



DEVELOPMENT PERMIT NO. DP001169

WOODGROVE SENIOR CITIZENS HOUSING SOCIETY
Name of Owner(s) of Land (Permittee)

1125 SEAFIELD CRESCENT
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 A, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN 86500**

PID No. 031-012-825

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 Plans
Schedule C Underground Parking Plan
Schedule D Building Elevations
Schedule E Landscape Plan and Details

- 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.

TERMS OF PERMIT

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

1. *Section 10.6.1 Size of Buildings* – to increase the maximum allowable building height from 14m to 16.13m for Building A, and to 16.67m for Building B.
2. *Section 17.2.1 Required Landscaping* – to reduce the minimum required landscape buffer width from 1.8m to 1m for a portion of the east property line adjacent to the parking spaces.

City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 137 to 126.

CONDITIONS OF PERMIT

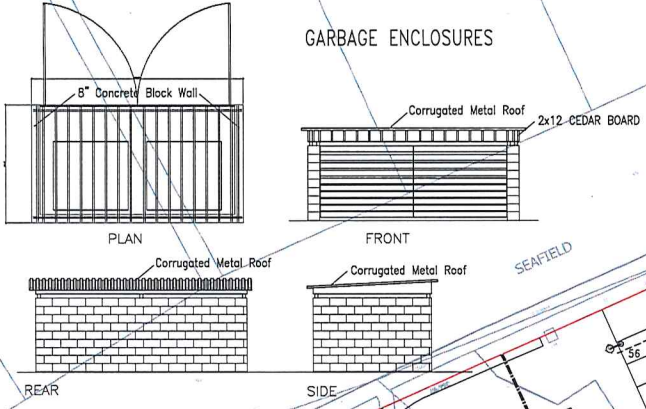
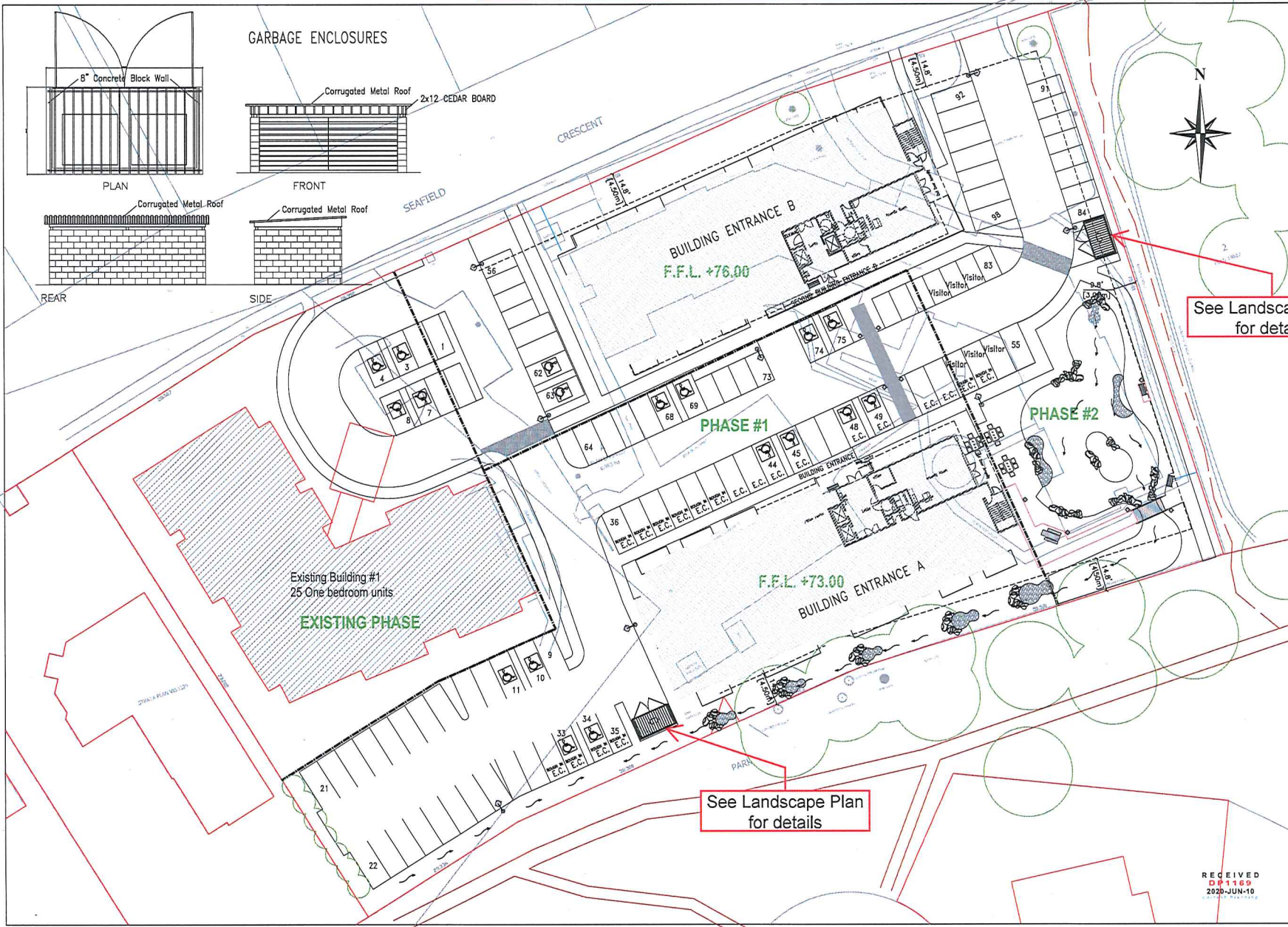
1. The subject property is developed generally in accordance with the Site Plans prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Schedule B.
2. The subject property is developed generally in accordance with the Underground Parking Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Schedule C.
3. The development is in substantial compliance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-06, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray Landscape Architects, dated 2020-JUN-08, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 6TH DAY OF JULY, 2020.


