



DEVELOPMENT PERMIT NO. DP001215

DOMUS CONSTRUCTION & LAND DEVELOPMENT CORP.

Name of Owner(s) of Land (Permittee)

1205 OCEAN PEARL TERRACE

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 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP87421

PID No. 028-088-379

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 Building Elevations and Details

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 hereby varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 9.0m
 - to 10.05m for the proposed five-plex building; and,
 - to 11.2m for the proposed apartment building.
2. *Section 7.5.1 Siting of Buildings* – to reduce the front yard setback from 6.0m
 - to 5.2m for the five-plex building; and
 - to 3.0m for the bike storage building.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plans prepared by Ellins Architect Inc., received 2021-AUG-29, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Ellins Architect Inc., received 2021-AUG-06, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-AUG-06 as shown on Schedule D.

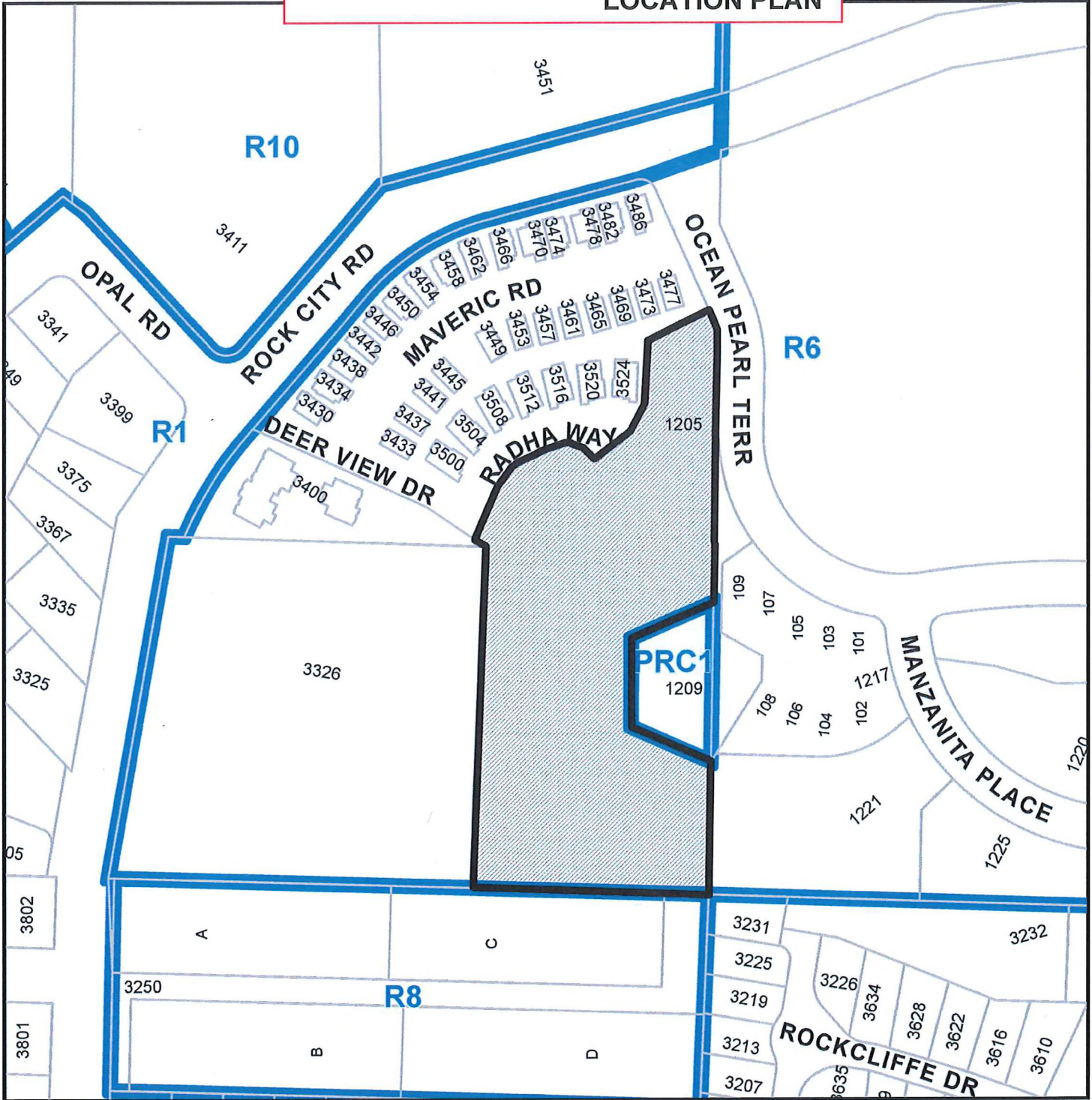
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF **SEPTEMBER, 2021.**


