



DEVELOPMENT PERMIT NO. DP000998

3690 COUNTRY CLUB GP LTD
Name of Owner(s) of Land (Permittee)

3690 COUNTRY CLUB DRIVE
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 5, WELLINGTON DISTRICT, PLAN 48786

PID No. 014-416-778

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 Data
Schedule C	Site Context
Schedule D	Site Plan
Schedule E	Building D – North Portion of Site
Schedule F	Building T – South Portion of Site
Schedule G	Landscape Plan
Schedule H	Landscape Detail
Schedule I	Retaining Wall – West Property Line
Schedule J	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 9.5.1
- *Required Front Yard Setback*
The required front yard setback is 3.5m. The front yard setback is 1.68m to the porch structure, a variance of 1.82m.
- The required front yard setback is 3.5m. The setback to the main entrance mailbox pergola is 0.61m, a variance of 2.89m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:
- Schedule A
- *Off-street Parking Requirement*
The required number of parking spaces is 59; 38 parking spaces are provided for a variance of 21 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 8TH DAY OF AUGUST, 2016.


Corporate Officer

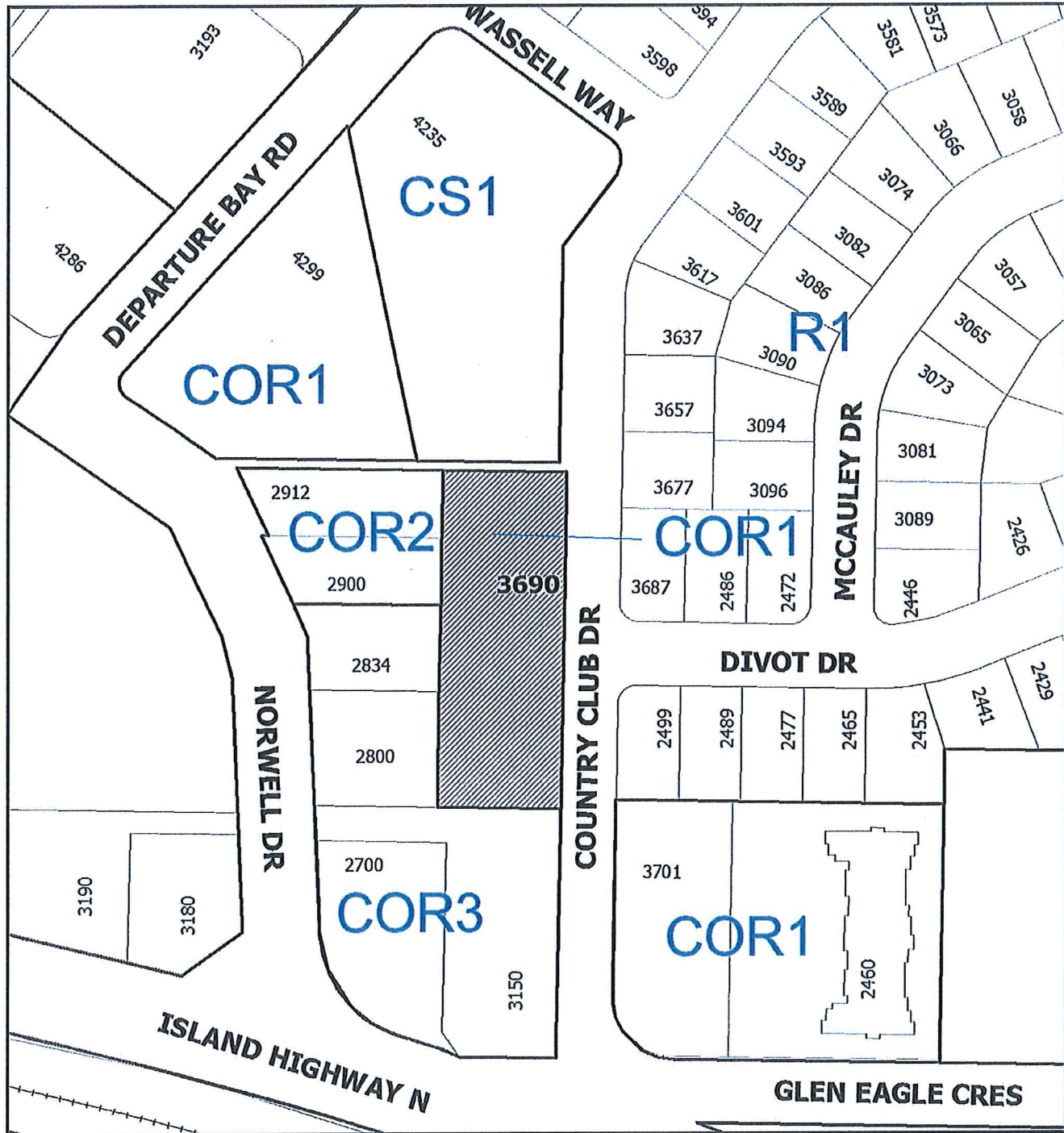

Date

GN/In
Prospero attachment: DP000998

Development Permit DP000998
3690 Country Club Drive

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000998

LOCATION PLAN

Civic: 3690 Country Club Drive
Lot B, Section 5, Wellington District, Plan 48786



 **Subject Property**

Schedule B
SITE DATA



VIEW 01



VIEW 02



VIEW 03

PROJECT DATA:

LEGAL DESCRIPTION: LOT 1, SECTION 5,
TRANSCADIA DISTRICT, PLAN 40794,
FOLIO 01/43, 200
PID: 014-416-778

CIVIC ADDRESS: 3690 COUNTRY CLUB DRIVE, NANAIMO, BC.

LOT AREA: 1.25 ACRES - 42,692.2 SQ.M (145,728 SQ.FT.)

EXISTING ZONING: COR 1

PROPOSED ZONING: COR 1

EXISTING BUILDING: VACANT LOT

PROPOSED SEQUENCE:

FRONT EAST

FRONT WEST

SIDE (NORTH)

SIDE (SOUTH)

MAIN ENTRY PORCH

2'-4"

10'-0"

BUILDING SEPARATION:

(BREEZEWAY)

PROPOSED BUILDING HEIGHTS:

BUILD D 427.73'

BUILD T 425.98'

DENSITY / FLOOR AREA:

LEVEL 1: 8,489 SQ.FT. - LEVEL 2: 8,074 SQ.FT. - 16,563 SQ.FT.

BUILDING 1: 16,563 SQ.FT. - 16,563 SQ.FT. - 16,563 SQ.FT.

LOT COVERAGE

LEVEL 1: 8,489 SQ.FT. - 2.2 = 16,978 SQ.FT.

16,978 SQ.FT. / 145,728 SQ.FT. = 11.6%

PARKING PROVIDED: 22 REGULAR - 13 SMALL - 3 HANDICAP = 38 SPACES

1.25 PER UNIT

UNIT AREA & COUNT:

LEVEL 1

LEVEL 2

TOTAL

NUMBER OF UNITS

UNIT A 601 SQ.FT. 401 SQ.FT. 1,002 SQ.FT. 4

UNIT B 541 SQ.FT. 501 SQ.FT. 1,042 SQ.FT. 4

UNIT C 481 SQ.FT. 469 SQ.FT. 950 SQ.FT. 20

UNIT D 416 SQ.FT. 412 SQ.FT. 828 SQ.FT. 4

UNIT E 472 SQ.FT. 472 SQ.FT. 944 SQ.FT. 2

UNIT F 29 SQ.FT. 524 SQ.FT. 553 SQ.FT. 2

TOTAL 36

ARCHITECTURAL DRAWING LIST

A000 COVER

A001 PROJECT DATA & PERMIT

A002 CONCEPT PLAN & SITE

A003 GRADING PLAN

A100 SEE PLAN

A102 WAFFLING PLAN

A103 LEVEL TYPICAL

A104 LEVEL TYPICAL

A105 ROOF PLAN-TYPICAL

A106 BUILDING ELEVATIONS

A107 UNIT PLANS

A108 CONSTRUCTION SCHEDULE

A109 FINISHINGS

A1000 FINISHINGS

A1002 FINISHINGS

LANDSCAPE DRAWING LIST

L001 LANDSCAPE CONCEPT PLAN

RAFI ARCHITECTS INC.



694.689.3655
494.488.3522
refillarchitects.com
refillarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

Client

MAGNOLIA APARTMENTS LTD.
1015 WEST 10TH AVE
VANCOUVER, BC
V7L 1H7

Project Name:

MAGNOLIA

3690 COUNTRY CLUB DRIVE, NANAIMO, BC.

PROJECT DATA &
PERSPECTIVES

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

Project No.

