

DEVELOPMENT PERMIT NO. DP001165

DIVER LAKE INVESTMENTS LTD Name of Owner(s) of Land (Permittee)

3789 / 3801 SHENTON ROAD Civic Address

- 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 1, SECTION 4, WELLINGTON DISTRICT, PLAN EPP69258 PID No. 030-366-810

LOT 2, SECTIONS 3 AND 4, WELLINGTON DISTRICT, PLAN EPP69258 PID No. 030-366-828

- 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 and Parking Plans
 - Schedule C Building Elevations and Materials
 - Schedule D 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.

TERMS OF PERMIT

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

- 1. Section 6.5.1 Projections Into Yards to reduce the minimum front yard setback requirement for an underground parking structure from 1.8m to 0.0m.
- 2. Section 9.7.1 Size of Buildings to increase the maximum allowable height for the proposed building at 3801 Shenton Road from 18.00m to 20.15m.

CONDITIONS OF PERMIT

- 1. The subject properties are developed in accordance with the Site and Parking Plans prepared by dHK Architects, dated 2021-DEC-01, as shown on Schedule B.
- 2. The development is in substantial compliance with the Building Elevations and Materials prepared by dHK Architects, dated 2021-DEC-01, as shown on Schedule C.
- 3. The subject properties are in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-DEC-01, as shown on Schedule D.
- 4. A Section 219 covenant with easement is registered on both properties for off-site parking in accordance with the "City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266" section 2.1, to secure access for 3801 Shenton Road to the parking stalls partially located on 3789 Shenton Road identified on Schedule B, to be registered prior to any building permit issuance.
- 5. An access agreement is registered on the property title of 3767 Shenton Road to secure and grant functional vehicular access to 3789 Shenton Road, prior to any building permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **28TH** DAY OF **FEBRUARY**, **2022**.

Skey shelene	march 9,2022	
Corporate Officer	Date	

CH/In

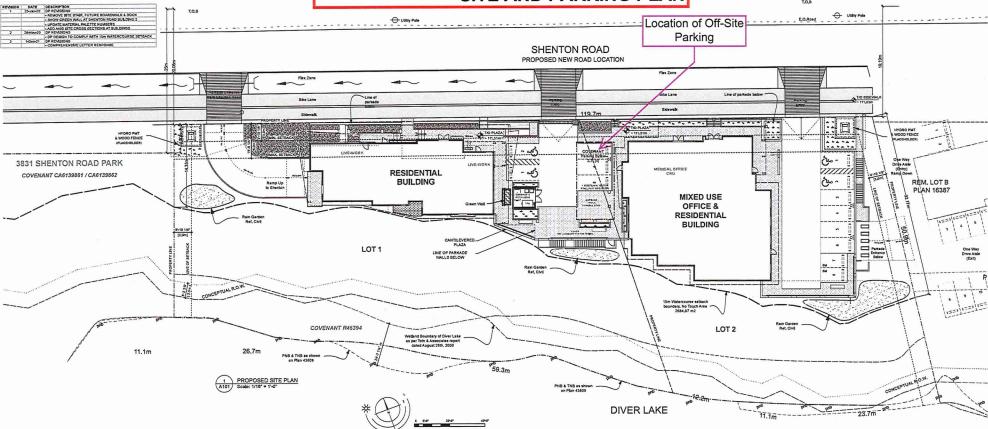
Prospero attachment: DP001165

Development Permit No. DP001165 Schedule A 3789 & 3801 Shenton Road **LOCATION PLAN** 373 4050 2902 288₈ WELLESLEYAVE 3728 **NOTHS** CC2 200 289₆ CORUNNA AVE VICTORIA AVE 2778 COR1 2899 **R1** 2803 2715 2796 2702 5 ISLAND HIGHWAYN 2700 **R1** COR₂ CS3 COR2 SHENTON RD PRC1 3789 3767 3721 COR1 **W1**

DEVELOPMENT PERMIT NO. DP001165 LOCATION PLAN



Civic: 3789 & 3801 SHENTON ROAD Legal: LOTS 1 & 2, SECTIONS 3 AND 4 WELLINGTON DISTRICT, PLAN EPP69258 Development Permit No. DP001165 Schedule B 3789 & 3801 Shenton Road SITE AND PARKING PLAN



RECEIVED DP1165 2021-DEC-02



REFER TO SHEETS A102 , A103, A112 AND A113 FOR INDIVIDUAL SITE PLANS FOR LOTS 1 & 2

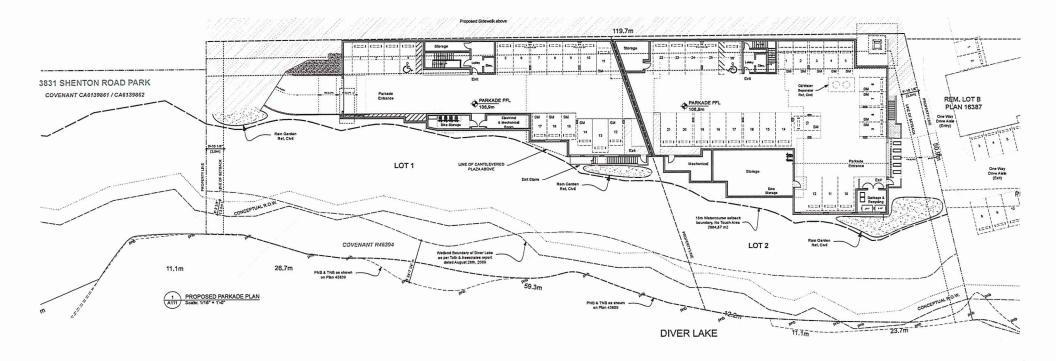


Elements Mixed Use Development

Site Plan - Subdivide A101



REVISION	DATE	DESCRIPTION
1	23-Jan-20	OP REVISIONS
	-	- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
***********		- SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
	-	- ADD A400 GITE CROSS SECTIONS AT BUILDINGS
2	20-Nov-20	OP REVISIONS
	-	- OP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK
3	1-Den-21	DP REVISIONS



RECEIVED DP1165 2021-DEC-02





REFER TO SHEETS A102 , A103, A112 AND A113 FOR INDIVIDUAL SITE PLANS FOR LOTS 1 & 2

Development Permit No. DP001165

3789 & 3801 Shenton Road

BUILDING ELEVATIONS AND MATERIALS

Schedule C

MATERIAL PALETTE

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- SUDUCO, IN POLITAZIONAMIE

 LUX MODOLINI N'U-GROCYE PANELS. IN SADDLE

 FIRRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY

 FIRRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL CREY

 FIRRE CEMENT PANEL SIDING, SWOOTH TEXTURE, IN PEARL CREY
- 6 THINSTONE VENEER, IN OCEAN PEARL SALVN ASHLAR, GREY TONES
- TO ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
- COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
- (19) SOFFIT KAYCAN VENTED VINYL SOFFIT, IN MEDIUM GREY
- WITH ALUMINUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS 11 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER 13 ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 16 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER
- SLIDING GLASS PATIO DOOR. IN ANODIZED SILVER