Corporate Officer


Date

Development Permit No. DP001215 Schedule A
1205 Ocean Pearl Terrace

LOCATION PLAN



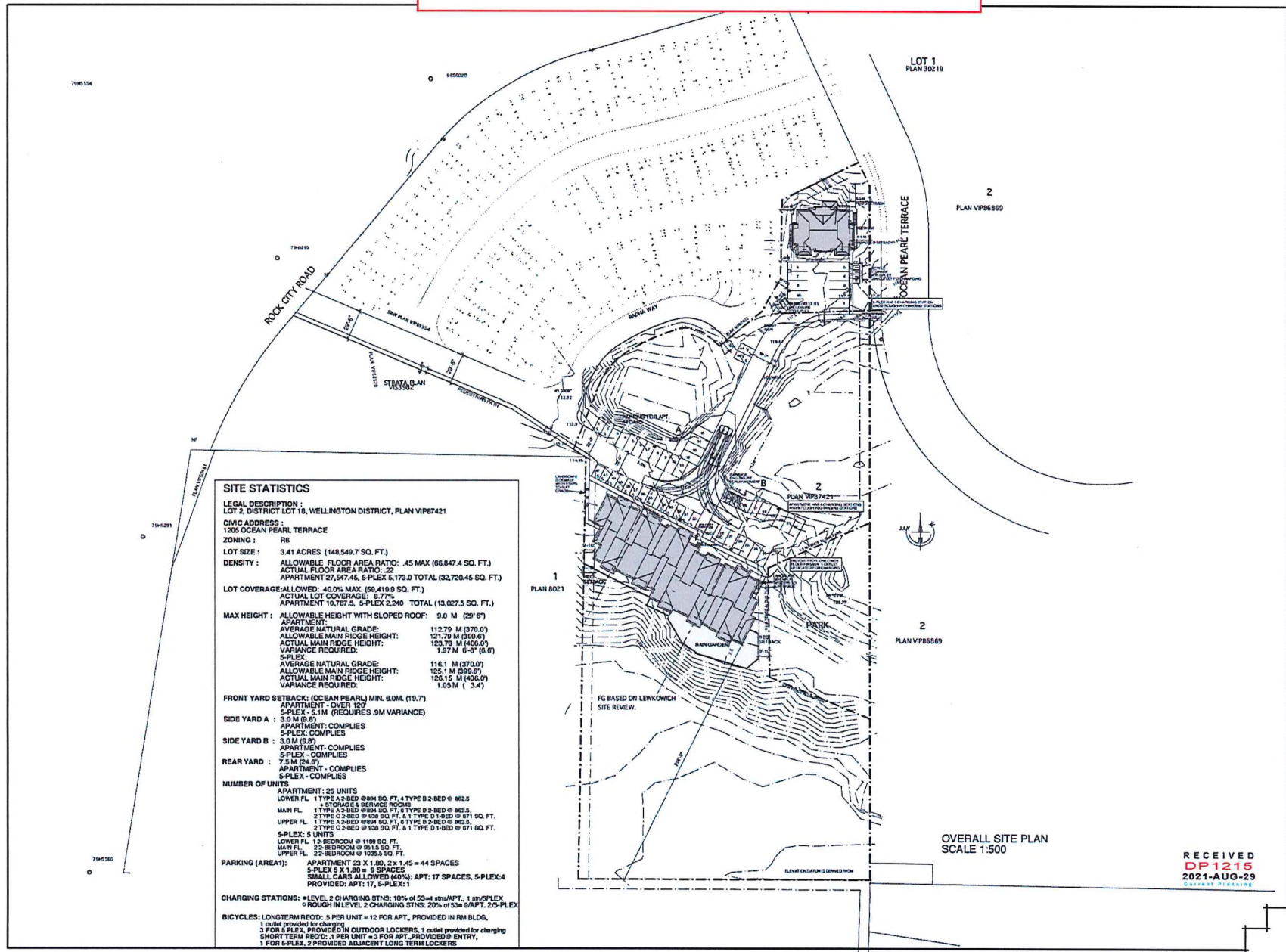
DEVELOPMENT PERMIT NO. DP001215

CIVIC: 1205 OCEAN PEARL TERRACE

LEGAL: LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP87421



Subject Property



SITE STATISTICS

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP87421

CIVIC ADDRESS:
1205 OCEAN PEARL TERRACE

ZONING: R6

LOT SIZE: 3.41 ACRES (148,549.97 SQ. FT.)

DENSITY: ALLOWABLE FLOOR AREA RATIO: .45 MAX (66,647.4 SQ. FT.)
ACTUAL FLOOR AREA RATIO: .22
APARTMENT 27,547.45, S-PLEX 5, 173.0 TOTAL (32,720.45 SQ. FT.)

LOT COVERAGE ALLOWED: 40.0% MAX. (60,419.9 SQ. FT.)
ACTUAL LOT COVERAGE: 0.77%
APARTMENT 10,787.5, S-PLEX 2,240 TOTAL (13,027.5 SQ. FT.)

MAX HEIGHT: ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (29' 6")
APARTMENT:
AVERAGE NATURAL GRADE: 112.79 M (370.0')
ALLOWABLE MAIN RIDGE HEIGHT: 121.70 M (399.0')
