CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001432

PANORAMA HAMMOND BAY DEVELOPMENT LTD., INC.NO. BC1253869
Name of Owner(s) of Land (Permittee)

4670 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 A DISTRICT LOT 51 WELLINGTON DISTRICT PLAN VIP86170 EXCEPT THAT PART IN PLAN VIP87084
   PID NO. 027-786-587

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 Plan
   Schedule C Park and Road Dedication Plan
   Schedule D Building Elevations and Details
   Schedule E Landscape Plan 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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.6.1 Siting of Buildings* – to increase the maximum allowable building height of a principal building with a sloped roof for Building 2 and Building 11 from 9.0m to 10.0m, and for Building 12, from 9.0m to 9.6m, as proposed.

2. *Section 7.6.1 Siting of Buildings* – to increase the maximum allowable building height of a principal building with a flat roof for Building 13, Building 14, and Building 15, from 7.0m to 11.5m, as proposed.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by dHKarchitects, dated 2024-JAN-30, as shown on Schedule B.

2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHKarchitects, dated 2024-JAN-30, as shown on Schedule D.

3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects., dated 2024-JAN-23, as shown on Schedule E.
   (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
   (b) A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

4. Park dedication of 1.64ha, as shown on Schedule C, to be dedicated prior to building occupancy.

5. Registration of a blanket Statutory Right-of-Way for public park and trail use, substantially as shown on Schedule B, to be registered prior to building occupancy.

6. Road dedication of approximately 156m^2 along the south property line, as shown on Schedule C, to be dedicated prior to building occupancy.

REVIEWED AND APPROVED ON

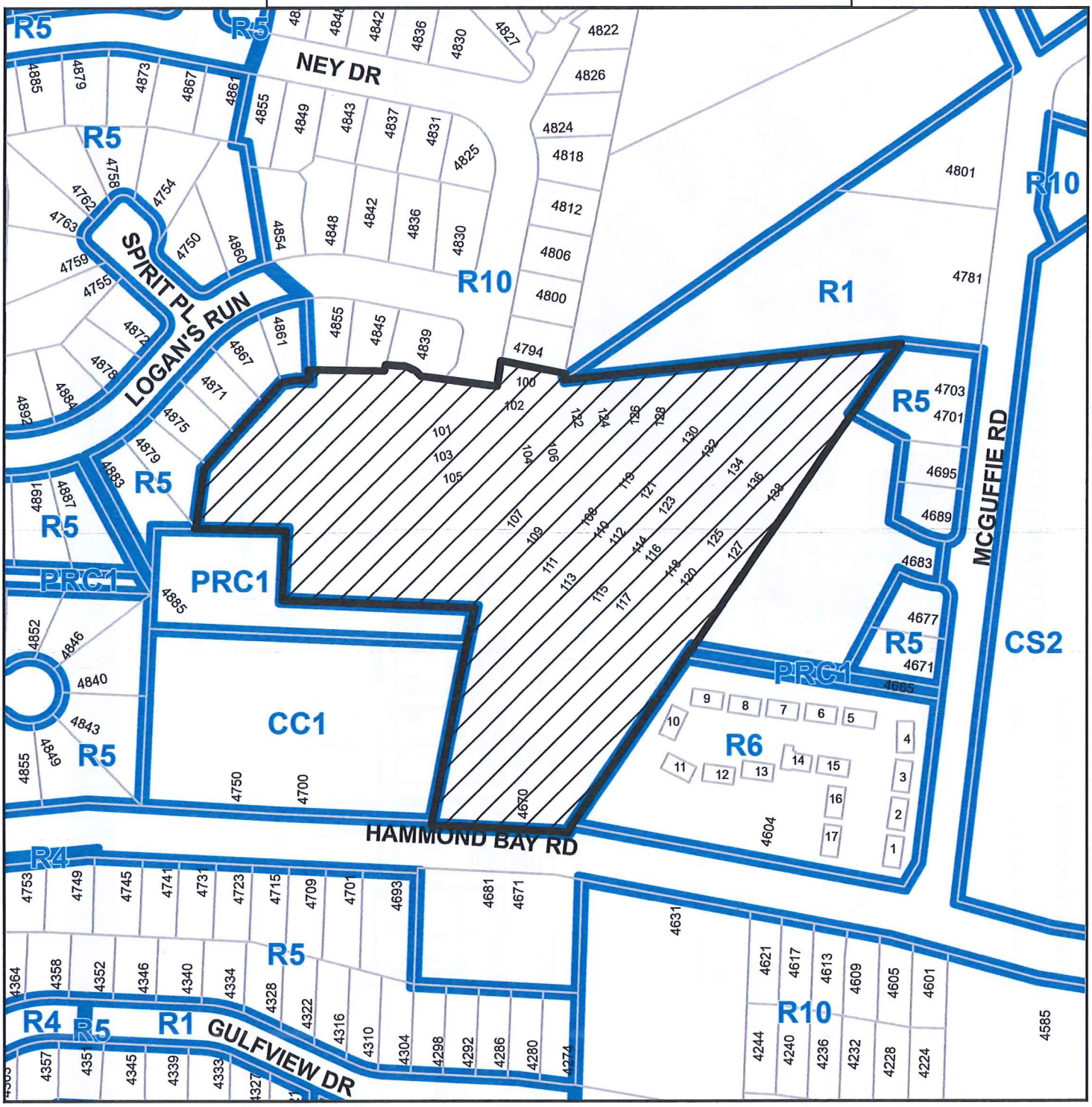
Oct 29, 2026
Date

J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001432 **Schedule A**
4670 Hammond Bay Road

SUBJECT PROPERTY MAP



N

4670 HAMMOND BAY ROAD

Development Permit No. DP001432 **Schedule B**

4670 Hammond Bay Road

SITE AND PARKING PLAN

PROJECT DATA

-CIVIC ADDRESS:
- 4670 HAMMOND BAY ROAD, NANAIMO

LEGAL DESCRIPTION:
- LOT 51, WELLINGTON DISTRICT,
PLAN VIP86170 EXCEPT THAT PART IN PLAN VIP87084; PID: 027-786-587

ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.84 m²
TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m² (34.5 UNITS MAX)
PARK DEDICATION = 1.243 ha (3.07 acres)

RESIDENTIAL DENSITY: PROPOSED: 34 ALLOWABLE (16 units per hectare): 34.5

FAR: PROPOSED: 0.29(6828.3m²) ALLOWABLE: 0.45 (9700.2 m²)

PROPOSED SITE COVERAGE:

PROPOSED:	32%	[6,828.3m²]
ALLOWABLE:	40%	[8,635.2 m²]

SETBACKS:	PROPOSED:	ALLOWABLE:
FRONT:		4.5 m
FLANKING:		4.0 m
REAR:		7.5 m
SIDE:		1.5 m

GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2575.2 sq ft	1
T4	1858.3 sq ft	7

34 UNITS - 73 498.9 sq ft (6828.3m²) TOTAL

OFF STREET PARKING

REQUIRED		
34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3.01	STALLS
H/C STALLS	2	STALLS

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)
ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW
(A minimum of 25% of all required off-street parking spaces)

PROVIDED		
34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3	STALLS
H/C STALLS	2	STALLS
TOTAL	73	**STALLS**

SMALL CAR - 22 STALLS
FULL SIZE - 51 STALLS

BICYCLE PARKING

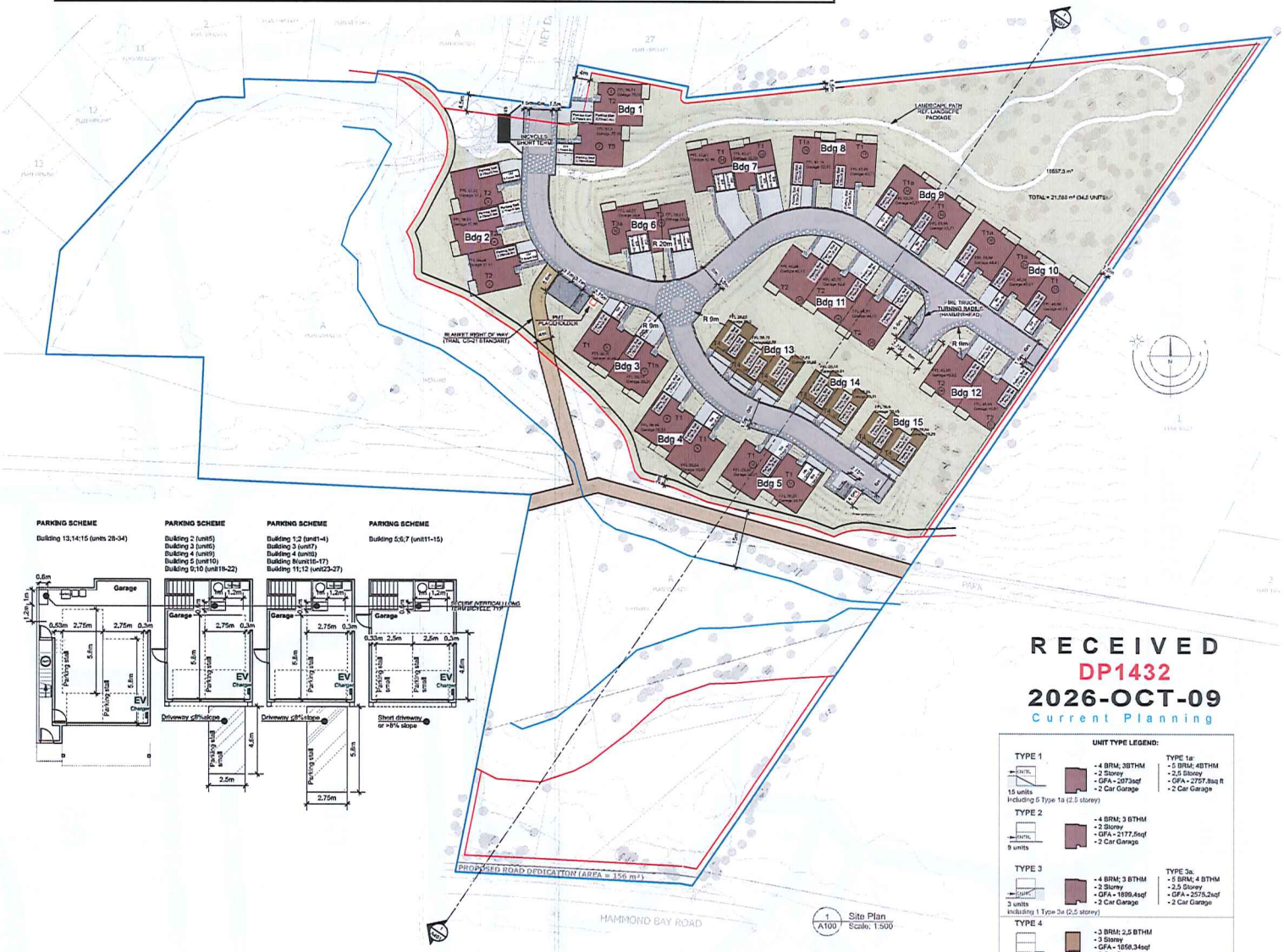
SHORT TERM		
34 DWELLING UNITS X 0.1 SPACES	3.4	SPACES
LONG TERM		
34 DWELLING UNITS X 0.5 SPACES	17	SPACES REQUIRED
	34	SPACES PROVIDED