PROJECT DATA:

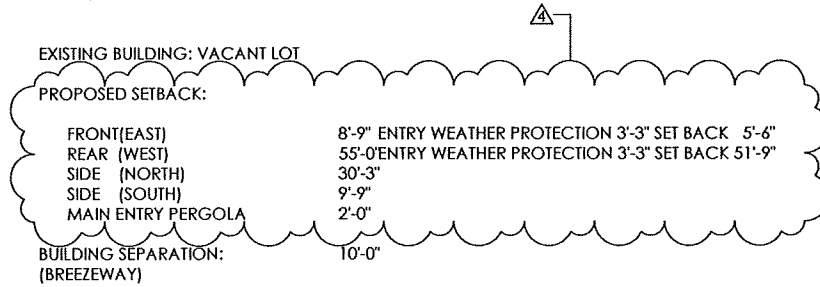
LEGAL DESCRIPTION: LOT B, SECTION 5,
WELLINGTON DISTRICT, PLAN 48786.
FOLIO: 07655.200
PID: 014-416-778

CIVIC ADDRESS: 3690 COUNTRY CLUB DRIVE, NANAIMO, BC.

LOT AREA: 1.05 ACRES - 4,249.2 SQ.M (45,738 SQ.FT.)

EXISTING ZONING: COR 1
RESIDENTIAL CORRIDOR

PROPOSED ZONING: COR 1
RESIDENTIAL CORRIDOR



PROPOSED BUILDING HEIGHTS:

BLDG D	BLDG T
427.73'	425.98'

DENSITY / FLOOR AREA: (LEVEL 1- 8,489 SQ.FT. + LEVEL 2- 8,276 SQ.FT.)= 16,765 SQ.FT.
BUILDINGST & D33,530 SQ.FT.(16,765 SQ.FT.X2)=0.74

LOT COVERAGE: LEVEL 1- 8,489 SQ.FT. X 2 = 16,978 SQ.FT.
16,978 SQ.FT./45,738 SQ.FT.=37.1%

PARKING PROVIDED: 22 REGULAR+13 SMALL+3 HANDICAP = 38 SPACES
1.03 PER UNIT

UNIT AREA & COUNT:

	LEVEL 1	LEVEL 2	TOTAL	NUMBER OF UNITS
UNIT A	601 Q.FT.	601 SQ.FT.	1,202 SQ.FT.	4
UNIT B	541 SQ.FT.	521 SQ.FT.	1,062 SQ.FT.	4
UNIT C	481 SQ.FT.	469 SQ.FT.	950 SQ.FT.	20
UNIT D	416 SQ.FT.	412 SQ.FT.	828 SQ.FT.	4
UNIT E	472 SQ.FT.		472 SQ.FT.	2
UNIT F	29 SQ.FT.	524 SQ.FT.	553 SQ.FT.	2
TOTAL				36

ARCHITECTURAL DRAWING LIST	
A000	COVER
A001	PROJECT DATA & PERSPECTIVES
A002	CONTEXT PLAN
A003	GRADING PLAN
A101	SITE PLAN
A102	WAYFINDING PLAN
A103	SURVEY
A201	LEVEL 1-TYPICAL
A202	LEVEL 2-TYPICAL
A203	ROOF PLAN- TYPICAL
A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	UNIT PLANS
A502	UNIT PLANS
A701	CONSTRUCTION SCHEDULE
A1000	RENDERINGS
A1001	RENDERINGS
A1002	RENDERINGS

LANDSCAPE DRAWING LIST	
L-1	LANDSCAPE CONCEPT PLAN

WINDOW SCHEDULE TYPICAL BUILDING				
LEVEL	WINDOW #	WIDTH	HEIGHT	COUNT
LEVEL 1	W1	6'-6"	6'-0"	12
LEVEL 1	W2	2'-6"	4'-6"	2
LEVEL 1	W3	6'-0"	6'-0"	4
LEVEL 1	W4	2'-0"	6'-0"	6
LEVEL 1	W5	8'-0"	6'-0"	1
LEVEL 1	W6	4'-0"	6'-0"	2
LEVEL 1	W7	5'-0"	6'-0"	2
LEVEL 2	W1A	6'-6"	5'-0"	16
LEVEL 2	W3A	6'-0"	5'-0"	4
LEVEL 2	W4A	2'-0"	5'-0"	19
LEVEL 2	W5A	8'-0"	5'-0"	2
LEVEL 2	W6A	4'-0"	5'-0"	2
LEVEL 2	W7A	5'-0"	5'-0"	10
LEVEL 2	W8	5'-6"	5'-0"	2

Development Permit DP0000998
3690 Country Club Drive

Schedule C

SITE CONTEXT

INDEX

- A. AUTO MALL
- B. SHOPPING MALL
- C. SECONDARY SCHOOL
- D. ELEMENTARY SCHOOL
- E. VETERANARY HOSPITAL
- F. PUBLIC LIBRARY
- G. RETIREMENT RESIDENCE
- H. TRANSIT STOP
- I. BC SPCA
- J. ST. JOHN AMBULANCE
- K. PROVINCIAL OFFICES
- L. SPORTS GROUND
- M. SOCIAL CENTRE & ARENA
- N. CHURCH

NEIGHBOURHOOD AMENITIES & LOCATION

AERIAL VIEW

KEY TO CONTEXT PLAN

RECEIVED
By Larrin Munnich at 8:43 am, Jul 22, 2016

CONTEXT PLAN

CLIENT
MAGNOLIA APARTMENTS LTD.
3690 COUNTRY CLUB DR. VANANAGO, BC
V7L 1H7

PROJECT NAME
MAGNOLIA

PROJECT ADDRESS
3690 COUNTRY CLUB DR. VANANAGO, BC
V7L 1H7

DRAWING TITLE
CONTEXT PLAN

DATE
JAN 2016

SCALE
1/4" = 1'-0"

A002

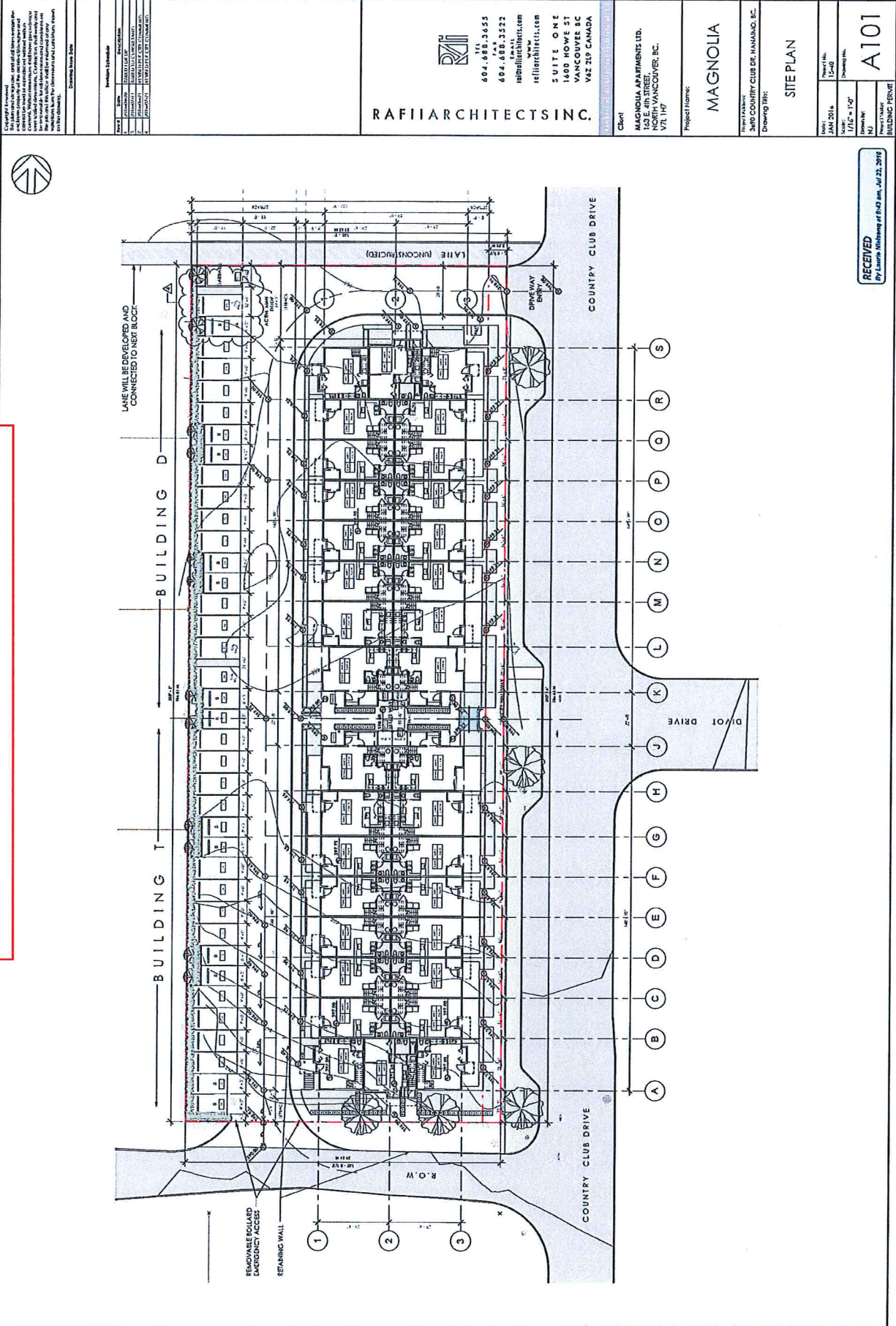
RAFI ARCHITECTS INC.