ACTUAL MAIN RIDGE HEIGHT: 103.70 M (340.0')
VARIANCE REQUIRED: 1.97 M (6' 6") (0.0')
S-PLEX:
AVERAGE NATURAL GRADE: 116.1 M (379.0')
ALLOWABLE MAIN RIDGE HEIGHT: 125.1 M (409.0')
ACTUAL MAIN RIDGE HEIGHT: 126.15 M (413.9')
VARIANCE REQUIRED: 1.05 M (3.4')

FRONT YARD SETBACK: (OCEAN PEARL) MIN. 6.0M. (19.7')
APARTMENT - OVER 120'
S-PLEX - 5.1M (REQUIRES .9M VARIANCE)

SIDE YARD A: 3.0 M (9.8')
APARTMENT - COMPLIES
S-PLEX - COMPLIES

SIDE YARD B: 3.0 M (9.8')
APARTMENT - COMPLIES
S-PLEX - COMPLIES

REAR YARD: 7.5 M (24.6')
APARTMENT - COMPLIES
S-PLEX - COMPLIES

NUMBER OF UNITS

APARTMENT: 25 UNITS
LOWER FL. 1 TYPE A 2-BED @ 84 SQ. FT. 4 TYPE B 2-BED @ 862.5
+ 01 STORAGE & BATHING ROOMS
MAN FL. 1 TYPE A 2-BED @ 84 SQ. FT. 9 TYPE B 2-BED @ 862.5
+ 01 STORAGE & BATHING ROOMS
UPPER FL. 1 TYPE A 2-BED @ 84 SQ. FT. 1 TYPE D 1-BED @ 671 SQ. FT.
2 TYPE C 2-BED @ 938 SQ. FT. 5 TYPE D 1-BED @ 671 SQ. FT.