REQUESTED VARIANCES

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)

BUILDING 2 VARIANCE REQUEST OF 1.00m
BUILDING 11 VARIANCE REQUEST OF 1.00m
BUILDING 12 VARIANCE REQUEST OF 0.60m
BUILDING 13 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access
BUILDING 14 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access
BUILDING 15 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS
BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



1 Site Plan
A100 Scale: 1:500

PARKING SCHEME
Building 13;14;15 (units 28-34)

PARKING SCHEME
Building 2 (unit5)
Building 3 (unit6)
Building 4 (unit9)
Building 5 (unit10)
Building 9;10 (unit18-22)

PARKING SCHEME
Building 1;2 (unit1-4)
Building 3 (unit7)
Building 4 (unit8)
Building 8(unit16-17)
Building 11;12 (unit23-27)

PARKING SCHEME
Building 5;6;7 (unit11-15)

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2026-OCT-09
Current Planning

UNIT TYPE LEGEND:

TYPE 1
- 4 BRM; 3BTHM
- 2 Storey
- GFA - 2073sqf
- 2 Car Garage

15 units
Including 5 Type 1a (2.5 storey)

TYPE 1a:
- 5 BRM; 4BTHM
- 2,5 Storey
- GFA - 2757.8sq ft
- 2 Car Garage

TYPE 2
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 2177.5sqf
- 2 Car Garage

9 units

TYPE 3
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 1899.4sqf
- 2 Car Garage

3 units
including 1 Type 3a (2.5 storey)

TYPE 3a:
- 5 BRM; 4 BTHM
- 2,5 Storey
- GFA - 2575.2sqf
- 2 Car Garage

TYPE 4
- 3 BRM; 2,5 BTHM
- 3 Storey
- GFA - 1858.3sqf
- 2 Car Garage

7 units

Development Permit No. DP001432 **Schedule C**

4670 Hammond Bay Road

PARK AND ROAD DEDICATION PLAN



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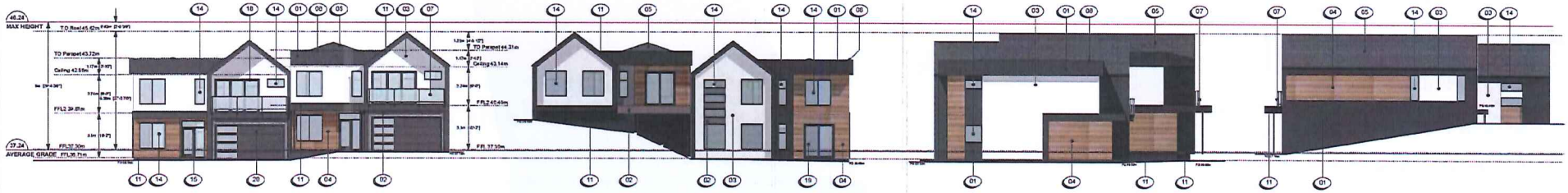
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Current Planning

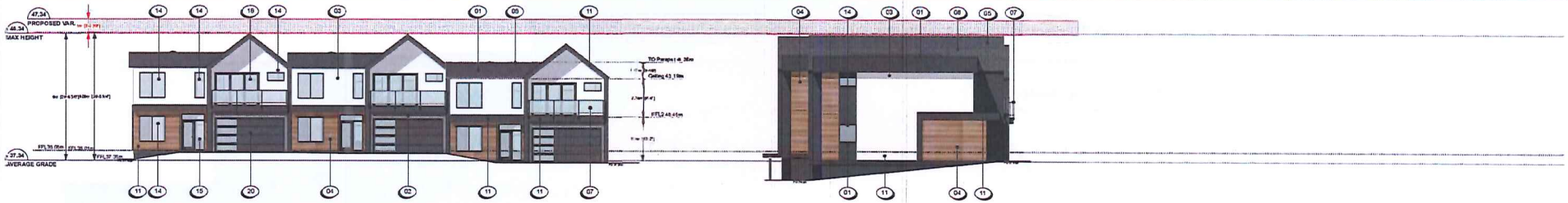
BUILDING ELEVATIONS AND DETAILS

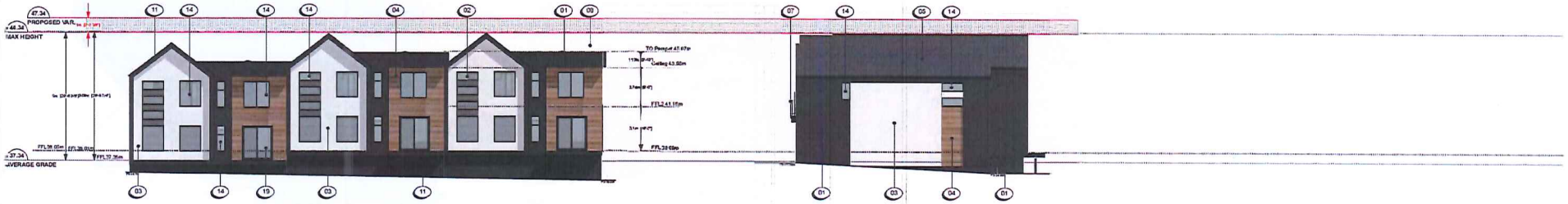
MATERIAL PALETTE

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BUILDING 1





BUILDING 2

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Nanaimo, BC
30Jan2024

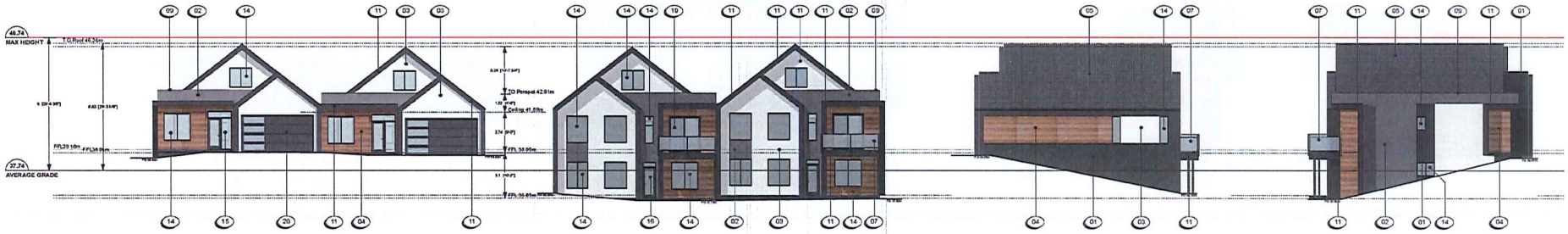
4670 Hammond Bay Rd

Elevations. Buildings 1-2 A301

dHKarchitects

MATERIAL PALETTE

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BUILDING 3



BUILDING 4



BUILDING 5

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Nanaimo, BC
13June23

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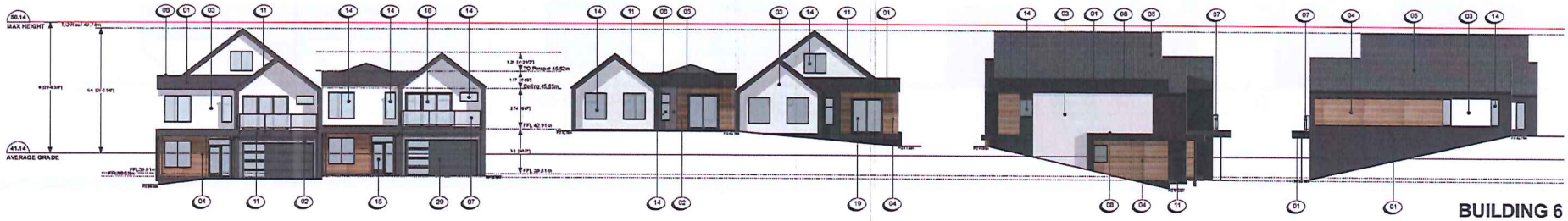
Elevations, Buildings 3-5

A402

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MATERIAL PALETTE

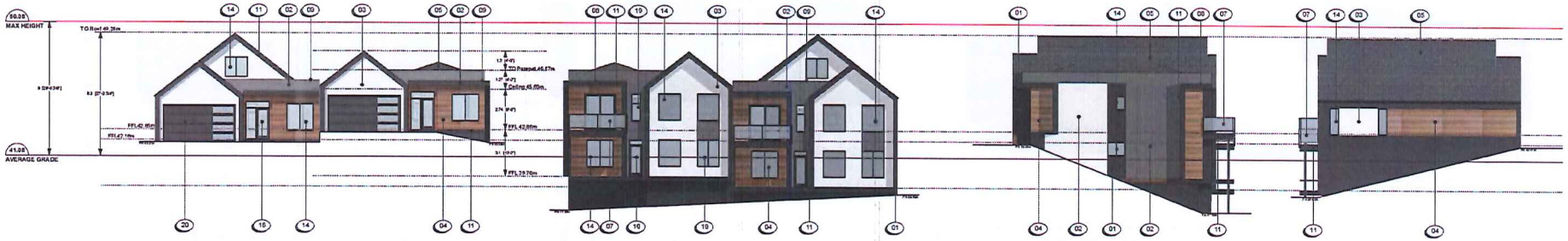
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BUILDING 6



