



DEVELOPMENT PERMIT NO. DP000886
(Amendment to DP000702)

PVP HOLDINGS CORPORATION
Name of Owner(s) of Land (Permittee)

6057 DOUMONT ROAD
Civic Address

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

Legal Description:

**LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319,
EXCEPT PART IN STRATA PLAN EPS1119 PHS 1 AND 2**

PID No. 003-727-556

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.

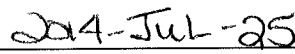
Schedule A	Location Plan
Schedule B	Approved Site Plan
Schedule C	Proposed Site Plan
Schedule D	Building Cluster Elevations (NW corner, Phase 3)
Schedule E	Building Cluster Elevations (SW corner, Phase 3)
Schedule F	Building Cluster Elevations (along East Property Line abutting New Parking)
Schedule G	Building Cluster Elevations, Phase 4 (Building Clusters 9, 10, 11 and 12)
Schedule H	Landscape Plan
Schedule I	Landscape Details & Cross Section

- 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 6.5.1 – Projections in Yards*
 - Open decks are not allowed within side yards. Open decks are allowed for Phase 3.
 - East property line – Open decks are located 2.6m and 2.0m from the property line.
 - West property line – Open decks are located 1.61m and 2.39m from the property line.
 - *Section 7.5.1 – Siting of Buildings*
 - *Front Yard Setback*
The required front yard is 7.5m, the proposed setback is 4.71m, a variance of 2.79m.
 - *Rear Yard Setback*
The required rear yard setback is 10.5m, the proposed setback is 5.17m, a variance of 5.33m.

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE 21ST DAY OF JULY, 2014.



D/Corporate Officer
Kristin King

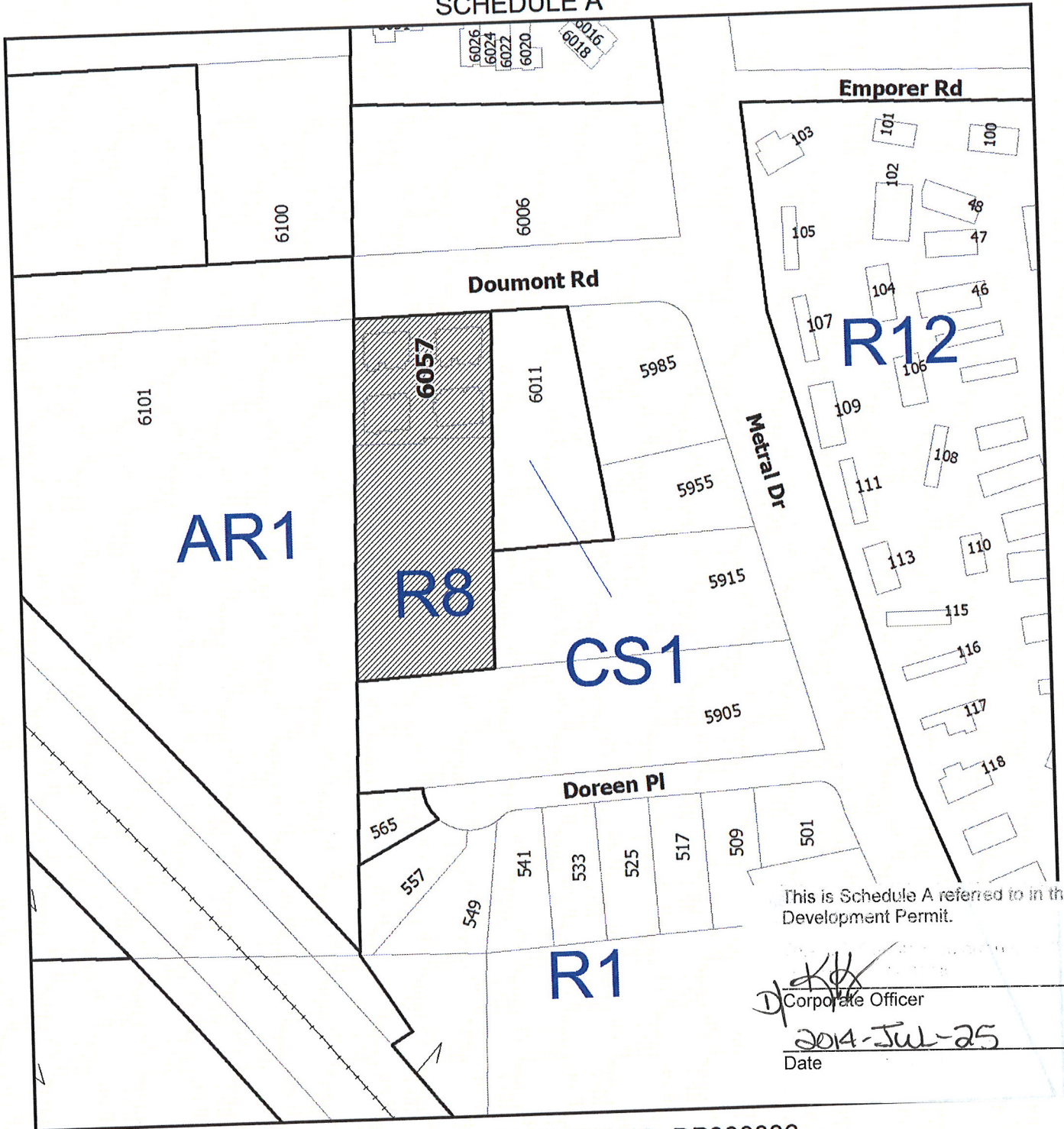


Date

GN/lb

Prospero attachment: DP000886

SCHEDULE A




This is Schedule A referred to in the Development Permit.

