing Shopping Centre.

Required parking, by a registered Parking Agreement, is located on the existing mall site which has a surplus of parking: six parking spaces are located onsite to the north of the proposed building; and, one parking space is equipped with an electric car charging station.

The road design on the south side of the proposed building will accommodate a 1.5m bike lane and a safe pedestrian access from the underground tunnel (under Highway 19A), to the mall's pedestrian routes.

#### *Landscape Plan*

The landscape plan is robust along the backyard of the abutting residential property (1440 Montrose Avenue).

The landscape buffer along the vacant residential site creates a Crime Prevention through Environmental Design (CPTED) friendly edge and a layer of texture to complement the architecture to the rear building elevation.

#### *Building Design*

The building design has a unique architectural vocabulary in comparison to the adjacent Brooks Landing Shopping Centre site. The approved development permit has a similar architectural vocabulary. The new one-storey model is simply a scaled down version of the original.

The simple one-storey rectilinear building mass is animated both vertically and horizontally:

- Linear storefront glazing units

- Continuous horizontal metal canopy above storefronts
- Solid cornice banding
- A 1 ½-storey rectilinear element at the south building end to act as a landmark from Highway 19A

## PROPOSED VARIANCES

### Required Front Yard Setback

The building siting requires a maximum front yard setback of 7.5m. The building is sited 8.92m from the front property line, a proposed variance of 1.42m.

Staff supports the variance as the grading on the subject property is difficult and the building placement will limit the amount of cut and fill.

### Required Side Yard Setbacks

#### West Side Yard

The required west side yard setback is 3m. The proposed west side yard setback is 2.98m, a proposed variance of .02m.

#### East Side Yard

The required east side yard setback is 3m. The proposed east side yard setback is 1.13m, a proposed variance of 1.87m.

Staff supports the two proposed side yard variances. The two variances allow the building to be wider. The additional width allows improved space for tenants.

### Required Loading Spaces

#### Loading Space

The required number of loading spaces for the commercial gross floor area is 2. No loading spaces are provided, a variance of 2 loading spaces.

At anytime, a number of parking spaces will be vacant and adequate space will be available for delivery vehicles to service the retail uses.

## DESIGN ADVISORY PANEL RECOMMENDATION

The Design Advisory Panel (DAP), at its meeting held on 2016-APR-28, accepted DP999 as presented with support for the requested variance, and provided the following recommendations:

- *Consider glazing on the west wall to create a visual link between the inside and outside of the patio area.*
- *Consider relocating the patio to the parking lot in front of the building.*
- *Consider ways to suggest individual tenant expressions on the front façade.*
- *Consider including a larger canopy on the south side – solar/weather protection (including the corner).*

- Consider more intensive landscaping particularly on the south side.
- Based on CPTED concerns, please ensure there is an escape path from either side of the building.
- Seriously consider installing an irrigation system.

The applicant dealt with all the outstanding issues in DP918. The proposed development is a scaled down version of the originally approved form and character. As the form and character is intact with a one-storey version, Staff did not recommend further review by DAP.

### **SUMMARY POINTS**

- The proposed development meets the intent of applicable Design Guidelines and conforms to the zoning regulations, with the exception of the three requested variances.
- The proposed development is a scaled down version of the original development permit (DP918) with retail uses only.


### **ATTACHMENTS**

ATTACHMENT A: Development Permit No. DP000999

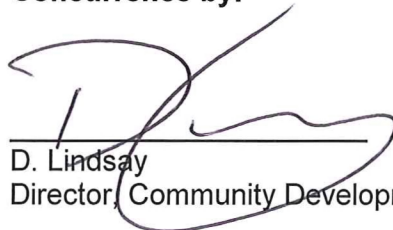
ATTACHMENT B: DP000918 – Building Elevations

ATTACHMENT C: Aerial Photo

#### **Submitted by:**

  
\_\_\_\_\_  
D. Stewart  
Acting Manager, Current Planning

#### **Concurrence by:**

  
\_\_\_\_\_  
D. Lindsay  
Director, Community Development



**DEVELOPMENT PERMIT NO. DP000999**

**BROOKS LANDING CENTRE INC**  
Name of Owner(s) of Land (Permittee)

**2180 HIGHLAND BOULEVARD**  
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 B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143**

**PID No. 028-963-784**

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**  
**Schedule E Building Renderings**

- 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.

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

Section 7.5.1

- *Required Front Yard Setback*

The maximum front yard setback is 7.5m. The proposed front yard setback is 8.92m, a variance of 1.42m.

- *Required Side Yard Setbacks*

- West Property Line

The required side yard setback is 3m. The proposed side yard setback for the west property line is 2.98m, a variance of 0.02m.

- East Property Line

The required side yard setback is 3m. The proposed side yard setback for the east property line is 1.13m, a variance of 1.87m

6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Part 14.8

The proposed use and square footage requires two loading spaces. No loading spaces are provided, a 2 loading space variance.

Loading needs are small scale and can be met in vacant parking spaces within the mall parking area.