BUILDING 7



BUILDING 8

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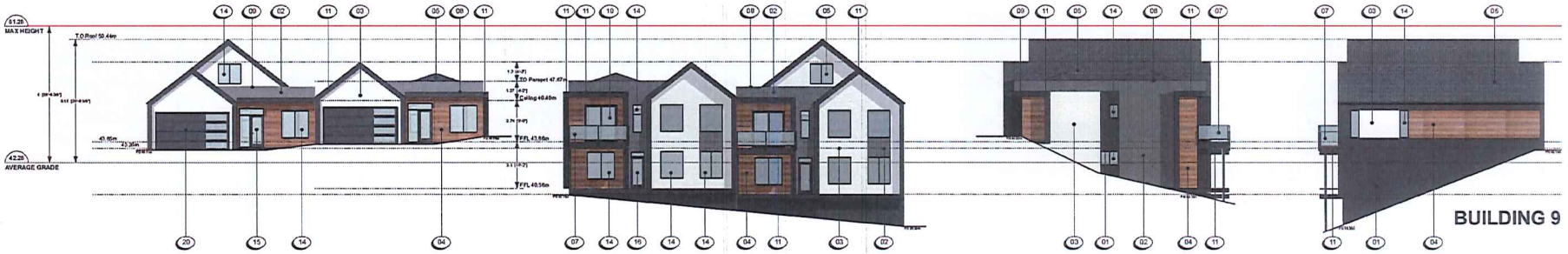
4670 Hammond Bay Rd
Nanaimo, BC
13June23

Elevations. Buildings 6-8 A403

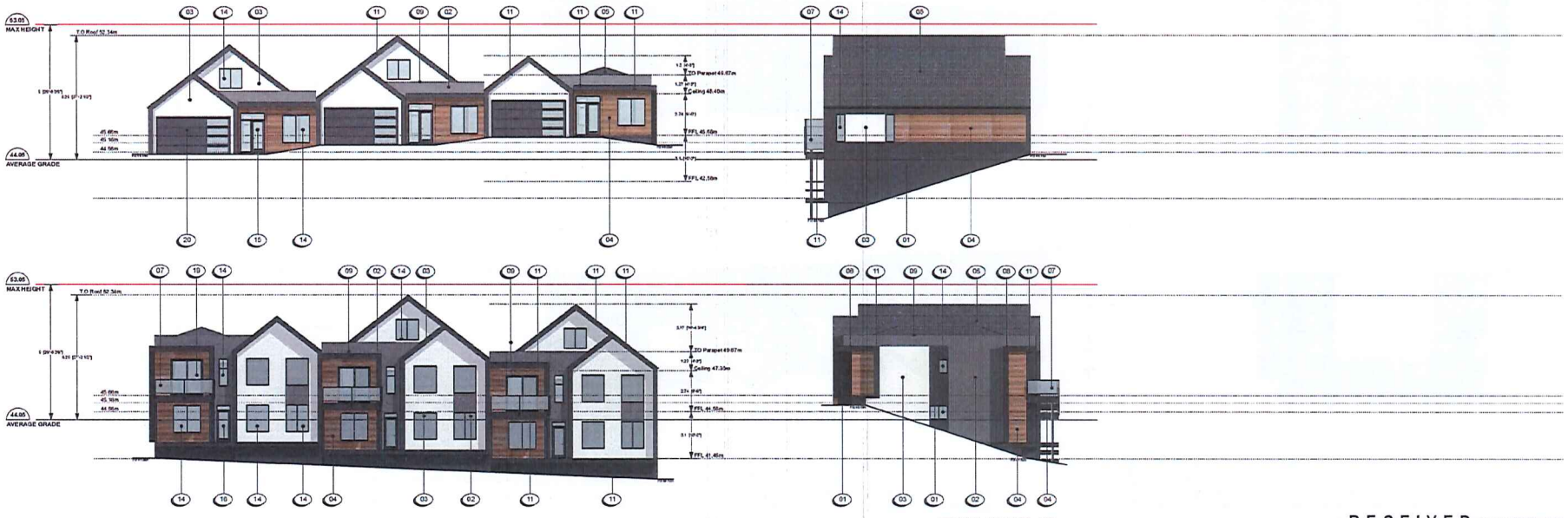
dHKarchitects

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BUILDING 9

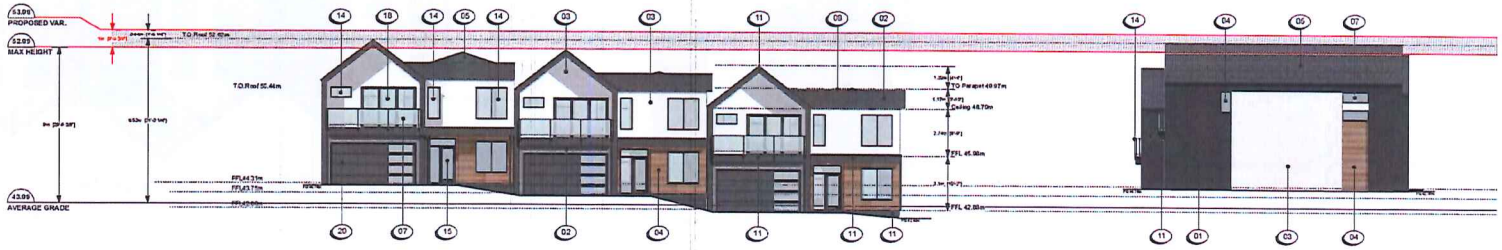


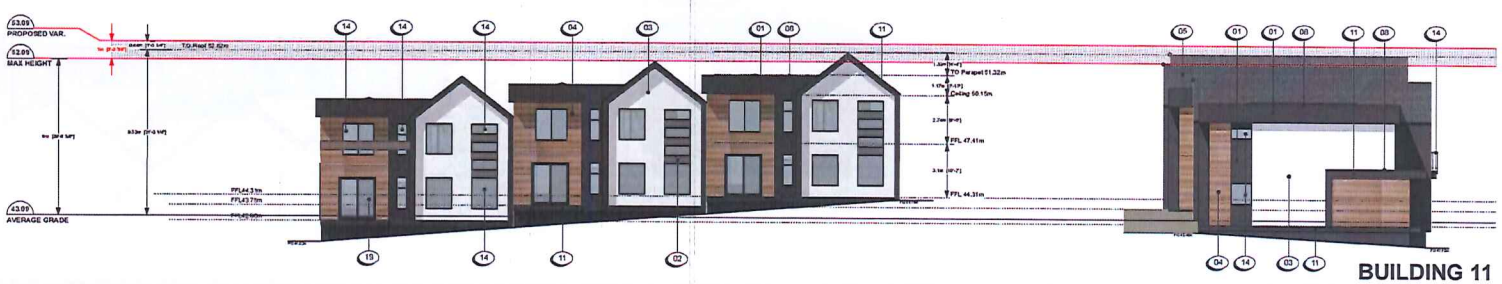
BUILDING 10

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Current Planning

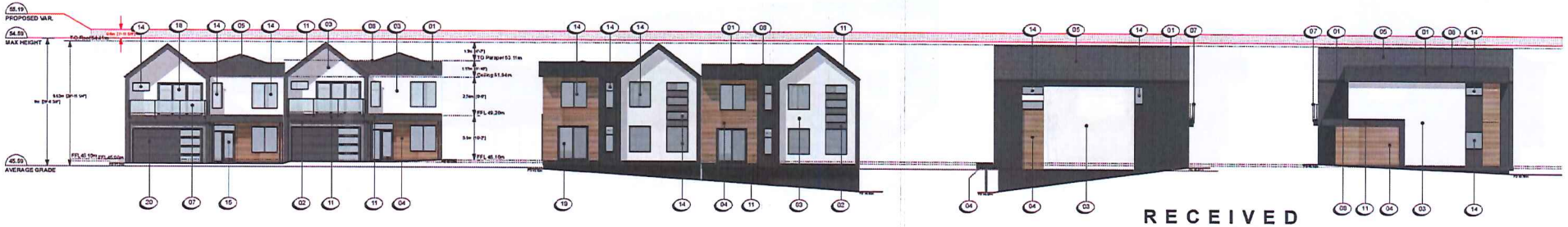
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BUILDING 11



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Current Planning

BUILDING 12

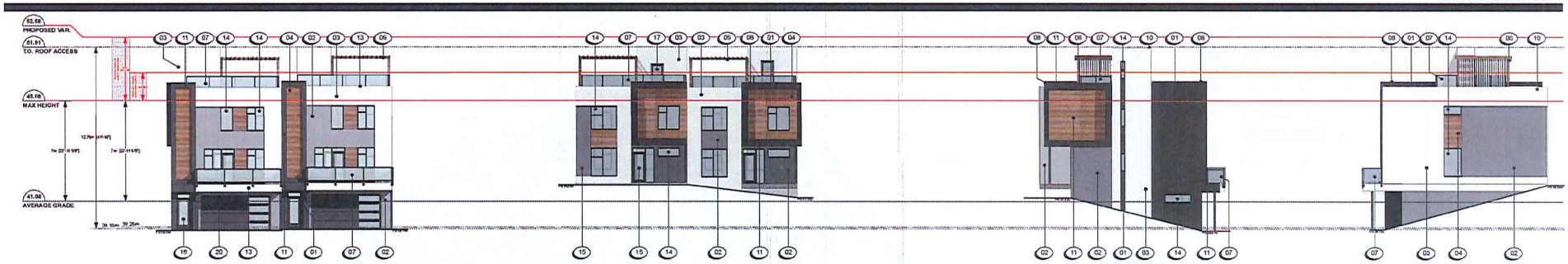
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MATERIAL PALETTE

