



DEVELOPMENT PERMIT NO. DP001333

1380054 B.C. LTD.

Name of Owner(s) of Land (Permittee)

6040 HAMMOND BAY 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 5, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632
PID NO. 003-714-284**

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 Subject Property Map
Schedule B Site and Parking Plans
Schedule C Building Elevations and Details
Schedule D Landscape Plans and Details**


4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Aplin Martin Architecture Studio, dated 2024-NOV-25, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Aplin Martin Architecture Studio, dated 2024-NOV-25, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by PMG Landscape Architects, dated 2025-JAN-08, as shown on Schedule D.
4. Registration of a Statutory Right-of-Way (SRW) up to 4.2m wide along the front lot line (abutting Hammond Bay Road) to accommodate a Mobility Collector cross section as shown on Schedule B, prior to Building Permit issuance.
5. Registration of a SRW up to 7.5m wide along the front lot line (abutting Clayburn Place) to accommodate an Urban Local cross section as shown on Schedule B, prior to Building Permit issuance.
6. Registration of a SRW over a portion of 6020 Hammond Bay Road to accommodate offsite extensions of the stormwater and sanitary sewer services, prior to Building Permit issuance.

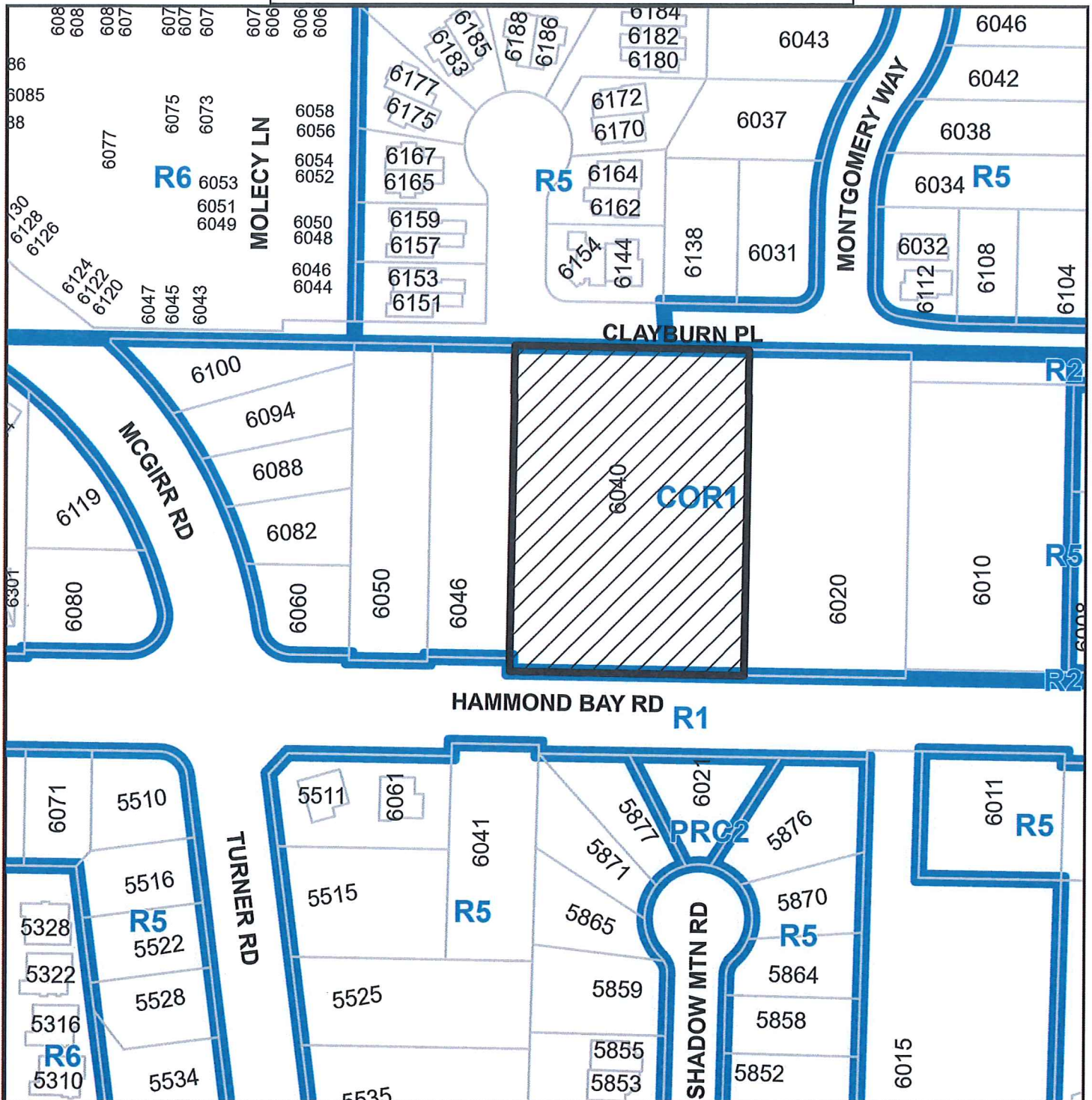
REVIEWED AND APPROVED ON

Feb 14 / 25
Date

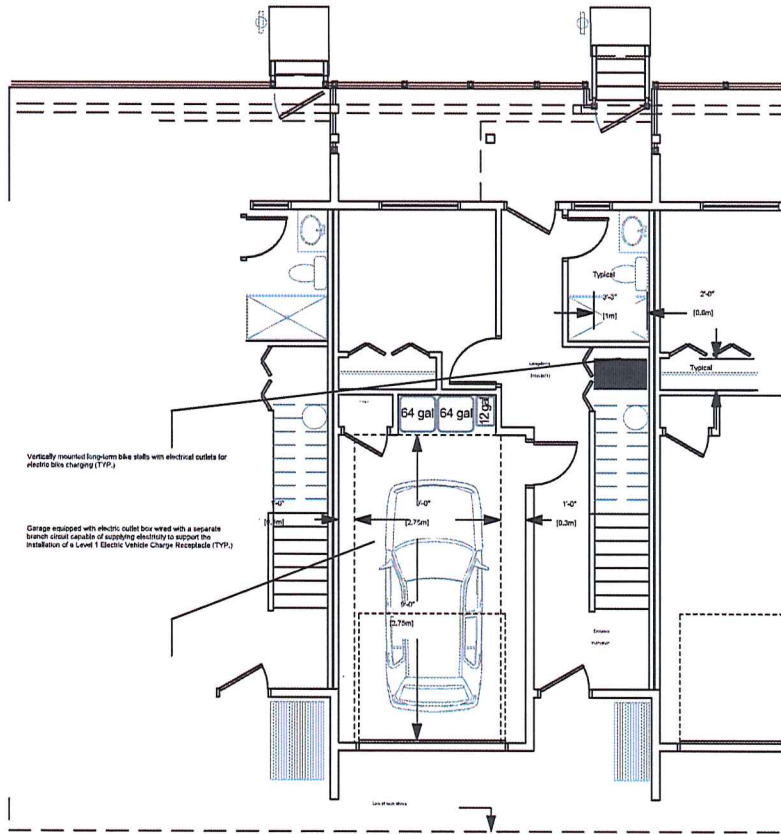


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

SUBJECT PROPERTY MAP



 6040 HAMMOND BAY ROAD

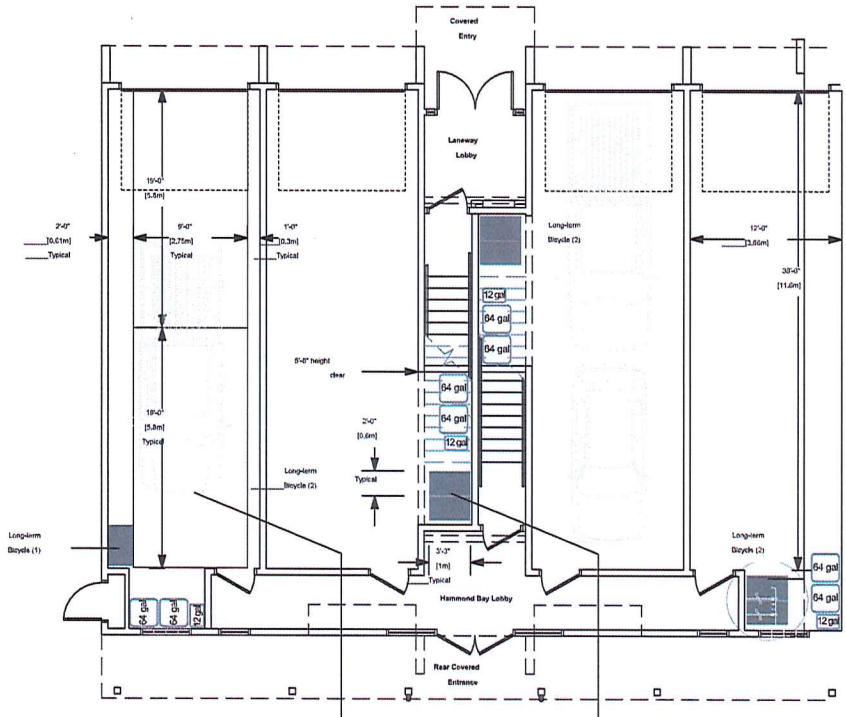


TYPICAL GARAGE PLAN - TYPE A

4
A2.1
SCALE: 1/8" = 1'-0"

Parking & Garbage

1. Typical of all. Dimensions shown are typical. Dimensions are shown. (1/8" = 1'-0"). Symbols and colors will be selected. This is a typical plan for all units, including 1/2.