Corporate Officer

2020 JUL -17
Date

LB/in
Prospero attachment: DP001169



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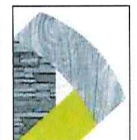
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO	DATE	REVISIONS

PRELIMINARY

See Landscape Plan for details

See Landscape Plan for details



D-ARCHITECTURE
6377 HARBOUR DRIVE, NANAIMO, BC V9V 1N4
T: 250-923-1191 F: 604-756-8611 @DARCHITECTURE INC.

PROJECT
1125 & 1145
Seafield Crescent
NANAIMO, BC

SHEET TITLE
Phase #2
Site Plan

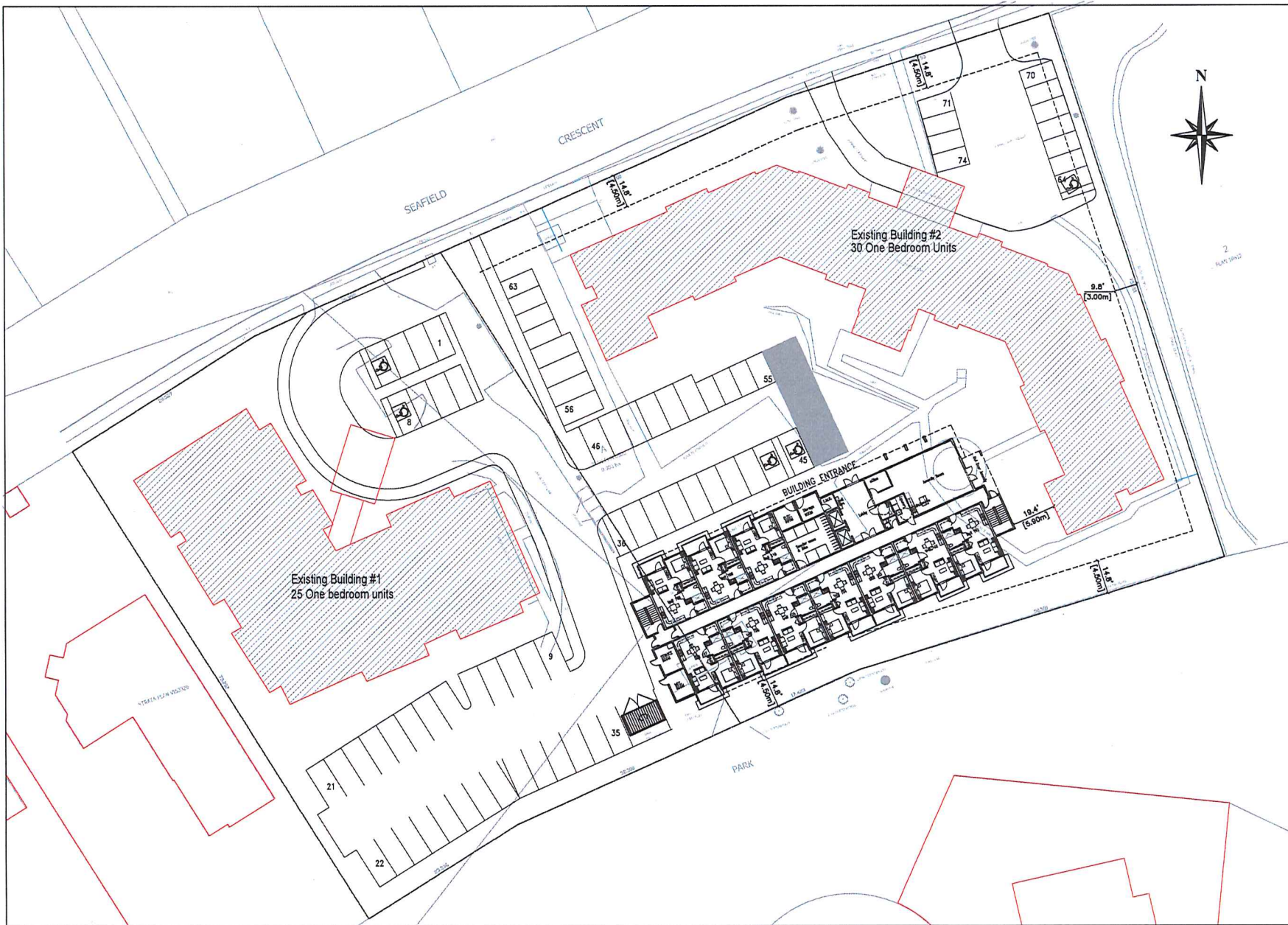
PROJECT NO. 2647

CLIENT
WSCHS

SCALE
DRAWN
CHECKED
DATE 06 JUNE 20

SHEET NO.
A1.2
REVISION

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DP1169
2020-JUN-10



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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and that office shall be notified of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO	DATE	REVISIONS

PRELIMINARY



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 DAF@DUSH.FROULIZI.ARCHITECTURE.INC.

PROJECT