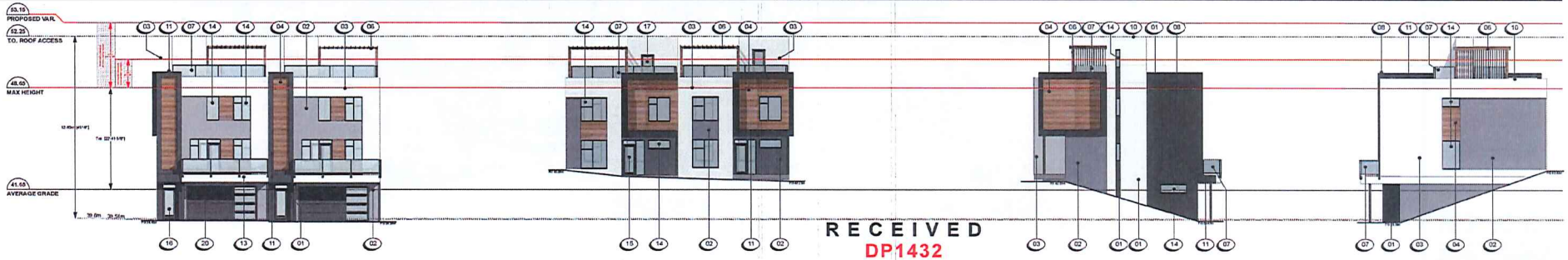
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BUILDING 13



BUILDING 14



BUILDING 15

Scale: 3/32" = 1'0"

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2026-SEP-08
Current Planning

LANDSCAPE PLAN AND DETAILS



LEGEND

- 42" HT. WOOD PICKET FENCE
- TREE PROTECTION FENCE; REFER TO ARBORIST FOR DETAILS
- RETAINING WALLS; ALLAN BLOCK OR EQUIVALENT
- MAGLIN BENCH; SURFACE MOUNT
- MAGLIN BIKERACK; 400 SERIES; 9 BIKES; SURFACE MOUNT
- PROPOSED BOLLARD LIGHT
- PROPOSED STEP LIGHT

TREE SCHEDULE

PMG PROJECT NUMBER: 22-040

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	49	ACER CIRCINATUM	VINE MAPLE	2M HT; B&B, 3 STEM CLUMP
	13	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	31	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL; 2M STD; B&B
	14	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL; 1.8M STANDARD; B&B
	60	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	26	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3MHT; B&B
	26	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSONSPIREOAK	6CM CAL; 1.8M STD; B&B

NOTES: *PLANTSIZES IN THIS LIST ARESPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINERSIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT

0 3m 15m 30m 60m

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SEAL:

NO	DATE:	REVISION DESCRIPTION	DR
1	26.MAY.25	REVISE PLAN	EJ
2	25.NOV.25	REVISE PER ADP COMMENTS	CW
3	26.FEB.26	ISSUED FOR DP	EJ

CLIENT:

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DP1432
2026-SEP-08
Current Planning

PROJECT:

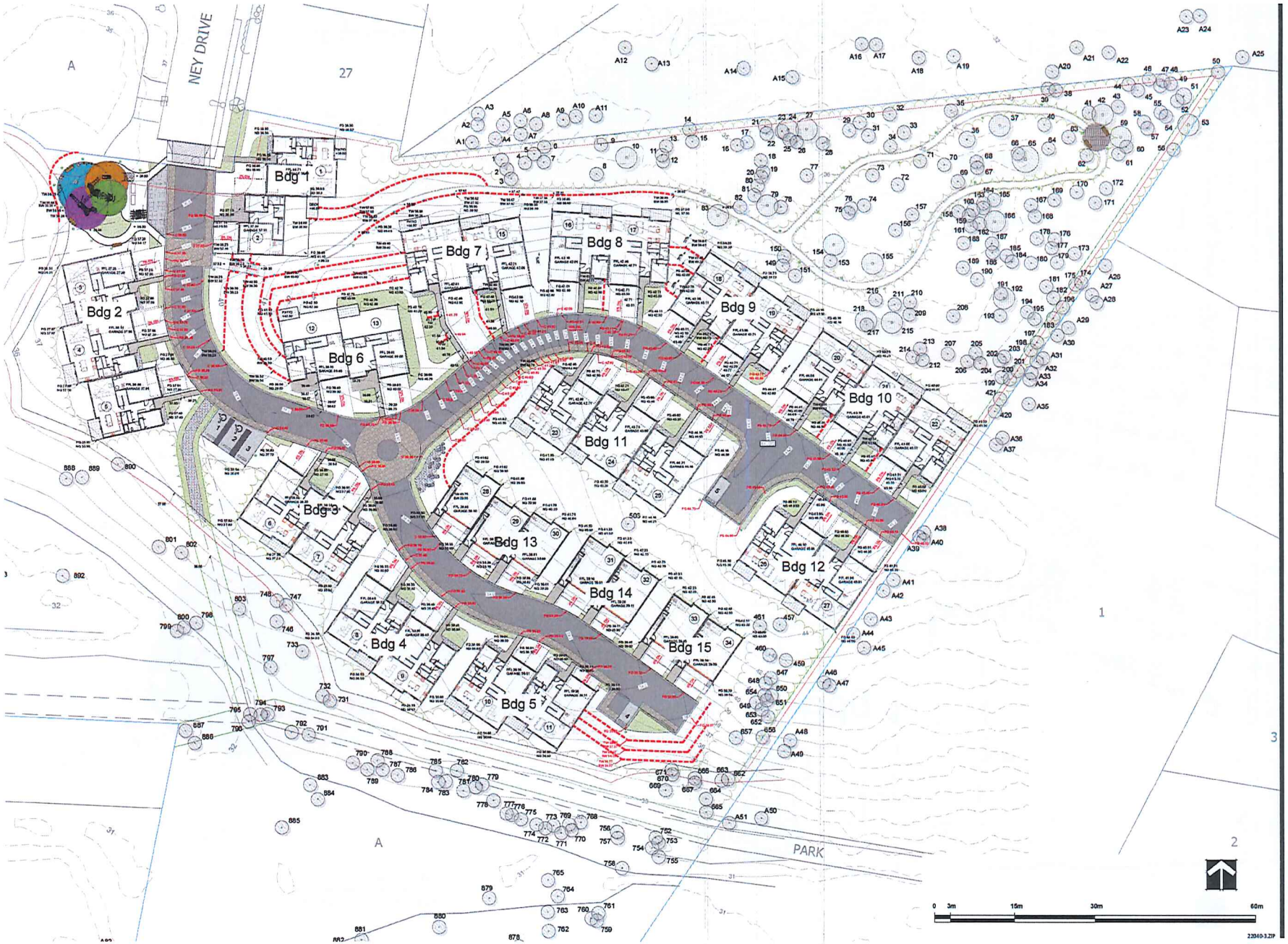
4670 HAMMOND BAY

NANAIMO, BC

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CHKD:	RA	OF 13
PMG PROJECT NUMBER:		22-040



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3	24.JAN.23	NEW SITE PLAN	RJ
2	23.NOV.02	REVISED PER ADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