S-PLEX: 5 UNITS
LOWER FL. 1 2-BEDROOM @ 1199 SQ. FT.
MAN FL. 1 2-BEDROOM @ 861.2 SQ. FT.
UPPER FL. 2 2-BEDROOM @ 1025.5 SQ. FT.

PARKING (AREA): APARTMENT 22 X 1.90, 2 x 1.45 = 44 SPACES
S-PLEX 3 X 1.90 = 9 SPACES
SMALL CARS ALLOWED (NO.): APT: 17 SPACES, S-PLEX: 4
PROVIDED: APT: 17, S-PLEX: 1

CHARGING STATIONS: *LEVEL 2 CHARGING STNS: 10% OF 53 = 5 STNS/APT., 1 S-PLEX
*ROUGH IN LEVEL 2 CHARGING STNS: 20% OF 53 = 9/APT., 2 S-PLEX

**BICYCLES: LONG TERM RECD: 5 PER UNIT = 12 FOR APT., PROVIDED IN RM BLDG.
1 outfit provided for charging
3 FOR S-PLEX, PROVIDED IN OUTDOOR LOCKERS, 1 outfit provided for charging
SHORT TERM RECD: 1 PER UNIT = 3 FOR APT., PROVIDED @ ENTRY,
1 FOR S-PLEX, 2 PROVIDED ADJACENT LONG TERM LOCKERS**

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REV.	NO.	DATE	DESCRIPTION
	2012-03-20		ISSUED FOR DP
	2013-02-07		ISSUED FOR DP
	2013-04-15		DP AMENDMENT
	2013-06-14		DP AMEND. LIGHTS/ ETC
	2014-06-17		REV. SITE PLAN
	2014-06-19		DP FOR APT. / S-PLEX
	2014-07-07		DP EXTENSION
	2014-01-20		FOR APT. / S-PLEX
	2014-01-20		CITY TOWN RESPONSE
	2020-02-10		DP EXTENSION
	NOV 2020		DP RE-APPLICATION
	AUG 2021		CHARGING STATIONS FOR
			VEHICLES AND BICYCLES