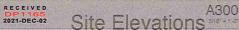
- (18) CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS
- STOCK COLOUR IN REGENT GREY FINISH 3 STEEL COLUMNS & STRUCTURE, IN REGENT CREY FINISH
- CANTILEVERED BALCONY

 LIVING WALL SYSTEM / CASCADING PLANTERS
- (23) GREEN ROOF (23) LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- MECHANICAL SCREEN LOUVERS METAL FRAME IN REGENT GREY FINISH
- ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR PREFINISHED

REVISION	DATE	DESCRIPTION
	23-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR. FUTURE BGARDWALK & DOCK
		- SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD A400 SITE CROSS SECTIONS AT BUILDINGS
2	26-Nov-20	DP REVISIONS
		- OP DESIGN TO COMPLY WITH 15th WATERCOURSE SETBACK
3	1-Dec-21	OP REVISIONS
		- COMPREHENSIVE LETTER RESPONSE









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TUCCO. IN POLYESTER WHITE

2) LUX SMOOTH 4" L'GROOVE PANELS, IN GADOLE
3) FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE IN PEASL GREY

3 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY

THINS CHEMENT PARKE SIDING, SMOOTH TEXT (REF. IN PEARL GREY

THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TORS

ALUMINIUM TRIM FLASHING, IN CHARGOAL GREY, WESTFORM METALS

ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS

COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

SOFFIT KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS 11 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER 12 ALUMINIUM STORE FRONT DOCRS IN ANODIZED SILVER 13) ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER 14 SPANOREL PANEL 15 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER

16 ALUMINIUM DOCR FRAMES, IN ANODIZED SILVER

SLIDING GLASS PATIO DOOR. IN ANODIZED SILVER

CLEAR GLASG RAILING AND ALUMINIUM GUARDRAILS.

STOCK COLOUR IN REGENT GREY FINISH

STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH

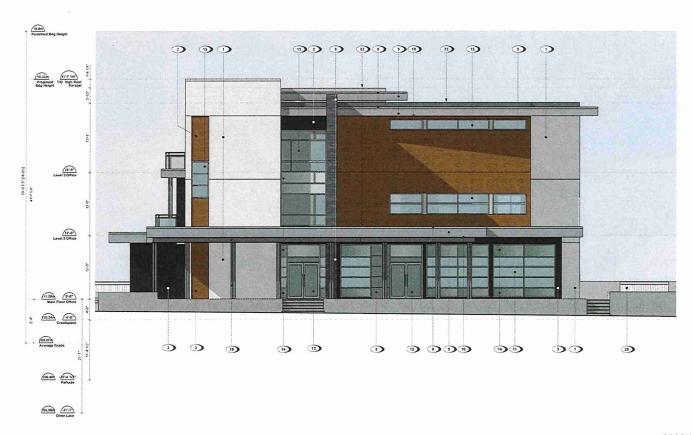
20 CANTILEVERED BALCONY
21 LIVING WALL SYSTEM / CASCADING PLANTERS

GREEN ROOF

LOUVERS, METAL FRAME, IN REGENT GREY FINISH

MICHANICAL SCREEN LOUVERS, METAL FRAME IN REGENT GREY FINISH
ALMAINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
PARKADE OPENINGS WITH METAL MUSH INFILL PANELS, IN GREY TONES

27) STEEL DOOR, PREFINISHED



North Elevation - Main Entrance
A301) Scale: 3/16" = 1'-0"



STUCCO, IN POLYESTER WHITE
LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE

3 FIBRE CEMENT LAPPED SIDING 7" PROFILE, WOOD TEXTURE, IN IRON GREY FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY

5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY

THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES
ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS

B ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS

OMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

SOFFIT KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER
ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER

13) ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER

SPANDREL PANEL

S ALUMINIUM WINDOW FRAMES IN ANODIZED SILVER ALUMINIUM DOCR FRAMES, IN ANODIZED SILVER

TO SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS

STOCK COLDUR IN REGENT GREY FINISH

STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH

CANTILEVERED BALCONY

(1) LIVING WALL SYSTEM/ CASCADING PLANTERS
(2) GREEN ROOF
(3) LOUVERS, METAL FRAME, IN RECENT GREY FINISH

Mechanical screen Louvers Metal Frame in Regent Grey Finish
 ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL

26 PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES 27 STEEL DOOR, PREFINISHED

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1) STUCCO, IN POLYESTER WHITE

2 LUX SMOOTH 4" V-GROOVE PANELS, IN GADDLE

TERRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN IRON GREY

PRINE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY

FIBRE COMENT PANEL SOING, SMOOTH TEXTURE. IN PEARL GREY
 THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES
 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS.

ALUMINUM TRIM FLASHING, IN REGENT CREY, WESTFORM METALS
 COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

(19) SOFFIT KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINIUM CAP FLASHING, IN REGENT CREY, WESTFORM METALS

11 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER 12) ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER ALUMINUM CURTAIN WALL GLAZING, IN ANODEED SILVER

15 ALUMINIUM WINDOW FRAMES. IN ANODIZED SILVER ALUMINIUM DOCK FRAMES, IN ANODIZED SILVER

17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

CLEAR GLASS RAILING AND ALUMHUM GUARDRAILS.

STOCK COLDUR IN RECENT GREY FINISH

STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH

CANTILEVERED BALCONY

THOUSE WALL SYSTEM / CASCADING PLANTERS

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2 25-a-27 OF RESIDENCE
3 15-a-27 OF RESIDENCE
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- STUCCO, IN POLYESTER WHITE
- STOCKO, IN PORTASTER WHITE