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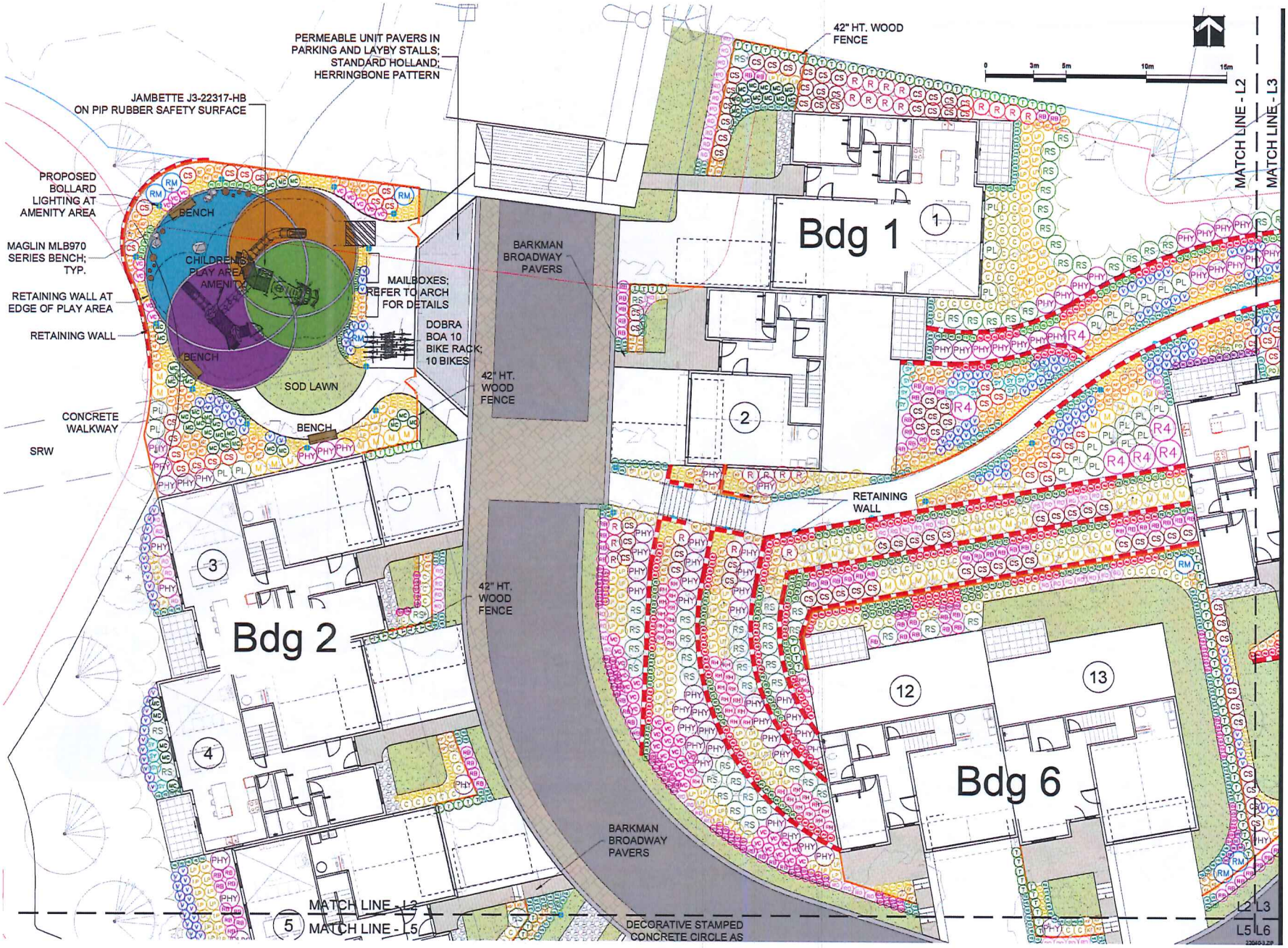
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2	23.NOV.08	REVISED PER ADP COMMENTS	CW
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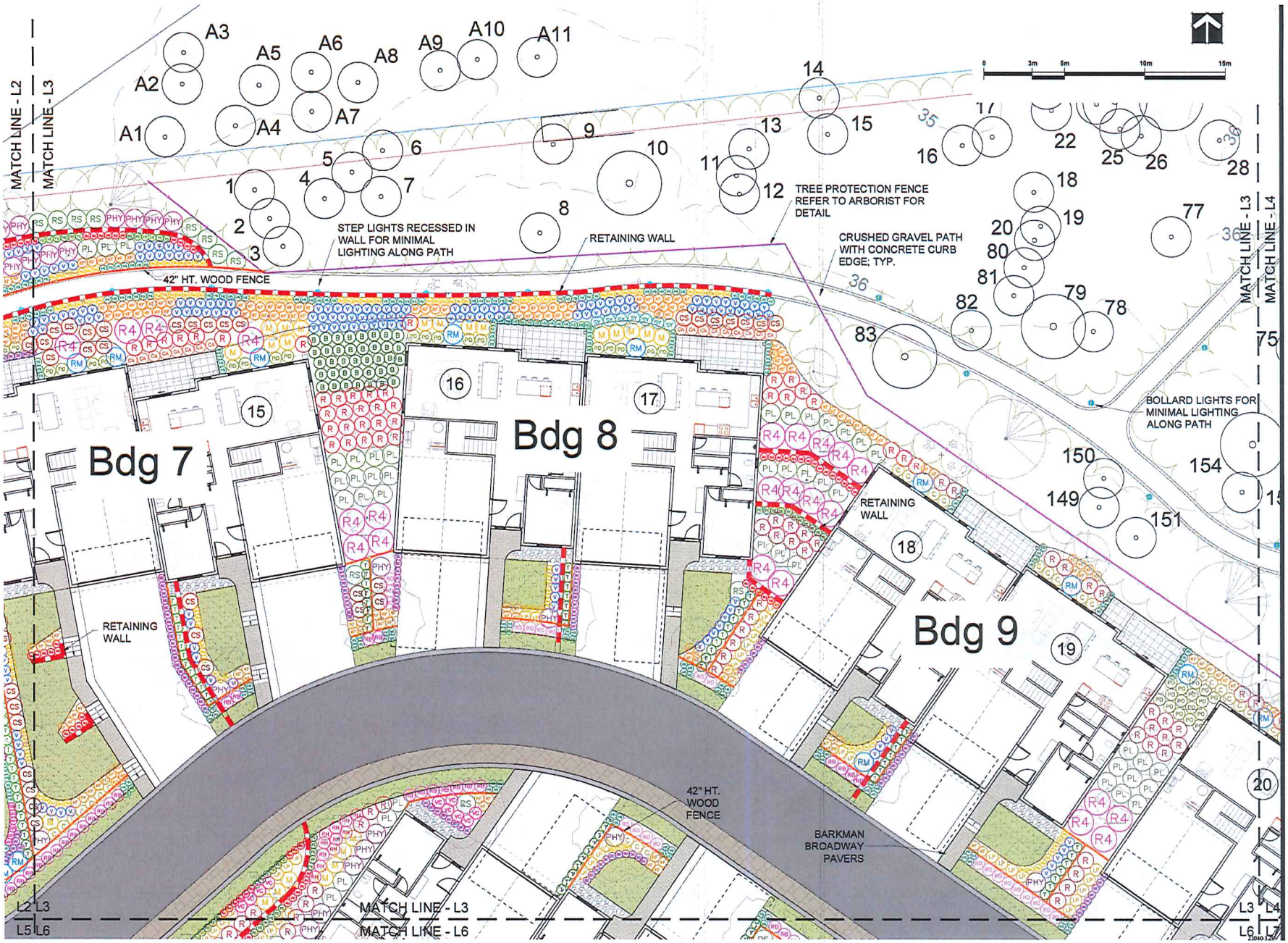
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DESIGN:	CW	
CHKD:	BA	OF 13

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3	24/MAY/23	NEW SITE PLAN	KJ
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PROJECT:

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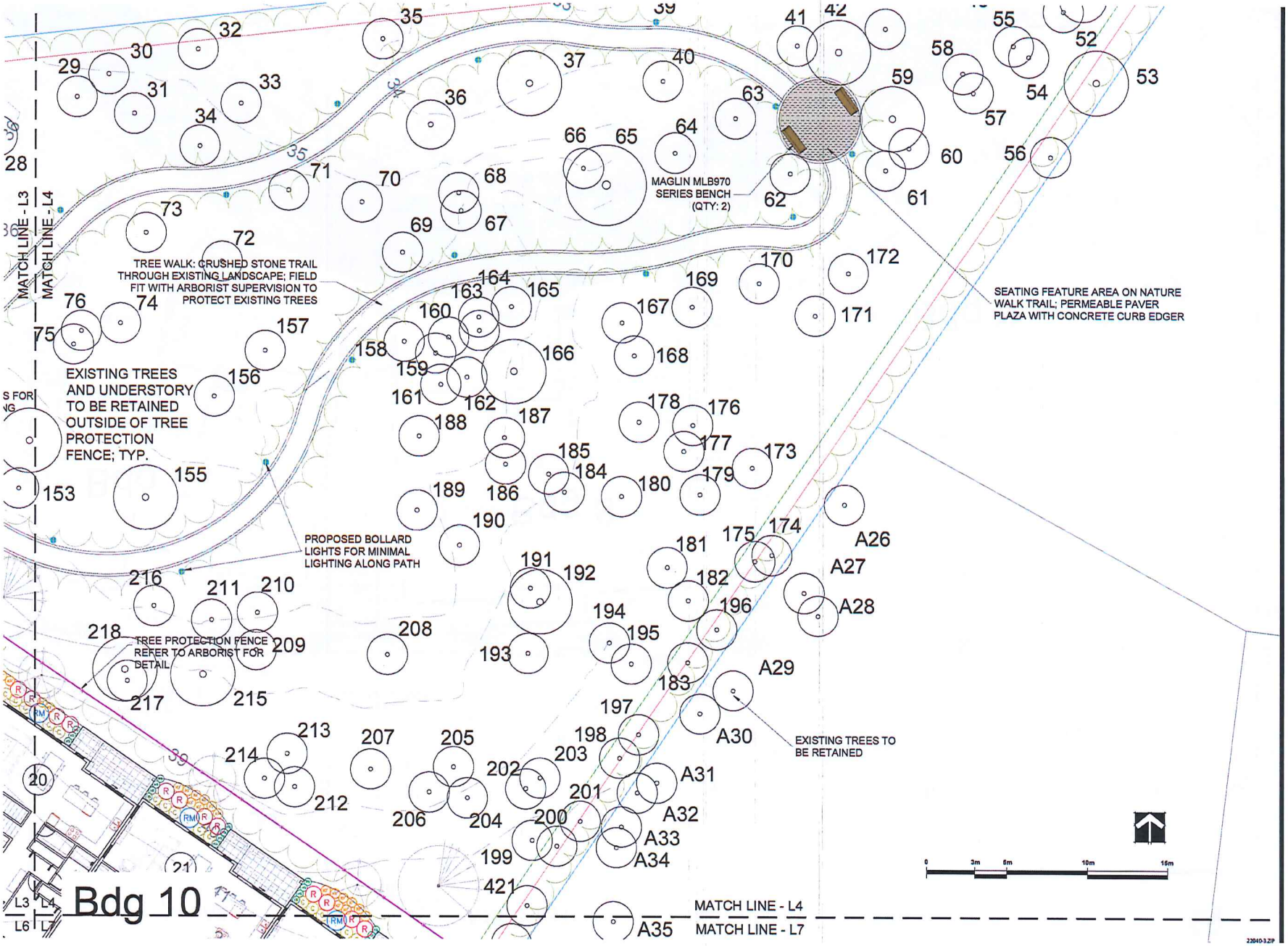
NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

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DESIGN:	CW	
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3	24.JAN.23	NEW SITE PLAN	RJ
2	23.NOV.22	REVISED PER ADP COMMENTS	CW
1	23.JUN.06	ISSUED FOR DP	RJ

CLIENT:

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PROJECT:

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NANAIMO, BC

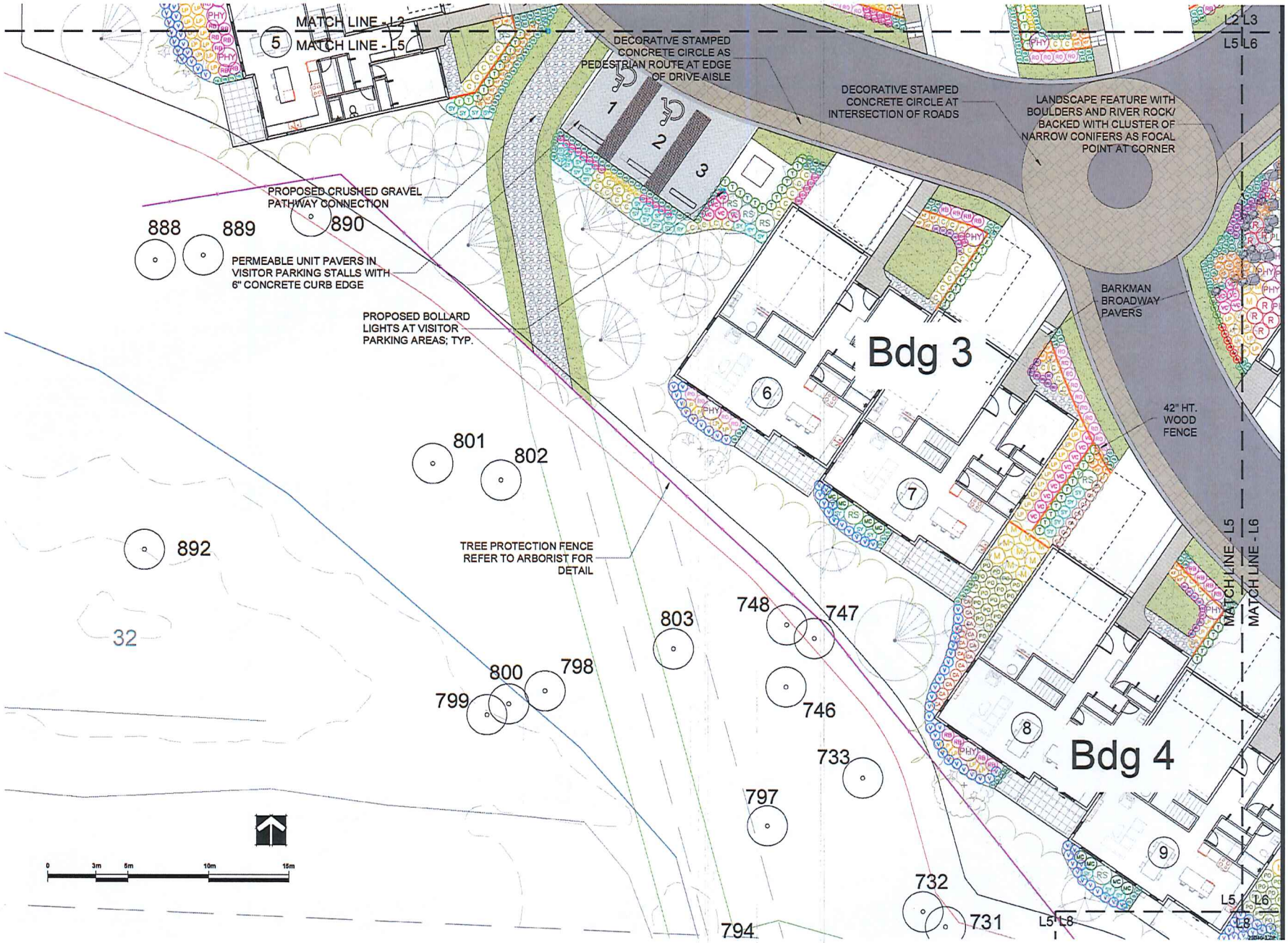
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DESIGN:	CW	
CHK'D:	BA	OF 13

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3	24JAN 23	NEW SITE PLAN	RJ
2	23.NOV.22	REVISED PER ADP COMMENTS	CW
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PROJECT:

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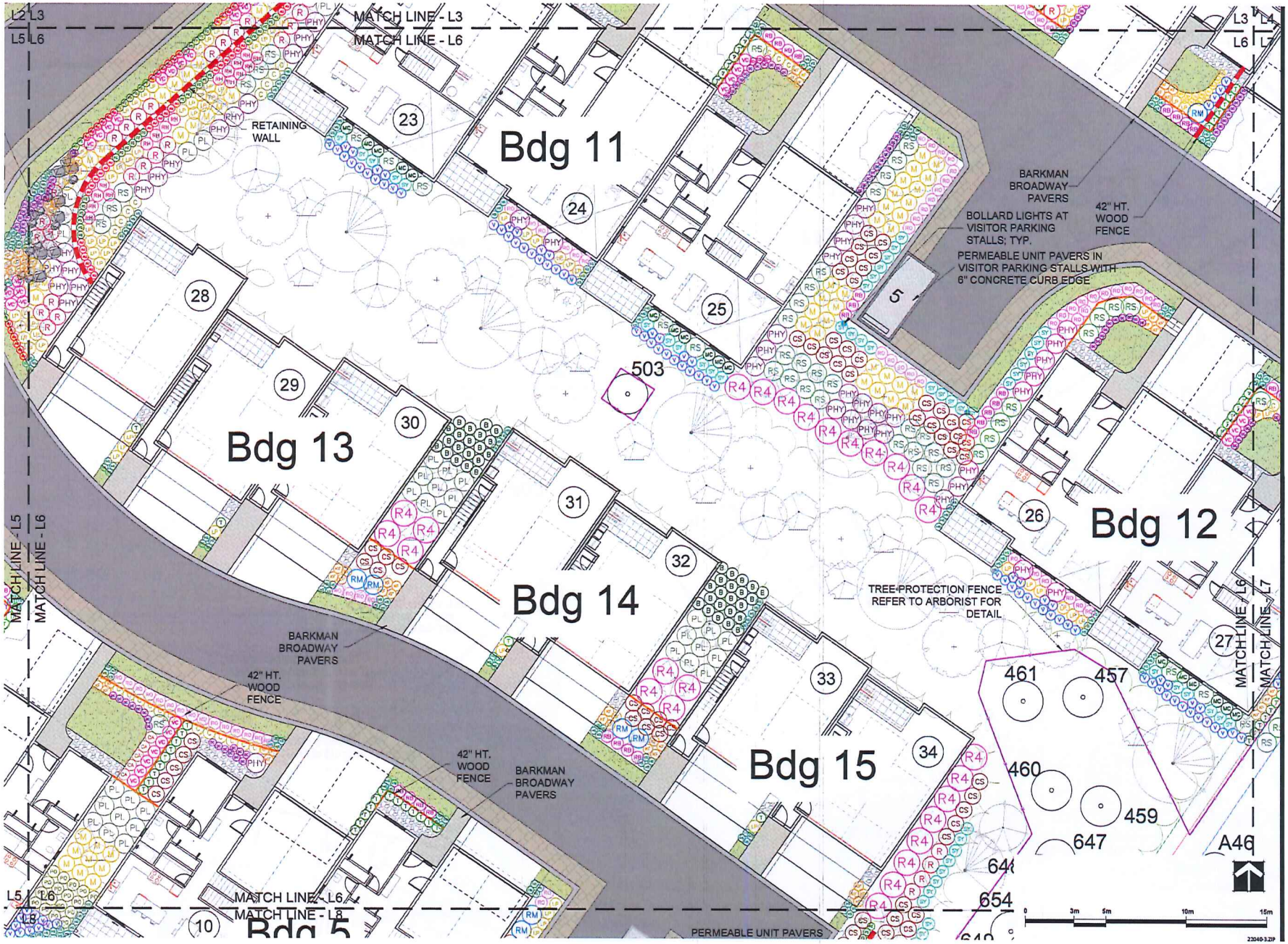
NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

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DESIGN:	CW	
CHKD:	BA	OF 13

PMG PROJECT NUMBER: 22-040



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3	24.JAN.23	NEW SITE PLAN	RJ
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PROJECT:

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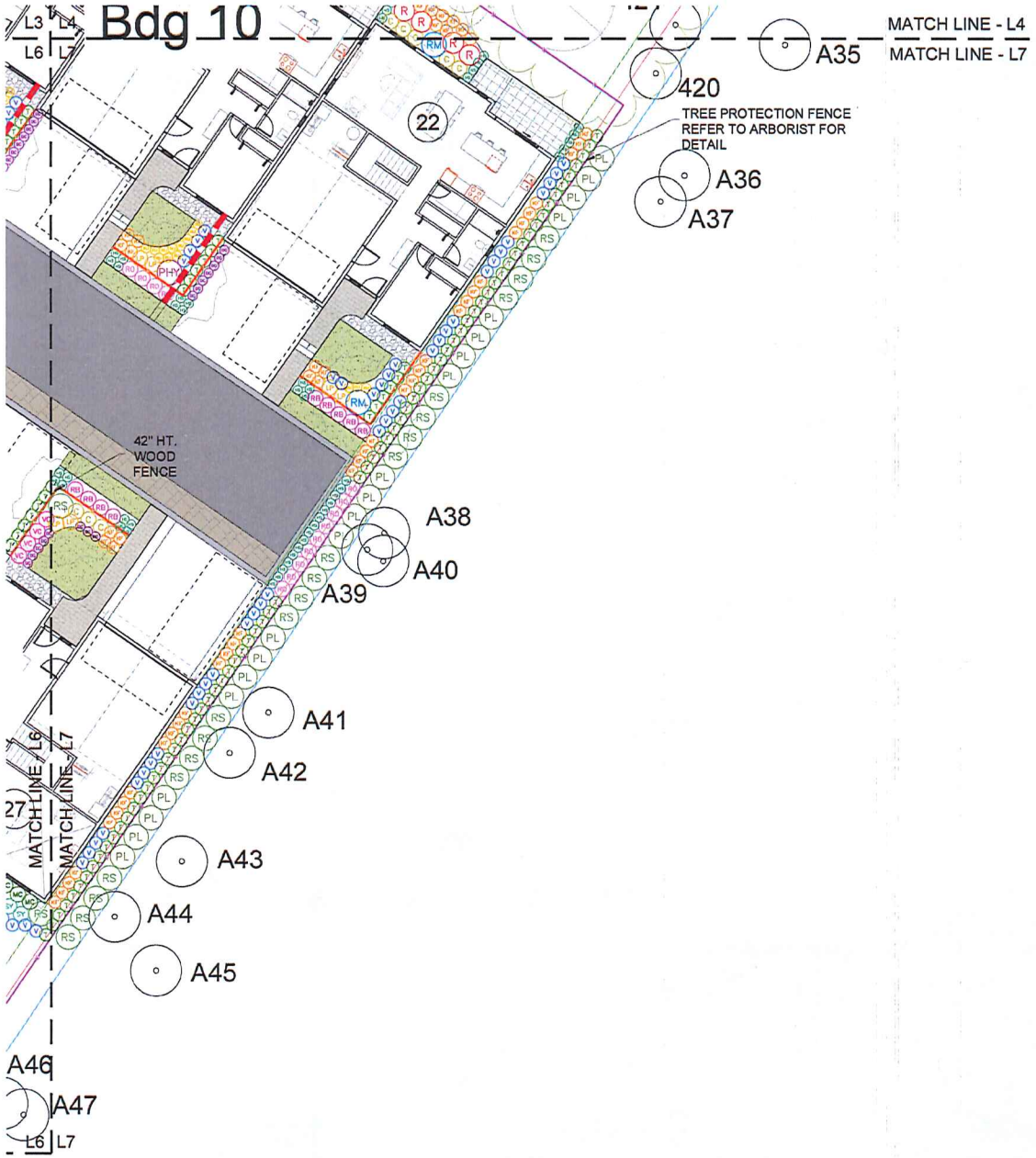
NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