TEL: 604.689.3655
604.688.3522
info@rafiarchitects.com
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2V7 CANADA

Development Permit DP0000998
3690 Country Club Drive

Schedule D
SITE PLAN



RAFI ARCHITECTS INC.



604.688.3655
604.688.3122
rafiarchitects.com
rafiarchitects.com
SUITE ONE
1505 HOWE ST
VANCOUVER BC
V6Z 2V7 CANADA

Client:

MAGNOLIA APARTMENTS LTD.
3690 COUNTRY CLUB DR. VANANCO, BC
V7L 1H7

Project Name:

MAGNOLIA

Drawn By:
JAN 2016
1/16" = 1'0"

SITE PLAN

Drawn By:

JAN 2016

1/16" = 1'0"

Drawn By:

JAN 2016

1/16" = 1'0"

RECEIVED

By Laura Williams at 8:43 am, Jul 22, 2016

A101

Drawn By:

JAN 2016

1/16" = 1'0"

Drawn By:

JAN 2016

1/16" = 1'0"

Drawn By:

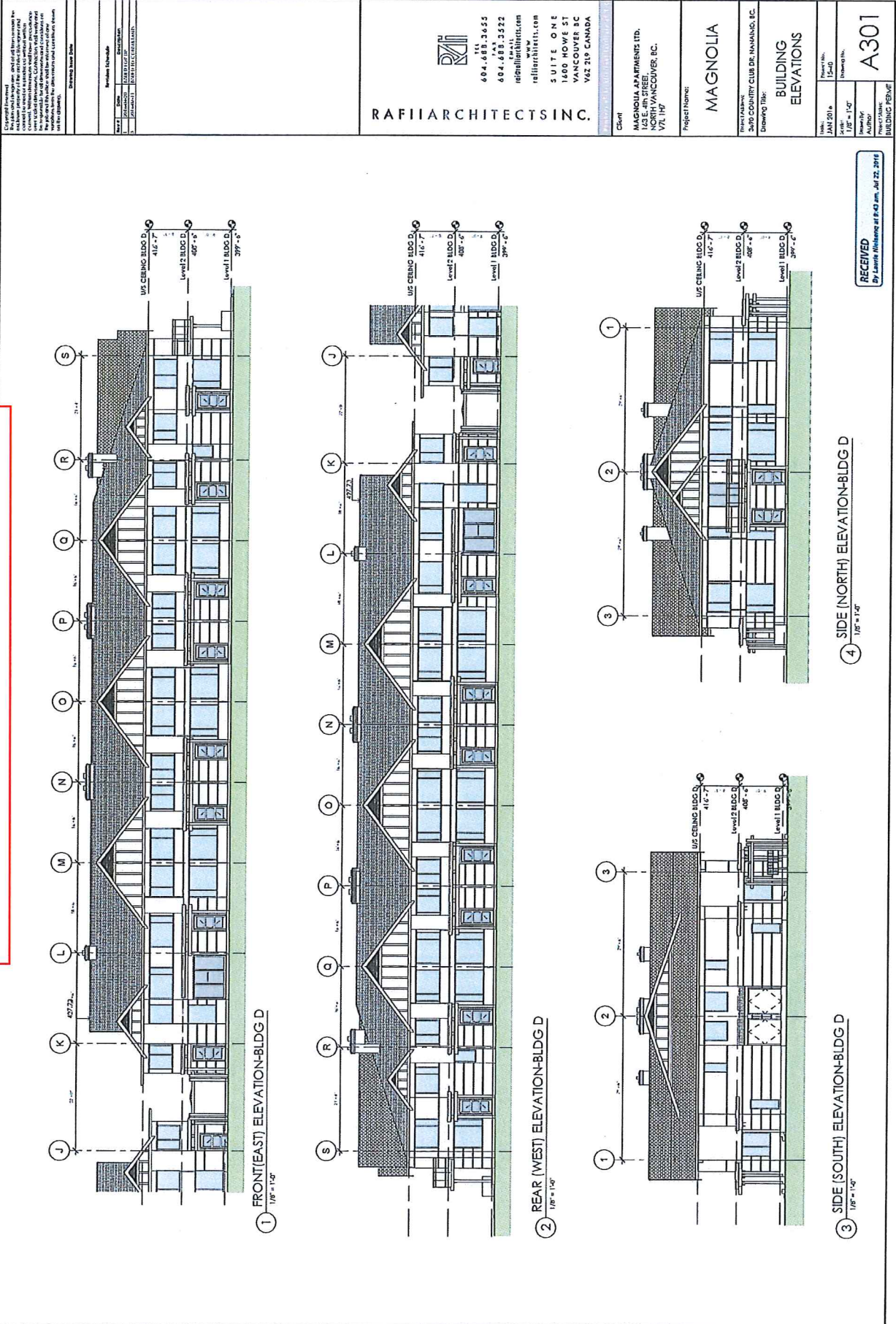
JAN 2016

1/16" = 1'0"

Drawn By:

JAN 2016

Development Permit DP0000998
3690 Country Club Drive
Schedule E
BUILDING D - North Portion of Site



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RAFI ARCHITECTS INC.	
604.688.3655 604.688.3652 rafiarchitects.com rafiarchitects.com SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2T9 CANADA	
MAGNOLIA	
MAGNOLIA APARTMENTS LTD. 1035 E. 10TH STREET VANCOUVER, BC V7L 1H7	
A301	
BUILDING ELEVATIONS	
Scale: 1/8" = 1'-0" Drawing No.: Project Name: Drawing Title: Drawing Date: Drawing By: Drawing Check: Drawing Date:	

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By: [Signature]
Date: 2016-07-22

Development Permit DP0000998 Schedule F
3690 Country Club Drive
BUILDING T - South Portion of Site

The drawings and specifications are the property of the architect and shall remain confidential. No part of these drawings or specifications shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the client. The architect's liability is limited to the professional services rendered. The architect does not warrant the accuracy or completeness of the information provided by the client. The architect's liability is limited to the professional services rendered.

RAFII ARCHITECTS INC.

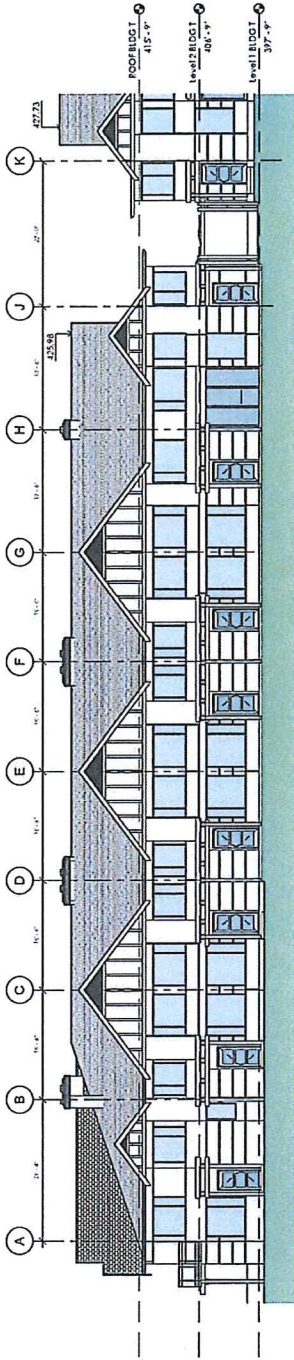
 404.41.3455
 404.688.3322
 info@rafiichitects.com
 www.rafiichitects.com
 SUITE ONE
 1400 HOWE ST
 VANCOUVER BC
 V6Z 2G5 CANADA

MAGNOLIA
 MAGNOLIA APARTMENTS UO.
 3690 COUNTRY CLUB DR. VANCOUVER, BC
 V7L 1H7
 Project Name:

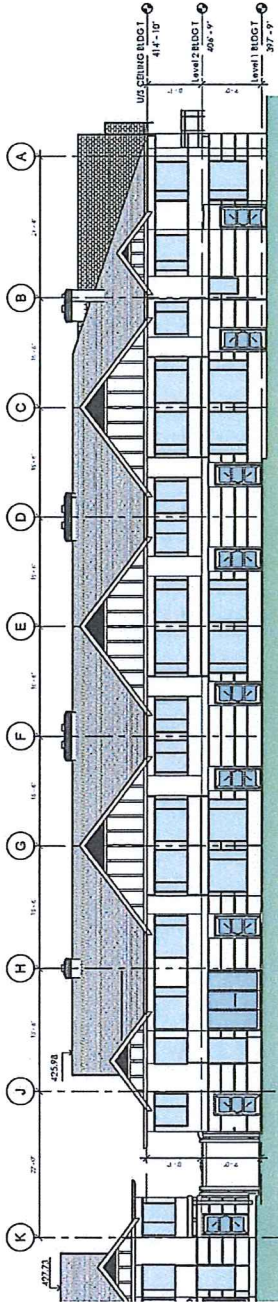
BUILDING T ELEVATIONS
 Drawing Size:

Scale: 1/8" = 1'-0"
 Date: JAN 2014
 Author:

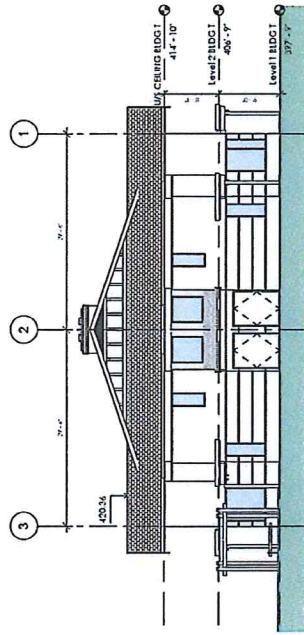
A302
 BUILDING PERMIT



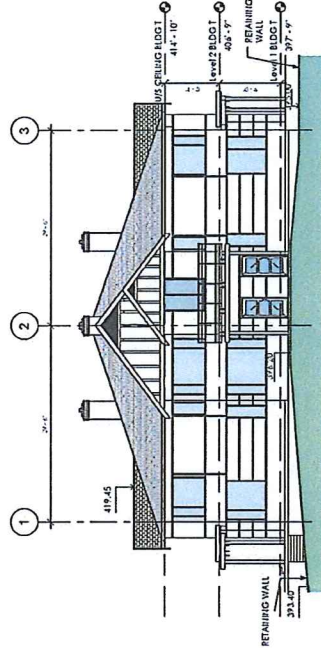
① FRONT (EAST) ELEVATION-BLDG T
1/8" = 1'-0"



② REAR (WEST) ELEVATION-BLDG T
1/8" = 1'-0"



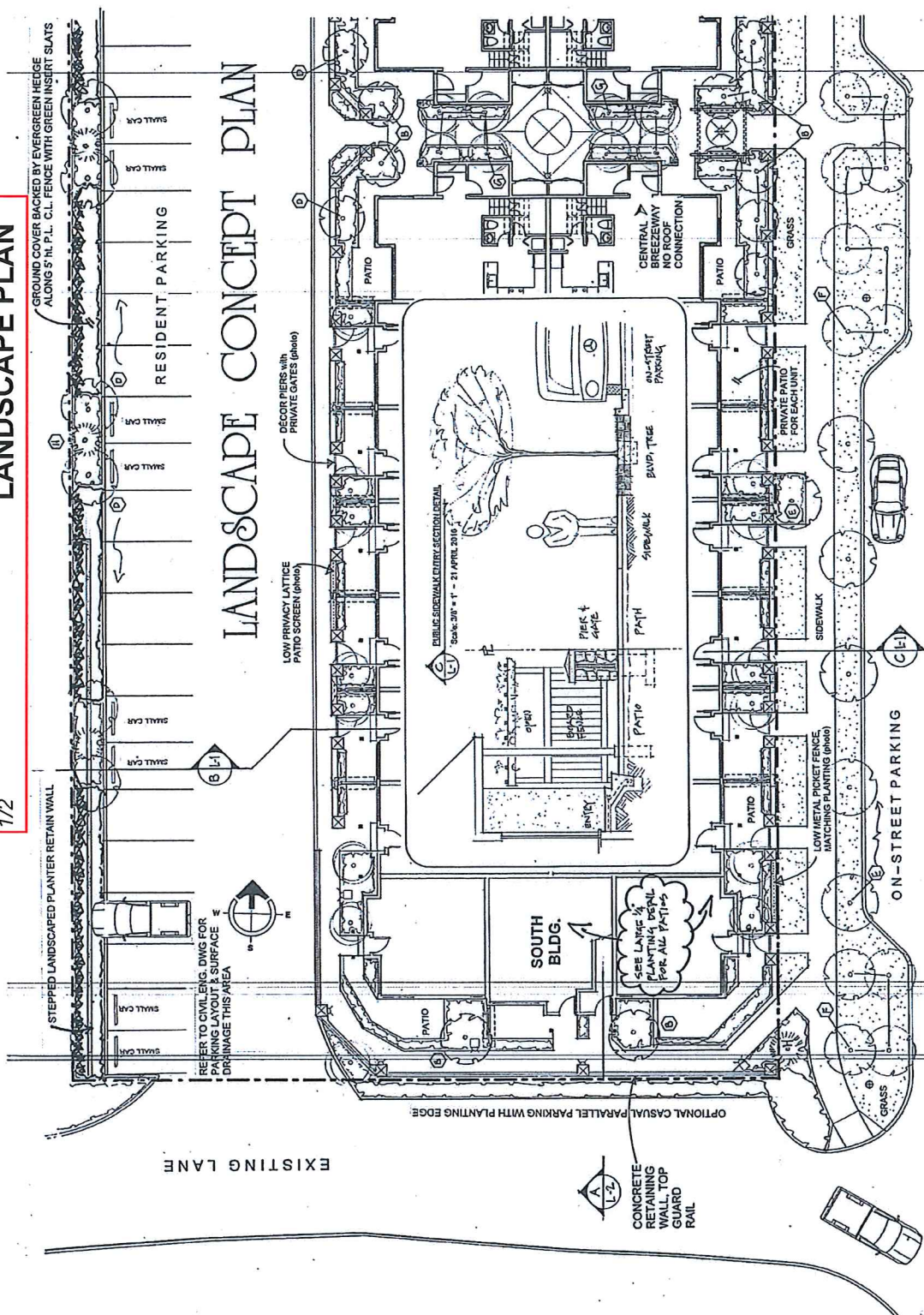
③ SIDE (NORTH) ELEVATION-BLDG T
1/8" = 1'-0"



④ SIDE (SOUTH) ELEVATION-BLDG T
1/8" = 1'-0"

Schedule G

LANDSCAPE PLAN

 $\frac{1}{2}$ 

ISSUE DATE: 22 JULY 2016

L-1 of 2

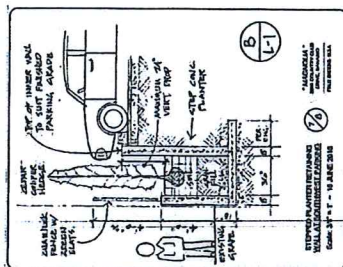
COUNTRY—CLUB—DRIVE—



FRED BROOKS DESIGN
landscape architect
4845 Laguna Way, Manassas, D.C. 20108
Tel/fax: 703/791-0960 email: fbl@shaw.com

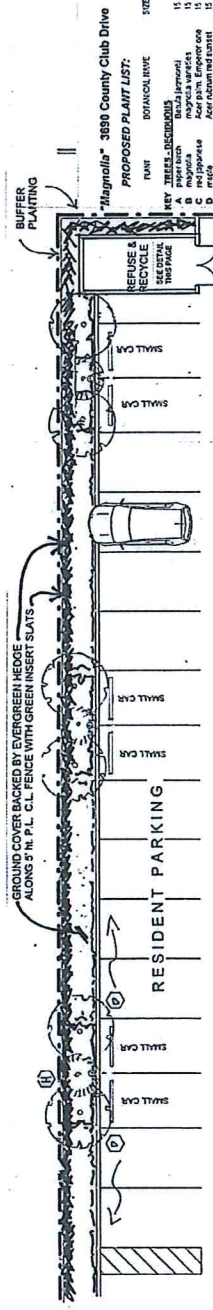
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By Laurie Nichols

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By Laurie Nisheng at 1:01 PM, Jul 22, 2016

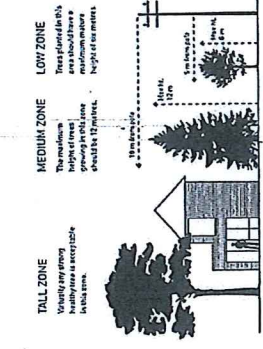


Bar scale (original drawing): 1" = 8' (approx.)