 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE

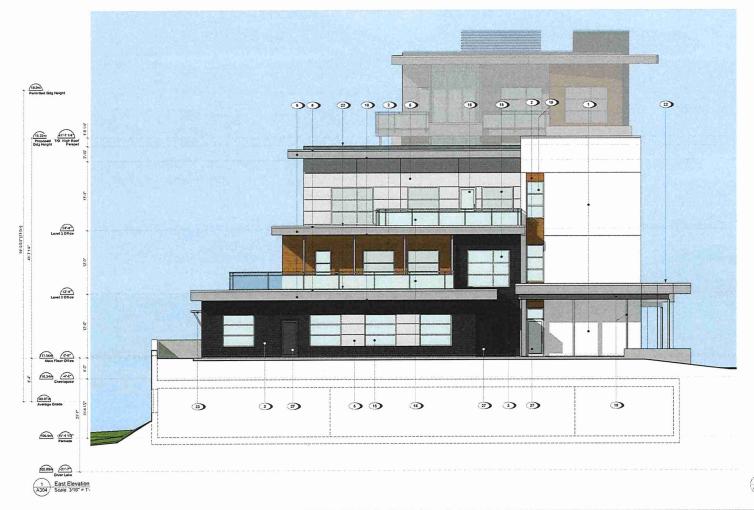
 FIRSE CEMENT LAPPED SIDNG, 7" PROFILE, WOOD TEXTURE, IN IRON GREY

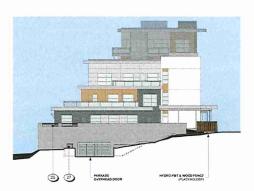
 FIRSE CEMENT LAPPED SIDNG, 5" PROFILE, WOOD TEXTURE, IN PEARL CREY.
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- THINSTONE VENEER, IN OCEAN PEARL SALVN ASHLAR, GREY TONES
 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- B ALUMINIUM TRIM FLASHING, IN RECENT GREY, WESTFORM METALS
- OMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
- WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINIUM STORE FRONT DOCRS, IN ANDOIZED SILVER
- ALULINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER 16 ALUMINIUM DOCR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PATIO DOOR. IN ANODIZED SILVER

- CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS.
 STOCK COLOUR IN RECENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN RECENT CREY FINISH

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 MECHANICO, CORRECT MORE STEAL FRAME: IN RECENT CHEFY FINSH
- 35 ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- PARKADE OPENINGS WITH METAL MESH INFEL PANELS, IN GREY TONES
- 37 STEEL DOOR, PREFINISHED

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALLAT SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD A400 SITE CROSS SECTIONS AT BUILDINGS
2	25-Nev-20	DP REVISIONS
		- OP DESIGN TO COMPLY WITH 15th WATERCOURSE SETBACK
3	1-Dec-21	DP REVISIONS
		- COMPREHENSIVE LETTER RESPONSE









STUCCO, IN POLYESTER WHITE

2 LLX SMOOTH 4" UGROOVE PANELS, IN GADDLE
3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE IN PEARL GREY

FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES
ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS

ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
 COMBFACED WOOD FASCIA, PAINTED TO COLGUR MATCH SOFFIT

SOFFIT KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALLIMINUM CAP FLASHING, IN REGENT GREY WESTFORM METALS

ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER

ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER 13 ALUMINIUM CURTAIN WALL CLAZING, IN ANODIZED SILVER

14 SPANDREL PANEL

15 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER 16 ALUMINIUM DOCR FRAMES, IN ANODIZED SILVER SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS, STOCK COLOUR IN REGENT GREY FINISH

19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH

20 CANTILEVERED BALCONY
(21) LIVING WALL SYSTEM / CASCADING PLANTERS

22 GREEN ROOF

COUVERS, METAL FRAME, IN REGENT GREY FINISH
 MECHANICAL SCREEN LOUVERS, METAL FRAME IN REGENT GREY FINISH

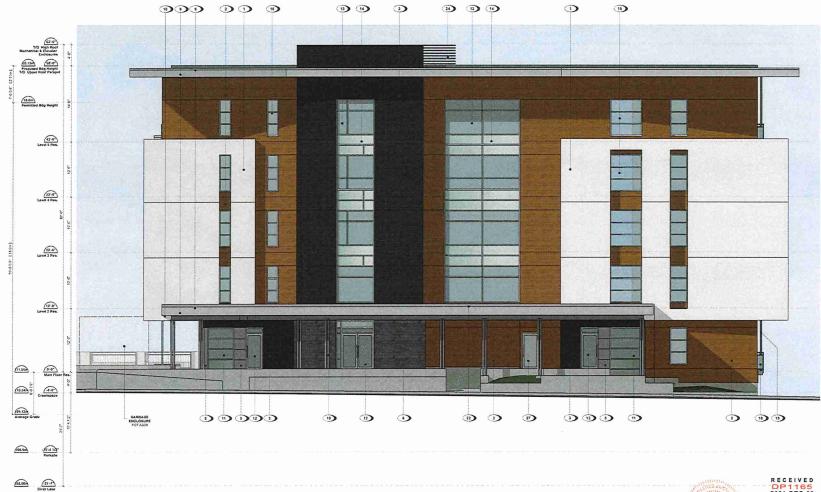
33 ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL

26 PARKADE OPENINGS WITH METAL MESH INFILL PANELS IN GREY TONES

27) STEEL DOOR, PREFINISHED

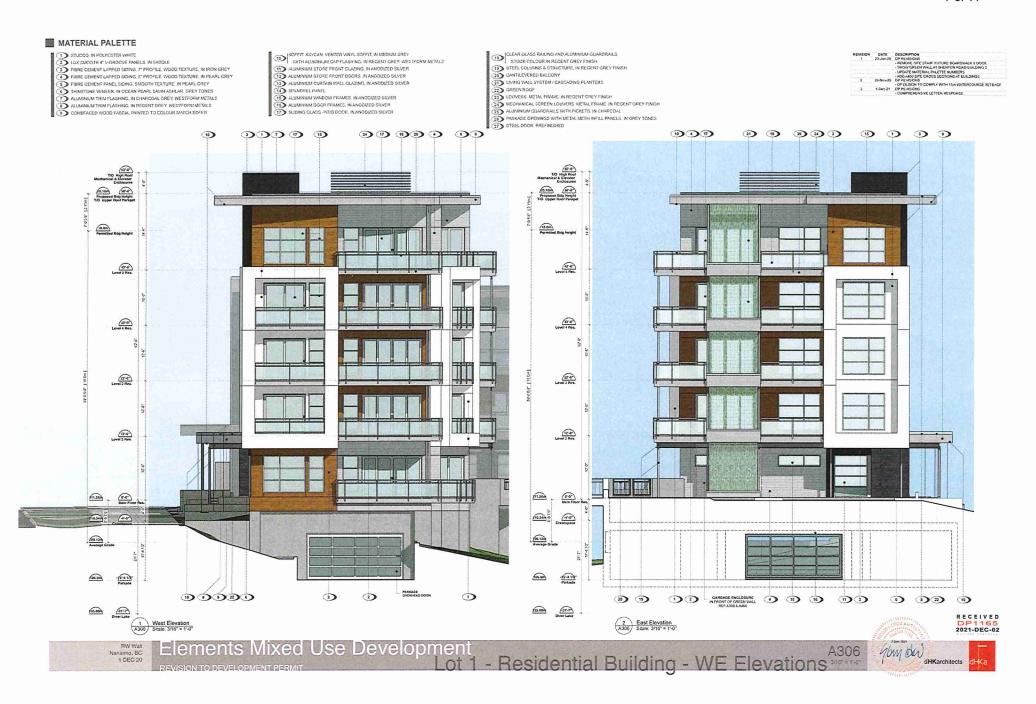
VISION DATE DESCRIPTION

1 23-24-30 DE PEVISPING
- PROMOVE SET SEAR FUTURE BOARDWAKE DOCK
- PROMOVE SET SEAR FUTURE BOARDWAKE SETTLER RESPONSE



North Elevation - Main Entrance A305 Scale: 3/16" = 1'-0"