 1125 & 1145
 Seafield Crescent
 NANAIMO, BC

CLIENT

PROJECT NO.

SHEET TITLE
 PHASE #1
 Site Plan

SCALE —	SHEET NO. A1.0
DRAWN —	
CHECKED —	
DATE 12 NOV 19	

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DP1169
 2019-NOV-15
 Current Planning

BUILDING ELEVATIONS



EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

RECEIVED
DP1169
2020-JUN-10
CITY OF VANCOUVER

NOTE:

The owner is to maintain all services for the primary use of the building and to ensure that the building is maintained in accordance with the applicable codes and standards.

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9W 1N4
TEL: 250-923-1991 | E: FIRENZZI@D-ARCH.CA
DARYLUSH FIRENZZI ARCHITECTURE INC.



CONSULTANT LOG

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

DRAWN: _____

CHECKED: _____

DATE: 06-JUNE-20

PROJECT: 1125&1145 Seafield
Cres., NANAIMO, BC

CLIENT: WSCHS

PROJECT NO: 2647

SHEET TITLE: BUILDING A
ELEVATIONS
PHASE #1

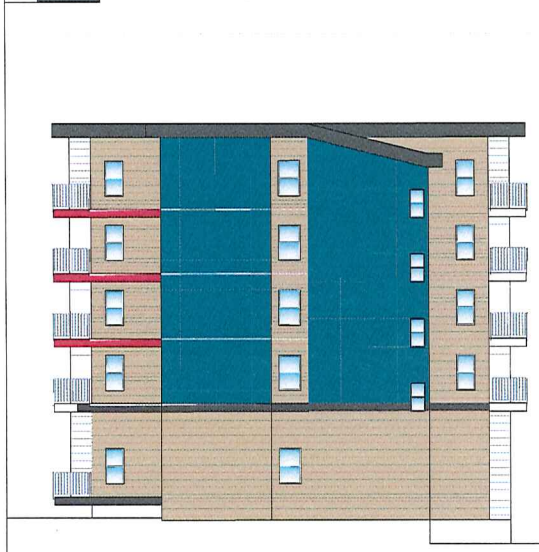
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REVISION: _____