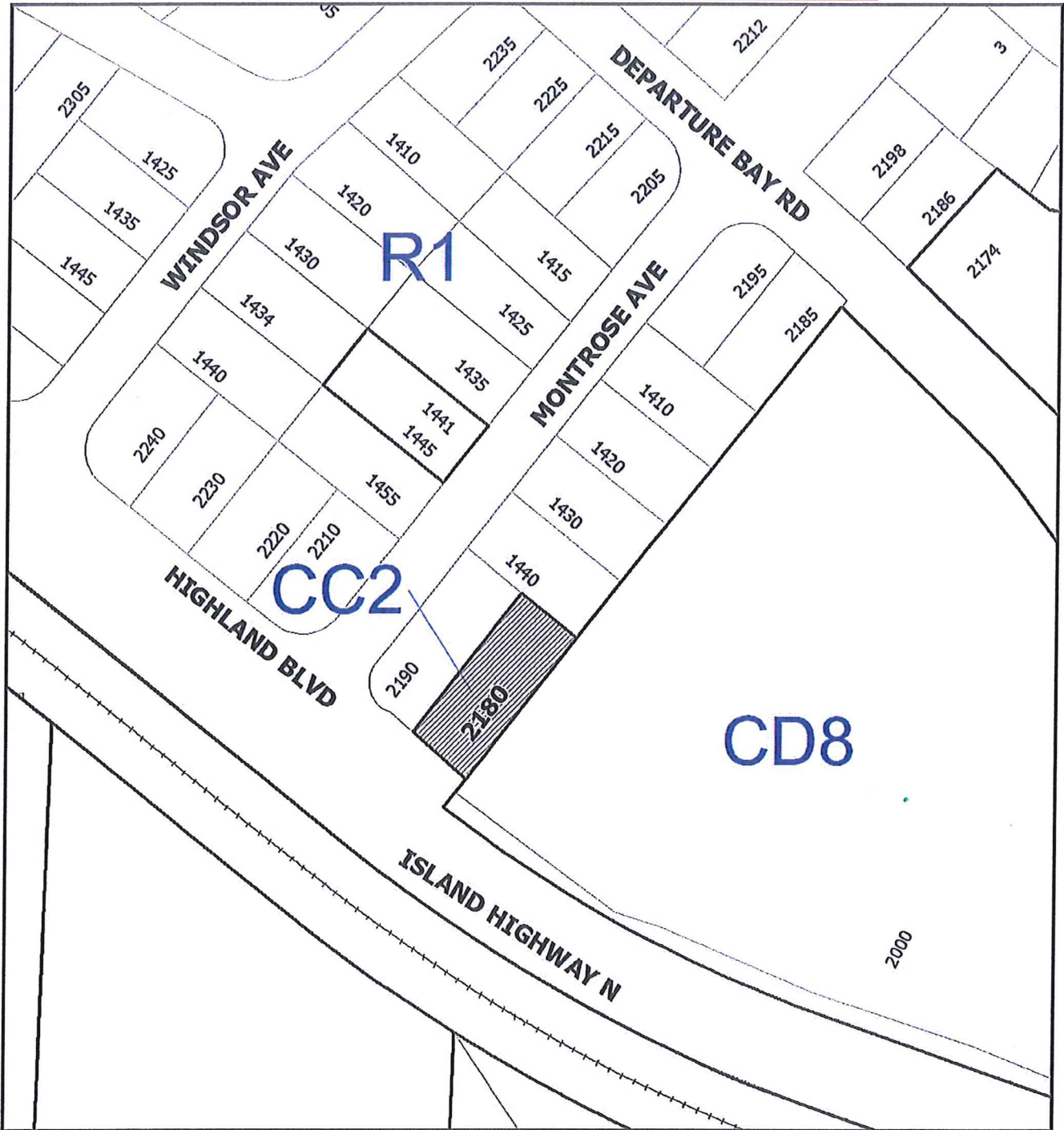
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE DAY OF , .

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

*GN/In*  
*Prospero attachment: DP000999*

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000999

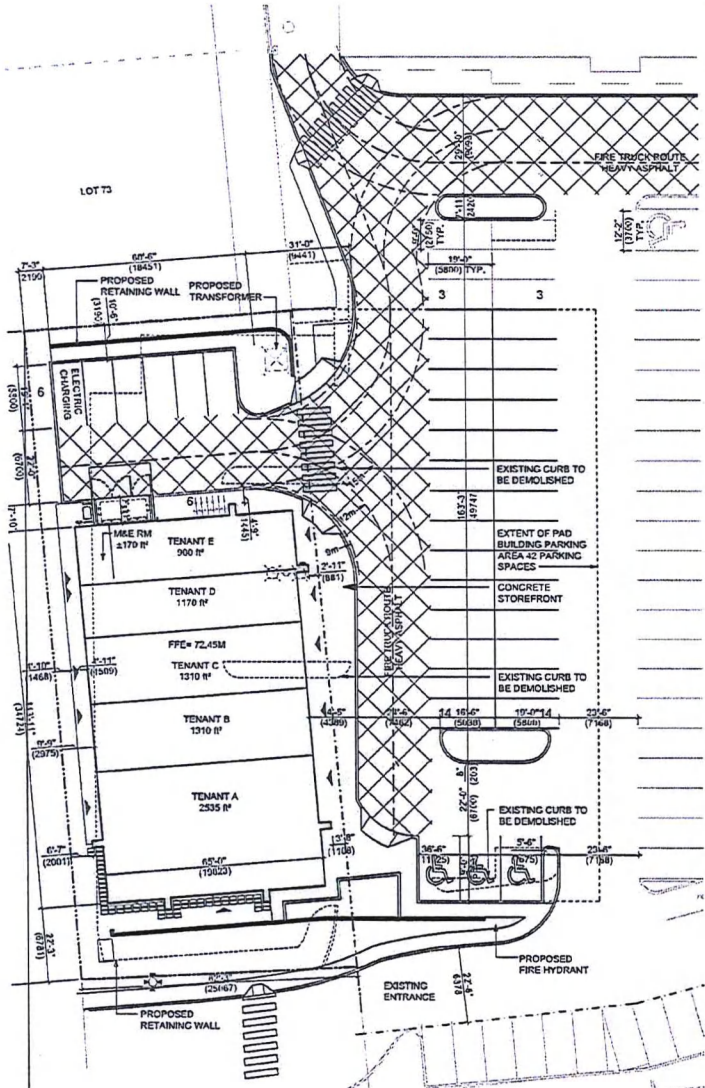
LOCATION PLAN

Civic: 2180 Highland Boulevard  
Lot B, Section 1, Nanaimo District,  
Plan EPP25143