DP1165 2021-DEC-02 46m Der **SHKarchitects**



STUCCO, IN POLYESTER WHITE

LUX SMOOTH 4" V-GROOVE PANELS; IN SADDLE

FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
FIBRE CEMENT LAPPED SIDING. 5" PROFILE, WOOD TEXTURE, IN PEARL GREY

5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY

6 THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS

B) ALUMINIUM TRIM FLASHING, IN REGENT CREY, WESTFORM METALS

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WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS 11) ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER

12 ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER 13) ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER

14 SPANDREL PANEL

ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER

ALUMINIUM DOCR FRAMES, IN ANODIZED SILVER

SUDING GLASS PATIO DOOR, IN ANODIZED SILVER

CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS
STOCK COLOUR IN REGENT GREY FINISH

STEEL COLUMNS & STRUCTURE IN RECENT OREY FINISH

CONTILEVERED BALCONY

(21) LIVING WALL SYSTEM / CASCADING PLANTERS

GREEN ROOF

25 LOUVERS, MEYAL FRAME, IN REGENT GREY FINISH

DECHANICAL SCREEN LOUVERS, INTELL FRAME, IN REGENT GREY FINISH
 ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
 PARKAGE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES

37 STEEL DOOR, PREFINISHED

MEMBERN BATE GESENFON

1 DAMAGE OF CONTROL STATE FUTURE SCHRÖMALK I DOCK

- SHOW CORREST WALL AT SHAR FUTURE SCHRÖMALK I DOCK

- SHOW CORREST WALL AT SHAR FUTURE SCHRÖMALK I DOCK

- NAMAGE OF CORREST WALL AS SHAR FUTURE SCHRÖMALK I DOCK

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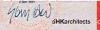


RW Wall Nanaimo, BC 1 DEC 20

Elements Mixed Use Development

Lot 1 - Residential Building - S Elevations A307

Lot 1 - Residential Building - S Elevations





1) STUCCO, IN POLYESTER WHITE

2 LLX SHOOTH 4" NORCOVE PANELS, IN SADDLE
3 FIGHE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
4 FIBHE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY

5) FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY THINETONE VENEER, IN OCEAN PEARL BAWN ASHLAR, GREY TONES
ALUMINUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS

ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS
 COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

DISPIT: KAYCAN VENTED VIN'YL SOFAT, IN MEDIUM GREY
VINTHALUMINUM CAP FLASHNO, IN REGENT GREY WESTFORM METALS
ALUMINUM STOSE FRONT LOLZING, IN ANDOLZED SILVER
ALUMINUM STORE FRONT DOORS, IN ANDOLZED SILVER

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CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS.
STOCK COLOUR IN REGENT GREY FINISH

19 STEEL COLUMNS & STRUCTURE, IN RECENT CREY FINISH
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21 LIVING WALL SYSTEM / CASCADING PLANTERS
22 GREEN ROOF

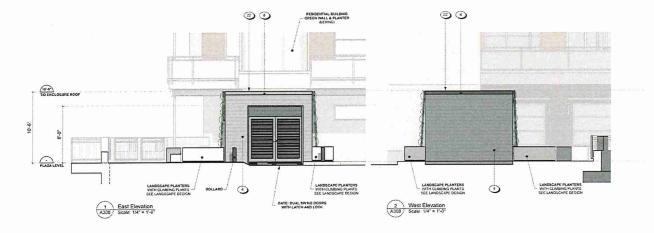
COUVERS, METAL FRAME, IN REGENT GREY FINISH
 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH

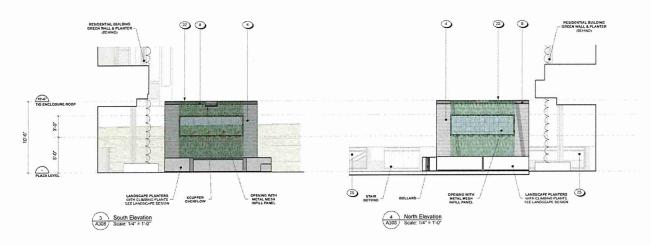
ALUMINIUM QUARDRAILS WITH PICKETS, IN CHARCOAL

PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES

STEEL DOOR, PREFINISHED

2 26-Ne-20 DP NEVERING
DP DESIGN TO COMPLY WITH 15th WATERCOURSE SETBACK
DP REVEIIONS
COMPREHENSIVE LETTER RESPONSE









- 1) STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY
- 4) FIBRE CEMENT LAPPED SIDING, 5' PROFILE, WOOD TEXTURE, IN PEARL GREY
- 5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY
- 6 THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES
- 7 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS
- 8 ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS 9 COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
- 30FFIT. KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY
 WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS
- 11 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER
- 12 ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER
- 13) ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
- 14 SPANDREL PANEL
- 15) ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER
- 17) SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER
- CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS,
 STOCK COLOUR IN REGENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21) LIVING WALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- 25) ALUMINIUM GUARDRAILS WITH PICKETS, IN CHARCOAL
- PARKADE OPENINGS WITH METAL MESH INFILL PANELS, IN GREY TONES
- 27 STEEL DOOR, PREFINISHED





























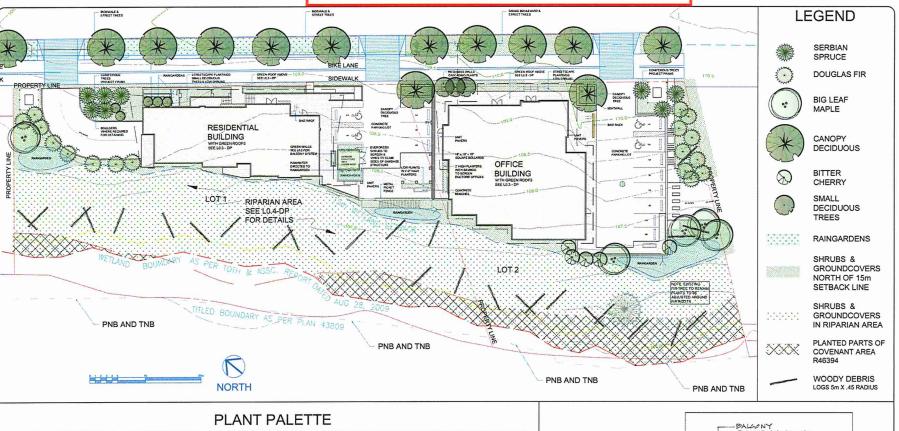






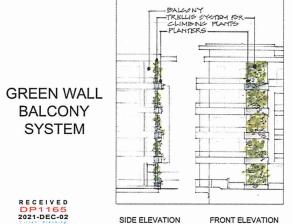
Development Permit No. DP001165 3789 & 3801 Shenton Road