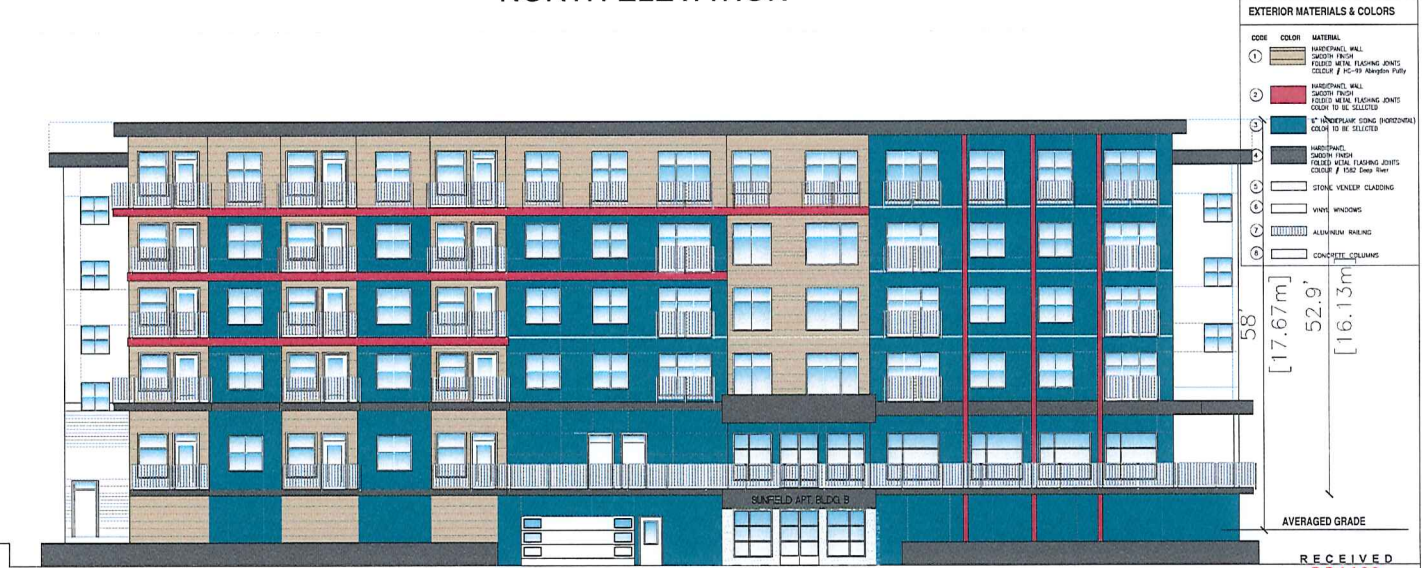


EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①	Tan	HANDPAINT, WALL SMOOTH FINISH FIELD: MET. FLASHING JOINTS COLOR / PG-19 Kleynen Puffy
②	Red	HANDPAINT, WALL SMOOTH FINISH FIELD: MET. FLASHING JOINTS COLOR TO BE SELECTED
③	Blue	HANDPAINT, WALL SMOOTH FINISH FIELD: MET. FLASHING JOINTS COLOR TO BE SELECTED
④	Dark Grey	HANDPAINT, WALL SMOOTH FINISH FIELD: MET. FLASHING JOINTS COLOR / 1562 Easy Slip
⑤	White	STONE VENEER CLADDING
⑥	White	VINYL WINDOWS
⑦	White	ALUMINUM RAILINGS
⑧	White	CONCRETE COLUMNS

NOTE:

THIS DRAWING IS THE PROPERTY OF PHASE 2. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY PHASE 2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF PHASE 2. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY PHASE 2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF PHASE 2. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY PHASE 2.

NO.	DATE	REVISIONS

D-ARCHITECTURE
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
 TEL: 250-753-1991, E: INFO@D-ARCH.COM
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PRELIMINARY