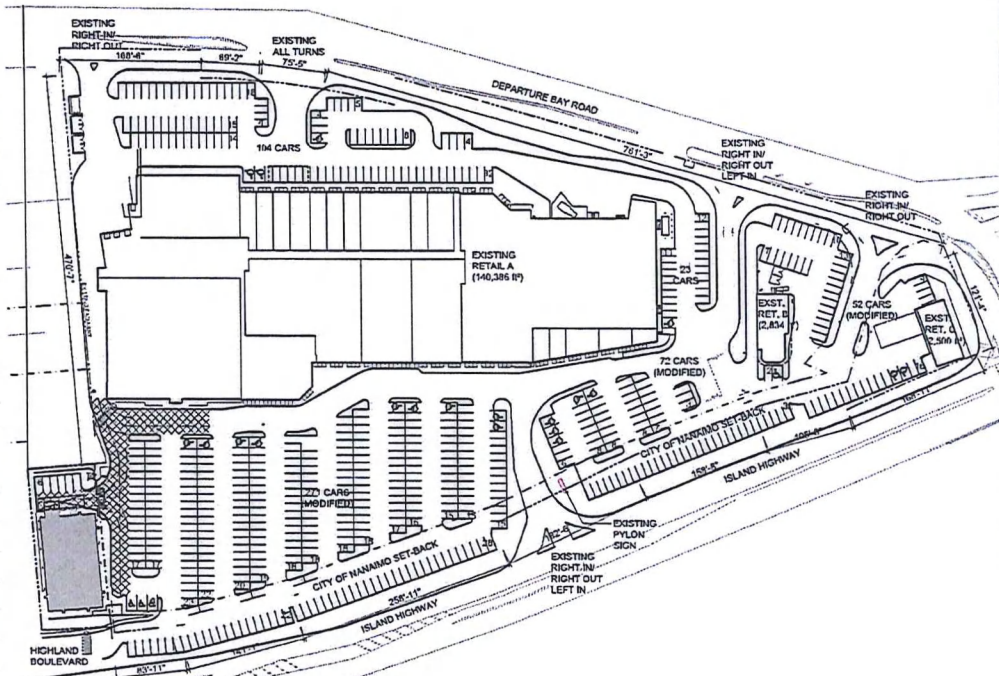


 Subject Property

84



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



2 CONTEXT SITE PLAN  
SCALE: 1/64" = 1'-0"

**DATA SUMMARY:**

**LEGAL DESCRIPTION**

LOT 8, SECTION 1, NANAIMO DISTRICT,  
PLAN EPP25143

**MUNICIPAL ADDRESS**

2180 HIGHLAND BOULEVARD  
NANAIMO, B.C.

**PARKING COUNT**

CITY OF NANAIMO DEVELOPMENT PARKING  
REGULATIONS BYLAW NO. 7613 AND AMENDMENTS  
DATED - SEPTEMBER 11, 2016

**OVERALL SITE AREA**

GROSS SITE AREA  
EXISTING RETAIL A  
EXISTING RETAIL B  
EXISTING RETAIL C  
RETAIL D  
TOTAL BUILDING AREA  
TOTAL OVERALL BUILDING AREA  
SITE COVERAGE

EXISTING	PROPOSED
493,690 sq ft (45,810 m <sup>2</sup> )	UNCHANGED
140,286 sq ft (13,042 m <sup>2</sup> )	UNCHANGED
2,634 sq ft (243 m <sup>2</sup> )	UNCHANGED
2,506 sq ft (232 m <sup>2</sup> )	UNCHANGED
7,183 sq ft (667 m <sup>2</sup> )	UNCHANGED
145,720 sq ft (13,537 m <sup>2</sup> )	UNCHANGED
152,903 sq ft (14,204 m <sup>2</sup> )	31%

**BUILDING SITE AREA**

GROSS SITE AREA  
GROSS BUILDING AREA (RETAIL D)  
F.S.R.  
SITE COVERAGE  
BUILDING HEIGHT (AVERAGE)

EXISTING	PROPOSED
16,117 sq ft (1497 m <sup>2</sup> )	UNCHANGED
UNCHANGED	7,408 sq ft (688 m <sup>2</sup> )
	0.48
	46%
	22'-0" (6.7m)

SHOPPING CENTRES AND RETAIL TRADE AND  
SERVICE CENTRES.  
4.3 SPACES PER 100 m<sup>2</sup> (1076 sq ft) OF NET FLOOR  
AREA

	REQUIRED	PROPOSED
TOTAL OVERALL SITE PARKING STALLS (RETAIL A,B,C)	534	529
NUMBER OF PARKING STALLS		
NUMBER OF HC STALLS	11	21
NUMBER OF SMALL STALLS	0	6
NUMBER OF BIKE STALLS	0	0
TOTAL NUMBER OF STALLS	535	547
TOTAL BUILDING PARKING STALLS (RETAIL D)		
NUMBER OF PARKING STALLS	27	37
NUMBER OF HC STALLS	2	3
NUMBER OF SMALL STALLS	0	0
NUMBER OF BIKE STALLS	0	6
TOTAL NUMBER OF STALLS	29	40 CARS 6 BIKES

NOTES  
THE DESIGN OF ALL SUPPLIED ARCHITECTURAL  
COMPONENTS INCLUDING FINISHES, COLORS,  
EQUIPMENT, FLOORING AND STAIRS SHOWN HEREIN  
MUST BE GAINED OUT OF PROFESSIONAL  
STRUCTURAL ENGINEERS, REGISTERED TO PRACTICE IN  
THE PROVINCE OF BRITISH COLUMBIA AND MUST BE  
DESIGNED BY THE REGISTERED CONTRACTORS AND  
SUBCONTRACTORS.  
EXISTING DIMENSIONS AND ALL DIMENSIONS  
AND REQUIREMENTS, AS SET OUT IN THE LATEST  
EDITION OF THE BC BUILDING CODE, MUST OBTAIN THE  
APPROPRIATE OFFICIAL ENGINEER'S SEAL  
AND BE COMPLETED IN ACCORDANCE WITH ALL  
RELEVANT REGULATIONS AND STANDARDS AND  
SHOWN TO THE SATISFACTION OF THE APPLICANT.  
THE DESIGNER IS NOT RESPONSIBLE FOR THE  
APPROPRIATENESS OF THE DESIGN OR THE  
SUITABILITY OF THE DESIGN OR THE  
COMPLETION OF THE DESIGN.