LANDSCAPE PLAN AND DETAILS



Key	Botanical Name	Common Name	Pot	Spacing	Remarks	Seasor
	Coniferous Trees					1000000
Pob	Picea omonika bruns	Serbian Spruce	2m ht	see plan	specimens.	9
Pmen	Psaudotsuga menziaski	Dougtas Fir	2m ht	see plan	JACOLLO M.	
	Deciduous Trees	 	1			
Agr	Amelanchier grandiflora	Serviceberry	10 gail	see plan	Unitertal	*
Ce	Cornus nuttaliii eddies white	Eddles White Wonder Dogwood	6 cm cal	see plan	transforg Ft 1.6e	nowers
Si	Styrax japonica	Snowbell Tree	6 cm cal	see plan	tracking If	Sprants Specific
	Evergreen Shrubs		+	-	-	-
De	Daphne cnoorum	Rose Daphne	1 gall	.6 o.c.	N: 2	wither
Gs	Gaultheria shallon	Salal	1 gall	.6m o.c.	Jwi.frn	wirter
End	Escallonia 'newport dwarf'	Escalionia	1 gall	.6 o.c.	in ten	Des Cat
Lp	Lonicera pileata	Privet Honeysuckle	1 gali	1m.o.c	Nº 6	-
Ma	Mahonia nervosa	Dull Oregon Grape	1 gall	.6 o.c.	74L.45	MITTER
La	Lavendula angustifolia Hidcote	English lavender	1 gall	.6 o.c.	ne s	purple foreign
LaM	Lavendula ang. Munstead	Munstead Lavender	1 gall	.6 o.c.	Hz. 45	Norther DA Rowers
LsAs	Lavendula stoechas Silver Anguk	Spanish Lavender	1 gal;	131	hapari	DIAM
LsAr	Lavendula stoechas Anouk Deep Rose	Spanish Lavender	1 çalı	1'x2'	divergrown divergrown	tiees
Ndm	Nandina domestica 'Moon Bay'	Heavenly Bamboo	1 gall	2×2	everpines,	wirter to
RoP	Rosmarinus officinalis "Prostratus"	Creeping Rosemary	1 gall	.6 o.c.	14_15	writer
Sh	Sarcoccocca humilis	Sweetbox	1 gall	212	Everguen, units fracts	wicter scoreed
Vd	Viburnum davidii	David's viburnum	1 call	233	examples.	mir/fur

	Deciduous Shrubs					
Am	Rosa meidiland white	white groundcover rosa	t gali	1m o.c.	PE.1m	SUPERFORM NAMES
	Grasses					
Ho	Helictotrichon sempervirens	Blue Oat Grass	1 gab	.6 o.c.	74. G	Witness City
Pa	Pennisetum alopecuroides "Hamiyn"	Fountain Grass	1 guil	.6 o.c.	HELE	
Mslm	Miscanthus 'Little Miss'	Little Miss Red Maiden Grass	1 gall	2,12	red totage	
	Raingardens					
Cstol	Cornus stolonilera	Red twigged dogwood	1 gall		ras twos	wester
Gs	Gaultheria shallon	Salal	1 gall		ever@reer)	4
U	Lonicera Involucrata	Twinned Honeysuckle	1 gall	aunimoist		
Mg	Myrica gale	Myrtia	1 gall	shade/dry	inaves	
Rpa	Rubus parvillorus	Thimbleberry	1 gall	moist		
Rap	Rubus spectabilis	Salmonberry	1 gall	moist	1	hipungs
Sr	Sambucus racemosa	Red Elderberry	1 gall	moist	1	
Pmun	Polystichum munitum	Sword fern	1 gall	most/d/y	1	
Co	Carex conupts	Slough sedge	10 cm			
Jo	Juncus effusus	Common Ruch	10 pm			
Lya	Lysichiton americanus	Skunk Cabbage	1 gall			
Sm	Scirpus microcarpus	Small flowered bulrush	10 cm		-	-
	Vines for green walls			-	1	
Cr	Campsis radicans	Trumpet Vine	1 000		orange/red	traumet
Ct	Clomatis tangutica	Oriental Clematis	1 gall		yellow bell	Printings
Cm	Clematis montana	Mountain Clematis	1 000	120000	white	spring
Ca	Clematic armandii	Evergreen Clematis	1 gall		evergreen	earry spring
Jo	Jasminkim offisinate	Common Jasmine	1 gall		scented	spring
Lpe	Lonicera periotymenum	Honeysuckle	1 gnil		scerned	SUTTITION
T)	Tracholospermum jasminoides	Star Jasmine	1 gall		evergroon scented	suknmet



NOTES: For grading information, see Civil & Architectural drawings. ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS:
Submitted to City for Review - 2019Sep12
Issued for DP - 2019Sep18
Rev #1 - C O N. Comments - 2020Jan23
DP Rev for Coordination - 2020Nov23
Reliasued for DP - 2020Nov26
Rev #2 - C O N. Sulf Comments - 2020Dec15
Reliasued for DP - 2021Nov18
Revised for DP - 2021Nov18
Revised for DP - 2021Dec01



PROJECT:

3789-3801 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District,
Plan EPP 69256

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SCALE:	DATE:
1:200	SEP. 11, 2019
DRAWN:	CHECKED:
DR	VJD
PROJECT NU	MBER:
SHENTON	ROAD 2019
DRAWING N	JMBER:
LO.	1 - DP

DESIGN RATIONALE

The site is located between Shenton Road and Divers Lake on a disturbed site, with expansive views south over the Lake and to Mount Benson.

The landscape component of the property is limited to the streetscape, buffers and riparian areas.



Concrete Planters



Lighting/Bench



Green Roofs



Raingardens



Tall Oregon Grape



Evergreen Huckleberry

Streetscape

The Streetscape consists of a structured landscape of plazas and planters which have been designed to reflect the geometry of the architecture. Within this formal structure the planting by contrast is informal, soft in form and full in growth habit.

A series of planter walls allow enough soil depth on top of the parkade to support small trees which soften and frame the buildings. Lighting will be an integral part of the walls to light the wallkways.

Green Roofs form a part of the stormwater management plan, as well as providing habitat for birds and insects, ameliorating the urban heat island and insulating the building from heat and noise. The water from the canopies will run down rain chains into a series of raingardens.

Buffers

The plantings to the South, East and West of the buildings, will be planted with native plants and will tie in seamlessly with the riparian restoration plants in the 15m setback to the south. Raingardens are incorporated into this landscape scheme.