TYPICAL GARAGE PLAN - TYPE B

4
A2.2
SCALE: 1/8" = 1'-0"

RECEIVED
DP1333
2024-NOV-27
Current Planning

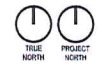
NO.	DATE	DESCRIPTION	BY	REV
1	24-11-23	REVISED DP	-	00
1	24-11-23	REVISIONS FOR COMMENTS	DP	00

APLIN MARTIN ARCHITECTURE
1000 HAMMOND BAY ROAD, NATIONALE, NC 27584
TEL: 919.487.1100 FAX: 919.487.1101
WWW.APLINMARTIN.COM

CLAYBURN TOWNHOME DEVELOPMENT

8040 HAMMOND BAY ROAD, NATIONALE, NC 27584

FLOOR PLANS TYPE A



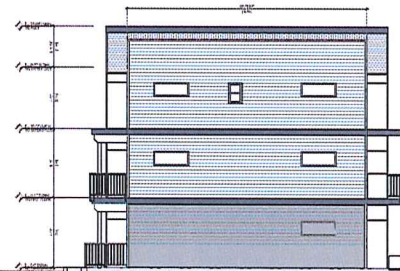
SCALE	DATE
1/8" = 1'-0"	1
A2.1	24-8011A



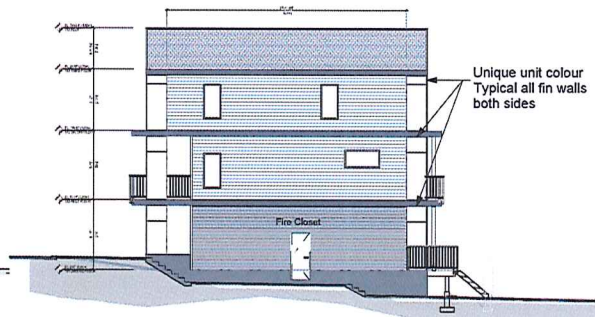
4 REAR ELEVATION - TYPE A
A4.1 SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION - TYPE A
A4.1 SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION - TYPE A
A4.1 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION - TYPE A
A4.1 SCALE: 1/8" = 1'-0"

- Stained - Clad beams & Posts
Varned & Reassembled
- Stained - T&G Soffit & Siding
Varned & Reassembled
- Painted - Door &
Fiber Cement Panel (smooth)
- Painted - Door &
Fiber Cement Panel (smooth)
- Painted - Door &
Fiber Cement Panel (smooth)
- Painted - Door &
Fiber Cement Panel (smooth)
- Fiber Cement Panel (dark)
& Faux Stone & Sully Stone
Jambos/Horle HardPanel
- Fiber Cement Panel (light)
Jambos/Horle HardPanel
- Concrete
See Site Plan
- Soffit (dark)
Gloss Aluminum
- Soffit (light)
Gloss Aluminum
- Vinyl Deck
Gloss
- Vinyl Siding (dark)
Gloss
- Vinyl Siding (light)
Gloss

RECEIVED
DP1333
2024-NOV-27
Current Planning

REV	DATE	DESCRIPTION	DR	RV
1	24-11-25	REVISED DP	-	GO
1	24-09-13	REVISED DP	-	GO

APLIN MARTIN INC. 1000 W. 10TH ST. SUITE 100, HARRISBURG, PA 17110
 717-631-1000
 ALL RIGHTS RESERVED

PROJECT
CLAYBURN TOWNHOME DEVELOPMENT

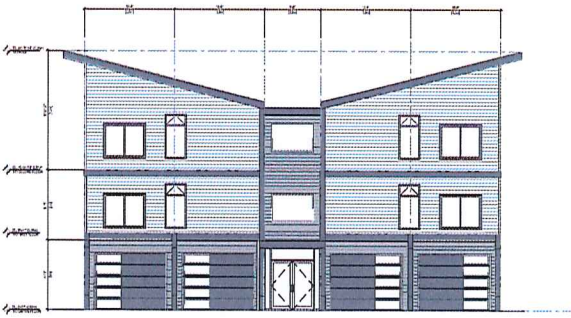
6040 HAMMOND BAY ROAD, HARRISBURG, PA 17110
 VOT 504