REVISIONS / ISSUES	DATE
REVISED FOR DEVELOPMENT PERMIT	2016-06-01
REVISED FOR DEVELOPMENT PERMIT	2016-05-02
ISSUED FOR DEVELOPMENT PERMIT	2016-04-17

RECEIVED  
By Inteleon at 12:23 pm, Jul 19, 2018

BROOKS LANDING  
PAD BUILDING

NANAIMO, BRITISH COLUMBIA



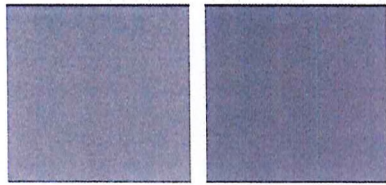
A+B ARCHITECTURE INC  
VANCOUVER, BC 604.684.0143  
FREDERICTON, NB 709.524.0011  
TORONTO, ON 416.343.2441

SITE & CONTEXT SITE  
PLAN

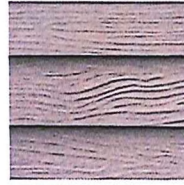
DATE:	AS NOTED	PROJECT NO.
DESIGN BY:	C.N.	2563
CHECKED:	C.B.	SHEET NO.



**BUILDING ELEVATIONS**



1 METAL PANEL  
MANUFACTURER: APOLIC  
COLOUR: APAC-COAT RAL  
7005 M05B



3 FIBER CEMENT SIDING  
MANUFACTURER: MANI PLANK  
COLOUR: WOOD FINISH  
FINISH: WOOD GRAIN



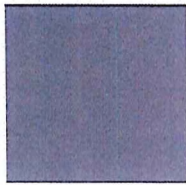
4 CULTURED STONE  
MANUFACTURER: BETC  
COLOUR: MIXED OUT



5 ARCHITECTURAL CONCRETE  
BLOCK  
MANUFACTURER: SHOULDICE  
COLOUR: NORDIC LS



8 ROOF CAP  
MANUFACTURER: APOLIC  
COLOUR: M7975 GOLD METALLIC



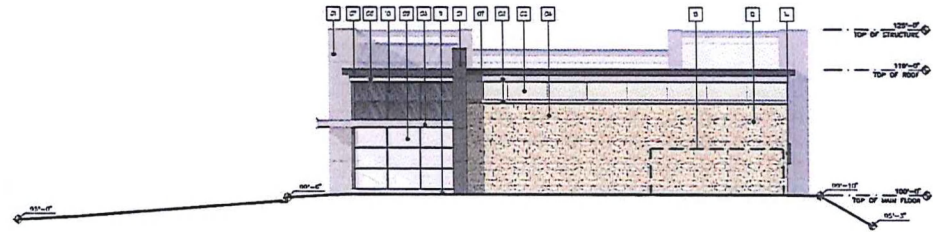
10 SPANDEGL GLAZING  
MANUFACTURER: APOLIC  
COLOUR: DVG GREY



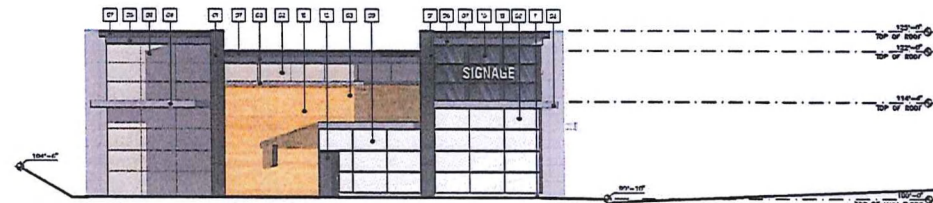
11 EXPOSED CONCRETE

**MATERIAL LEGEND:**

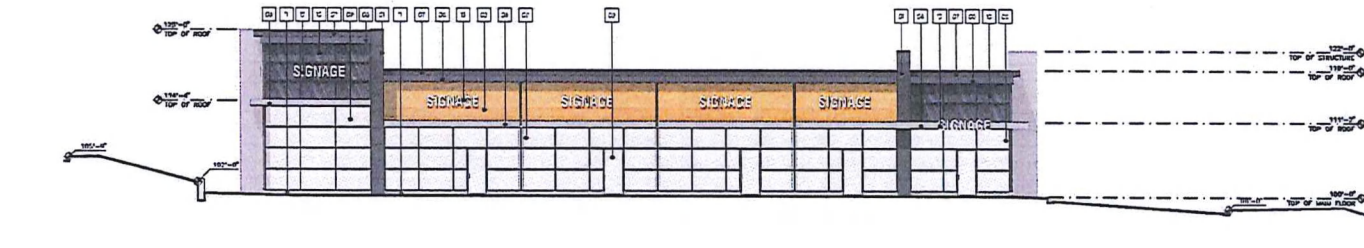
- 1 METAL PANEL - DARK GREY
- 2 METAL PANEL - BEIGE
- 3 FIBER CEMENT SIDING - WOOD
- 4 CULTURED STONE - MIXED OUT
- 5 ARCHITECTURAL CONCRETE BLOCK
- 6 DECORATIVE MOULDINGS - LIGHT GREY
- 7 ROOF CAP - DARK GREY
- 8 ROOF CAP - LIGHT GREY
- 9 CLEAR GLAZED DOORS AND WINDOWS
- 10 SPANDEGL GLAZING
- 11 EXPOSED CONCRETE
- 12 HOLLOW METAL DOORS AND FRAMES
- 13 GARBAGE AND RECYCLING
- 14 LIGHT FIXTURE
- 15 SIGNAGE