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

1205 Bay Road
Golden Bay, N.Z. 608 131
Phone: (03) 247-8485
Fax: (03) 247-8513

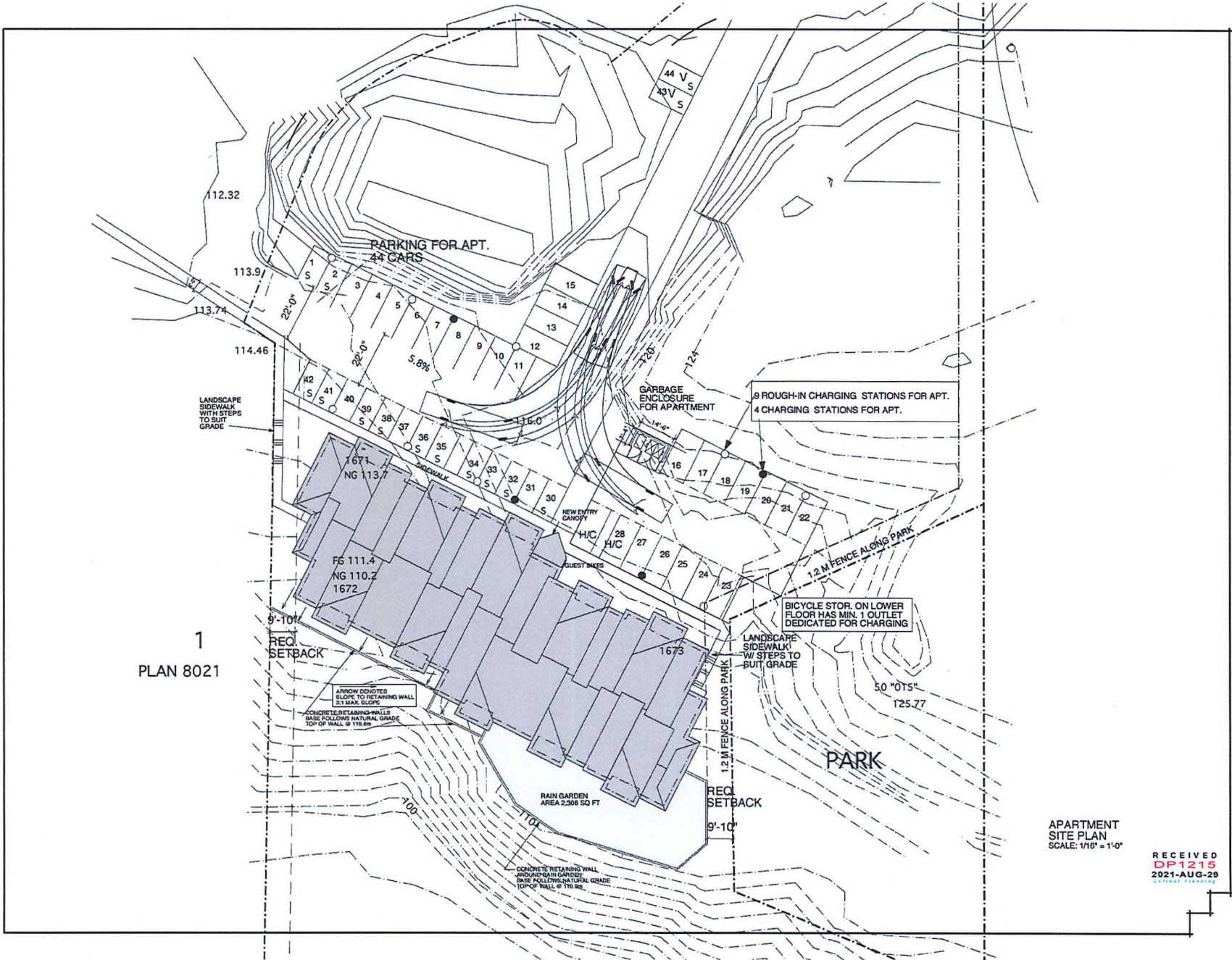
ellins architect inc.
architecture • planning • interior design

DRAWING:
OVERALL SITE PLAN

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

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DP 1215
2021-AUG-29
CITY OF WELLINGTON**

PROJECT NO. 2015-03	DRAWING NO. A1.0
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1
PLAN 8021

APARTMENT
SITE PLAN
SCALE: 1/16" = 1'-0"

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2013-02-07		ISSUED FOR DP
2013-04-15		DP AMENDMENT
2013-05-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2016-05-02		DP FOR APT. / S-PLEX
2017-07-12		DP EXTENSION
2018-01-26		EDR JCT. JLS/EX
2020-03-18		CITY HALL RESPONSE
NOV 2020		DP RE-APPLICATION
AUG 2021		CHARGING STATIONS FOR VEHICLES AND BICYCLES.