ELEVATIONS
TYPE A

SCALE	DATE
1/8" = 1'-0"	1
A4.1	24-08-11A

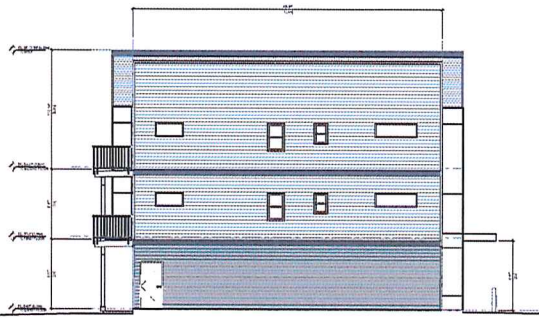


4 REAR ELEVATION - TYPE B
SCALE: 1/8" = 1'-0"
Facing Hammond Bay Road

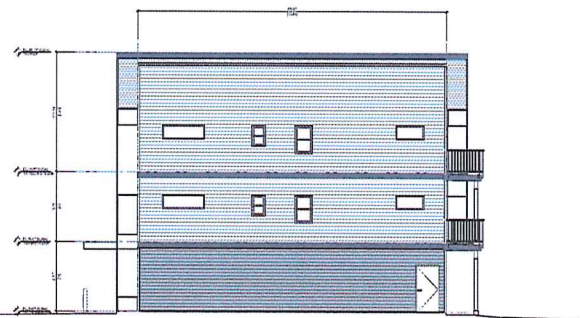


3 FRONT ELEVATION - TYPE B
SCALE: 1/8" = 1'-0"

Etched - Clad beams & Posts Vertical & Horizontal	[Color swatch]
Clairnet - Y&G Soffit & Siding Vertical & Horizontal	[Color swatch]
Painted - Door & Fiber Cement Panel (smooth)	[Color swatch]
Painted - Door & Fiber Cement Panel (smooth)	[Color swatch]
Painted - Door & Fiber Cement Panel (smooth)	[Color swatch]
Painted - Door & Fiber Cement Panel (smooth)	[Color swatch]
Fiber Cement Panel (dark) & Fossil Stone & Slaty Stone Juxtaposition Hard/Finish	[Color swatch]
Fiber Cement Panel (light) Juxtaposition Hard/Finish	[Color swatch]
Concrete See Site Plan	[Color swatch]
Soffit (dark) Genick Aluminium	[Color swatch]
Soffit (light) Genick Aluminium	[Color swatch]
Vinyl Deck Durachek	[Color swatch]
Vinyl Siding (dark) Genick	[Color swatch]
Vinyl Siding (light) Genick	[Color swatch]



1 LEFT ELEVATION - TYPE B
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION - TYPE B
SCALE: 1/8" = 1'-0"

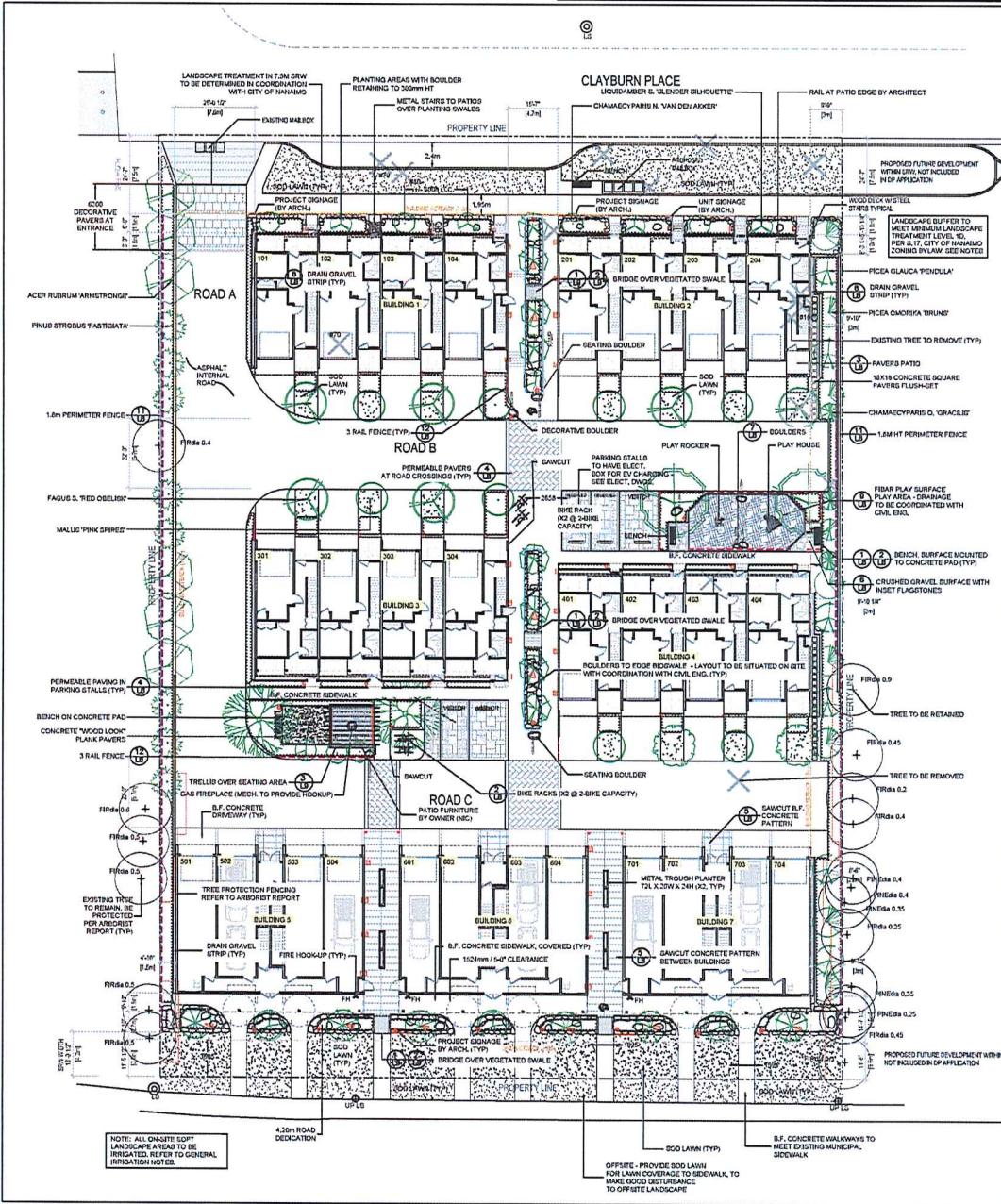
RECEIVED
DP1333
2024-NOV-27
Current Planning