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DRAWN:	CW		
DESIGN:	CW		
CHKD:	BA		OF 13

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1

0 3m 6m 10m 16m

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3	24JAN 23	NEW SITE PLAN	RJ
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1	23.MAR.09	ISSUED FOR DP	RJ

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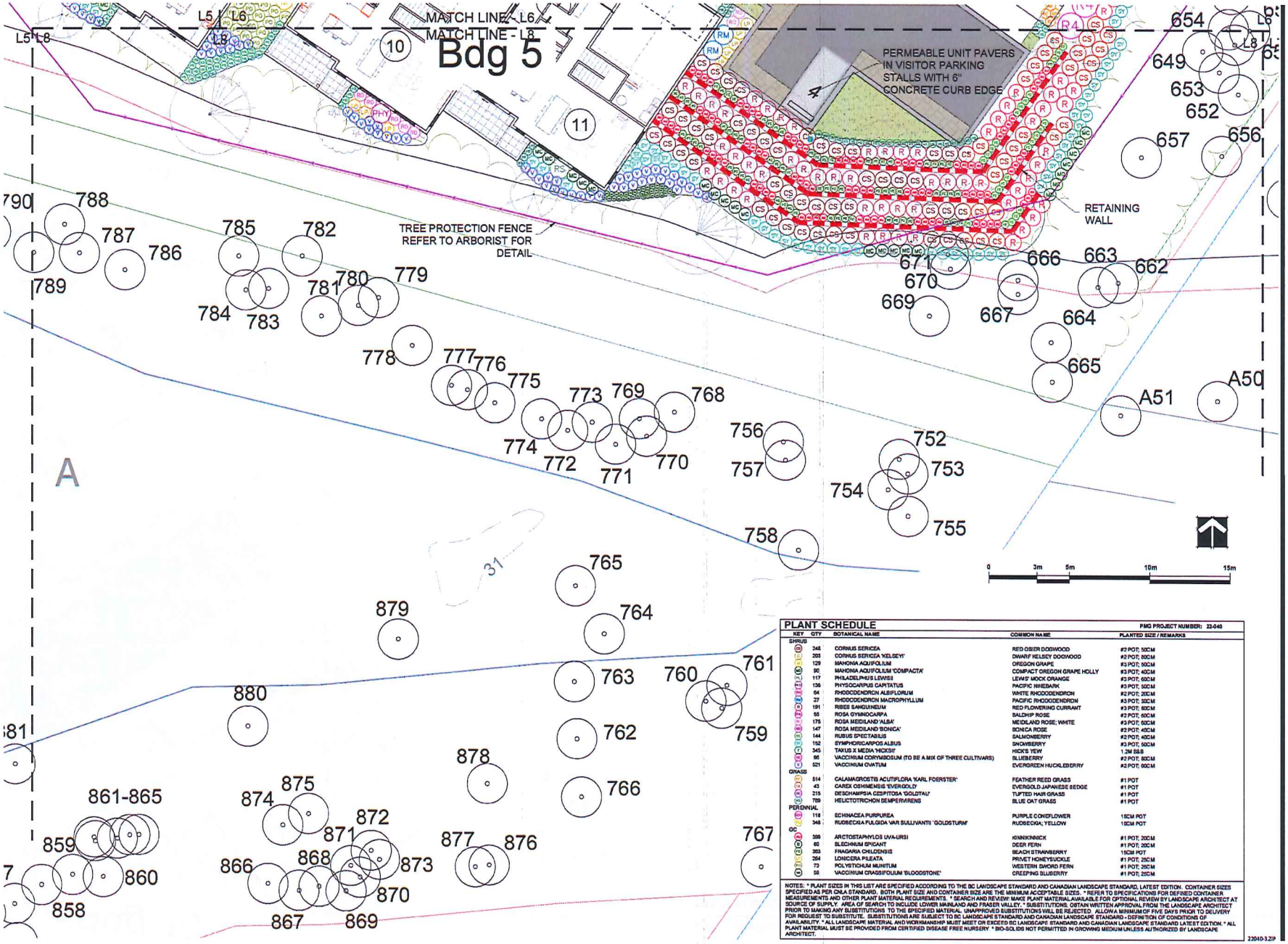
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DESIGN:	CW	
CHKD:	BA	OF 13

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PMG PROJECT NUMBER: 22-040



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-040

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	246	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
CSK	203	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 60CM
MA	129	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
MAC	90	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
PL	117	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE	#3 POT; 60CM
PC	139	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#3 POT; 50CM
RM	64	RHODODENDRON ALBIFLORUM	WHITE RHODODENDRON	#2 POT; 20CM
RC	27	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 30CM
RS	191	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 60CM
RG	55	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 60CM
RA	175	ROSA MEIDILAND 'ALBA'	MEIDILAND ROSE; WHITE	#3 POT; 60CM
RB	147	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
RP	144	RUBUS SPECTABILIS	SALMONBERRY	#2 POT; 40CM
SA	152	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
TH	345	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VC	95	VACCINIUM CORYMBOSUM (TO BE A MIX OF THREE CULTIVARS)	BLUEBERRY	#2 POT; 60CM
VO	521	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 60CM
GRASS				
CA	514	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CE	43	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
DC	215	DESCHAMPSIA CESPITOSA 'GOLDTAU'	TUFTED HAIR GRASS	#1 POT
HS	789	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
EP	118	ECHINACEA PURPUREA	PURPLE CONEFLOWER	18CM POT
RF	348	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	18CM POT
GC				
AU	399	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
BS	60	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
FC	353	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	18CM POT
LP	264	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	72	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
VC	55	VACCINIUM CRASSIFOLIUM 'BLOODSTONE'	CREEPING BLUEBERRY	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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PROJECT:

4670 HAMMOND BAY

NANAIMO, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	23.MAR.31	DRAWING NUMBER:	L9
SCALE:	1:100		
DRAWN:	CW		
DESIGN:	CW		OF 13
CHKD:	BA		

PMG PROJECT NUMBER: 22-040

TREE


ACER CIRCINATUM


FAGUS SYLVATICA 'DAWYCK GOLD'


GINKGO BILOBA 'AUTUMN GOLD'


PARROTIA PERSICA 'VANESSA'


PICEA OMORIKA


QUERCUS ROBUR 'CRIMSON SPIRE'

SHRUB


CORNUS SERICEA


MAHONIA AQUIFOLIUM


PHILADELPHUS LEWISII


PHYSOCARPUS CAPITATUS


RHODODENDRON MACROPHYLLUM


RIBES SANGUINEUM


ROSA GYMNOCARPA


RUBUS SPECTABILIS


SYMPHORICARPOS ALBUS


TAXUS X MEDIA 'HICKSII'


VACCINIUM CORYMBOSUM VARIETIES (MIN.3)


CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'


CAREX OSHIMENSIS 'EVERGOLD'


DESCHAMPSIA CESPITOSA 'GOLDTAU'


HELICTOTRICHON SEMPERVIRENS


ECHINACEA PURPUREA


RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'


ARCTOSTAPHYLOS UVA-URSI


BLECHNUM SPICANT


FRAGARIA CHILOENSIS


LONICERA PILEATA


POLYSTICHUM MUNITUM


ROSA MEIDILAND 'ALBA'


RHODODENDRON ALBIFLORUM

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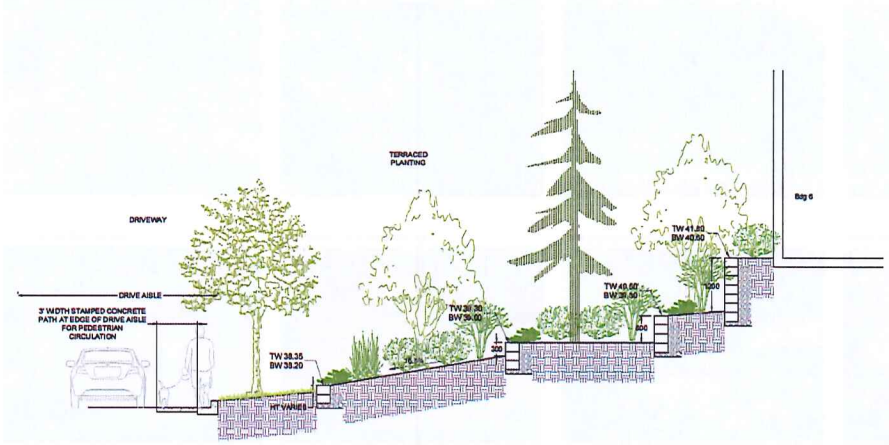
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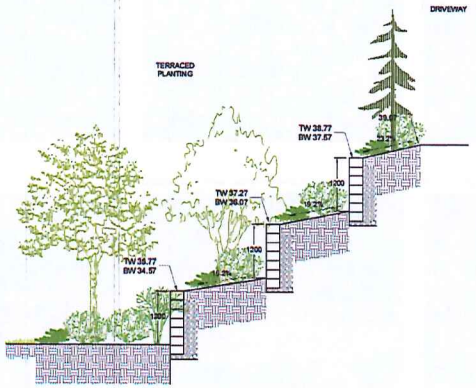
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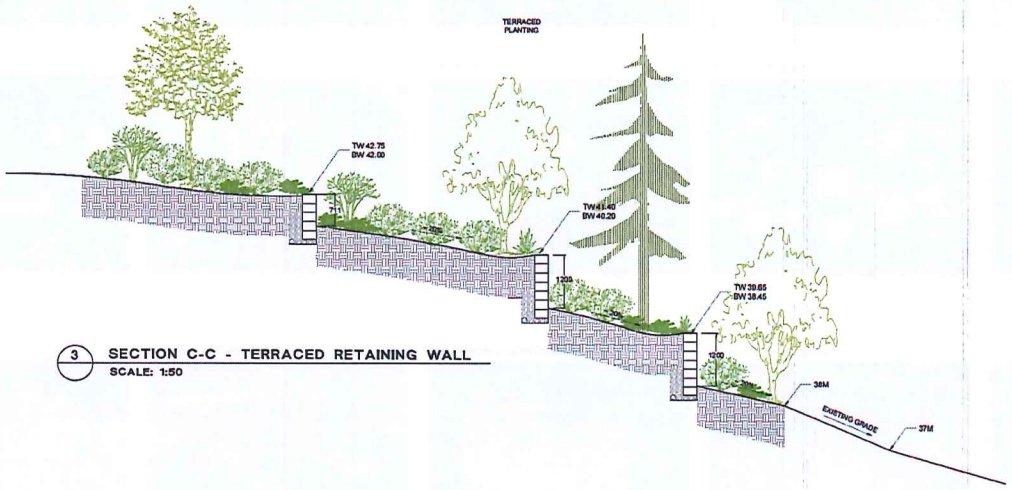
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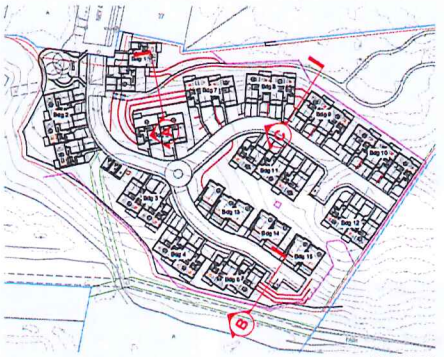
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SCALE: 1:50