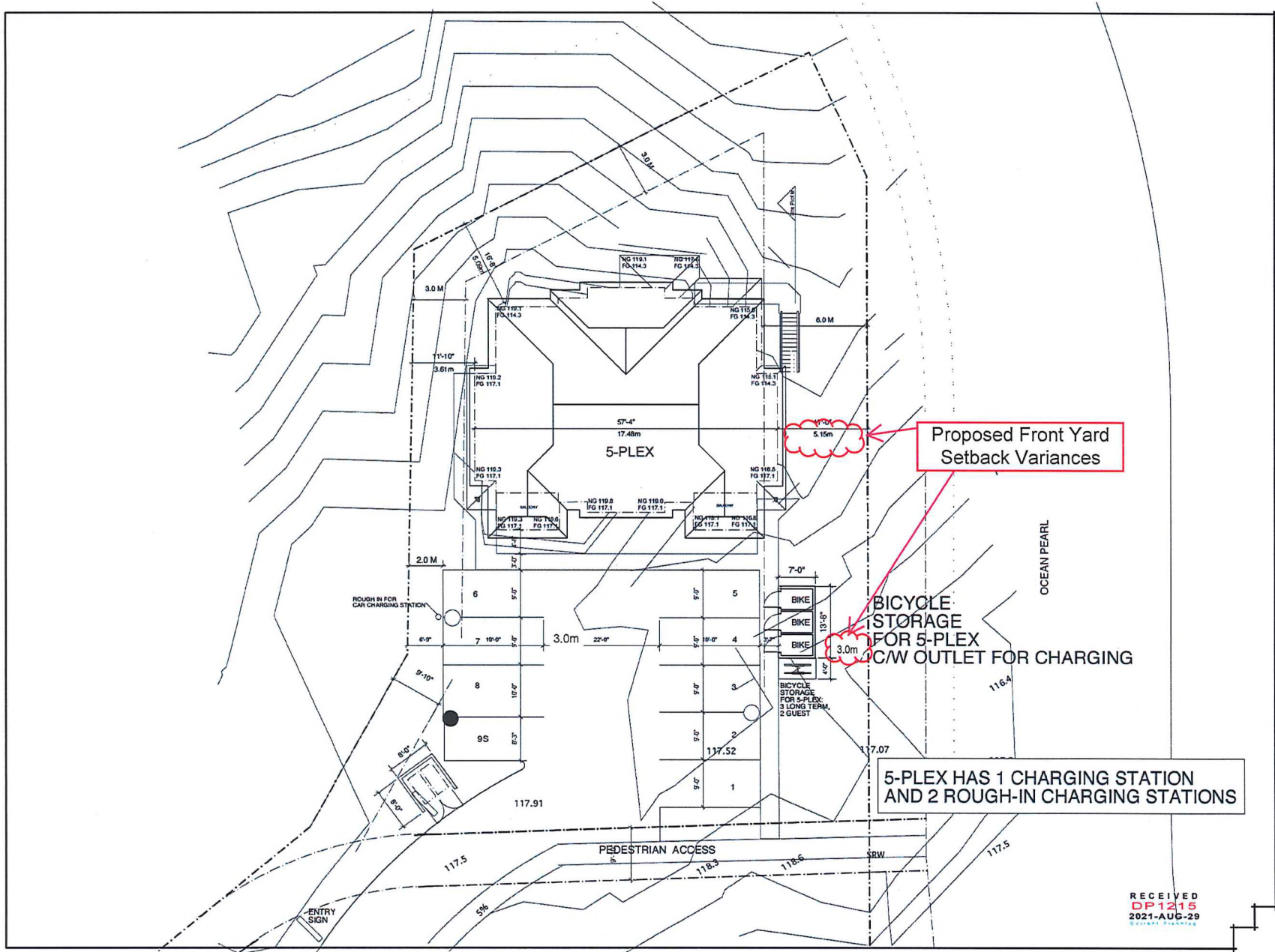
**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**


300 West
Garden Street, Suite 101
Portland, Oregon 97201
Tel: (503) 247-8855
Fax: (503) 247-8513
ellins architect inc.
architecture • planning • interior design

DRAWING:
**APARTMENT
SITE PLAN**

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03
DRAWING NO. A1.1

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CITY OF PORTLAND



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2013-06-14		DP AMEND. LIGHTS/ETC
2014-06-17		REV. SITE PLAN
2015-05-12		DP FOR ART./5-PLEX
2017-07-12		DP EXTENSION
2018-01-20		DP EXTENSION
2020-03-10		DP EXTENSION
NOV 2020		DP RE-APPLICATION
AUG 2021		CHARGING STATIONS FOR VEHICLES AND BICYCLES