REV	DATE	DESCRIPTION	DR	RV
2	24-11-25	REVISED DP	-	GG
1	24-09-13	REVISED DP	-	GG

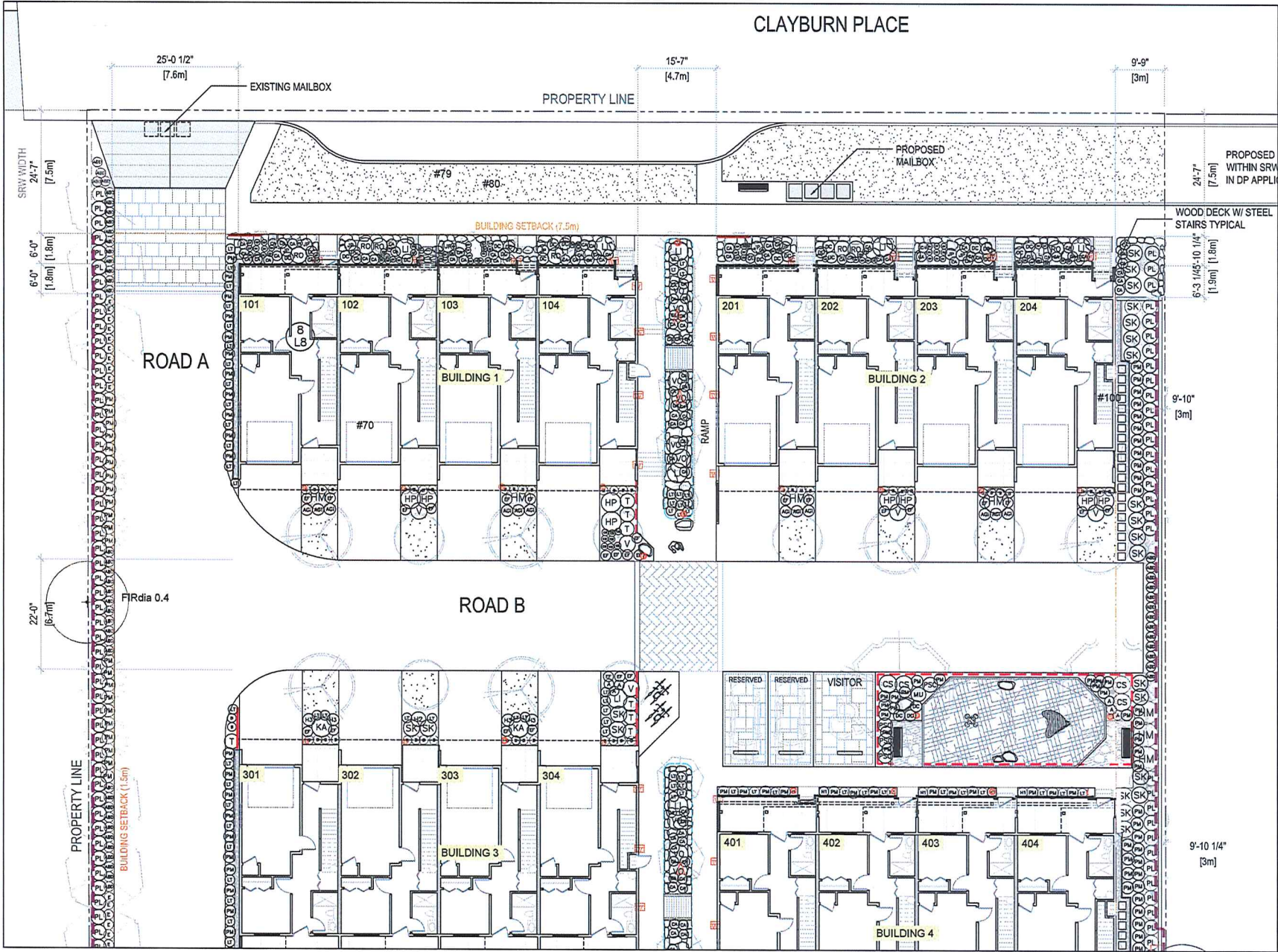
TITLE
CLAYBURN TOWNHOME
DEVELOPMENT
8040 HAMMOND BAY ROAD,
NANAIMO, BC
VET 5M

ELEVATIONS
TYPE B

SCALE	1/8" = 1'-0"	DATE	1
PROJECT	A4.2	PROJECT NO.	24-8011A



PLANT SCHEDULE			PMG PROJECT NUMBER: 24-117	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	ACER CIRCINATUM	VINE MAPLE	1.5M HT; BAB; 3 STEM CLUMP
2	5	ACER GRISEBAM	PAPERBARK MAPLE	6CM CAL; 1.5M STD; BAB
3	5	ACER PALMATUM 'WOMBYLY'S RED SENTINEL'	WOMBYLY'S RED SENTINEL J. MAPLE	1.5M HT; BAB
4	5	ACER RUBRUM 'ARMSTRONG'	COLUMBIAN RED MAPLE	6CM CAL; 2M STD; BAB
5	5	CHAMAECYPARIS HORTENSIFOLIA 'VAN DEN AKKER'	CHAMAECYPARIS HORTENSIFOLIA 'VAN DEN AKKER'	1.5M HT; BAB
6	5	CHAMAECYPARIS OBTUSA 'GRACIEL'	SLENDER WHITE FALSE CYPRESS	1.5M HT; BAB
7	5	CORNUS EDESSIS 'WHITE WONDER'	WHITE WONDER DOGWOOD	6CM CAL; 1.5M STD; BAB
8	5	CORNUS FLORIDA 'RED OCEANIC'	RED OCEANIC DOGWOOD	6CM CAL; 1.5M STD; BAB
9	5	LEUCODENDRON 'SLIMMER SILKBUCKETT'	SLIMMER SILKBUCKETT	6CM CAL; 2M STD; BAB
10	5	LEUCODENDRON 'STYRACIFLUA SLIMMER SILKBUCKETT'	SLIMMER SILKBUCKETT SWEET GUM	6CM CAL; 2M STD; BAB
11	5	MALUS 'PINK SPREEZ'	PINK SPREEZ CHAMPANEL	6CM CAL; 1.5M STD; BAB
12	5	PRUNUS 'WHITE SPICE'	WICKER WHITE SPICE	2.5M HT; BAB
13	5	PRUNUS 'CAOIRIA 'BRUO'	BRUNNEN'S PRUNUS	2.5M HT; BAB; CLIMATE RESILIENT
14	5	PRUNUS 'SEROTINA'	BLACK SPICE	2.5M HT; BAB
15	5	PRUNUS 'STROEBER 'PASTORATA'	COLUMBIAN WHITE PINE	2.5M HT; BAB
16	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY	7CM CAL; 1.5M STD; BAB
17	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT
18	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 25CM
19	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 45CM
20	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 55CM
21	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 65CM
22	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 75CM
23	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 85CM
24	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 95CM
25	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 105CM
26	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 115CM
27	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 125CM
28	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 135CM
29	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 145CM
30	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 155CM
31	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 165CM
32	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 175CM
33	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 185CM
34	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 195CM
35	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 205CM
36	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 215CM
37	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 225CM
38	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 235CM
39	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 245CM
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41	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 265CM
42	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 275CM
43	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 285CM
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45	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 305CM
46	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 315CM
47	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 325CM
48	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 335CM
49	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 345CM
50	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 355CM
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57	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 425CM
58	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 435CM
59	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 445CM
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84	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 695CM
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88	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 735CM
89	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 745CM
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92	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 775CM
93	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 785CM
94	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 795CM
95	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 805CM
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97	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 825CM
98	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 835CM
99	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 845CM
100	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 855CM
101	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 865CM
102	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 875CM
103	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 885CM
104	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 895CM
105	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 905CM
106	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 915CM
107	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 925CM
108	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 935CM
109	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 945CM
110	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 955CM
111	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 965CM
112	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 975CM
113	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 985CM
114	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 995CM
115	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1005CM
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119	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1045CM
120	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1055CM
121	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1065CM
122	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1075CM
123	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1085CM
124	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1095CM
125	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1105CM
126	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1115CM
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138	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1235CM
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144	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1295CM
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167	5	PRUNUS 'GEMMATELLA 'AUTUMNALIS'	BLUES DANUBE AZALEA	#2 POT; 1525CM
168				



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Suite C100 - 4185 Still Creek Drive
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p: 604-294-6011 f: 604-294-6022

DEAL:



RECEIVED
DP1333
2025-JAN-08
Landscape Planning

NO.	DATE	REVISION DESCRIPTION	DR.
25.01.08	25.01.08	DP REVISIONS	
25.04.20	25.04.20	DP REVISIONS	
25.05.27	25.05.27	DP CORRECTIONS	BJ
26.09.23	26.09.23	DP HYDRO NUMERATION	

CLIENT:

1380054 BC LTD

APLIN MARTIN ARCH. STUDIO

PROJECT:

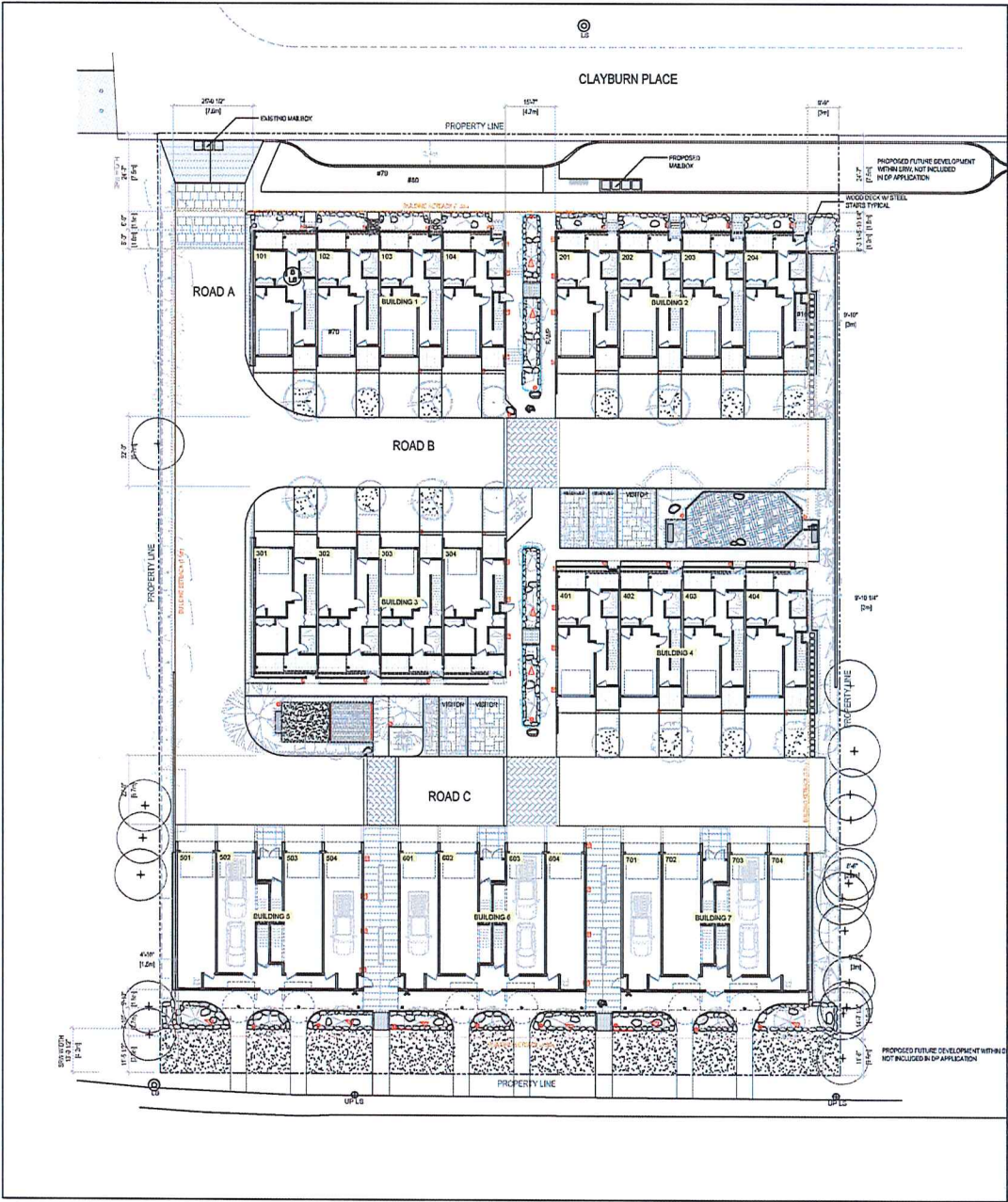
CLAYBURN TOWNHOME DEVELOPMENT

6040 HAMMOND BAY ROAD
NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN: NORTH

DATE: 24.AUG.24 DRAWING NUMBER:
SCALE: 1:300
DRAWN: BJ
DESIGN: BJ
CHKD: BA OF 11



MATERIALS LEGEND: LANDSCAPE LIGHTING

SYMBOL	ITEM	DESCRIPTION
	BOLLARD LIGHT	WAC LIGHTING MODEL #6651 - 9-15 VAC
	SPOT LIGHT	BK LIGHTING - NITE STAR - MODEL NS502-BLP
	WALL LIGHT	WAC LIGHTING MODEL #WL-LED140 - 120 VAC
	STRIP LIGHTING	OUTDOOR WATERPROOF LED STRIP LIGHT - PER ELECT. ENG.

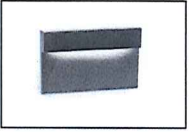
- NOTES:
 1. LIGHTING FIXTURES TO BE CONFIRMED BY PROJECT ELECTRICAL ENG. - REFER TO ELECT. ENG. DWGS. FOR SCHEMATICS AND FULL SPECIFICATIONS.
 2. LIGHT FIXTURES TO BE 'DARK SKY' COMPLIANT.
 3. LIGHT FIXTURES TO BE VANDAL-PROOF.



BK LIGHTING - NITE STAR - MODEL NS502-BLP



WAC LIGHTING MODEL #6651 - 9-15 VAC



WAC LIGHTING MODEL #WL-LED140 - 120 VAC

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SEAL:



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 DP1333
 2025-JAN-08
 APLIN MARTIN ARCH. STUDIO

NO.	DATE	REVISION DESCRIPTION	DR.
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2	24 JUL 20	ISSUE FOR PERMIT	

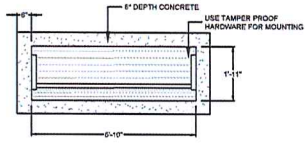
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APLIN MARTIN ARCH. STUDIO

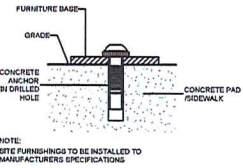
PROJECT:
 CLAYBURN TOWNHOME DEVELOPMENT
 6040 HAMMOND BAY ROAD
 NANAIMO, BC

DRAWING TITLE:
 LIGHTING PLAN

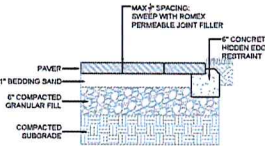
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 SCALE: 1:200
 DRAWN: BJ **L7**
 DESIGN:
 CHECKED: BA OF 11



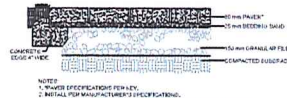
1 BENCH ON CONCRETE PAD
1/2" = 1'-0"



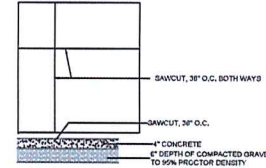
2 SITE FURNITURE MOUNTING
N.T.S.



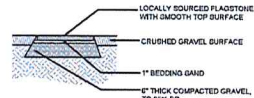
3 PAVER INSTALLATION
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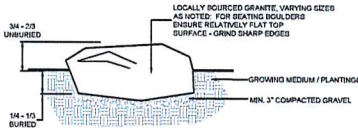
4 PERMEABLE PAVERS
N.T.S.



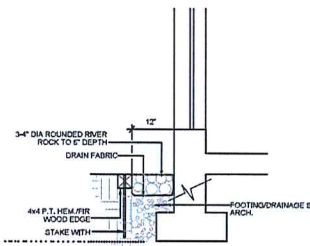
5 CONCRETE SAW CUTS
N.T.S.



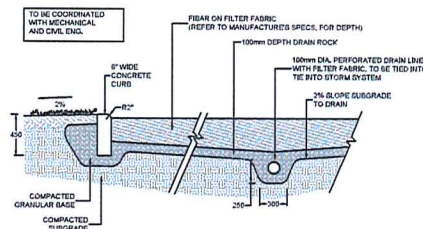
6 FLAGSTONE PAVING
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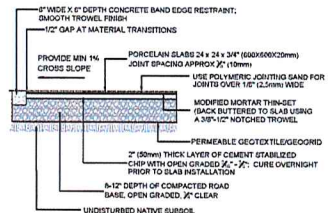
7 LANDSCAPE BOULDER
N.T.S.



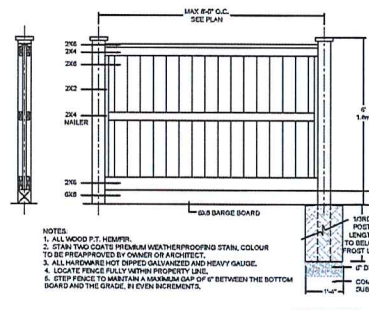
8 DRAIN STRIP AT GRADE
N.T.S.



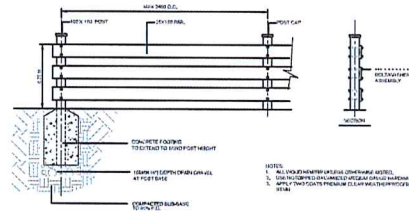
9 FIBAR PLAYGROUND SAFETY SURFACE
N.T.S.



10 PORCELAIN SLAB INSTALLATION AT GRADE
N.T.S.



11 PERIMETER FENCE
1/2" = 1'-0"



12 3 RAIL FENCE
1/2" = 1'-0"

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SCALE:



RECEIVED
D P 1333
2025-JAN-08
Digital Plotting

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.07.20	OF SUBMISSION	BA
2	24.08.23	OF SUBMISSION	BA
3	24.09.23	OF SUBMISSION	BA
4	24.09.23	OF SUBMISSION	BA