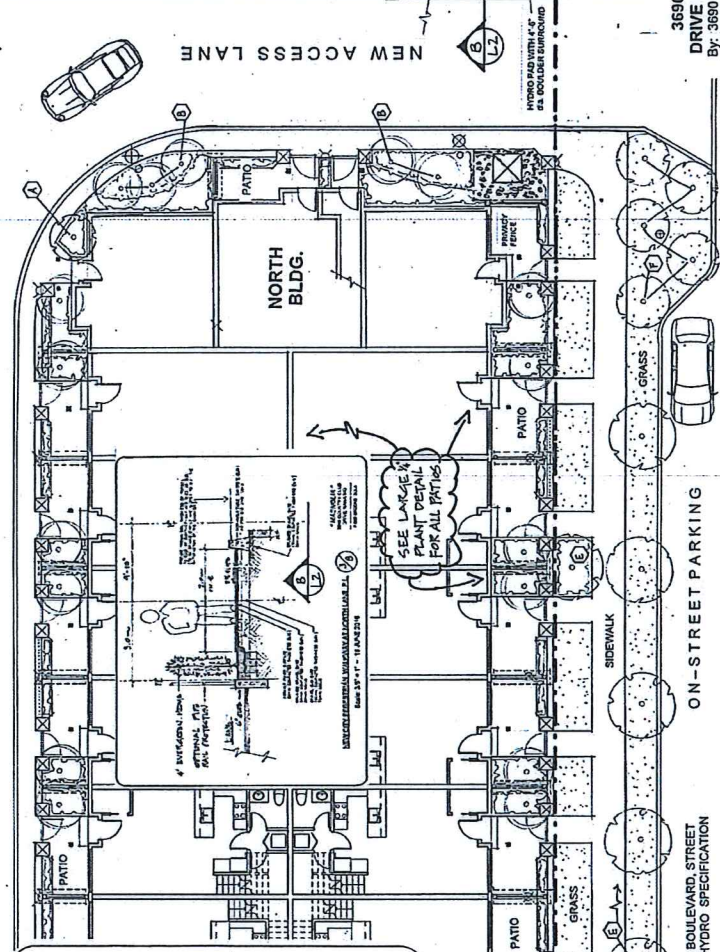
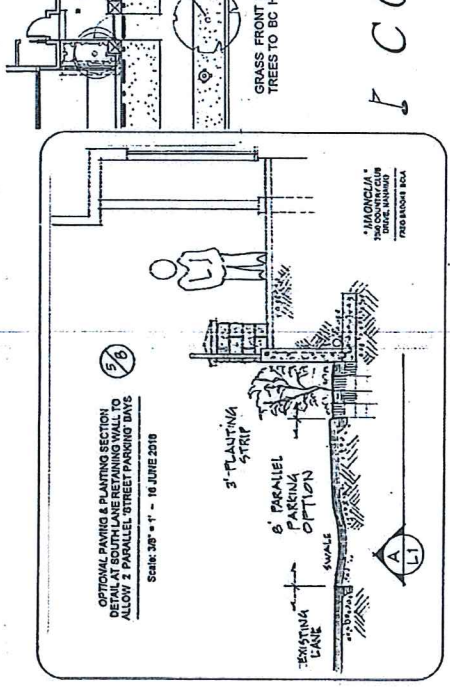
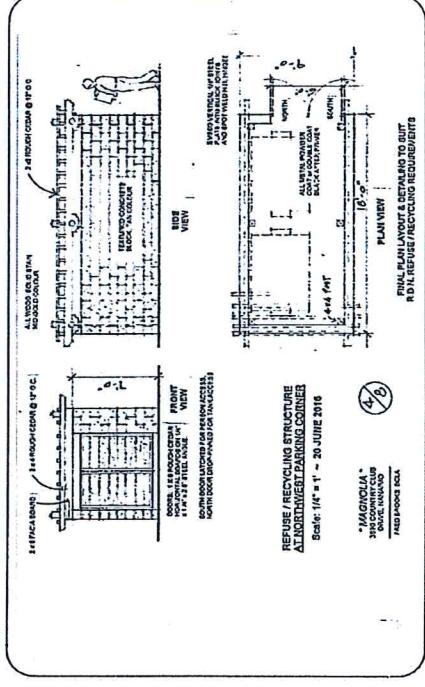
3690 COUNTRY CLUB
DRIVE RENTALS, NANAIMO
by: 3690 COUNTRY CLUB GP. LTD.
RAFI ARCHITECTS INC., VANCOUVER, B.C.



LANDSCAPE CONCEPT PLAN



BC HYDRO TREE PLANTING GUIDE



ISSUE DATE: 22 JULY 2016

COUNTRY CLUB DRIVE

PROPOSED PLANT LIST:

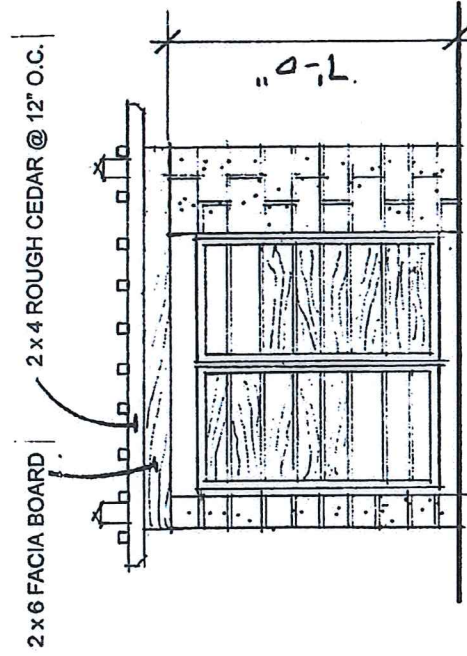
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4. TAXUS	15
5. LARIX	15
6. PINUS	15
7. THUJA	15
8. CYPRIPedium	15
9. PHELOXERUS	15
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100. PHELOXERUS	15

3690 COUNTRY CLUB
DRIVE RENTALS, NANAIMO
By: 3690 COUNTRY CLUB GP. LTD.
RAFI ARCHITECTS INC., VANCOUVER, BC

PAUL BROOKS
Landscape Architect
1845 Bayside Way
Nanaimo, BC V9X 2V2
Tel: 250.751.0970
cell: 250.751.0970

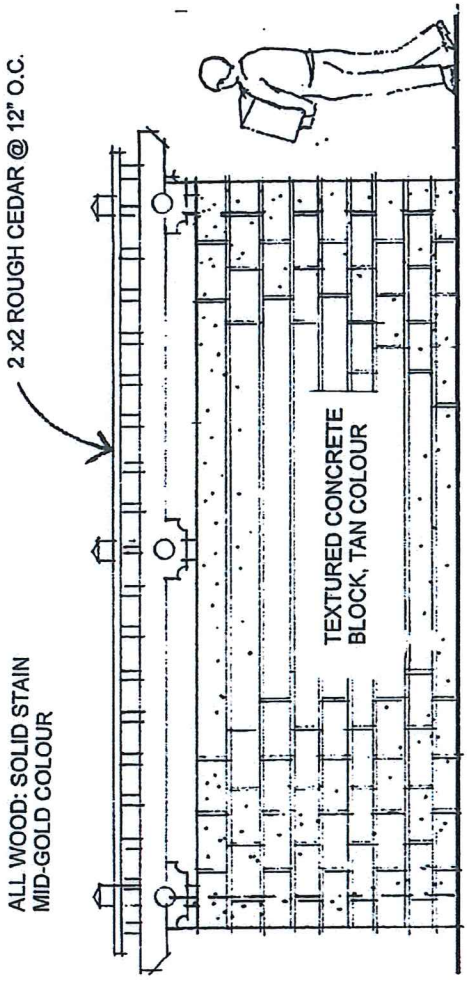
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By: 250.751.0970 at 1:03 pm, 2016

L-2
of 2



DOORS: 1 X 6 ROUGH CEDAR
HORIZONTAL BOARDS ON 1/4"
x 1 1/4" x 2.5" STEEL ANGLE.