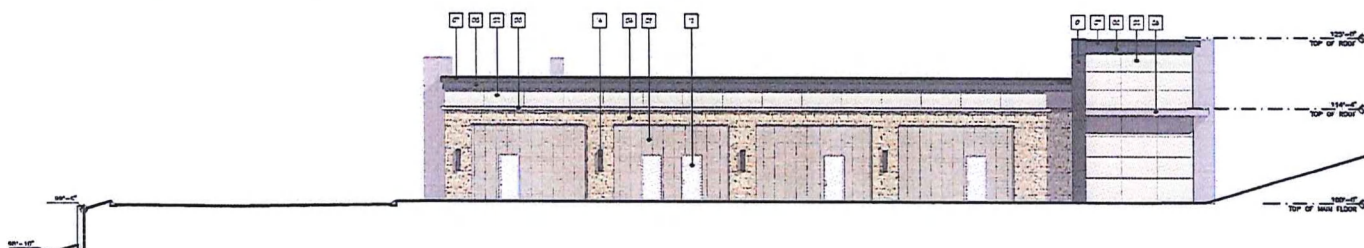
2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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

**NOTES**  
THE DESIGN OF ALL ELECTRICAL AND MECHANICAL COMPONENTS INCLUDING EXHAUSTS, COLLECTORS, EQUIPMENT, DUCTS AND CONDUITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL REQUIREMENTS AND LISTED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE CONSULTING ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE CONSULTING ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE CONSULTING ARCHITECT.

REQUIRED FOR DEVELOPMENT PERMIT	2024-04-17
REQUIRED FOR DEVELOPMENT PERMIT	2024-04-17
REQUIRED FOR DEVELOPMENT PERMIT	2024-04-17
REVISIONS / ISSUES	DATE

**BROOKS LANDING PAD BUILDING**

PARADISO, BRITISH COLUMBIA



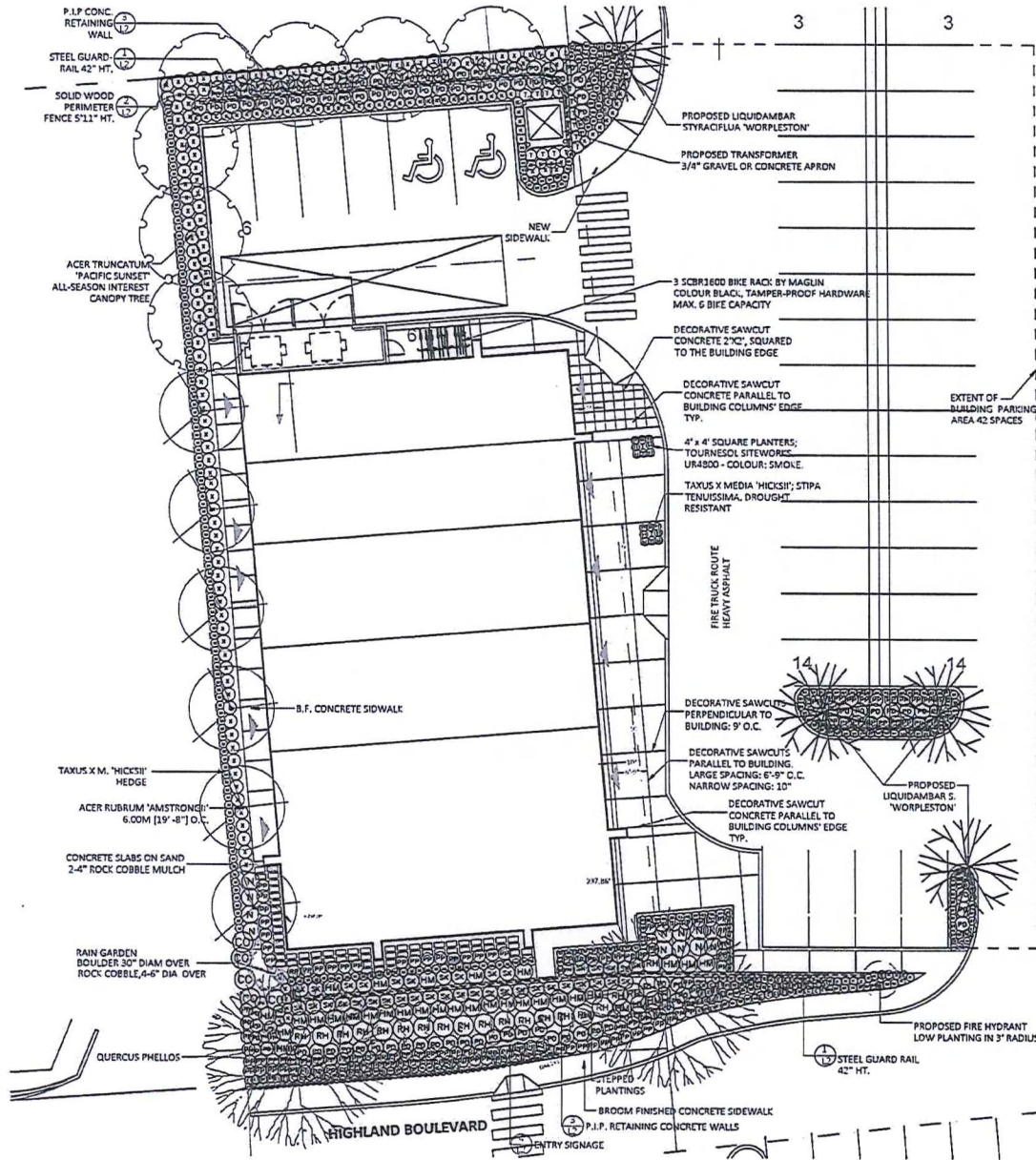
**ABBARCH ARCHITECTURE INC**  
VANCOUVER, BC 604.662.4881  
EDMONTON, AB 780.474.4881  
TORONTO, ON 416.330.5511