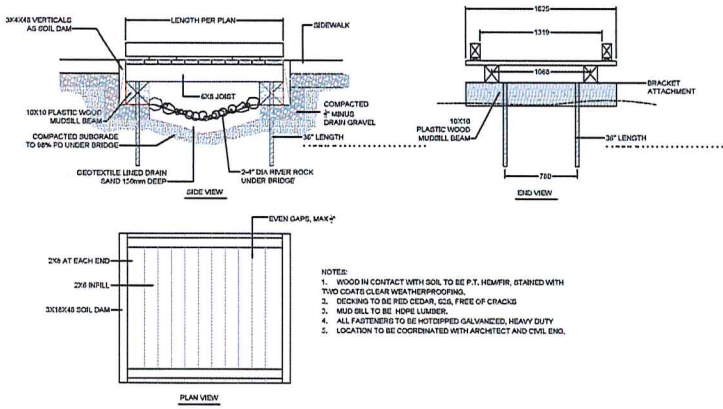
CLIENT:
1380054 BC LTD

APLIN MARTIN ARCH. STUDIO

PROJECT:
CLAYTON TOWNHOME DEVELOPMENT
6040 HAMMOND BAY ROAD
NANAIMO, BC

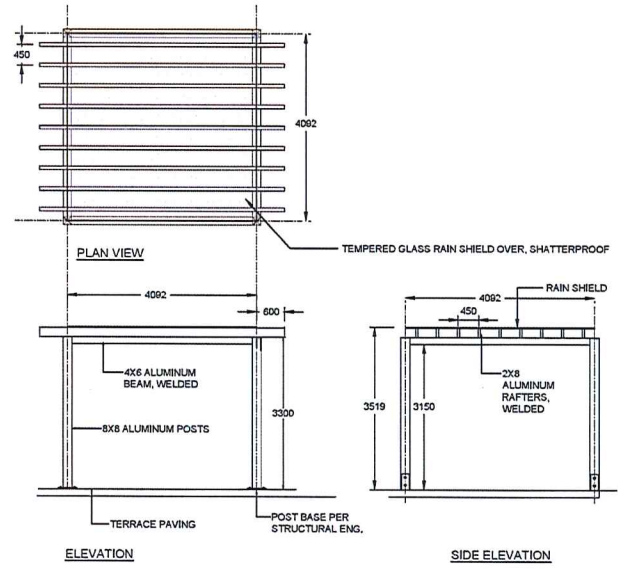
DRAWING TITLE:
DETAILS

DATE: 24 JUL 20
SCALE: VARIES
DRAWN: BJ
DESIGN: BA
CHECKED: BA
DRAWING NUMBER:
L8
OF 11



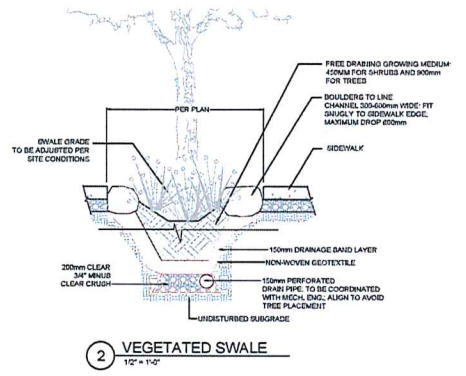
- NOTES:
1. WOOD IN CONTACT WITH SOIL TO BE P.T. HEMFIR, STAINED WITH TUD COATS CLEAR WEATHERPROOFING.
 2. DRIVING TO BE RED CEDAR, 2x4, FREE OF CRACKS.
 3. MUD SILL TO BE HOPE LUMBER.
 4. ALL FASTENERS TO BE HOT-DIPPED GALVANNEZ, HEAVY DUTY.
 5. LOCATION TO BE COORDINATED WITH ARCHITECT AND CIVIL ENG.

1 BRIDGE OVER SWALE
12' x 14'

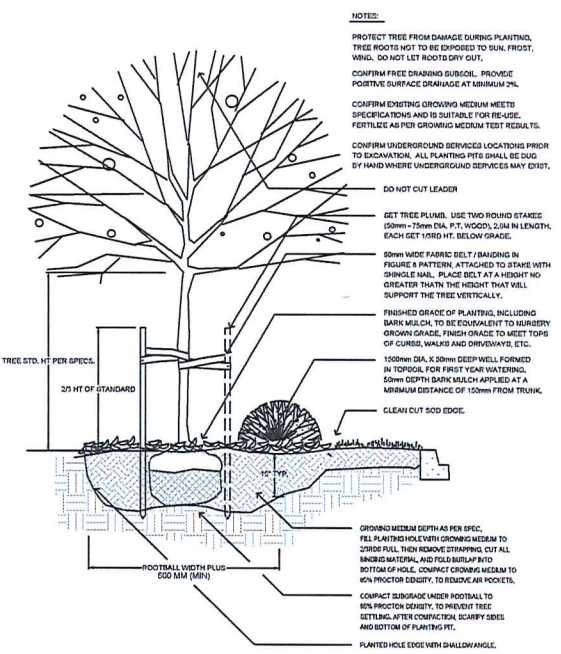


- NOTES:
1. CONCEPT DRAWING: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT AND PROJECT STRUCTURAL ENGINEER.
 2. ALL ALUMINUM TO BE COMMERCIAL GRADE AND HEAVY-DUTY POWDERCOATED, COLOUR TBD
 3. FOOTINGS AND ATTACHMENTS TO BE COORDINATED WITH AND REVIEWED BY STRUCTURAL ENGINEER.

3 TRELLIS
14' x 14'



2 VEGETATED SWALE
12' x 14'



- NOTES:
- PROTECT TREE FROM DAMAGE DURING PLANTING, TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.
 - CONFIRM FREE DRAINING SUBSOIL, PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.
 - CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR RE-USE. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.
 - CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. ALL PLANTING PITS SHALL BE DUG BY HAND WHERE UNDERGROUND DEVICES MAY EXIST.
 - DO NOT CUT LEADER
 - GET TREE PLUMB. USE TWO ROUND STAKES (50mm x 75mm DIA, P.T. WOOD), 2.5M IN LENGTH, EACH SET 1900 HT. BELOW GRADE.
 - 80mm WIDE FABRIC BELT / BANDING IN FIGURE 8 PATTERN, ATTACHED TO STAKE WITH SINGLE NAIL. PLACE BELT AT A HEIGHT NO GREATER THAN THE HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY.
 - FINISHED GRADE OF PLANTING, INCLUDING BARK MULCH, TO BE EQUIVALENT TO HURBERRY GROWN GRADE. FINISH GRADE TO MEET TOPS OF CURBS, WALKS AND DRIVEWAYS, ETC.
 - 150mm DIA. X 50mm DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING. 50mm DEPTH BARK MULCH APPLIED AT A MINIMUM DISTANCE OF 150mm FROM TRUNK.
 - CLEAN CUT SOD EDGE.
 - GROWING MEDIUM DEPTH AS PER SPEC. FILL WITH SOD LEVEL WITH GROWING MEDIUM TO 2000 FILL THEN REMOVE STRAPPING, CUT ALL BANDING MATERIAL, AND FOLD BURLAP INTO BOTTOM OF HOLE. COMPACT GROWING MEDIUM TO 60% PROCTOR DENSITY, TO REMOVE AIR POCKETS.
 - COMPACT SUBGRADE UNDER ROOTBALL TO 60% PROCTOR DENSITY, TO PREVENT TREE SETTLING. AFTER CONTRACTOR SCURRY EDGE AND BOTTOM OF PLANTING PIT.
 - PLANTED HOLE EDGE WITH SHALLOW ANGLE.