[Signature]
Corporate Officer

2014-Jul-25
Date

DEVELOPMENT PERMIT NO. DP000886

LOCATION PLAN

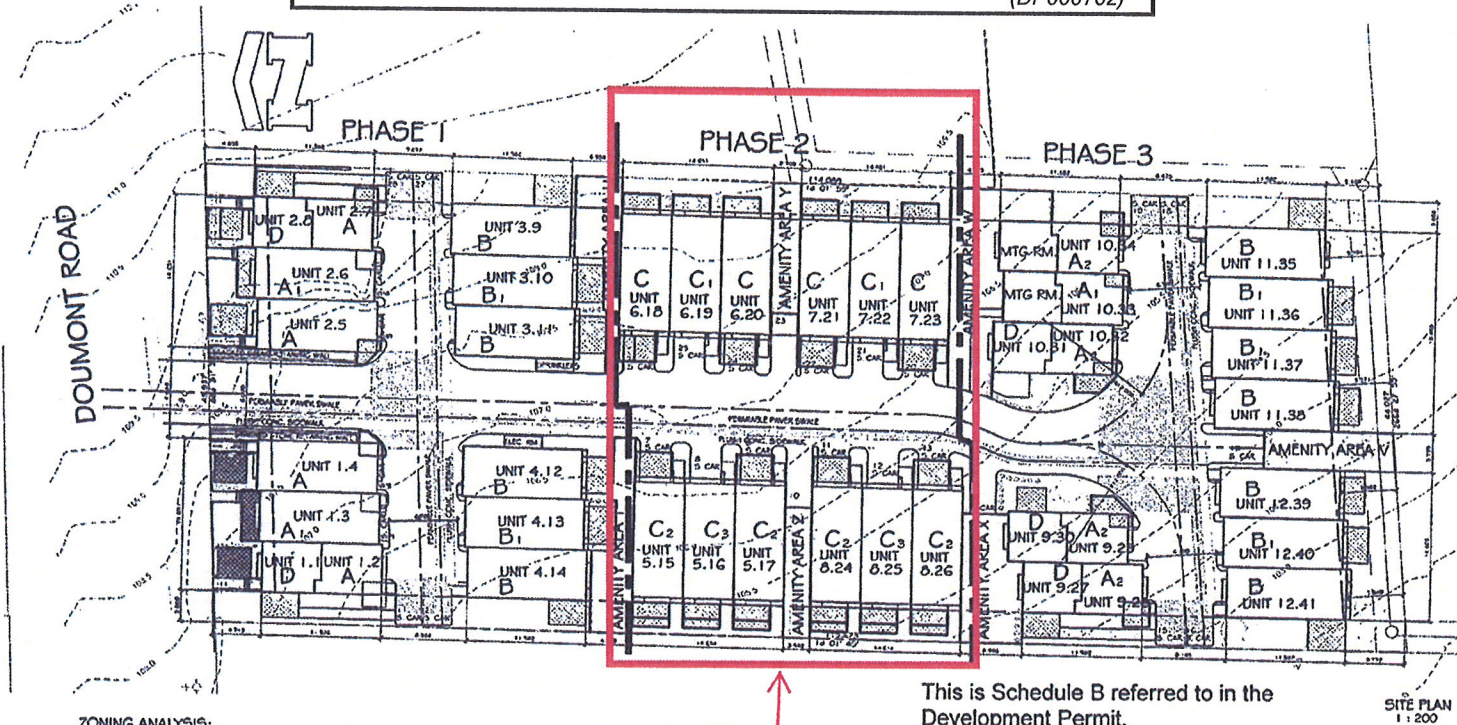
 **Subject Property**

Civic: 6057 Doumont Road
Lot 3, District Lot 23G, Wellington District
Plan 19319

Development Permit DP000886
6057 Doumont Road

Schedule B

Approved Site Plan
(DP000702)



ZONING ANALYSIS:

	REQUIRED	PROPOSED
LOT AREA	1000 m ²	5042.2 m ²
BLDG AREA		2263.0 m ²
PROPOSED USE	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING
DENSITY	1.25 FSR	5060.7.2 m ² = 1.00 FSR
LOT COVERAGE	40 %	47 %
HEIGHT OF BLDGS	14 m	11.1 m
PARKING	41 x 1.66 CARS = 68 CARS	36 x 1.66 CARS = 59 CARS 5 x 1 CAR = 5 CARS 64 CARS
AMENITY SPACE	10% OF SITE = 504.2 m ²	488.7 m ² 15.5 m ² UNDER

UNIT COUNT

UNIT	SIZE	No. of UNITS
UNIT A	1220 sqft / 114.1 m ²	4
UNIT A1	1204 sqft / 111.8 m ²	3
UNIT A2	1228 sqft / 114.1 m ²	4
UNIT B	1621 sqft / 150.6 m ²	7
UNIT B1	1621 sqft / 150.6 m ²	5
UNIT C	1544 sqft / 143.4 m ²	4
UNIT C1	1544 sqft / 143.4 m ²	2
UNIT C2	1544 sqft / 143.4 m ²	4
UNIT C3	1544 sqft / 143.4 m ²	2
UNIT D	289 sqft / 26.8 m ²	5
		41

Phasing has changed
for this application.
This is Phase 3

This is Schedule B referred to in the
Development Permit.

Manager of Legislative Services

2011-MAR-03
Date

BLDG AREAS

BLDG	LOT COVERAGE	FLOOR AREA
BLDG 1	176.2 m ²	366.8 m ²
BLDG 2	176.0 m ²	366.8 m ²
BLDG 3	176.0 m ²	451.8 m ²
BLDG 4	176.0 m ²	451.8 m ²
BLDG 5	266.5 m ²	430.2 m ²
BLDG 6	213.0 m ²	430.2 m ²
BLDG 7	213.0 m ²	430.2 m ²
BLDG 8	266.5 m ²	430.2 m ²
BLDG 9	127.9 m ²	281.8 m ²
BLDG 10	105.7 m ²	366.8 m ²
BLDG 11	234.5 m ²	602.4 m ²
BLDG 12	175.9 m ²	451.8 m ²
TOTAL	2387.2 m ²	5060.7 m ²

LUMINANCE AMENITY AREAS

AREA	SIZE
MTG ROOM	53.6 x 2 = 107.2 m ²
AREA T	53.0 m ²
AREA U	51.5 m ²
AREA V	34.0 m ²
AREA W	108.6 m ²
AREA X	67.7 m ²
AREA Y	34.3 m ²
AREA Z	32.4 m ²
TOTAL	488.7 m ²

PRIVATE AMENITY AREAS

DECKS & PATIOS	547.3 m ² = 11% OF SITE
DECKS ONLY	270.3 m ² = 5.4% OF SITE

REVISIONS
200710 ISSUED FOR CLIENT REVIEW
200710 CITY COMMENTS
200710 ADP SUBMISSION
240510 EXTRA FILLING
172811 ADP COMMENTS
200811 ADP COMMENTS



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41 Unit TOWNHOUSE
DESIGN FOR
088242 B.C. Ltd.

DOUMONT ROAD
NANAIMO, B.C.