SOUTH DOOR LATCHED FOR PERSON ACCESS.
NORTH DOOR DROP-PINNED FOR TANK ACCESS



SIDE VIEW

Development Permit DP0000998
3690 Country Club Drive
1/3
Schedule H
LANDSCAPE DETAIL

**REFUSE / RECYCLING STRUCTURE
AT NORTHWEST PARKING CORNER**

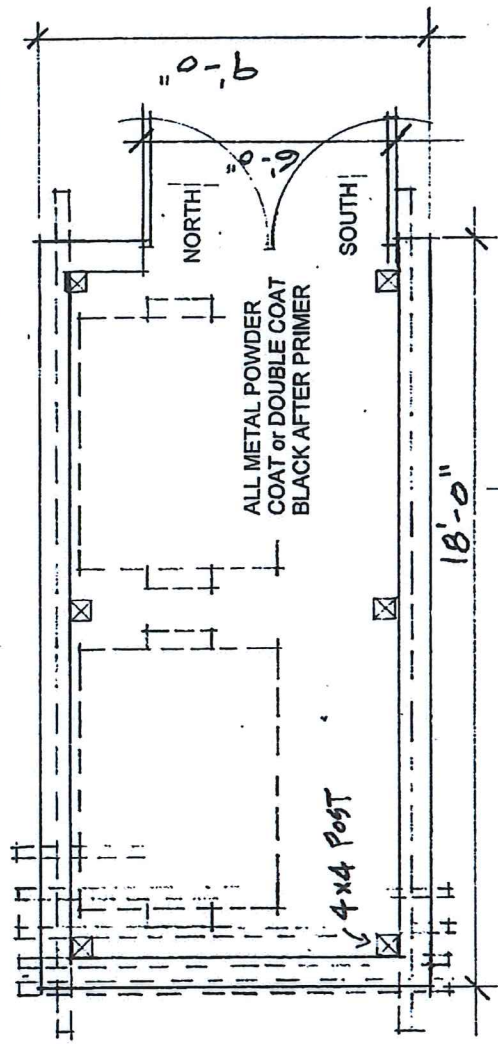
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"MAGNOLIA"
3690 COUNTRY CLUB
DRIVE, NANAIMO

FRED BROOKS BCLA

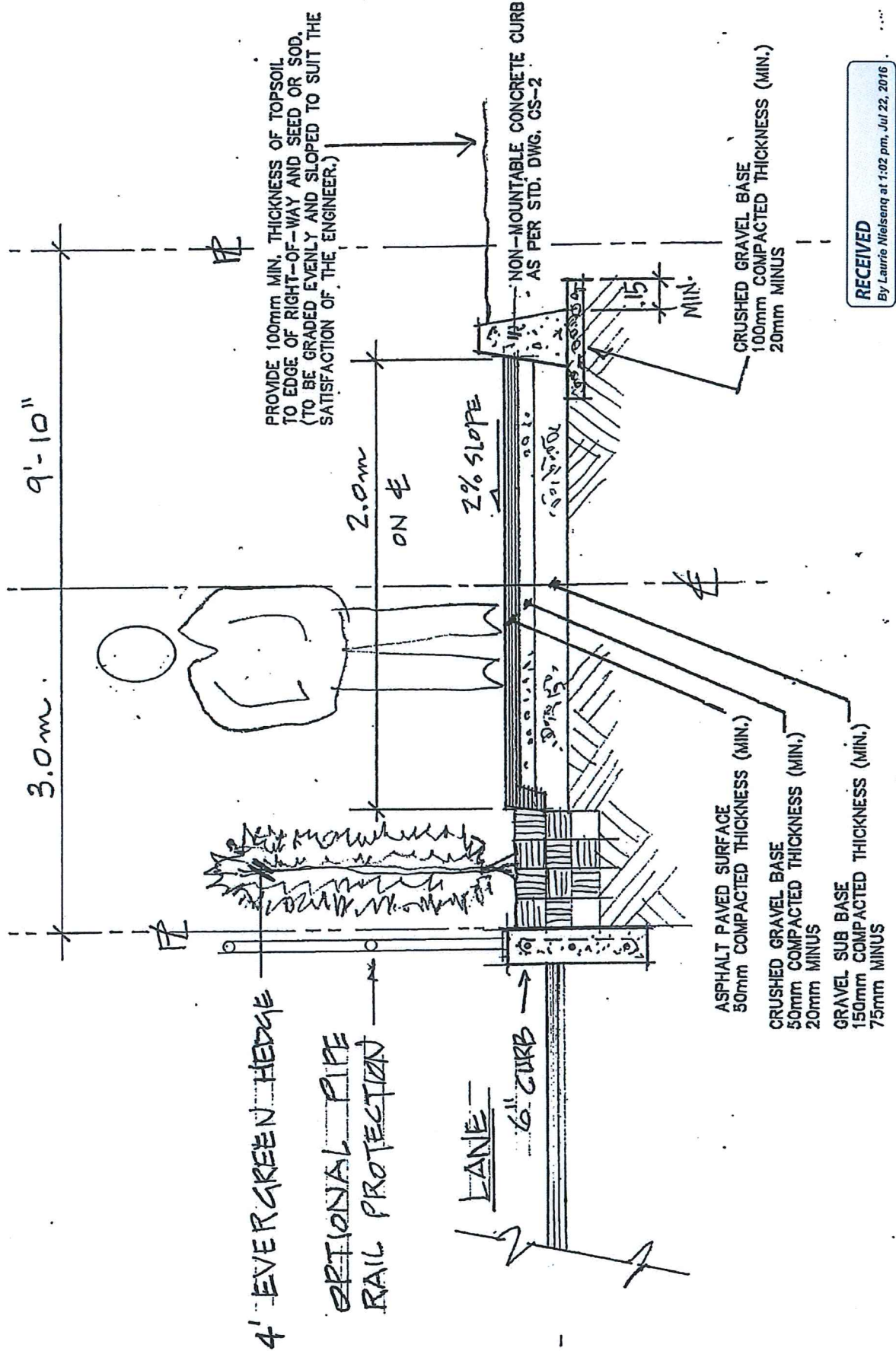


RECEIVED
By Laurie Nielsen at 1:03 pm, Jul 22, 2016



PLAN VIEW

FINAL PLAN LAYOUT & DETAILING TO SUIT
R.D.N. REFUSE / RECYCLING REQUIREMENTS



RECEIVED
By Laurie Nielsen at 1:02 pm, Jul 22, 2016

"MAGNOLIA"
3690 COUNTRY CLUB
DRIVE, NANAIMO
FRED BROOKS BCLA

3/8

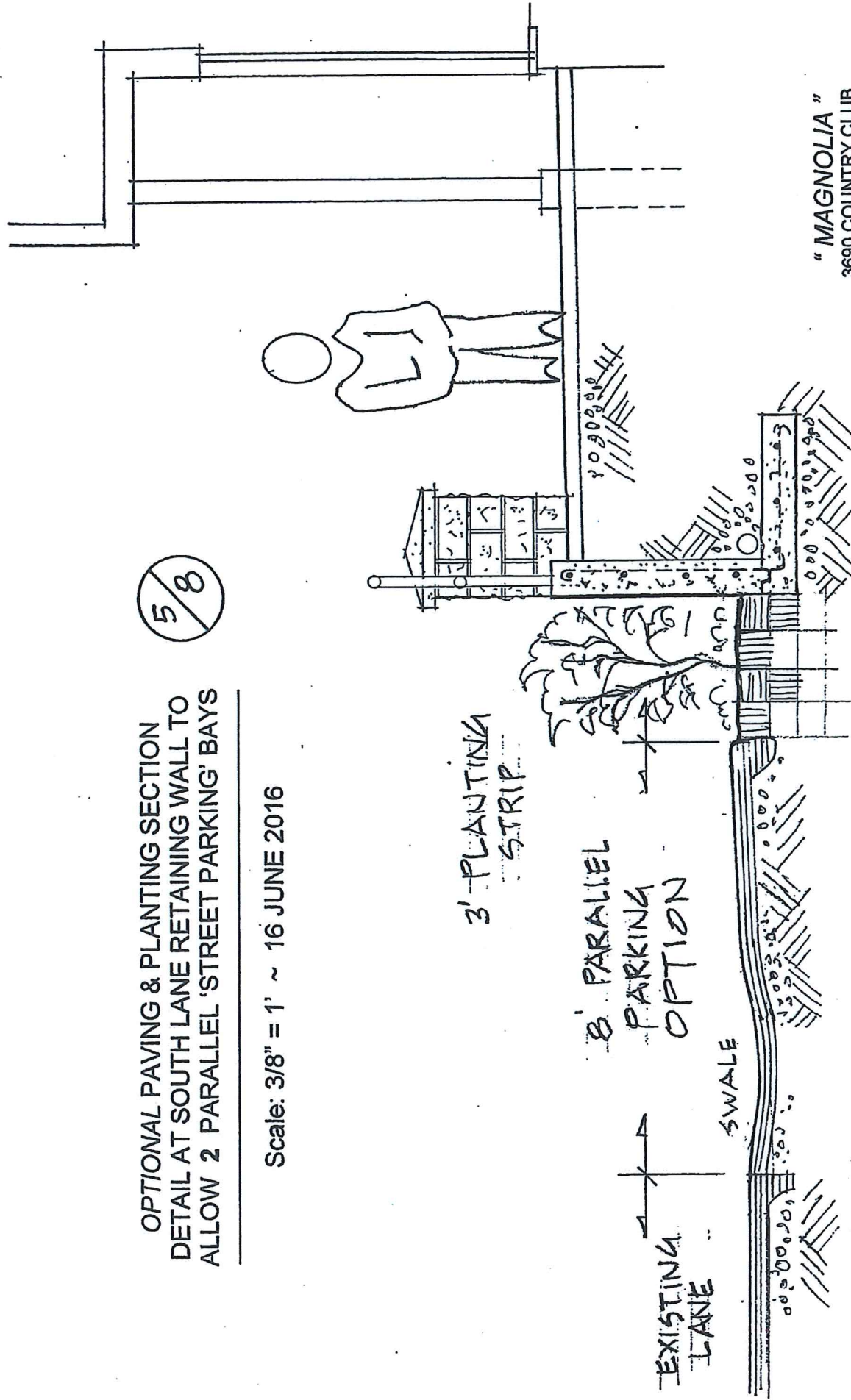
NEW CITY PEDESTRIAN WALKWAY AT NORTH LANE P.L.