Riparian Restoration

See plan L0.5



Mixed Planting



Snowbell Tree



Rain Chains



Indian Plum



Saskatoonberry

NOTES: For grading in

For grading information, see Civil & Architectural drawing ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS:

ubmitted to City for Review - 2019Sep12

Rev #1 - C.O.N. Comments - 2020Jan23

REV 21 - C.O.N., COMMINITS - 202004112

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

Rev #2 - C.O.N. Staff Comments - 2020Dec15

Reissued for DP - 2021Nov18

ised for DP - 2021Dec01



PROJECT:

3789-3801 SHENTON ROAD NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

LANDSCAPE DESIGN ELEMENTS

SCALE: DATE:
AS NOTED SEP. 11, 2019

DRAWN: CHECKED:
DR VJD

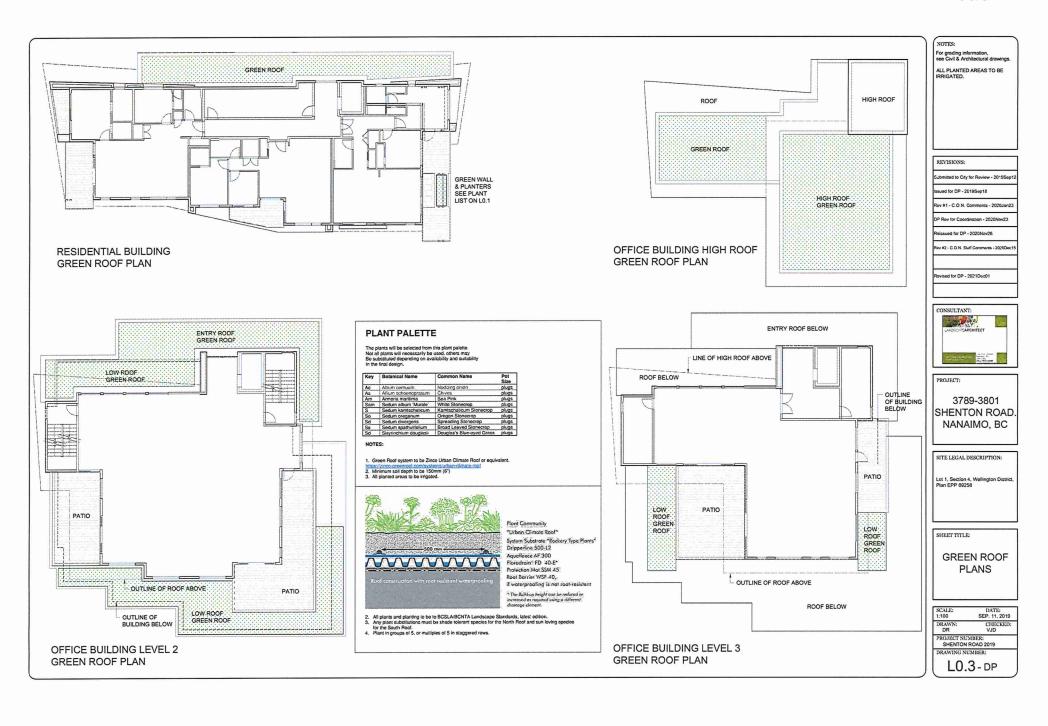
PROJECT NUMBER:

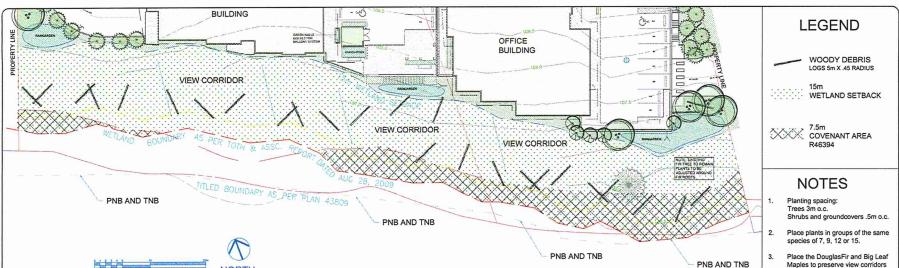
SHENTON ROAD 2019 DRAWING NUMBER:

L0.2-DP



SHENTON ROAD STREETSCAPE. NTS





Maples to preserve view corridors from the buildings to Divers Lake.

RIPARIAN PLANT LISTS

15m Wetland setback parts only WITHIN 7.5m Riparian Covenant Area R46394

Key	Total	Botanical Name	Common Name	Pot Size	growing conditions
_		DECIDUOUS TREES		-	-
Acq	6	Acer glabrum	Dougtas Mapie	2 cail	moistfaun
Ar	6	Alrus rubra	Rod Alder	1 1 casi	· water/sun/shade
Cd	6	Crataegus douglassi	Ulack hawthorn	1 t gail	: most/sun shade
MI	6	Mohis fusca	Crabapple	2 gaii	: most/sun/shade
Po	18	Pryrus emarginata	Bitter Cherry	12 gart	: dry/moist/survishade
SI	8	Sala lucida	Papific Willow	cuttings	: moist/sun/shade
Sac	6	Sanx scouleriana	Scoulars Willow	cuttings	most/sun/shade
Sei	6	Satu salchensis	Sitka Willow	cuttings	: most/sun/shade
Sh	6	Sala hookeriana	Hockers Willow	cuttings	most/sun/shade
	-	SHRUBS	+	-	
An	128	Ameianchier alnifolia	Saskatoonberry	1 cas	: dry/sun
Catol	126	Cornus stolonifera	Red twigged dogwood	1 gail	moist/sun-shade
Ge	128	Gauttheria shallon	Salal	1 020	shade dry
u	128	Lonicem involucratu	Twinned Honeysuckle	1 gail	sun/moist
Mg	128	Myrich dale	Myrtle	1 gaz	shade/dry
Pc	128	Physocarpus capitatus	Ninobark	1 000	moist/sun/shada
Rb	128	Ribes tracteosum	Stink Currant	1 gall	shade/moist
RI	128	Ribes lacustre	Black Swamp Gooseberry	1 gall	shinde/moist to dry
Pp.	128	Autous parvellorus	Thimbleberry	1 gall	: moist/dry/sun/shade
Aun	128	Ruhus spectabilis	Salmonberry	1 gall	: moistreun shade
Sr	128	Sambucus racemosa	Red Elderberry	1 gap	: moist sun shade
Sd	128	Sprea douglasii	Hardback	1 gati	sun shade most
	-	PERNS		-	
Pmun	128	Polystichum muntum	Sword tern	1 cati	

15m Wetland setback EXCLUDING those parts within 7.5m Riparian Covenant Area R46394