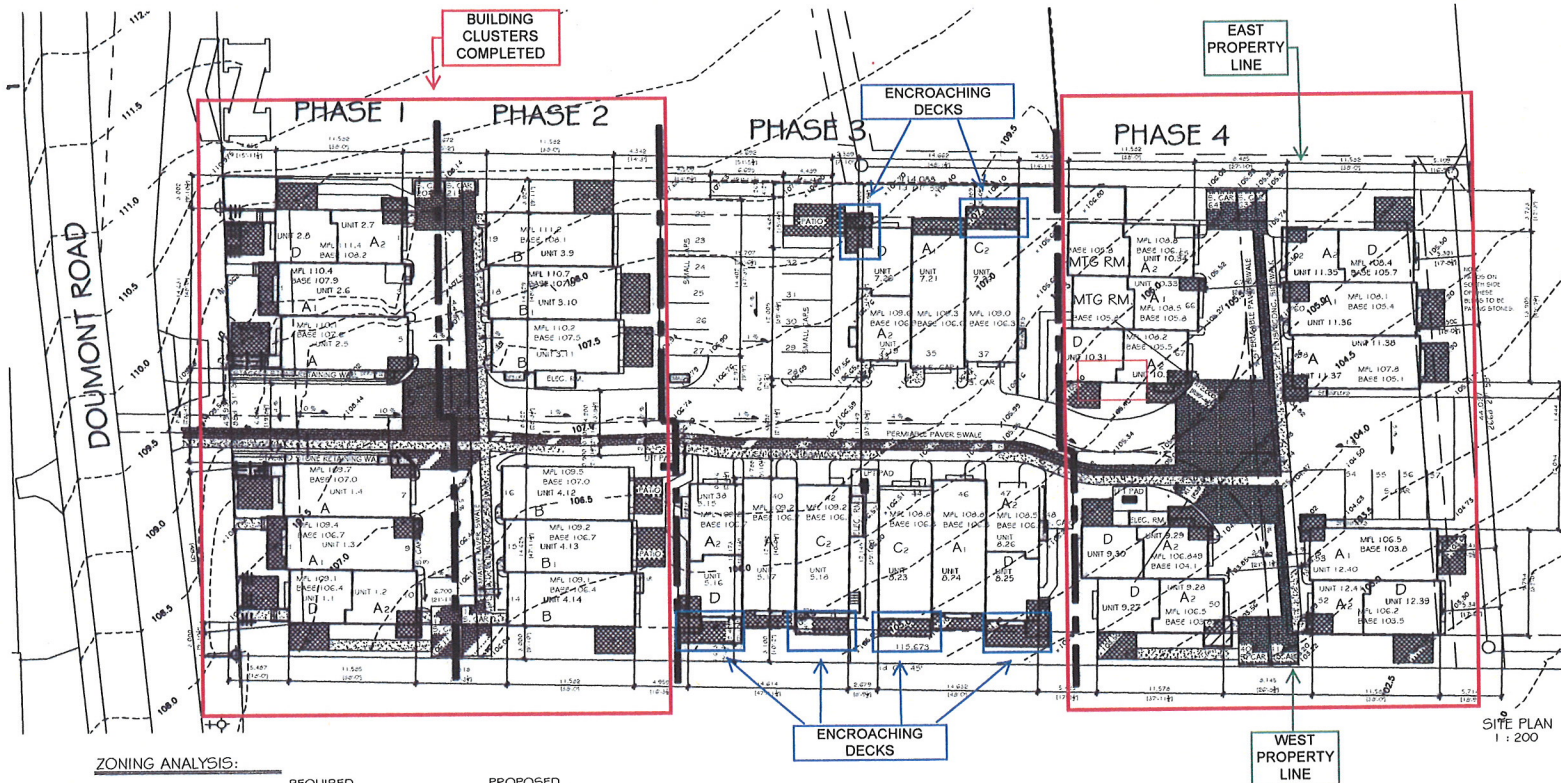
SITE PLAN

SCALE: 1:200
DWG. CTR
DATE: SEPT '10
PROJ. # 10-173
DWG. A1.1

This is Schedule B referred to in the
Development Permit.

Corporate Officer

2014-JUL-25
Date



ZONING ANALYSIS:

	REQUIRED	PROPOSED
LOT AREA	1800 m ²	5042.2 m ²
BLDG AREA		1878.4 m ²
PROPOSED USE	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING
DENSITY	1.25 FSR	4152.0 m ² = .83 FSR
LOT COVERAGE	40 %	39 %
HEIGHT OF BLDGS	14 m	11.1 m
PARKING	41 x 1.66 CARS = 68 CARS	33 x 1.66 CARS = 55 CARS 8 x 1 CAR = 8 CARS 67 CARS

AMENITY SPACE	10% OF SITE = 504.2 m ²	488.7 m ² 15.5 m ² UNDER
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UNIT COUNT

UNIT	SIZE	No of UNITS
UNIT A	1228 sqft / 114.1 m ²	3
UNIT A1	1204 sqft / 111.8 m ²	8
UNIT A2	1228 sqft / 114.1 m ²	12
UNIT B	1621 sqft / 150.6 m ²	8
UNIT B1	1621 sqft / 150.6 m ²	4
UNIT C	1544 sqft / 143.4 m ²	0
UNIT C1	1544 sqft / 143.4 m ²	0
UNIT C2	1544 sqft / 143.4 m ²	3
UNIT C3	1544 sqft / 143.4 m ²	0
UNIT D	289 sqft / 26.8 m ²	10
		41

BLDG AREAS

BLDG	LOT COVERAGE	FLOOR AREA
BLDG 1	189.3 m ²	366.8 m ²
BLDG 2	189.3 m ²	366.8 m ²
BLDG 3	176.0 m ²	451.8 m ²
BLDG 4	176.0 m ²	451.8 m ²
BLDG 5	209.8 m ²	396.1 m ²
BLDG 6		
BLDG 7	209.8 m ²	396.1 m ²
BLDG 8	209.8 m ²	396.1 m ²
BLDG 9	127.9 m ²	281.8 m ²
BLDG 10	185.7 m ²	366.8 m ²
BLDG 11	181.1 m ²	396.1 m ²
BLDG 12	123.2 m ²	281.8 m ²
TOTAL	1977.9 m ²	4152.0 m ²

COMMON AMENITY AREAS

AREA	SIZE
MTG ROOM	53.6 x 2 = 107.2 m ²
AREA T	53.0 m ²
AREA U	51.5 m ²
AREA V	34.0 m ²
AREA W	108.6 m ²
AREA X	67.7 m ²
AREA Y	34.3 m ²
AREA Z	32.4 m ²
TOTAL	488.7 m ²

NOTE: Phase 4 changes to be considered in a future DP Amendment

REVISIONS
06/01/10 ISSUED FOR CLIENT REVIEW
06/01/10 CITY COMMENTS
06/01/10 ADP SUBMISSION
06/01/10 EXTRA PARKING
06/01/10 ADP COMMENTS
06/01/10 ADP COMMENTS
06/01/10 REVISED SITE PLAN FOR CLIENT
06/01/10 APPROVAL
06/01/10 REVISED SITE PLAN FOR PLANNING
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06/01/10 REVISED SITE PLAN FOR PLANNING
06/01/10 APPROVAL



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41 Unit TOWNHOUSE
DESIGN FOR
0888242 B.C. Ltd.

DOUMONT ROAD
NANAIMO, B.C.