CONSULTANT LOG

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

DATE: FEB 11 2020

PROJECT: 1125 & 1145 Seafield Cres., NANAIMO, BC

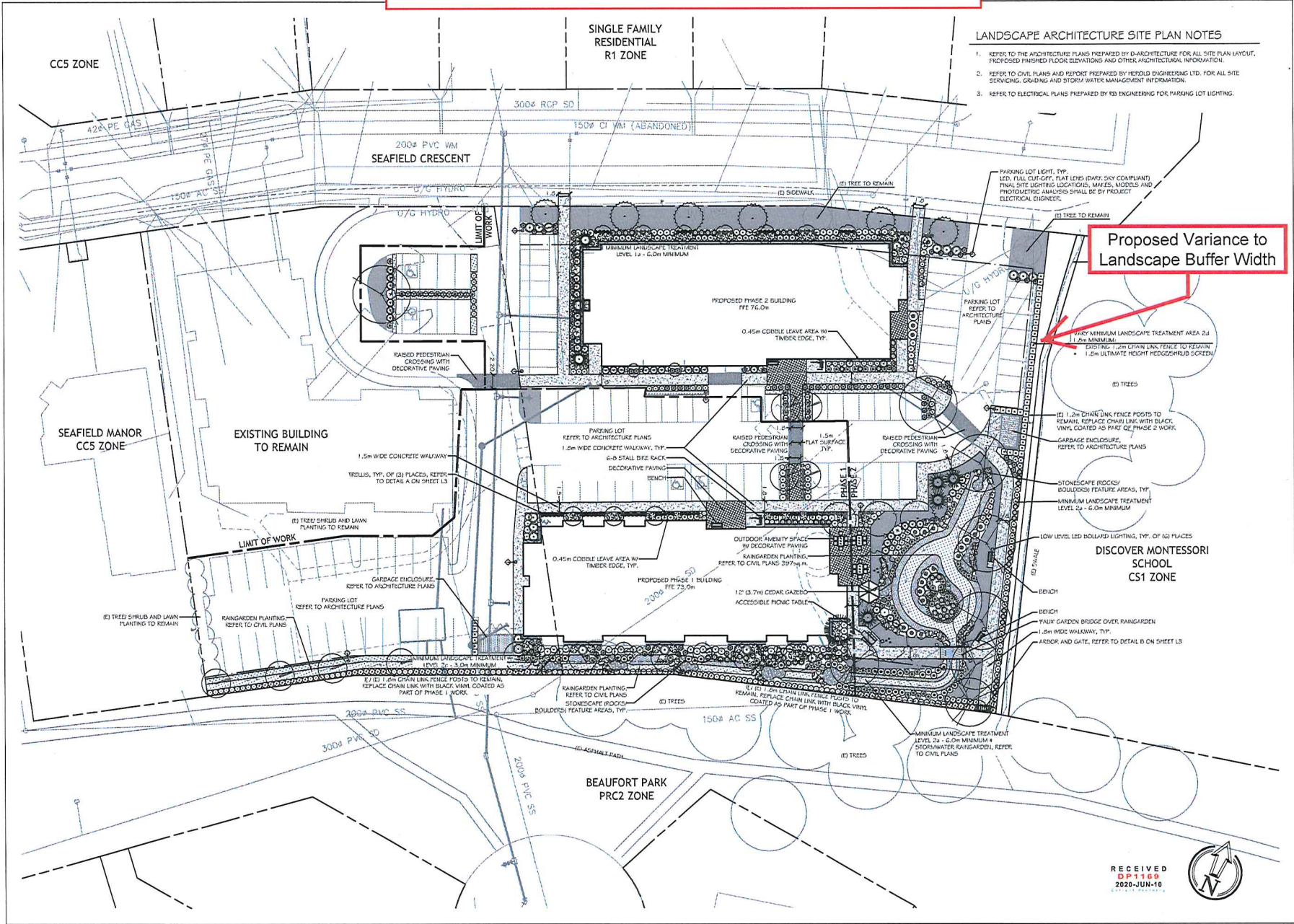
CLIENT: WSCHS

PROJECT NO: 2647

SHEET TITLE: ELEVATIONS PHASE #2 BUILDING B

SHEET NO: **A4.2**

LANDSCAPE PLAN AND DETAILS



LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. REFER TO THE ARCHITECTURE PLANS PREPARED BY D-ARCHITECTURE FOR ALL SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
2. REFER TO CIVIL PLANS AND REPORT PREPARED BY HEROLD ENGINEERING LTD. FOR ALL SITE SERVICING, GRADING AND STORM WATER MANAGEMENT INFORMATION.
3. REFER TO ELECTRICAL PLANS PREPARED BY EB ENGINEERING FOR PARKING LOT LIGHTING.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT HAS BEEN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT. THE COMPANY TO WHOM THIS DRAWING IS SUBMITTED ACCEPTS THE LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS FIRM AND DOES NOT INCLUDE THE LIABILITY OF OTHER PROFESSIONALS.

Proposed Variance to Landscape Buffer Width

1125 & 1145 Seafield Crescent
Woodgrove Senior Citizen Housing Society
Nanaimo, BC

SCHEMATIC LANDSCAPE PLAN

Date: June 8, 2020
 Drawn: CA
 Checked: MG
 Scale: 1:250 metric
 Project Number: 19-0015
 Drawing Number: L1 of 3

#	DATE	NOTES
0	12SEP2019	Schematic for Pricing
1	31OCT2019	Issued for DP
2	05MAY2020	Revised for DP
3	08JUN2020	Revised for DP