4 TREE AND SHRUB PLANTING AT GRADE
12' x 14'

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SCALE:



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DP 1333
2025-JAN-08
Landscape Planning

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100	24.07.23	DP 1333	BJ

CLIENT:
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APLIN MARTIN ARCH. STUDIO

PROJECT:
CLAYBURN TOWNHOME DEVELOPMENT
6040 HAMMOND BAY ROAD
NANAIMO, BC

DRAWING TITLE:
DETAILS

DATE: 24 JUL 20
SCALE: VARIES
DRAWN: BJ
DESIGN: BJ
CHK'D: BA
DRAWING NUMBER: L9
OF 11

MATERIALS LEGEND: PAVING

PATTERN	ITEM	DESCRIPTION
	PATIO PAVERS	BELGARD 'CORTEZ' SLAB (610X610X50mm) COLOUR GRANITE
	WOOD-PRINT CONCRETE PAVERS	AMENITY PATIO, BARKMAN 'BRIDGEWOOD' SLAB (VARIES 515mm) COLOUR - CEDAR BROWN
	PERMEABLE PAVERS	PERMEABLE PAVING AT PARKING STALLS MULTI-MATERIALS 'ECO-PRIORA' DOUBLE PAVER (200X200X50mm) AND SINGLE PAVER (100X200X50mm) PATTERN/COLOR: BOXED BASKETWEAVE IN CHARCOAL (75%) AND NATURAL (25%) MIX
	PERMEABLE PAVERS	PERMEABLE PAVING AT DRIVEWAY ENTRY MULTI-MATERIALS 'ECO-PRIORA' DOUBLE PAVER (200X200X50mm) PATTERN/COLOR: RUNNING BOND FIELD IN CHARCOAL, SINGLE SOLDIER COURSE EDGE IN NATURAL GREY
	PERMEABLE PAVERS	PERMEABLE PAVING AT DRIVEWAY CROSSINGS MULTI-MATERIALS 'ECO-PRIORA' SINGLE PAVER (100X200X50mm) PATTERN/COLOR: HERRINGBONE PATTERN FIELD IN CHARCOAL, DOUBLE STACKED SOLDIER COURSE EDGE IN NATURAL GREY
	DRAIN GRAVEL	DRAIN GRAVEL - SEE DETAIL
	CRUSHED GRAVEL	CRUSHED GRAVEL SURFACE - SEE DETAIL
	PLAY SURFACING	FIBAR SAFETY SURFACING 2" DEPTH INSTALLED PER MANUFACTURER'S SPECIFICATIONS

MATERIALS LEGEND: FENCING

SYMBOL	ITEM	DESCRIPTION
	3-RAIL FENCE	SEE DETAIL
	WOOD PERIMETER FENCE 1800mm	SEE DETAIL
	TREE PROTECTION FENCE	SEE DETAIL

MATERIALS LEGEND: SITE ELEMENTS


QTY	SYMBOL	ITEM	DESCRIPTION
4		BIKE RACK - 2 BIKE CAPACITY	MAGLIN '3100' - SURFACE MOUNT, STAINLESS STEEL
3		WOOD/METAL BENCH	MAGLIN 'SERIES 720' BENCH M.B-720-W-00020 IPE WOOD, DIRECT BURY, POWDERCOAT RESEDA GREEN
8		METAL TROUGH PLANTER	C3 METAL TROUGH PLANTER: 72L X 20W X 24H POWDERCOAT COLOUR: RAL 6011 (AKA RESEDA GREEN)
1		PLAY ROCKER	KOMPAN 'DAISY' ROCKER, MODEL M128, DIRECT BURY, COLOUR: TEAL
1		PLAY HOUSE	KOMPAN 'PLAYHOUSE WITH ROOF', MODEL NFO401, DIRECT BURY, COLOUR: BROWN STAIN
1		GAS FIRE PIT	DEKKO 'BELMONT' GAS FIREPIT 36"X24"X18"HT COLOUR: ASH NOTE: INSTALLATION PER PROJECT MECHANICAL ENGINEER.
TBD		SEATING BOULDER	450-900mm NATURAL, LOCALLY SOURCED BOULDERS, SITE FITTED. MAX 600mm EXPOSED DROP, REMOVE SHARP EDGES AT SEATING BOULDERS
TBD		FLAGSTONES	FLAT GRANITE MIN 70mm THICK, LOCALLY SOURCED, IRREGULAR EDGE, INSET FLUSH TO GRADE TO ELIMINATE TRIPPING HAZARD

- NOTES:
1. FURNITURE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. PLAY EQUIPMENT, INCLUDING SAFETY SURFACING, TO BE INSTALLED PER CSA SAFETY STANDARDS.
 3. MAXIMUM 50mm GAP BETWEEN PLAY BOULDERS - CUT/ADJUST TO SUIT MATERIAL.

MATERIALS LEGEND: SITE ELEMENTS



BIKE RACK - 2 BIKE CAPACITY
MAGLIN 3100



C3 METAL TROUGH PLANTER



DEKKO BELMONT GAS FIRE PIT
TO BE COORDINATED WITH
MECH. ENG.



SEATING BOULDER



BENCH: MAGLIN 720-W



KOMPAN 'CRAZY DAISY' ROCKER




KOMPAN 'PLAYHOUSE WITH ROOF'




FIBAR PLAY SURFACING



BARKMAN 'BRIDGEWOOD' PAVERS



MUTUAL MATERIALS 'ECO-PRIORA' PAVERS



BELGARD 'CORTEZ' GLASS



FLAGSTONES

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SCALE:



RECEIVED
DP1333
2025-JAN-08
Current Planning

DATE	BY	DESCRIPTION
23.08.20	EP	REVISION 01
24.09.22	EP	REVISION 02
24.09.22	EP	REVISION 03

CLIENT:
1380054 BC LTD

APLIN MARTIN ARCH. STUDIO

PROJECT:
CLAYBURN TOWNHOME DEVELOPMENT
6040 HAMMOND BAY ROAD
NANAIMO, BC

DRAWING TITLE:
DETAILS

DATE: 24.AU.25 DRAWING NUMBER:
SCALE: NA
DRAWN: BJ
DESIGN: BJ
CHK'D: BA OF 11