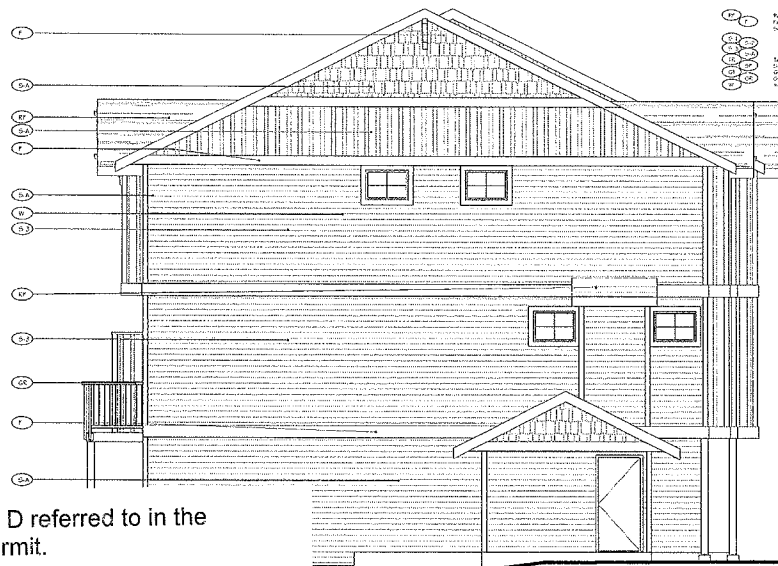
SITE PLAN

This is Schedule C referred to in the Development Permit.

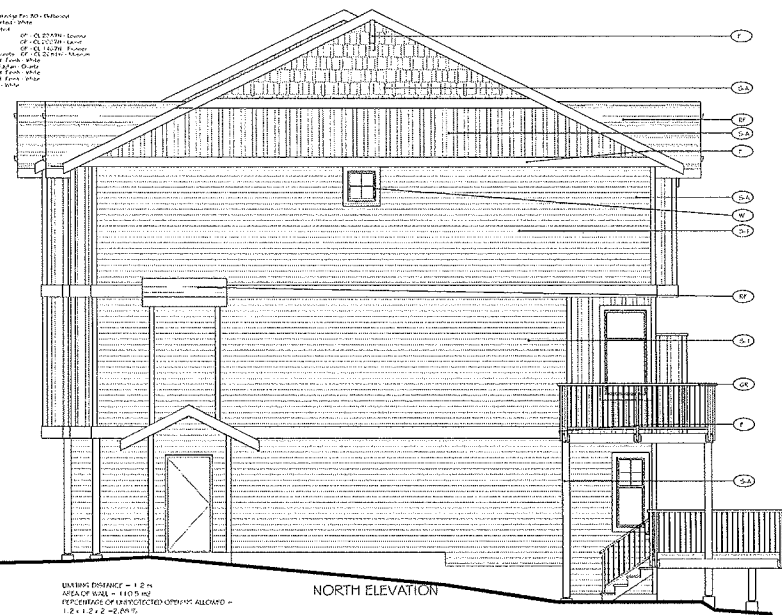
KH
Corporate Officer

2014-JUL-25

Date



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

This is Schedule D referred to in the Development Permit.

Corporate Officer

2014-JUL-25
Date

DATE: 2014-07-25
AREA OF WALL: 116.6 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED: 6.75% (6.75% x 2 = 13.5%)
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED: 18.4% (18.4% > 13.5%)

DATE: 2014-07-25
AREA OF WALL: 116.6 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED: 6.75% (6.75% x 2 = 13.5%)
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED: 18.4% (18.4% > 13.5%)

Development Permit DP000886
6057 Doumont Road

Schedule D

Building Cluster Elevations (Northwest Corner of Phase 3)

REVISIONS

08/01/10 ISSUED FOR CLIENT REVIEW
08/01/10 CITY COMMENTS
08/01/10 ADP SUBMISSION
24/08/10 EXTRA PARKING
28/08/11 ISSUED FOR REVIEW
29/08/11 ISSUED FOR B.P.
18/09/11 ISSUED FOR REVIEW
29/09/11 ISSUED FOR B.P.
27/07/11 ELEC. RM REVISED
29/07/12 REVISED SITE PLAN FOR CLIENT
11/06/12 APPROVAL REVISED SITE PLAN FOR PLANNING
30/06/14 APPROVAL REVISED SITE PLAN
23/07/14 REVISED SITE PLAN

ISSUED FOR BLDG PERMIT



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41 Unit TOWNHOUSE
DESIGN FOR
0888242 B.C. Ltd.

PHASE 3

DOUMONT ROAD
NANAIMO, B.C.

BLDG 5
EX. ELEVATIONS

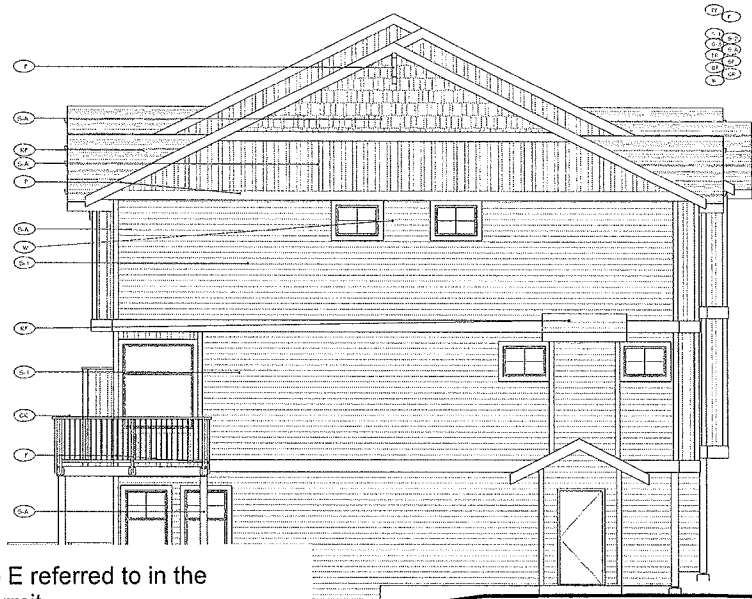
SCALE: 1/4" = 1'-0"