Am Acg Ar	ස ස	CONIFEROUS TREES Pseudolsuga menziesis DECIDUOUS TREES	Douglas Fir	2 gail	
Am Acq Ar	25 25	Pseudotsuga menziesii DECIDUOUS TREES	Douglas Fir	2 gat	
Am Acq Ar	25 25	DECIDUOUS TREES	Douglas Fir	2 gat	
Arg Ar	25				dry sun shade
Arg Ar	25				
A		Acer macrophyllum	Big-Leaf Maple	2 gns	moist/sun
		Ager glabrum	Douglas Maple	12 gal	moist/sun
	25	Alnus rubra	Hed Alder	1 gas	water/sunshade
	25	Crateegus douglassi	Black hawmorn	1 gal	moist/sun.hhade
MI	25	Malus fusça	Crabapple	2 gall	moist/sun/shade
Po	25	Prunus emerginata	Bitter Cherry	2 ga#	dry'moist'sun'shade
		SHRUBS		-	
An	251	Amelanchier almifolia	Saskatoonperry	1 001	dry'sun
Catal	251	Cornus stolonifora	Red twigged doowood	1 gas	moist/sun/shade
Gs	251	Claulthena shallon	Satal	1 004	shade dry
Hd	251	Holodesqui discolor	Ocean Spray	1 002	moistridy'survishago
U	251	Lonicera involucrata	Twinned Honeysuckle	1 gas	sun/moist
Mn	251	Mahonia aquilotum	Tall Oregon Grape	1 gall	survdry
Ma	251	Myrica galo	Myrtie	1 gall	shade dev
Oc	251	Cemteria cerasiformis	Osoburry	1 031	most dry/qun/shade
PI	251	Philadephus lewisii 'Gordanus'	Coastal Mook Oranno	1 gall	dryvsun
Pc	251	Physocarpus capitatus	Ninebark	1 003	moist sun shade
Pith	251	Ripes bracteesum	Stink Current	1 and	shade/moist
RI	251	Ribes lacustre	Black Swamp Gooseberry	1 gat	shade/most to dry
Ha	251	Ribes sanguineum	Red Flowening Current	1 gas	dryisun
Rn	251	Rosa nutkana	Noctus Rose	1 gat	sun/dry
Rp.	251	Rubus parvillorus	Thimbleborry	1 1 gat	moist/dry'sun'shade
Rep	251	Rubus spectabilis	Salmonberry	1 002	moist/sum'shade
Sı	251	Sambuous recemosa	Red Elderberry	1 gat	moist/sun'shade
Sd	251	Spirea douglasii	Hardback	1 gall	sun shadomoist
Sa	251	Symphoricarpus alba	Snowberry	1 gat	moist/dry/wn/shade
Vp	251	Vaccinium parviolium	Red Huckleberry	1 gall	moist/dry/sun/shade
Vo	251	Vaccinium ovatum	Evergreen Huckleberry	1 gas	morst/dry/sun/shade
		FERNS			
Pmun	251	Polystichum munitum	Sword tern	1 1 oaf	moist/dry'sun/shade

ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS: Submitted to City for Review - 2019Sep13 ed for DP - 2019Sep18 v #2 - C.O.N. Staff Comm



PROJECT:

3789-3801 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:

RIPARIAN REVEGETATION PLAN

SCALE:	DATE:			
1:200	SEP. 11, 2019			
DRAWN:	CHECKED			
DR	VJD			
PROJECT NUMBER: SHENTON ROAD 2019				
DRAWING NUMBER:				