**EXTERIOR ELEVATIONS**

SCALE:	AS NOTED	PROJECT No.
DESIGN BY:	CJA	2563
CHECKED:	C.S.	SHEET No.
		82

RECEIVED  
For Planning & Council Review at 10:42 am, July 24, 2024

LANDSCAPE PLAN AND DETAILS



SYM.	SYMBOLICAL NAME	COMMON NAME	PMG JOB NUMBER	14-068
1	ACER PRINANTIA 'PACIFIC SUNSET'	RED JAPANESE MAPLE	50M CAL. 84B	
2	ACER PRINANTIA 'PACIFIC SUNSET'	COLUMBIAN AMELANCHIER MAPLE	10M CAL. 24 STD. 84B	
3	ACER PRINANTIA 'PACIFIC SUNSET'	PACIFIC QUERCUS MAPLE	10M CAL. 24 STD. 84B	
4	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	ORIENTAL OAK	50M CAL. 84B	
5	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	YELLOW OAK	10M CAL. 1.5 STD. 84B	
6	QUERCUS SERRATA 'VELVET'	VELVET PINEAPPLE	40 POT. 40CM	
7	QUERCUS SERRATA 'VELVET'	HYDRANGEA	40 POT. 40CM	
8	QUERCUS SERRATA 'VELVET'	ORIGANUM GRAEFENGHUYI	40 POT. 30CM	
9	QUERCUS SERRATA 'VELVET'	SLIP STREAM 'REGENCY' BARRWOOD	40 POT. 30CM	
10	QUERCUS SERRATA 'VELVET'	OTTO LUPHEN LAUREL	40 POT. 30CM	
11	QUERCUS SERRATA 'VELVET'	PARVIFLORA 'PRODIGE' CORYMBOSUM	1.5M B&B	
12	QUERCUS SERRATA 'VELVET'	LARGE LEAF JAPANESE DAMASK	40 POT. 30CM	
13	QUERCUS SERRATA 'VELVET'	FRIGIDUS 'YEW'	1.5M B&B	
14	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	MORNING LIGHT JAP. SEVEER GRASS	40 POT.	
15	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	FLAUNT GRASS	40 POT.	
16	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	MEXICAN FEATHER GRASS	40 POT.	
17	LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'	TRICKEEED	15 CM POT.	
18	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	PRINERIBACK	40 POT. 30CM	
19	CALLUNA VULGARIS 'SUNSHINE'	SCOTT'S HEATHS WHITE	40 POT.	
20	ERICA CARNEA 'VIOLET'	WINTER HEATH CARNEGIE	40 POT.	
21	PRUNELLA SPANISH 'MAGNOLIA'	MEXICAN FEATHER GRASS	40 POT. 30CM	
22	CONYSEOPSIS VERTICILLATA 'MORNING JADE'	TRICKEEED	15 CM POT.	



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**pmg**  
 LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 20th Street Drive  
 Burnaby, British Columbia, V5C 6C3  
 P: 604 294-0011 F: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 NOV 13	ISSUED FOR PERMIT	PCW
2	14 NOV 13	ISSUED FOR PERMIT	PCW
3	14 NOV 13	ISSUED FOR PERMIT	PCW
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49	14 NOV 13	ISSUED FOR PERMIT	PCW
50	14 NOV 13	ISSUED FOR PERMIT	PCW

CLIENT:

PROJECT  
**NEW BUILDING**  
 AT BROOKS LANDING  
 2000 ISLAND HWY. NORTH  
 NANAIMO, BC

DRAWING TITLE  
**LANDSCAPE PLAN**

DATE: 14 NOV 13 DRAWING NUMBER:  
 SCALE: 1"=10'-0"  
 DRAWN: PCW  
 DESIGN:  
 CHECKED: PCW OF 2

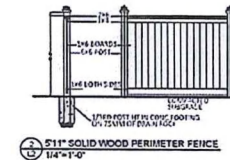
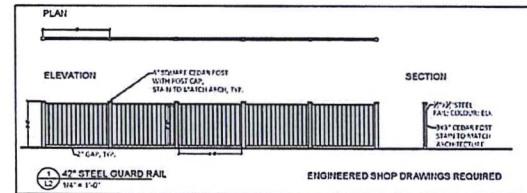
RECEIVED  
 By Planning & Design Section at 10:38 am, Jan 28, 2014

PMG PROJECT NUMBER: 14-068

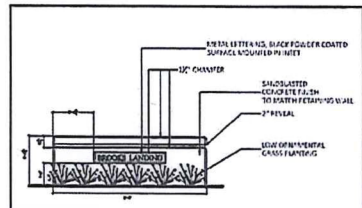
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 Burnaby, British Columbia, V5C 6G9  
 p. 604 294-0011 ; f. 604 294-0022

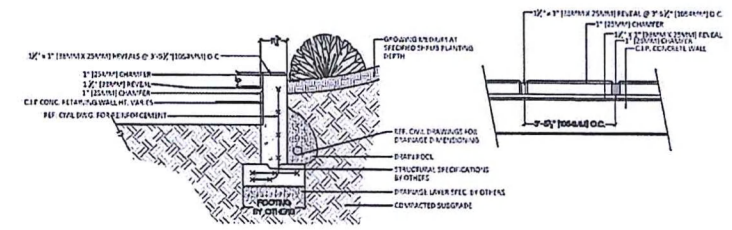
SCALE:



**31\"/>
 1. FENCE NOTES:  
 2. ALL WOODS TO BE HEMLOCK  
 3. ALL WOODS TO BE TREATED WITH PRESERVATIVE  
 4. GATE MAXIMUM TO BE 12' 0\"/>**



**12\"/>**



**POURED-IN-PLACE RETAINING WALL**  
 1/2\"/>

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/18/18
2	ISSUED FOR PERMITS	02/01/18
3	ISSUED FOR PERMITS	02/01/18
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99	ISSUED FOR PERMITS	02/01/18
100	ISSUED FOR PERMITS	02/01/18

CLIENT:

PROJECT  
**NEW BUILDING**  
 AT BROOKS LANDING  
 2000 ISLAND HWY. NORTH  
 NANAIMO, BC

DRAWING TITLE  
**LANDSCAPE DETAILS**

DATE: 14 NOV 18 DRAWING NUMBER:  
 SCALE: 1"=10' 0"  
 DRAWN: PCH  
 DESIGNED: PCH  
 CHECKED: PCH OF 2

RECEIVED  
 PMSG Planning & Design Services Ltd. 14 Nov 18, 10:40 AM, 2018

PMSG PROJECT NUMBER: 14-005

**L2**

**BUILDING RENDERINGS**



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



2 PERSPECTIVE 2  
SCALE: 1/8" = 1'-0"



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

NOTES

REVISION FOR DEVELOPMENT PERMIT	2020-05-11
REVISION FOR DEVELOPMENT TRUMP	2020-04-01
REVISION / NOTES	DATE

**BROOKS LANDING  
PAD BUILDING**

FORWARD, BARTSCH CONSULTING

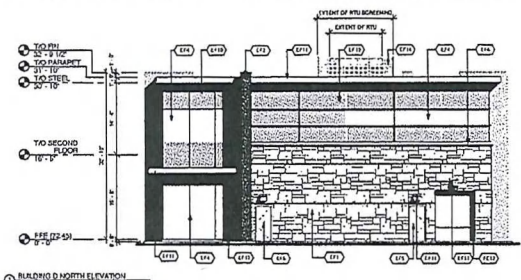


**ABBARCH  
ARCHITECTURE INC**  
VANCOUVER, BC 604 274 8142  
EDMONTON, AB 780 422 8142  
TORONTO, ON 416 349 8441

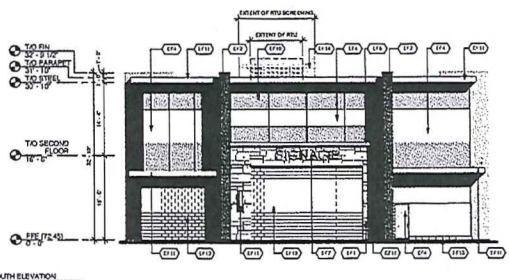
**BUILDING ELEVATION &  
PERSPECTIVES**

SCALE	PROJECT No.
DRAWN BY: C.R.	2563
CHECKED: C.R.	SHEET No. A3

**RECEIVED**  
By Planning & Design Section at 10:42 am, Jun 30, 2016

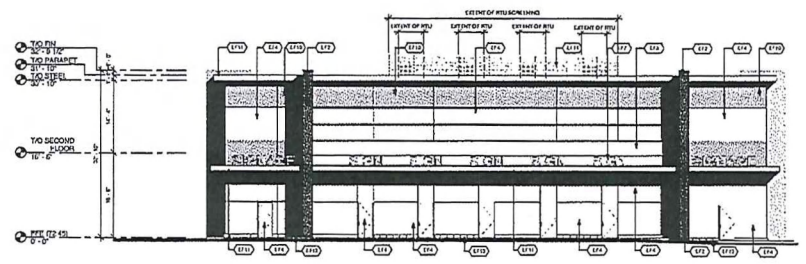


① BUILDING D NORTH ELEVATION  
1/6 - 1/4



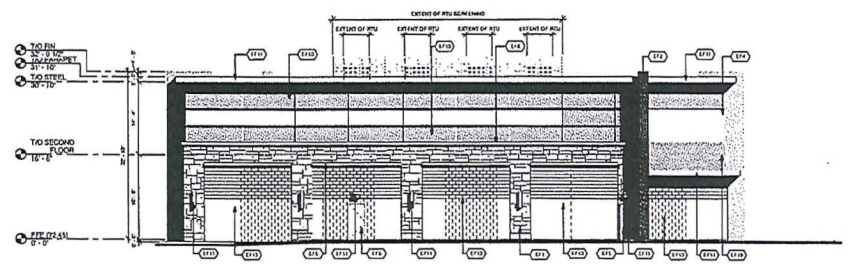
② BUILDING D SOUTH ELEVATION  
1/6 - 1/4