DRAW: CTR

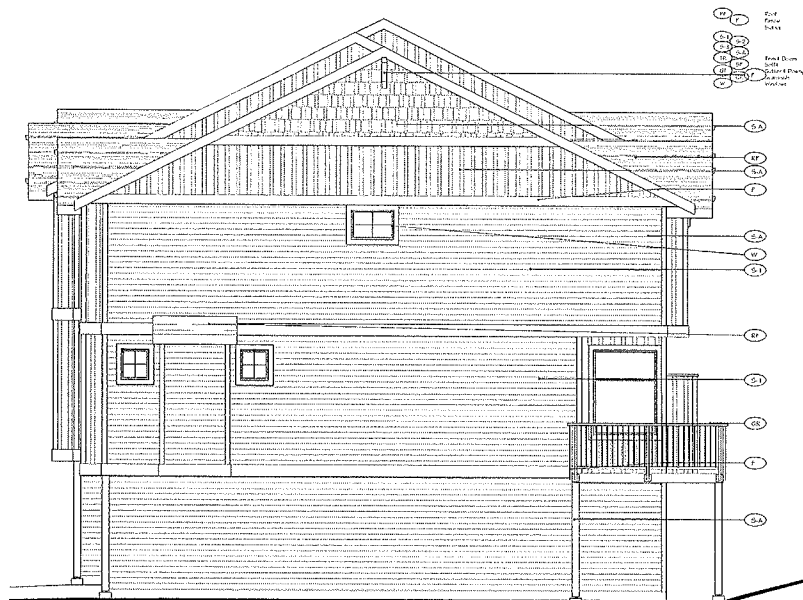
DATE: APRIL 11

PROJ #: 10-173

DWG #: AP 1.3E

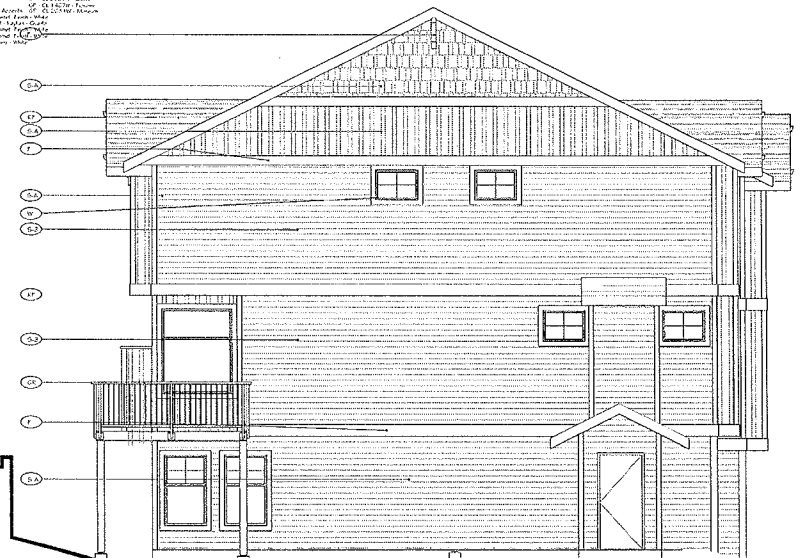


1. 1/2" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/8" = 1'-0"
 4. 1/16" = 1'-0"
 5. 1/32" = 1'-0"
 6. 1/64" = 1'-0"
 7. 1/128" = 1'-0"
 8. 1/256" = 1'-0"
 9. 1/512" = 1'-0"
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UNITING DISTANCE = 1.2 m
AREA OF WALL = 106.2 m²
PERCENTAGE OF UNPROJECTED OPENINGS ALLOWED =
1.2 x 1.2 x 2 = 2.88 %
PERCENTAGE OF UNPROJECTED OPENINGS PROVIDED = 3.0 m² OR 2.88 %

SOUTH ELEVATION



UNITING DISTANCE = 1.5 m
AREA OF WALL = 106.3 m²
PERCENTAGE OF UNPROJECTED OPENINGS ALLOWED =
1.5 x 1.5 x 2 = 4.50 %
PERCENTAGE OF UNPROJECTED OPENINGS PROVIDED = 8.9 m² OR 8.41 %

NORTH ELEVATION



UNITING DISTANCE = 3.0 m
AREA OF WALL = 128.0 m²
PERCENTAGE OF UNPROJECTED OPENINGS ALLOWED =
3.0 x 3.0 x 2 = 18.0 %
PERCENTAGE OF UNPROJECTED OPENINGS PROVIDED = 22.7 m² OR 17.8 %

EAST ELEVATION



UNITING DISTANCE = 3.0 m
AREA OF WALL = 128.0 m²
PERCENTAGE OF UNPROJECTED OPENINGS ALLOWED =
3.0 x 3.0 x 2 = 18.0 %
PERCENTAGE OF UNPROJECTED OPENINGS PROVIDED = 22.7 m² OR 17.8 %

WEST ELEVATION

This is Schedule F referred to in the
Development Permit.

KH
Corporate Officer

2014-JUL-25
Date

Development Permit DP000886
6057 Doumont Road

Schedule F

Building Cluster Elevations

(along East Property Line abutting New Parking)

ISSUED FOR BLDG PERMIT

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41 Unit TOWNHOUSE
DESIGN FOR
0888242 B.C. Ltd.

PHASE 3

DOUMONT ROAD
NANAIMO, B.C.

BLDG 7
EX. ELEVATIONS

SCALE: 1/4" = 1'-0"

DRAWN: CTR

DATE: APRIL 11

PROJ #: 10-173

DWG #: A3.7

Development Permit DP000886

6057 Doumont Road

1/4

Schedule G

Building Cluster Elevations, Phase 4 (Building Clusters: 9, 10, 11 and 12)

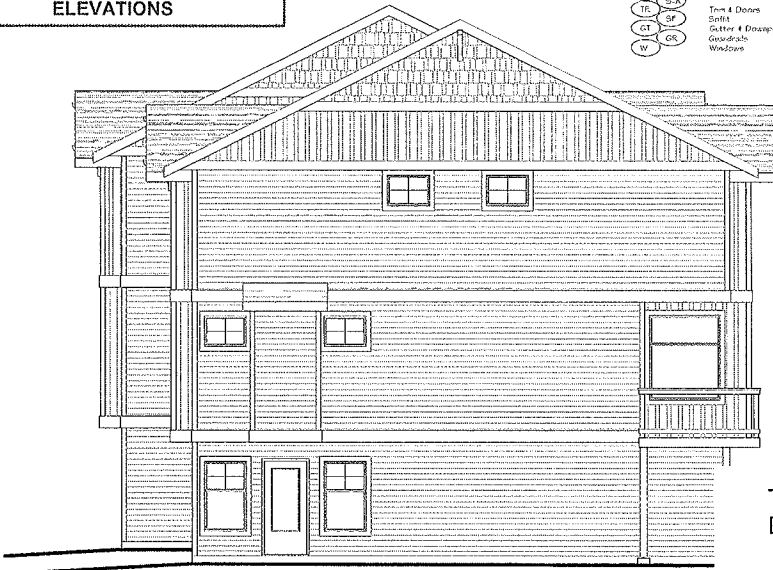


UNITARY DISTANCE = 4.317 m
AREA OF WALL = 72.8 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 48%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 4.4 m² OR 6%