Scale: 3/8" = 1' ~ 16 JUNE 2016

OPTIONAL PAVING & PLANTING SECTION
 DETAIL AT SOUTH LANE RETAINING WALL TO
 ALLOW 2 PARALLEL 'STREET PARKING' BAYS

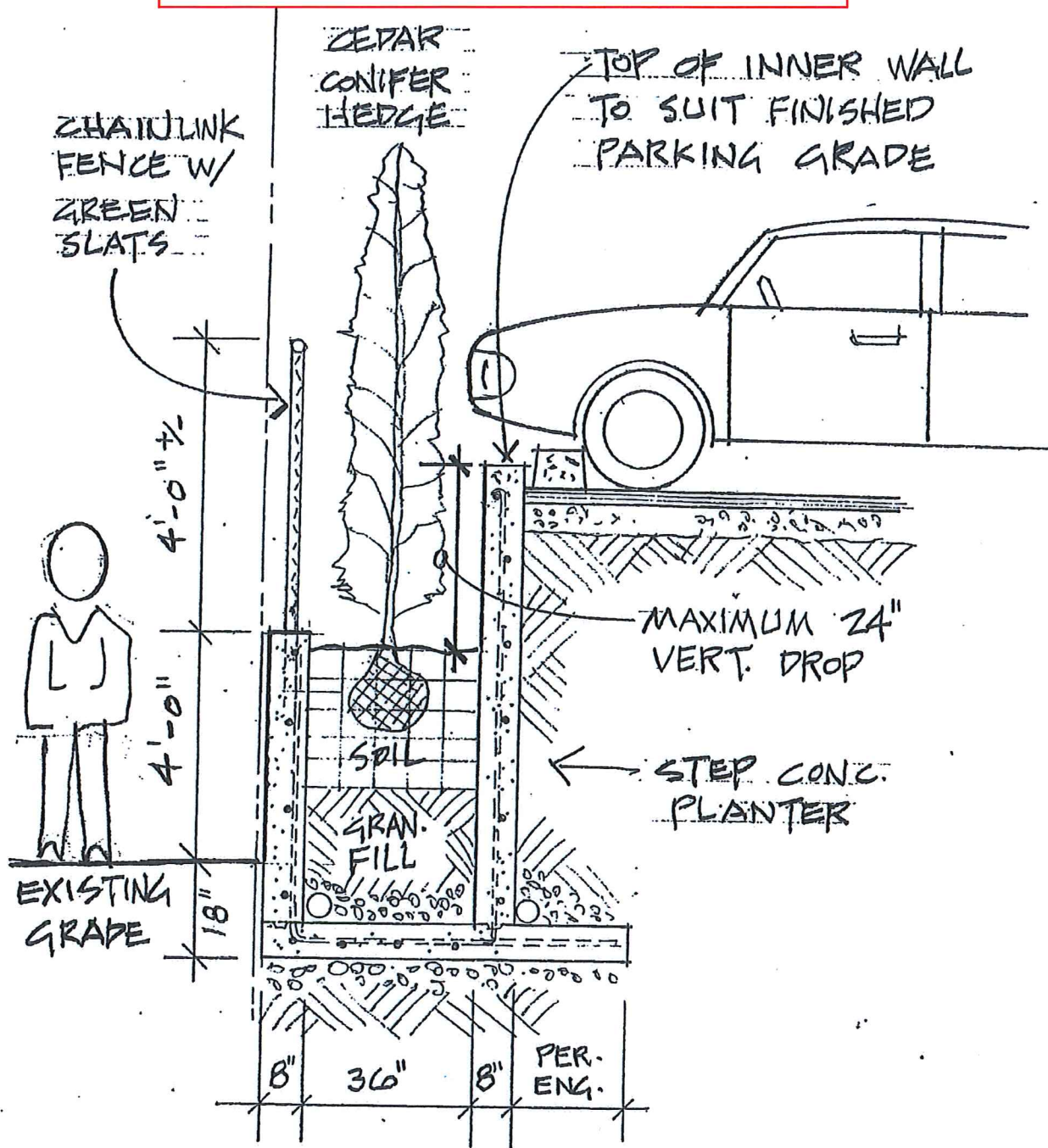
5/8

Scale: 3/8" = 1' ~ 16 JUNE 2016



RECEIVED
 By Laurie Nelsong at 1:02 pm, Jul 22, 2016

FRED BROOKS BCLA

RETAINING WALL - West Property Line

STEPPED PLANTER RETAINING WALL AT SOUTHWEST PARKING

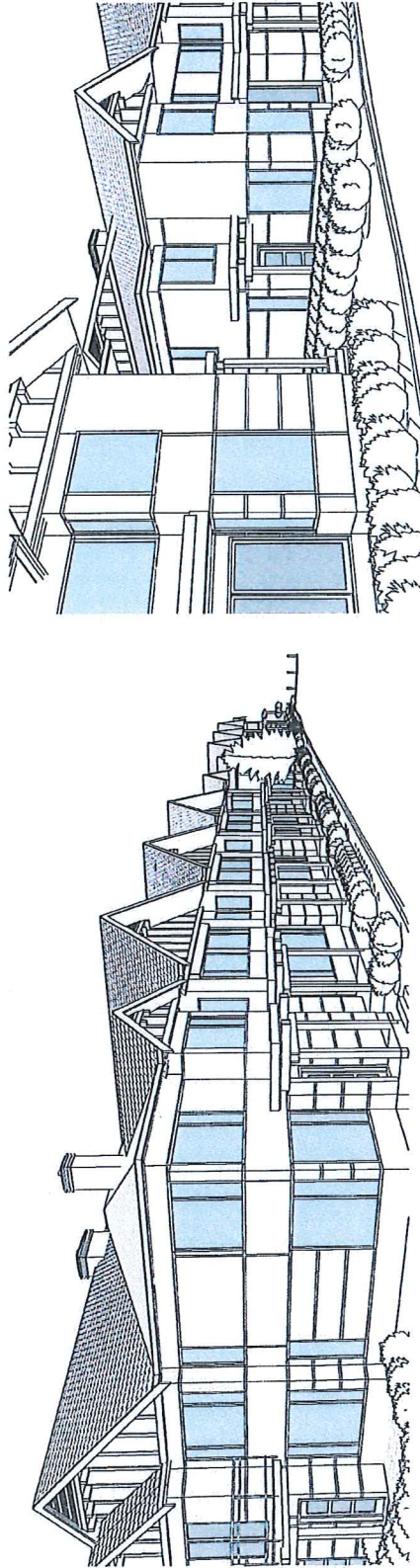
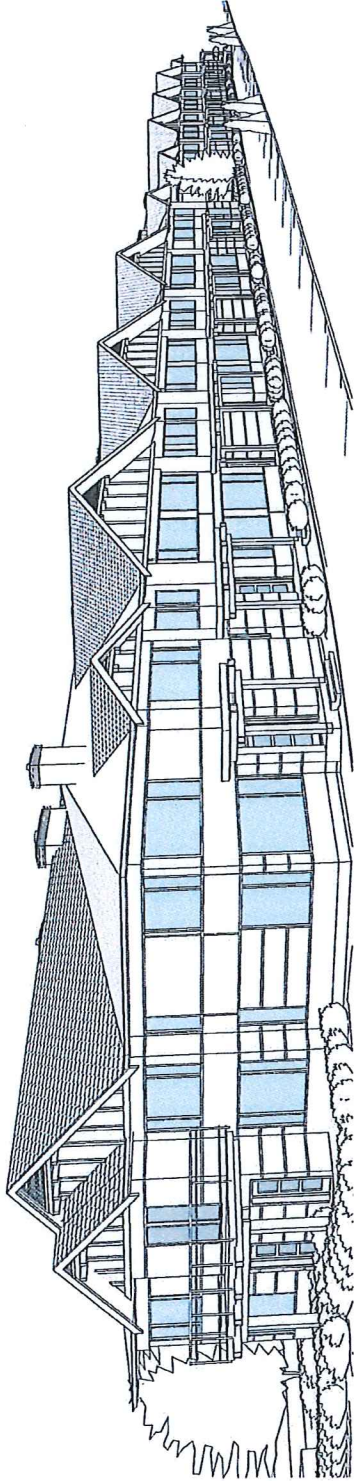
Scale: 3/8" = 1' ~ 16 JUNE 2016