RECEIVED
DP 1169
2020-JUN-10



PLANT LEGEND - PHASE 1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER GINERATUM VINE MAPLE	#5 POT	SEE PLAN	1	NATIVE SPECIES, SHADE TOLERANT
	ACER PALMATUM 'OSAKAZUKI' 4 'YATSUKURA' JAPANESE MAPLES	#5 POT	SEE PLAN	8	PATIO TREE/ SPECIMEN, SHADE TOLERANT
	CARPINUS BETULUS 'FRANZ FONTAINE' COLUMNAR HORNBEAM	4cm CAL.	SEE PLAN	1	DROUGHT TOLERANT, SHADE TOLERANT
	CEDRUS ATLANTICA 'GLAUCA FASTIGIATA' COLUMNAR BLUE ATLAS CEDAR	2.0m	SEE PLAN	1	DROUGHT TOLERANT
	NYSSA SYLVATICA 'TURPELO TOWER' TURPELO TOWER BLACK GUM	6cm CAL.	1.0m O.C. AVG. SEE PLAN	11	RAINGARDEN, MOISTURE TOLERANT
SHRUBS					
	ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	9	DROUGHT TOLERANT
	CORNUS SPICEA 'BUD'S YELLOW' YELLOW TANG DOGWOOD	#1 POT	1.0m O.C.	18	NATIVE CULTIVAR
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI FALSE HOLLY	1.0m	0.9m O.C.	60	SCREEN, DROUGHT TOLERANT
	FOENICULUM MUNITUM 'SWOONER' SWOONER	#1 POT	1.0m O.C.	32	NATIVE SPECIES
	RHOODODENDRON SSP. RHOODODENDRON	#5 POT	1.2m O.C.	22	SHADE TOLERANT
	ROSA MOOTIKATENSIS 'ROSEA ROSE' ROSE	1.0m	0.9m O.C.	56	SCREEN, NATIVE SPECIES
	TAKUS X MEDIA 'HOCKEY' 'HOCKEY' YEW	1.2m	1.0m O.C.	15	SHADE TOLERANT
	TRILIX FLICATA 'EXCELSA' 'EXCELSA' WESTERN RED CEDAR	1.0m	0.9m O.C.	4	EDGE, NATIVE CULTIVAR
	VIBURNUM DAVIDI 'DAVID'S VIBURNUM'	#2 POT	1.0m O.C.	43	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
	ARCTOSTAPHYLOS LIVA-LIVA 'KAMIKAMUI' KAMIKAMUI	#1 POT	1.0m O.C.	46	NATIVE SPECIES, DROUGHT TOLERANT
	ASTILE 'SALOOPY PINK' 4 'YOUNIQUE WHITE' LIGHT PINK 4 WHITE ASTILE	#1 POT	0.75m	11	SHADE TOLERANT
	BEGONIA CRASSIPOLIA 'BRESSIGNHAM BEAUTY' 'MAGENTA PICOBOGAE'	#1 POT	0.6m	37	SHADE TOLERANT
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTERI' 'FEATHER REED GRASS'	#2 POT	1.0m	17	ORNAMENTAL GRASS, RAINGARDEN
	CAREX OENUNTA 'SLOUGH SEDGE'	10cm POT	0.45m	370	NATIVE SPECIES
	JUNCUS EFFUSUS 'COMMON FLUSH'	10cm POT	0.45m	80	NATIVE SPECIES
	ROSA MEDIALAND 'ICE' 'WHITE MEDITLAND ROSE'	#1 POT	1.0m O.C.	21	DROUGHT TOLERANT
VINE					
	CLEMATIS JAPONICA 'ELEGANTIS CLEMATIS'	#1 POT	1.2m O.C.	9	SHADE TOLERANT, (3) PER TRELLIS

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) / CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6. GROWING MEDIUM, TABLE T-4.3.5.2. PROPERTIES FOR GROWING MEDIA - LEVEL 2 'GACCARET' - 2L.
GROWING MEDIUM DEPTHS: RAINGARDENS SWALES - 450mm
50RUBS - 450mm
LAWN - 100mm
TREES - 600mm BELOW AND AROUND FOOTBALL
- MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUNDCOVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM (USING SMART IRT WEATHER-BASED IRRIGATION CONTROL). IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. DEGRAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHICH FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPRE-STOCK TREES SHALL BE 6" x 6" IN WIRE MESHES.

TREE LEGEND, TREES - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ACER GINERATUM VINE MAPLE	#5 POT	SEE PLAN	5	NATIVE SPECIES, SHADE TOLERANT
	ACER PALMATUM 'OSAKAZUKI' 4 'YATSUKURA' JAPANESE MAPLES	#5 POT	SEE PLAN	1	PATIO TREE/ SPECIMEN, SHADE TOLERANT
	CARPINUS BETULUS 'FRANZ FONTAINE' COLUMNAR HORNBEAM	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT, SHADE TOLERANT
	CHAMAELAPARNS MOOCHATEHISAS 'JUBILEE' JUNIPER WEeping ALASKA CEDAR	2.0m	SEE PLAN	7	DROUGHT TOLERANT
	MANGOLIA 'GALAXY' GALAXY MANDOLIA	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	NYSSA SYLVATICA 'TURPELO TOWER' TURPELO TOWER BLACK GUM	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	PRUNUS YEDOENSIS 'AKESONO' 'AKESONO' JAPANESE FLOWERING CHERRY	6cm CAL.	15m O.C. AVG. SEE PLAN	6	ORNAMENTAL STREET TREE TO MATCH (2) TO REMAIN
	PYRUS CALLERIANA 'REDPEAR' 'REDPEAR' ORIENTAL PEAR	6cm CAL.	15m O.C. AVG. SEE PLAN	3	DROUGHT TOLERANT
	TANQUILA DISTICHUM 'DALE DUTCHES' DALE DUTCHES	2.0m	SEE PLAN	1	RAINGARDEN, MOISTURE TOLERANT
	TILIA CORDATA 'GOLDENPINK' 'GOLDENPINK' LITTLELEAF LINDEN	6cm CAL.	15m O.C. AVG. SEE PLAN	5	DROUGHT TOLERANT