EAST ELEVATION

- | | | | |
|-----|-----|---------|--|
| EF | F | Roof | Onyx Concrete (Dakota Pro 30) - Onyxed |
| S-1 | S-2 | Fascia | Combination F - Painted - White |
| S-3 | S-4 | Siding | Hardie pluck - Painted |
| TL | SL | Trim | Scheme 1 GP - CL 2227N - Louisa |
| OT | OR | Windows | Scheme 2 GP - CL 2027N - Laurel |
| | | | Scheme 3 GP - CL 1467N - Pioneer |
| | | | Lowest Floor 4 Accounts GP - CL 2681W - Museum |
| | | | Dakota Cement Finish - White |
| | | | Perf. Vinyl - Kaylon - Quartz |
| | | | Baked Enamel Finish - White |
| | | | Dakota Cement Finish - White |
| | | | Vinyl Frames - White |

PHASE 4, BUILDING CLUSTER #9 ELEVATIONS



UNITARY DISTANCE = 3.0 m
AREA OF WALL = 77.7 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 20%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 7.2 m² OR 9%

WEST ELEVATION



NORTH ELEVATION

UNITARY DISTANCE = 3.27 m
AREA OF WALL = 82.3 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 20%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 14.5 m² OR 17.6%



SOUTH ELEVATION

UNITARY DISTANCE = 4.150 m
AREA OF WALL = 78.5 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 30%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 12.3 m² OR 15.6%

This is Schedule G referred to in the
Development Permit.

Corporate Officer

2014-JUL-25

Date

REVISIONS

NO.	DATE	ISSUED FOR CLIENT REVIEW
1	18 OCT 10	CITY COMMENTS
2	2 DEC 10	ADP SUBMISSION
3	24 DEC 10	EXTRA PARKING
4	24 FEB 11	ISSUED FOR REVIEW
5	22 MAR 11	ISSUED FOR B.P.
6	16 APR 11	ISSUED FOR REVIEW
7	17 JUL 11	PHASE 3 - B.P.

ISSUED FOR BLDG PERMIT



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41 Unit TOWNHOUSE
DESIGN FOR
0888242 B.C. Ltd.

DOUMONT ROAD
NANAIMO, B.C.

BLDG 9
EX. ELEVATIONS

SCALE: 1/4" = 1'-0"

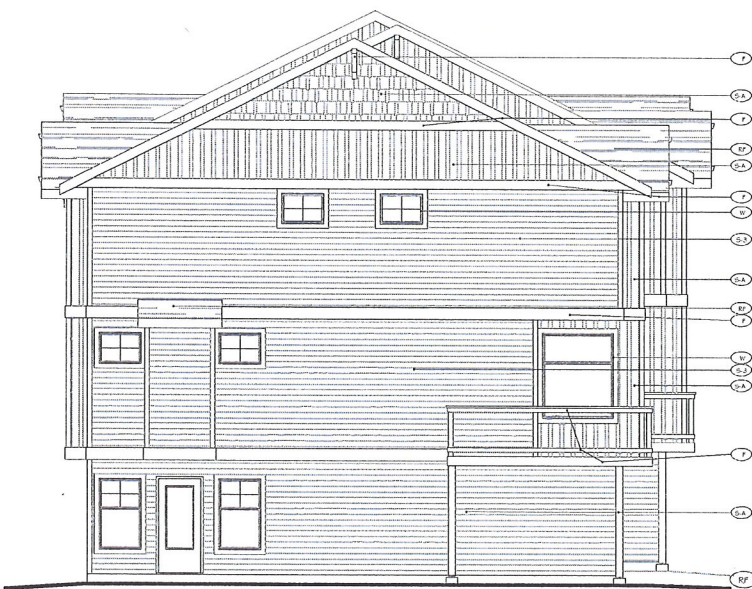
DWN: CIR

DATE: JULY '11

PROJ. # 10-173

DWG # A1.G

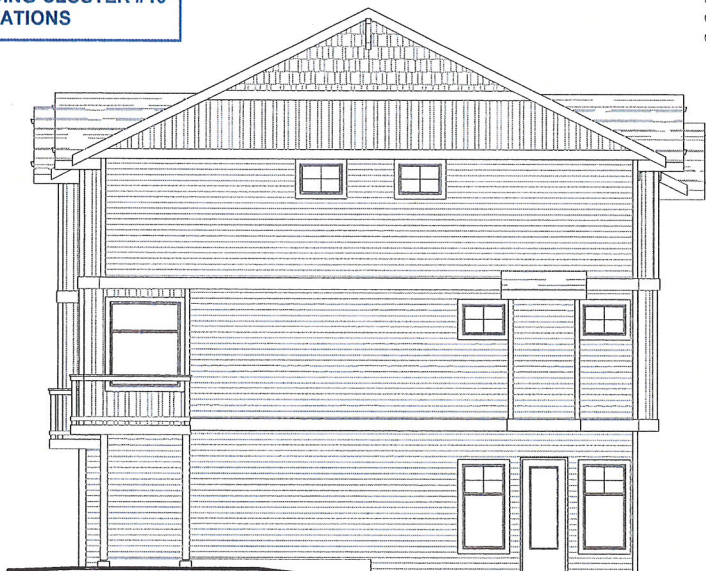
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JUL 25



EAST ELEVATION

UNITING DISTANCE = 6.78 m
AREA OF WALL = 75.6 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 60%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 7.2 m² OR 7.6%

PHASE 4, BUILDING CLUSTER #10
ELEVATIONS



WEST ELEVATION

UNITING DISTANCE = 3.00 m
AREA OF WALL = 93.1 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 20%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 7.8 m² OR 7.8%



NORTH ELEVATION

UNITING DISTANCE = 3.1 m
AREA OF WALL = 125.0 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 20%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 20.4 m² OR 22.7%

Roof: Owens Corning Oakridge Pro 30 - Driftwood
Fencing: Composite Fx - Painted - White
Siding: Hardie planks - Flashed
Scheme 1: GP - CL 2267N - Louisa
Scheme 2: GP - CL 2027N - Laurel
Scheme 3: GP - CL 1467N - Pioneer
Lowest Floor & Accents: GP - CL 2621W - Museum
Trim & Doors: Baked Enamel Finish - White
Solid: Pearl Vinyl - Kaylan - Quartz
Gutter & Downspouts: Baked Enamel Finish - White
Guards: Baked Enamel Finish - White
Windows: Vinyl Frames - White



SOUTH ELEVATION

UNITING DISTANCE = 4.16 m
AREA OF WALL = 113.9 m²
PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 30%
AS PER TABLE 3.2.3.1.C
PERCENTAGE OF UNPROTECTED OPENINGS PROVIDED = 20.1 m² OR 17.7%

REVISIONS	
10OCT10	ISSUED FOR CLIENT REVIEW
10OCT10	CITY COMMENTS
10DEC10	ADP SUBMISSION
24DEC10	EXTRA PARKING
24FEB11	ISSUED FOR REVIEW
23MAR11	ISSUED FOR R.F.P.
11JULY11	PHASE 3 - D.P.
10JUNE14	REVISED PHASE 4

ISSUED FOR BLDG PERMIT



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41 Unit TOWNHOUSE
DESIGN FOR
O888242 B.C. Ltd.