Highland Boulevard



③ BUILDING D EAST ELEVATION  
1/6 - 1/4

Facing Mall Parking

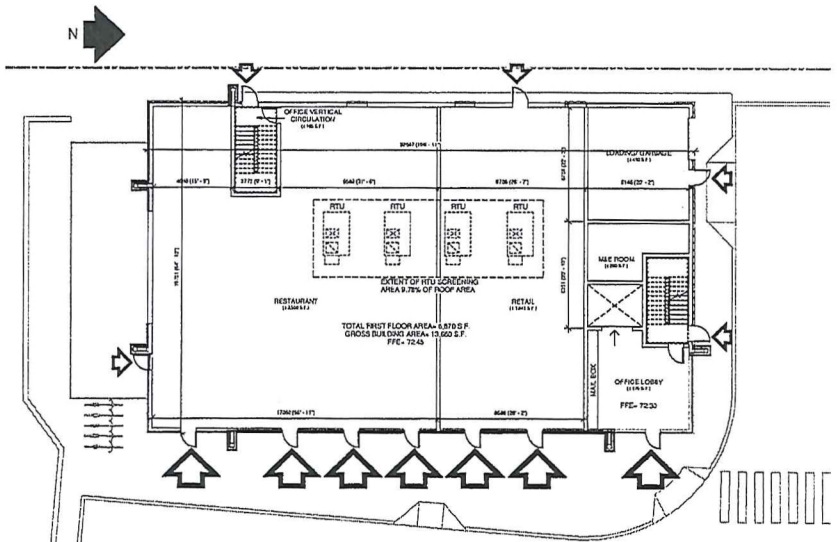


④ BUILDING D WEST ELEVATION  
1/6 - 1/4

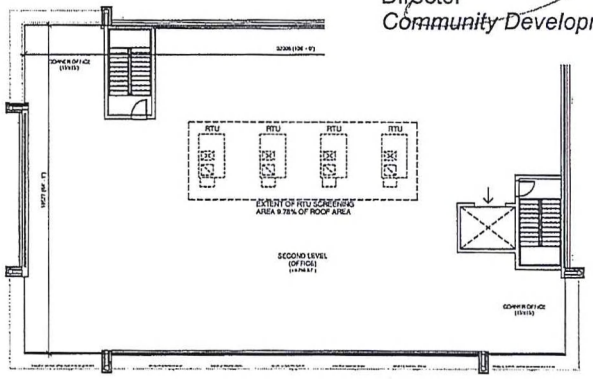
EXTERIOR FINISH SCHEDULE

- (1) EXTERIOR WALLS - BRICK
- (2) EXTERIOR WALLS - CONCRETE
- (3) EXTERIOR WALLS - GYPSUM BOARD
- (4) EXTERIOR WALLS - INSULATION
- (5) EXTERIOR WALLS - METAL PANELS
- (6) EXTERIOR WALLS - TERRAZZO
- (7) EXTERIOR WALLS - STONE
- (8) EXTERIOR WALLS - TILE
- (9) EXTERIOR WALLS - GLASS
- (10) EXTERIOR WALLS - OTHER
- (11) EXTERIOR WALLS - BRICK
- (12) EXTERIOR WALLS - CONCRETE
- (13) EXTERIOR WALLS - GYPSUM BOARD
- (14) EXTERIOR WALLS - INSULATION
- (15) EXTERIOR WALLS - METAL PANELS
- (16) EXTERIOR WALLS - TERRAZZO
- (17) EXTERIOR WALLS - STONE
- (18) EXTERIOR WALLS - TILE
- (19) EXTERIOR WALLS - GLASS
- (20) EXTERIOR WALLS - OTHER

89



⑤ BUILDING D FIRST FLOOR PLAN  
1/6 - 1/4



⑥ BUILDING D SECOND FLOOR PLAN  
1/6 - 1/4

This is Schedule C referred to in the Development Permit.

*BIS - MAY - 13*  
Date

*[Signature]*  
Director  
Community Development

ATTACHMENT B

Development Permit DP000918  
2180 Highland Boulevard

Schedule C

BUILDING ELEVATIONS

TUMER FLEISCHER

PROFESSIONAL ARCHITECT

1000 ...

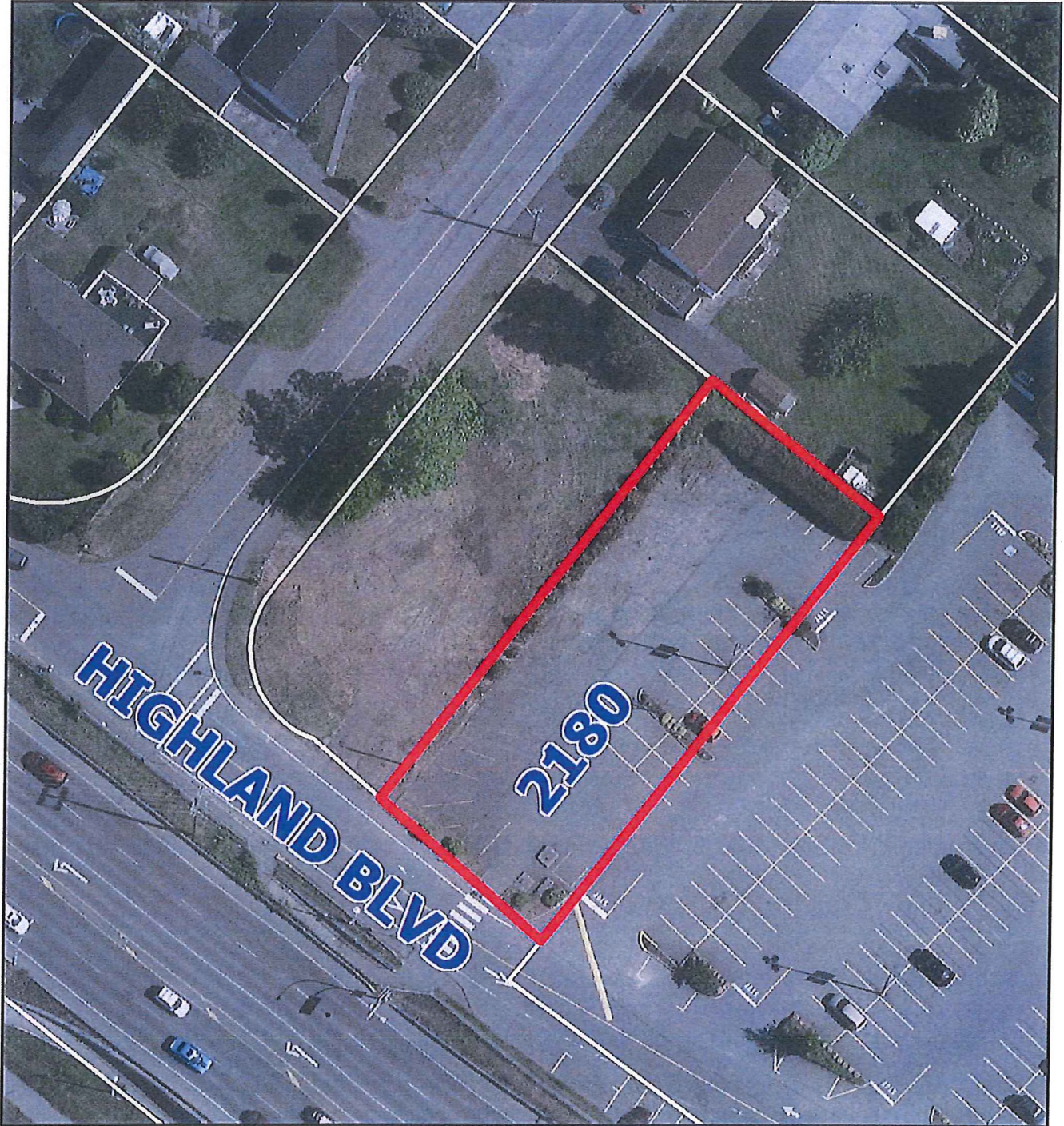
Brooks Landing

Building D Elevations & Floor Plans

A2-14

# ATTACHMENT C

Aerial Photo



DEVELOPMENT PERMIT NO. DP000999