IRRIGATION EQUIPMENT LEGEND BUILDING 1

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	PER MECHANICAL	PER MECHANICAL	50mm (2") DOUBLE CHECK VALVE ASSEMBLY TYP. CSA STANDARDS INSTALLED IN MECHANICAL ROOM
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
	HUNTER	WS8-SEN	WIRELESS SOLAR-SPIC SENSOR ON SOUTH-FACING EAVE.
		SCHEDULE 40	50mm (2") PVC MARLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP. MANHOLE 4 CONTROL WIRE: 150mm (6") LATERALS 4 CONTROL WIRE: 100mm (4")
			BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION EQUIPMENT LEGEND BUILDING 2

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	PER MECHANICAL	PER MECHANICAL	38mm (1.5") DOUBLE CHECK VALVE ASSEMBLY PER CSA STANDARDS INSTALLED IN MECHANICAL ROOM
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
	HUNTER	WS8-SEN	WIRELESS SOLAR-SPIC SENSOR ON SOUTH-FACING EAVE.
		SCHEDULE 40	38mm (1.5") PVC MARLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP. MANHOLE 4 CONTROL WIRE: 150mm (6") LATERALS 4 CONTROL WIRE: 100mm (4")
			BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART IRT EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
- THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IRIA) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) / CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL SPRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE NOTICED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

PLANT LEGEND, SHRUBS - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	10	DROUGHT TOLERANT
	BENEDICUS THURBERGII 'ROSE GLAZ' 'ROSE GLAZ' JAPANESE BARBERRY	1.0m	0.9m O.C.	24	SCREEN, DROUGHT TOLERANT
	CEMOBITHUS VICTORIAE 'VICTORIA CALIFORNIA LILAC'	#5 POT	1.2m O.C.	39	NATIVE CULTIVAR
	CORNUS SPICEA 'BUD'S YELLOW' YELLOW TANG DOGWOOD	#1 POT	1.0m	21	NATIVE CULTIVAR, NORTH AND SOUTH MAIN LANDSCAPE TREATMENT AREAS, INTERIOR RAINGARDEN
	COTINUS COCOCYRIA 'MADON' 'GOLDEN DRIFT SWOONERUSH'	#5 POT	SEE PLAN	12	DROUGHT TOLERANT
	HAMAMELIS X INTERMEDIA 'DIANE' 'DIANE WITCH HAZEL'	#5 POT	SEE PLAN	3	DROUGHT TOLERANT
	MANDINA DOMESTICA 'MOON BAY' 'MOON BAY' HEAVELY BAMBOO	#2 POT	1.0m O.C.	64	DROUGHT TOLERANT
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' 'GOSHIKI' FALSE HOLLY	1.0m	0.9m O.C.	9	SCREEN, DROUGHT TOLERANT
	PIXA PARVIFLORA 'GLAUCO GLOBOSA' 'DWARF GLOBOSA' SPRUCE	1.0m	0.9m O.C.	16	SCREEN, DROUGHT TOLERANT
	FOENICULUM MUNITUM 'SWOONER' SWOONER	#1 POT	1.0m O.C.	26	NATIVE SPECIES
	RHOODODENDRON SSP. RHOODODENDRON	#5 POT	1.2m O.C.	22	SHADE TOLERANT
	ROSA MOOTIKATENSIS 'ROSEA ROSE'	1.0m	0.9m O.C.	42	SCREEN, NATIVE SPECIES
	TAKUS X MEDIA 'HOCKEY' 'HOCKEY' YEW	1.2m	1.0m O.C.	21	SHADE TOLERANT
	TRILIX FLICATA 'EXCELSA' 'EXCELSA' WESTERN RED CEDAR	1.0m	0.9m O.C.	40	EDGE, NATIVE CULTIVAR
	VIBURNUM BOGHANENSE 'PINK DAWN' 'PINK DAWN' VIBURNUM	#5 POT	SEE PLAN	4	DROUGHT TOLERANT
	VIBURNUM DAVIDI 'DAVID'S VIBURNUM'	#2 POT	1.0m O.C.	24	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
	ARCTOSTAPHYLOS LIVA-LIVA 'KAMIKAMUI' KAMIKAMUI	#1 POT	1.0m O.C.	63	NATIVE SPECIES, DROUGHT TOLERANT
	ASTILE 'SALOOPY PINK' 4 'YOUNIQUE WHITE' LIGHT PINK 4 WHITE ASTILE	#1 POT	0.75m	2	SHADE TOLERANT
	BEGONIA CRASSIPOLIA 'BRESSIGNHAM BEAUTY' 'MAGENTA PICOBOGAE'	#1 POT	0.6m	16	SHADE TOLERANT
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTERI' 'FEATHER REED GRASS'	#2 POT	1.0m	70	ORNAMENTAL GRASS, RAINGARDEN
	CAREX OENUNTA 'SLOUGH SEDGE'	10cm POT	0.45m	65	NATIVE SPECIES, SOUTH MAIN LANDSCAPE TREATMENT AREAS, INTERIOR RAINGARDEN
	HAKOICHELIDIA MACRA 'AURICOLA' 'GOLDEN JAPANESE FOREST GRASS'	#2 POT	0.6m	23	SHADE TOLERANT
	JUNCUS EFFUSUS 'COMMON FLUSH'	10cm POT	0.45m	80	NATIVE SPECIES, SOUTH MAIN LANDSCAPE TREATMENT AREAS, INTERIOR RAINGARDEN
	ROSA MEDIALAND 'ICE' 'WHITE MEDITLAND ROSE'	#1 POT	1.0m O.C.	71	DROUGHT TOLERANT
LAWN					
	SOD: CERTIFIED CHIANA NO. 1	SOD		150sqm	