DOUMONT ROAD
NANAIMO, B.C.

BLDG 10
EX. ELEVATIONS

SCALE: 1/4" = 1'-0"

DWN: CTR

DATE: JUNE '11

PROJ. #: 10-173

DWG #: A2.7

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- Roof: Cedar
 Siding: Cedar
 Trim: Cedar
 Soffit: Cedar
 Gables: Cedar
 Windows: Cedar
 Doors: Cedar
 Balconies: Cedar
 Stairs: Cedar
 Railings: Cedar
 Fences: Cedar
 Gates: Cedar
 Benches: Cedar
 Planters: Cedar
 Light Fixtures: Cedar
 Mailboxes: Cedar
 Fireplaces: Cedar
 Stoves: Cedar
 Sinks: Cedar
 Countertops: Cedar
 Cabinets: Cedar
 Floors: Cedar
 Walls: Cedar
 Ceilings: Cedar
 Basements: Cedar
 Attics: Cedar
 Garages: Cedar
 Driveways: Cedar
 Paved Areas: Cedar
 Gravel Areas: Cedar
 Lawns: Cedar
 Gardens: Cedar
 Trees: Cedar
 Shrubs: Cedar
 Plants: Cedar
 Fertilizer: Cedar
 Water: Cedar
 Sewer: Cedar
 Gas: Cedar
 Electric: Cedar
 Phone: Cedar
 Cable: Cedar
 Internet: Cedar
 Security: Cedar
 Fire: Cedar
 Police: Cedar
 Fire Department: Cedar
 City: Cedar
 County: Cedar
 Province: Cedar
 Country: Cedar



FINISH DISTANCE = 5.5 m
 AREA OF RULE = 127.0 m²
 PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 50%
 AS PER TABLE 3.2.3.1.0
 PERCENTAGE OF UNPROTECTED OPENINGS PROPOSED = 50.5 m² / 127.0 m² = 39.7%

PHASE 4, BUILDING CLUSTER #11 ELEVATIONS

SOUTH ELEVATION



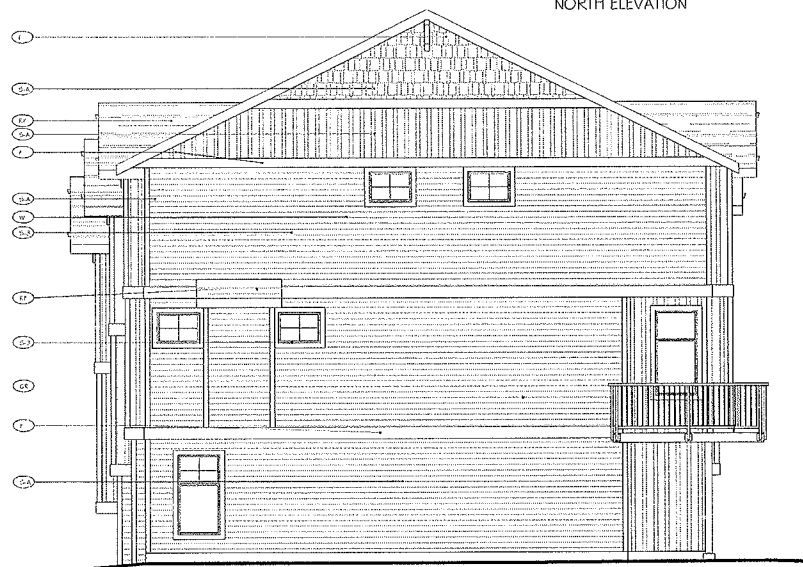
FINISH DISTANCE = 6.0 m
 AREA OF RULE = 110.0 m²
 PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 60%
 AS PER TABLE 3.2.3.1.0
 PERCENTAGE OF UNPROTECTED OPENINGS PROPOSED = 2.0 m² / 110.0 m² = 1.8%

WEST ELEVATION



FINISH DISTANCE = 5.5 m
 AREA OF RULE = 127.0 m²
 PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 50%
 AS PER TABLE 3.2.3.1.0
 PERCENTAGE OF UNPROTECTED OPENINGS PROPOSED = 270 m² / 127.0 m² = 212.6%

NORTH ELEVATION



FINISH DISTANCE = 5.0 m
 AREA OF RULE = 100.0 m²
 PERCENTAGE OF UNPROTECTED OPENINGS ALLOWED = 20%
 AS PER TABLE 3.2.3.1.0
 PERCENTAGE OF UNPROTECTED OPENINGS PROPOSED = 60.5 m² / 100.0 m² = 60.5%

EAST ELEVATION

REVISIONS	
00110	ISSUED FOR CLIENT REVIEW
00210	CITY COMMENTS
00310	ADP SUBMISSION
00410	ISSUED FOR REVIEW
00510	ISSUED FOR R.F.T.
00610	PHASE 3 - R.F.T.
00710	PHASE 4 - REVISED



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41 Unit TOWNHOUSE
 DESIGN FOR
 0888242 B.C. Ltd.

DOUMONT ROAD
 NANAIMO, B.C.

BLDG #11
 EX. ELEVATIONS

SCALE: 1/4" = 1'-0"
DRAWN: CTR
DATE: JULY 11
PROJ: # 10-173
DWG: # A3.7

RECEIVED 2014
 JUL 07

[illegible]

Schedule H

Landscape Plan

Corporate Officer

Date

2014-JUL-25

LANDSCAPE SPECIFICATIONS

GENERAL

- 1.2 REFERENCES for all Landscape work
 1. BCSLA/BCNTA Landscape Standard, Latest Edition. The Landscape Contractor shall make himself aware of all prevailing standards referenced therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.
- 1.3 PROTECTION OF EXISTING PLANT MATERIAL. All plant material to remain as noted on the plan is to be preserved by tree retention fencing prior to demolition of existing site features.
- 1.4 SITE CONDITIONS. Locations of all existing utilities are to be verified prior to installation of landscape. Refer to Civil engineering drawings (by others) and 'Call First' Line at 1 800 474 6888.
- 1.5 SITE REVIEW MEETING. Landscape Contractor to provide seven days notice to landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.

- 1.6 GRADING
 1. It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawings.
 2. Remove and dispose to approved off-site disposal area all debris, building material, contaminated subsoil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.
 3. The sub-grade shall be graded to a minimum depth of 150mm immediately before placing soil medium or drainage material.
 4. Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.
 5. Grade the sub-grade elevations to within the tolerances given below:
 1. Rough grades to follow the depths below finished grades, 100mm for meadow areas, and 300mm for shrub and groundcover areas.
 2. Rough grades to be sloped a minimum of 2% from buildings, unless otherwise specified.