2 SECTION B-B - TERRACED RETAINING WALL
SCALE: 1:50



3 SECTION C-C - TERRACED RETAINING WALL
SCALE: 1:50



KEY PLAN

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CLIENT:

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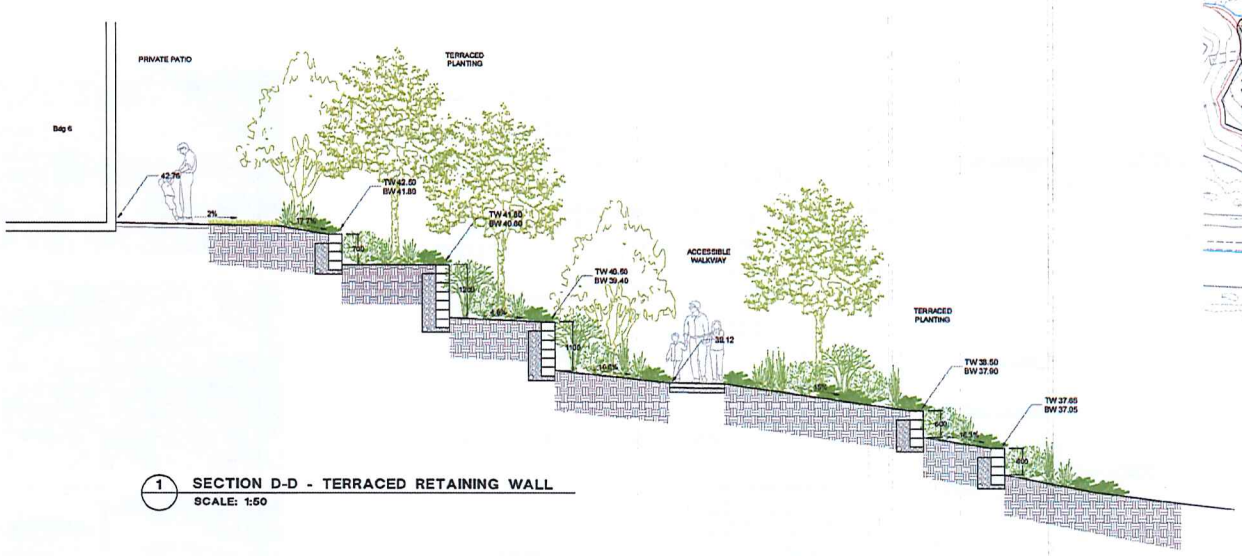
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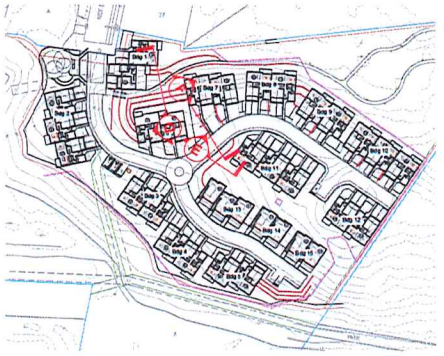
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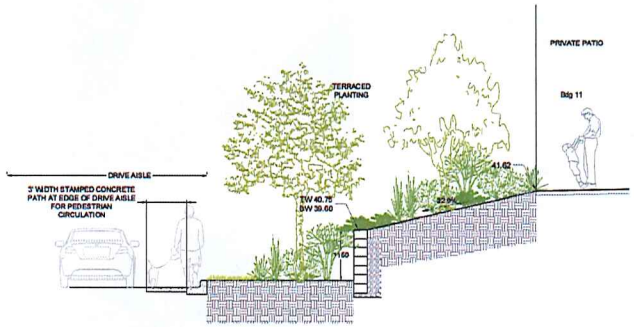
PMG PROJECT NUMBER: 22-040



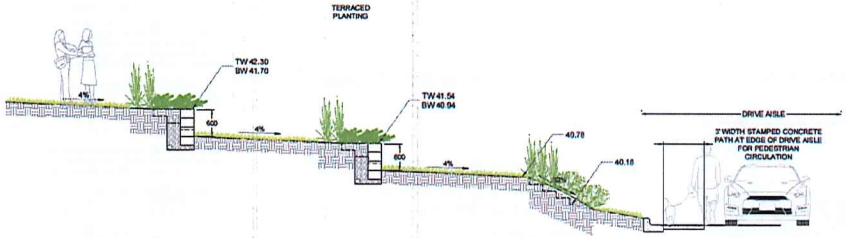
1 **SECTION D-D - TERRACED RETAINING WALL**
SCALE: 1:50



KEY PLAN



2 **SECTION E-E - TERRACED RETAINING WALL**
SCALE: 1:50



3 **SECTION F-F - TERRACED RETAINING WALL**
SCALE: 1:50

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.JAN.23	NEW SITE PLAN	RJ
2	23.NOV.08	REVISED PER ADP COMMENTS	CW
1	21.JUN.06	ISSUED FOR DP	RJ

CLIENT:

RECEIVED
DP1432
2026-SEP-08
Current Planning

PROJECT:

4670 HAMMOND BAY

NANAIMO, BC

DRAWING TITLE:

LANDSCAPE SECTION

DATE:	23.MAR.31	DRAWING NUMBER:
SCALE:	1:50	L12
DRAWN:	CW	
DESIGN:	CW	
CHKD:	BA	OF 13

22040-3.ZIP

PMG PROJECT NUMBER: 22-040



JAMBETTE JD-22317-HS_3D1



DOBRA BOA 10 BIKE RACK; SURFACE MOUNT PER MANUFACTURER'S SPECS



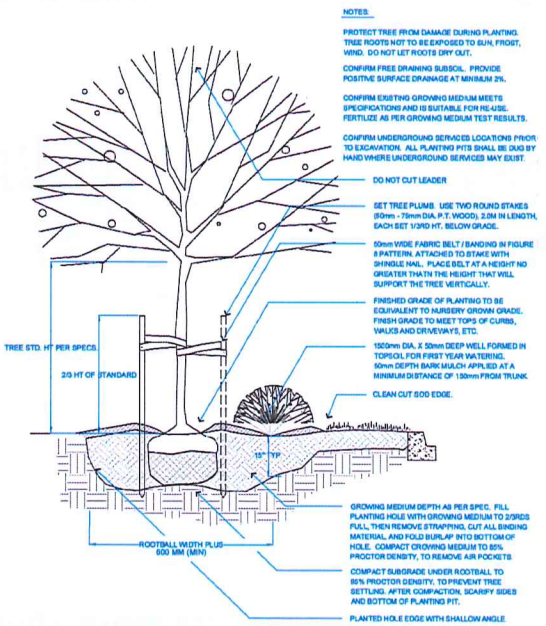
MAGLIN MLB970 SERIES BENCH



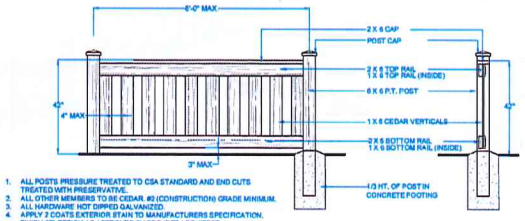
TERRACED PLANTING



BELGARD PERMEABLE PAVER

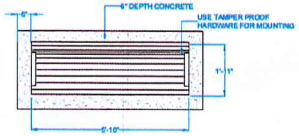


1 TREE AND SHRUB PLANTING AT GRADE
1:25

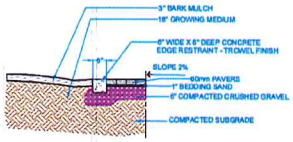


1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

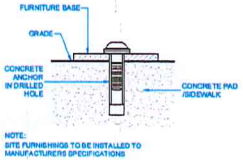
2 42" HT. WOOD FENCE
1:25



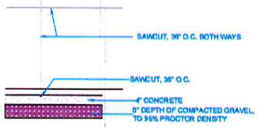
3 BENCH ON CONCRETE PAD
1:25



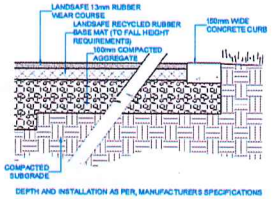
4 CONCRETE EDGE RESTRAINT
N.T.S



5 SITE FURNITURE MOUNTING
N.T.S



6 CONCRETE SAW CUTS
N.T.S



DEPTH AND INSTALLATION AS PER, MANUFACTURER'S SPECIFICATIONS

7 RESILENT PLAY SURFACE
1:10

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