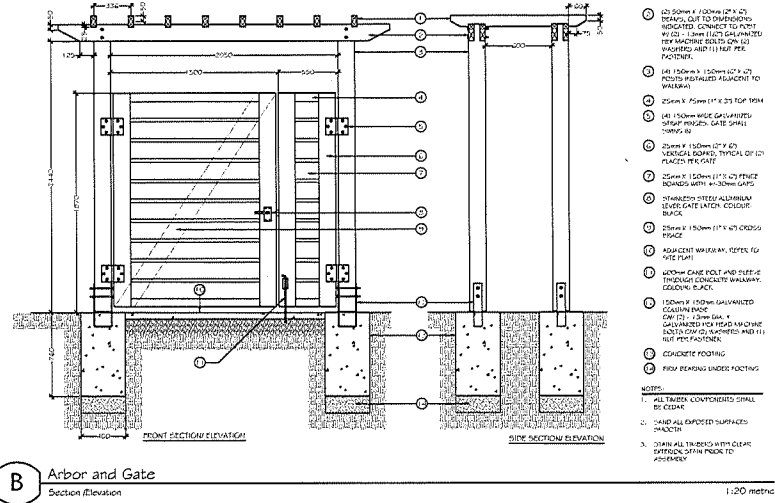
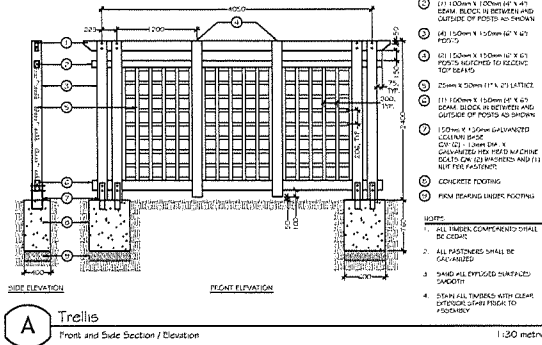
THIS DRAWING IS NOT VALID AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT HAS BEEN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE PROTECTION OF EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE PROTECTION OF EXISTING PLANTS AND TREES.

1125 & 1145 Seafeld Crescent
Woodgrove Senior Citizen Housing Society
Nanaimo, BC

LEGENDS & NOTES	
Date:	June 8, 2020
Drawn:	CK
Checked:	RG
Scale:	AS NOTED
Project Number:	19-0035
DRAWING NUMBER:	L2 of 3

REVISION SCHEDULE		
#	DATE	NOTES
0	12SEP2019	Schematic for Pricing
1	31OCT2019	Issued for BP
2	09JAN2020	Revised for BP
3	08JUN2020	Revised for BP

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THIS DRAWING IS PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN REVISIONED AND SIGNED BY THE LICENSED ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FOR THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

1125 & 1145 Seafield Crescent

Woodgrove Senior Citizen Housing Society

Nanaimo, BC

DETAILS	
Date:	June 8, 2020
Drawn:	CA
Checked:	MG
Scale:	AS NOTED
Project Number:	TR-0035
Drawing Number:	L3 of 3

#	DATE	NOTES
0	11SEP2019	Schematic for Pricing
1	31OCT2019	Issued for Bidding
2	05NOV2020	Revised for DP
3	08JUN2020	Revised for DP

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