GROWING MEDIUM

- 1.0 All topsoil, imported or on-site soil, shall be tested and modified as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Consultants office.
- 2.0 Growing medium shall be placed at the following depths: 100mm (4") for lawn areas, 300 mm (12") for ornamental grasses and groundcovers and 450 mm (18") for shrubs, 300 mm (12") on sides and bottoms of root balls of trees.

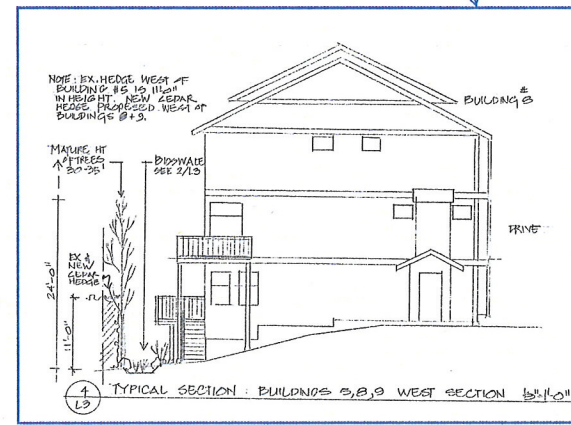
IRRIGATION

- 1.0 The irrigation system is to be designed by Irrigation Contractor.
- 2.0 All work to conform to the BC Plumbing Code as amended to installation date. All workmanship is to be to Irrigation Industry Association of BC (IIABC) Standards, latest edition.
- 3.0 All points of connection to domestic water supply to be protected by a backflow prevention device that complies with the Plumbing Code.
- 4.0 Select and size all irrigation equipment such that flow velocities do not exceed 5 fps (1.5 m/sec).
- 5.0 Pipe of 1" to be Class 160 PVC. Smaller sizes to be Class 200 PVC. All fittings to the Sched. 40 PVC.
- 6.0 All crossings under pavement to be sleeved in SDR 35 pipe.
- 7.0 Bury mains min. 450 mm (18") and laterals min. 300 mm (12"). Bed pipe with min. 100mm (4") sand under, to sides and above.
- 8.0 Balance branched circuits to minimize critical circuit lengths and ensure even sprinkler performance.
- 9.0 Supply/install commercial grade valves in lockable boxes. Do not install boxes within areas of high aesthetic attention such as feature planting beds, feature paving, etc. Ensure all boxes are level with surrounding grade.
- 10.0 All sprinklers within a circuit to have matched precipitation rates and have integral check valves to prevent low-head drainage. Space sprinklers for head-to-head coverage. Provide as-built drawings and operations manual to Owner and review system with Owner.

Plant List

Key	Ph 1/2	Ph 3	Ph 4	Botanical Name	Comm
TREES					
Ap	4	1	7	Acer palmatum	Japanese Maple
Cn	5	0	8	Acer palmatum 'Eddies White Wonder'	Flowering Dogwood
La	10	1	9	Liquidambar styraciflua	Sweet Gum
Mil	0	0	2	Magnolia stellata	Star Magnolia
Poc	0	17		Pinus corymbosa	Ornamental Pear
Pob	3			Picea omorika bruns	Serbian Spruce
HEDGING					
Toc	66	110	39	Thuja occidentalis compacta	Pyramid Cedar
Tp	0	11	11	Thuja plicata	Western Red Cedar
SHRUBS					
Aq	39	12	11	Abelia grandiflora	Abelia
Au	12	0	0	Aristida unedo	Strawberry Trees
Bla	0	0	6	Berberis thunbergii atropurpurea	Barberry
Cas/	10	6	4	Camellia sasanqua	Camellia
Cs	29	20	10	Cornus stolonifera	Red Twigged Dogwood
Ec	0	17	0	Erica carnea	Heather
Hm	55	20	10	Hydrangea macrophylla	Hydrangea
Mn	75	0	0	Mahonia nervosa	Oregon grape
My	16	6	10	Myrica gale	Myrtle
Sh	3	33	15	Sarcococca humilis	Sweetbox
Rh	67	27	61	Rhododendron varieties	Rhodod
S/Sp	6	14	25	Spirea japonica	Spirea
Skj	27	12	12	Skimmia japonica	Skimmia
Vbd	0	0	1	Viburnum bodnantense dawn	Viburnum
FERNS/groundcovers					
Auu	30	0	0	Arctostaphylos uva-ursi	Kinnikinnick
De	9	0	44	Dryopteris erythrorosora	Autumn fern
Pm	234	159	224	Polystichum munitum	Sword Fern
GRASSES/perennials					
Ha	31	14	35	Helictotrichon sempervirens	Blue Oat Grass
Ho	34	0	17	Helleborus orientalis	Lenten Rose
Mys	0	0	6	Miscanthus sinensis 'Morning Light'	Japanese Maiden Grass
CLIMBERS					
Car	4	0	0	Clematis armandii	Evergreen clematis
Cm	2	0	0	C. montana 'Pink Perfection'	Hardy - fragrant
Hp	0	0	6	Hydrangea petiolaris	Climbing Hydrangea
Pq	2	0	0	Parthenocissus quinquefolia	Virginia Creeper
Lh	12	0	6	Lonicera helga	Honeysockle
Wa	2	0	0	Wisteria sinensis	Wisteria
RAIN GARDENS					
Ba	10	19	18	Blechnum spicant	Deer Fern
Co	10	19	18	Carex obovata	Sedge
Is	10	19	18	Iris ensata	Iris
Sm	10	19	18	Scirpus microcarpus	Small flowered bulrush

Typical Cross Section for Building Clusters along East & West Property Lines



Phase 3 and 4 residential DP/DP	
REV. 14	REVISED PHASE THREE
REV. 14	PHASE 1 & 2, DRAFT REV
REV. 14	PHASE 3 & 4, DRAFT
REV. 14	PHASE 1 & 2, DRAFT
REV. 14	PHASE 3 & 4, DRAFT
DATE	DESCRIPTION
DATE	DESCRIPTION
CONSULTANT	
VICTORIA DRAKEPORD	
R.S. M.P.E. D.S.A. C.S.A.	
LANDSCAPE ARCHITECT	
236 First Street, Nanaimo, British Columbia	
V8B 2B6 Phone/Fax: (250) 754-4335	
PROJECT	
41 UNIT TOWNHOUSE	
DOUMONT ROAD	
NANAIMO	
SHEET TITLE	
LANDSCAPE DETAILS PLANT USE SPECIFICATIONS PHASE 1 & 2	
SCALE: 3/4\"/>	