L0.4-DP

1.0.	GENERAL.	20	PLAITING - CENERAL	4014	Plants with broken or abraded tranks or major tranches will not be accepted. Prune damaged twos to this purery guidelines using accessors.
1,0.1	REFERENCES for at Landscape winn, UCSI ArtiCNTA Landscape Standard, Labert College, Cay of Namento <u>Internation Encourters Standscale and Standscapers</u> , based contro. The Landscape Corrector shall make him thereof awards of all prevalence standscale Referenced thereon and discuss each associatoright as it will green at flancscape preparations, execution	501	All plants and planning to be to BCSLASICNTA Standards, Isseet waters. Plants shall be characterised of the green, species and culture as indicated on the construction of the green of the plants and culture as indicated on the construction, the everys and quotient present.	\$0.15	Immediately cover and protect state root stock from damage to pools by froot, sun, and wind
	therem and execute work accordingly as It will govern all tandscape preparations, execution and deliciencies.	893	At plants shall be messay grown within similar plantic conditions to the project site. Planta	5016	Handle style-tal supposed in piots and containers by the container anny to reduce breaking of branches and leaves.
t 6.2	CITE, DONOTIONS Location of an existing splitting per to be verified prior to material and of landscrips. Plater to Own Engineening definiency, day without and Conference at 1 600 474 Cettle.		shall not be prained prior to individuy viness pro-appropriat by the Laudescape Antirect. Companier stock shall have been escabilished in the size of container specified for at least six (4) impring prior to determy. The roots enablinch have grown beyond the impact the container	50.17.	Majorde baland and busingons plant materials with cauciton to maintain the fermiosis of the balas. No parties shad bus used when the ball of earth summaring the roots has been cracked or brown preparatory to or during the process of parent, or when the partial, statute, and ropes requested in connection with their temporatory them been removed.
10.3		5.0.4		501a	ropes negared in connection with their banisplanting have been removed. On not fit trees supplied in with baselints by the train.
	SITE REVIEW MEETING. Landscape Connotativity provide seven topys incline to candiscape Architect provide connectivity and con		It is the Contractor's responsibility to heavy and comply with all regulations requiring the inter- regional incurrent of plant motivatil, including training and in, with the Province of Chrish Countries. Imprinted plant materials must be exponented by capital of the necessary points and impost bornions required by Federal and Provinces reputations.	5.0.19	During this provincy spessor, searce all plants in containors, balled is burisposed or wire basket in an uppggir position if not planted immercially and take care to provide indicajn spaces between starrie such that light reaches all performs of the plant to order to armid burining abore.
2.0.	CONSIGNIC. NOT APPLICABLE	505	Plants shall be properly proportioned; not wear, this or excepting.		pariso na
2.0.	GRADMS		Plants shall have normal, welf-developed branches and vigorous, forces tool systems. They shall be reality and here limit before, docay, pather plots, subsected systems, abrascets of the ball, and plant diseases, next peach eggs, bovers and all forms of Medium and states.	5020.	Protect rootballs of balled and burlegged material by healing in with realized justable to protect them from dryen out (in., seeduck) peat mose, spoud). The lost some compensued or batted & burlegged plants in les tools to be planted in the open in a budding of in an usua of low leyfe interval, for a period serversing 1 tarm. Never out plants were alse and and protected.
3 3.t.	It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the lowers, profines and contisure required on the functicage drawings.	507.	Trave shall have etraight stems unless uncharacteristic for the species-culture. Printing examples shall show healthy cashon growth at the beach color without book bearing of langual growth. Carribon beach with the proved and which the correct coloration has the species.		from Next and Iron
3.92	Remove and dispose to approved off-risk disposal area at decree, Sursking malerial, contaminated satisfy inside invasive plants and anything else that may interfere with proper growth and development of planted resided individuals.	3.08	Plants exhauting hingsi staining shall be rejected	5921.	Plants while the acclarate and "markered of" legalist the shietomental conditions of their level planting factions and shall not be taken detect from stated, because or generate as and planting of collegals, distinct environment. Propagations for the one-environment obtack should be an appropriate present of storage in an intermedual environment, making pressure accidentates to send constructly also growth and protection of a gradual environment.
243.	The supropular shall be southful to a miserum depth of 150mm immediately before placing movem medium of dromode majorital.	3.04	All plans materies, shall conform to the measurements specified in the dissurings outcopt that plans larger than specified may be used a approved by the Lorescape Activities. The use of such plans after not screaze the contract price. It larger claims are used, the paid or earth aholibo encounted in projection to the such of the plans! All plans made to include when the		parties or consecutivy conserver environments, importation or 250 erow environment instruc- erousing an appropriate private of astronomentation environment, manageing bentation applications to avoid exceptionally high prowith and provision of a graduated watering regime.
3.9.4	Chabe transform of such grade shall be shooth and even, such that ponding cannot occur on sub-grade surface.		about the increased in proportion to the size of the print. All plants that the microscient when the branches are in more amount position. Hardy and spread contractions specified refer for the main body of the plant and not from branch top to real bose or how thanks for to branch to Whose tense are measured by careging (act), reference is invaled to the distantier of the trunk.	6.022	The Landscape Contractor shall team the work areas crean, tidy and sale on a daily beau.
3.0.5	sub-grader surface. Grade the sub-grade elevations to within the followances given before: flooging grades to taken the depoins bestive finished grades.		researched 350 mm above ground as the few stands in the nurtery.	5.925	All plant matheties that the iguarattised in verting to the owner for one year against dividit due to anhealthy supply and or insersper matalistism conditions and/or surrong selections of species or variety of plants. Only onet period begins all dials of landscape Combactor's final invoice.
48.	OROWING MEDIUM	50%	halise plants and the propagated in instantina and not howeastic from well also, accept where advanced from an area there he relieve insplanting and the description of the for howeat near been obtained. As obtained makes plants shall be halid and inspraction in a makesy with from most, have formed resulph the bounts or other sociation problems and in an the case of configuration plants, and such lines that the most agree to 48 or though the tool.	40.	Years or Aurona
401.	All logical, largerfied of on-size soil, shall be tested and modified as sociated. When budding a constrictor made lest the proposed soil and sucked the required prodictation in the provide the work. Curried soil analyses reprint must be done and signed by a one approved analysical absorption. A conjut of the soil analysis invalid to sent to the Landscape Architects effect.		numery until new roots have tormed tricoign the bursts or other suitable packing material or, in the case of continent and plants, until such time that the most grow to till and hold the tool within the container.	601	Tree planting pris shall be excernited to the otherstone indicated in the drawings. Pill safet wherever possible shall be duty with stoping work at a partiered angle of 45°, occurred to
402	the mork. Current set process reports must be done and signed by a pre-approved enables in subcretory. A copy of the post analysis must be must by the Landscape Architect's effice. Crowing nections shall be placed at the depth of 450 mm (18").	59.10.	Collected plants shall not be used without prior approval in writing by the Landscape Arcticle.		Free plaining post, shall be exceeded to the otheroscere indicated in the observing. Pit safet wherever post-ofe shall be object and appropriate and all preferred arrive of 45% objected to receive galaxies or provising in another load effection. A wireless of the provising in another load effection. A wireless object accelled layer of states word shall be created as the bollow or the state por. Remove all stones output than 75mm.
4.02	Where malike and sumants in good condition no additional legup? reveds to be switted but if	8.9.11.	Basical and burispped configer and trees in excess of 3 theires height must have been skyl with a sufficiently large from operable to contain 72% of the torous and leader (not system.	602	Roughen botten and alogoing ade auritaces of tree get to remove grazing and provide a roughened act interface prior to placement of the aims subsort. Adjust sevaluou profor where two in to be placed so that the increasy local time on this tree trust, will be closer about strain
404	may be arrended according to line recommendators on the eat lest. Yousest shall not be worked in wet or trazen conditions on in any manner in which the soil	5.0.12.	with a sufficiently fully from operate to corea in 75% of the Coreas and leader root system. Rootskills shall be free of invasive wends. Rootskills shall be free of invasive wends. Rootskills ha west conductor at all times. Protect of traver scaled damage and/or diving	603	Cracle to above for sedimentent. Manual and both and never to resource the inference of the Wall the one in the eventure of units.
4.95.	structure is apprecisely effected. The precision of the plan is that where the native soil remains in good conduct it is to be	5.0.13.	our until they are planted on the sor. During loading, transportation, off-leading, and prenting, profest all trees against diamage to		and remove burses and sord from top 10 portion of a builded à bursepped codosti. Completely removes, with care, imperialistic containing from centaining grown or beginnen trees.
	The investion of the plan is that where the native self-remains in good consister if is to be protected from constitution regisjences and activity. The regulating can then occas in these native undistunced usits. This solf is to be listed in 0.43 and sinter-shot as investigat.	1	status and brucches. Protect bank against crushing hore chants, cacles, equipment, or other bream by a weighting of carobiand or bursay. Copsinite entangled time branches without status, etc. Interaction.	604	Trees with the following orders shall be replaced at the Contractor's e-persect (a) tack of root bask integrity, (b) following or shaded southerd or inverse roots,
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	 (d) Poor root three-logists with few forces roots, or (e) Any other evidence of pathogenic in accidental figury. 		Para priving gais. There diserted and shaller also chan things because. The cit shall be prepared but the territorial region and business after a neighbor shape of the formal chance only, country to sale or bigs.		Buy have set 400 min (187). But gips with min 100mm (17) sand (main; is vides and street. Dies youth this in Them in will ford and finding ratio having. Self-are particular sets in min-main sets and the finding and mains were the behinder.
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NOTES:

For grading information, see Civil & Architectural drawings. ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS:

Submitted to City for Review - 2019Sep13

Issued for OP - 2019Sep18

Rev #1 - C.O.N. Comments - 2020Jan23

DP Rev for Coordination - 2020Nov23

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Reisqued for DP - 2020Nov26

Rev #2 - C.O N. Staff Communes - 2020Dec

Suissued for DP - 2021Nov16

Rovised for DP - 2021Duc01



PROJECT:

3789-3801 SHENTON ROAD NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District. Plan EPP 69258

SHEET TITLE:

LANDSCAPE SPECIFICATIONS FOR RIPARIAN AREA

	SCALE: AS NOTED	DATE:			
	DRAWN:	SEP. 11, 2019 CHECKED:			
	DR	QLV			
ĺ	PROJECT NUMBER: SHENTON ROAD 2019				
	DRAWING NUMBER:				

L0.5-DP