"MAGNOLIA"
3690 COUNTRY CLUB
DRIVE, NANAIMO

FRED BROOKS BCLA

Development Permit DP0000998
3690 Country Club Drive
Schedule J
BUILDING RENDERINGS
1/3



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Drawing Sheet Data	
Sheet No.	1 of 3
Project No.	DP0000998
Client	3690 COUNTRY CLUB DRIVE
Location	VANCOUVER, BC
Scale	AS SHOWN
Date	2016.07.22

RAFII ARCHITECTS INC.



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SUITE ONE
1608 HOWE ST.
VANCOUVER BC
V6Z 2Z9 CANADA

Client

MAGNOLIA APARTMENTS LTD.
1608 HOWE STREET
NORTH VANCOUVER, BC
V7L 1H7

Project Name:

MAGNOLIA

Project Address:
3690 COUNTRY CLUB DRIVE NANAIMO, BC

Drawing Title:

RENDERINGS

Scale:
1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"

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By Laurie Hocking at 2:44 am, Jul 22, 2016

A1000

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Project Name	Magnolia Apartments
Client	3489 Country Club Dr. Nanaimo, BC
Location	1000 11th St. E.
Scale	1/8" = 1'-0"
Drawn By	RA
Checked By	RA
Project No.	10000000000000000000

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MAGNOLIA

Project Name: MAGNOLIA APARTMENTS LTD.
 100 E. 10th STREET
 VANCOUVER, BC
 V7L 1H7

Project No.: 3489 COUNTRY CLUB DR. NANAIMO, BC

RENDERINGS

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

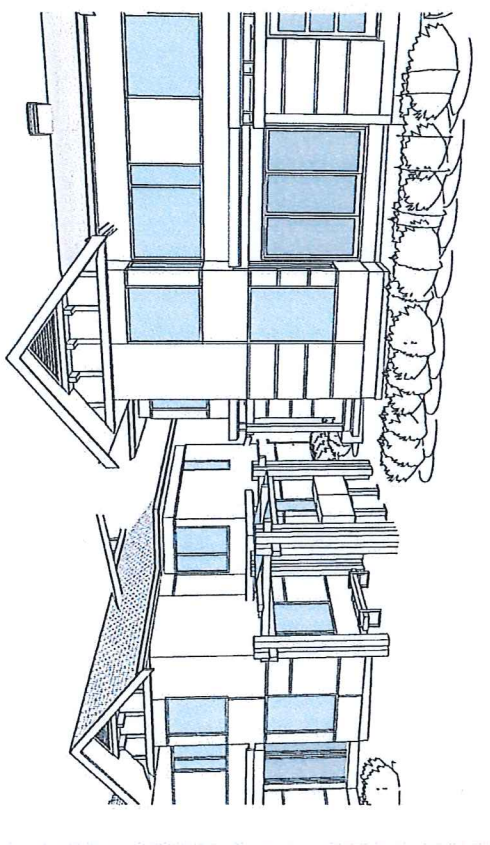
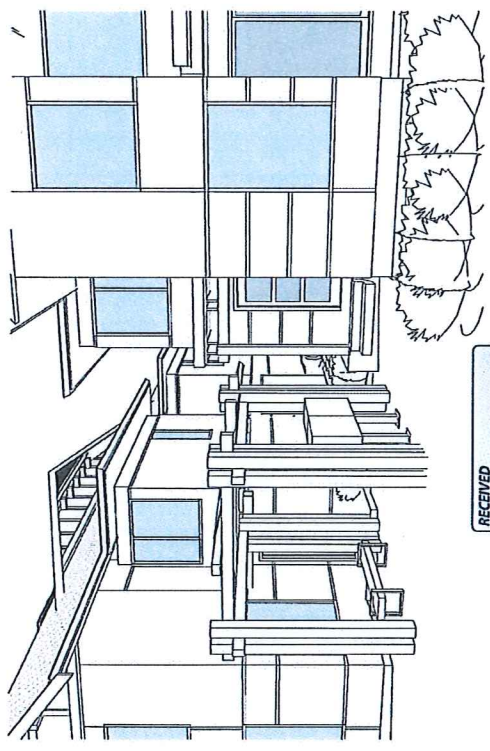
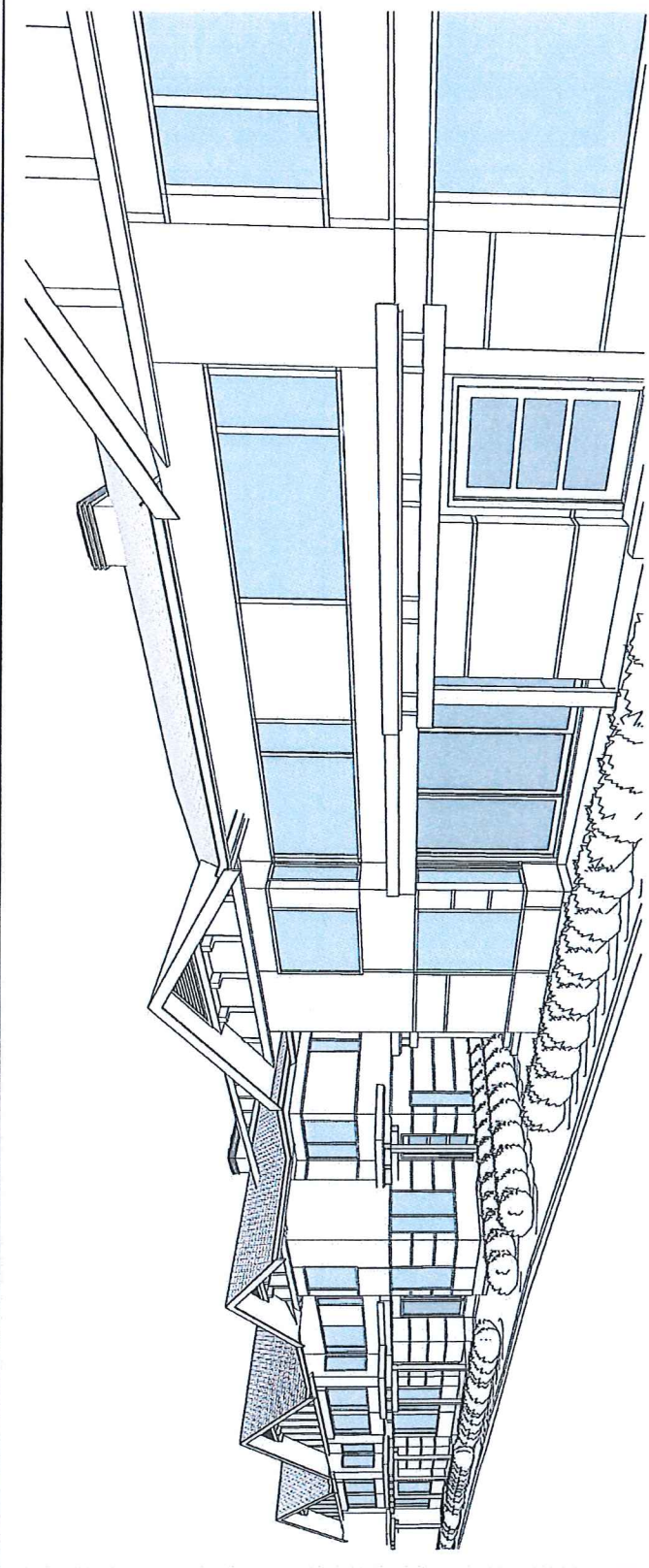
Project No.: 10000000000000000000

Drawn By: RA

Checked By: RA

Project No.: 10000000000000000000

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