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

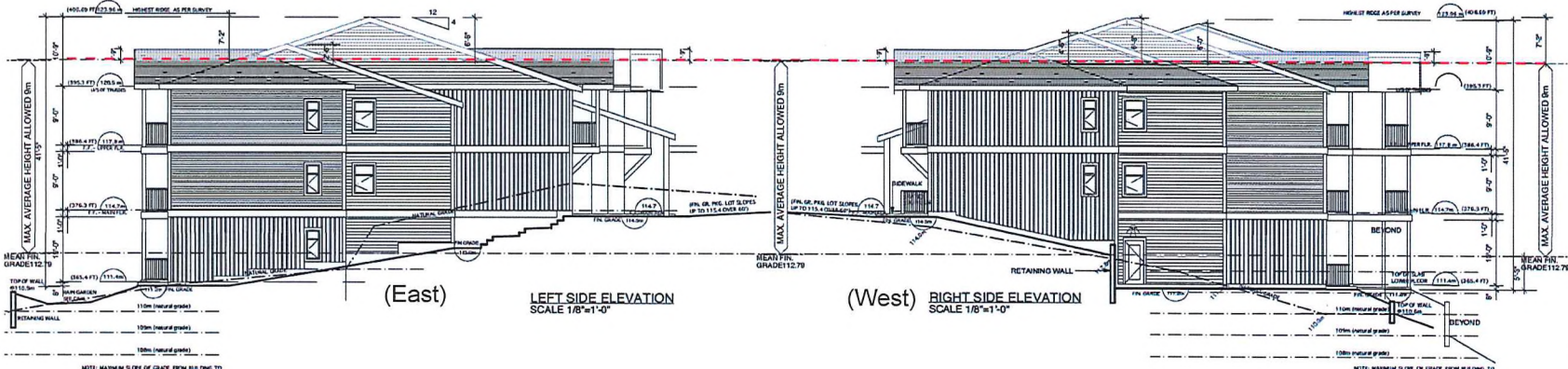
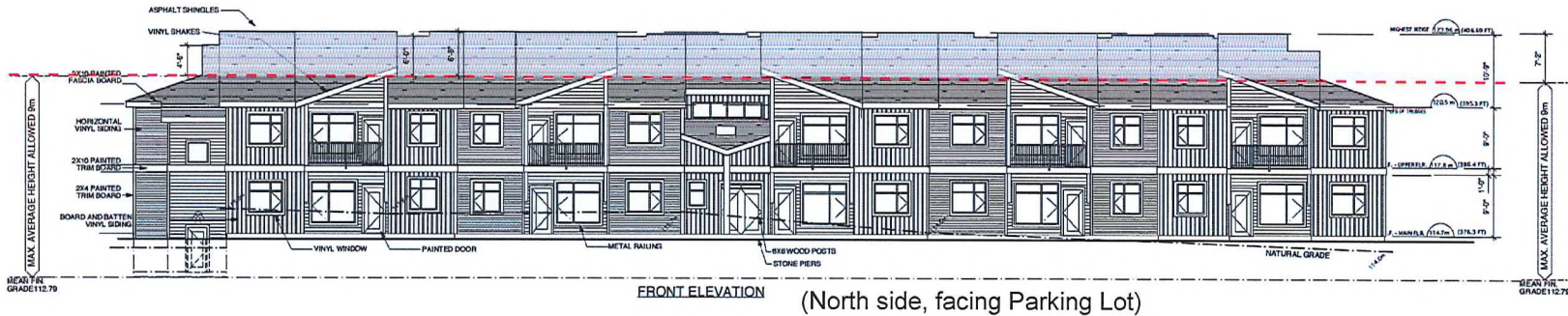
1000 1st Street
Gallatin, MT 59717
Phone: (406) 247-8888
Fax: (406) 247-8513
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DRAWING:
5-PLEX SITE PLAN

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03
DRAWING NO. A5.0

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DP 1215
2021-AUG-29


Development Permit No. DP001215 Schedule C
 1205 Ocean Pearl Terrace
BUILDING ELEVATIONS AND DETAILS



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2013-02-07		ISSUED FOR DP
2013-04-15		DP AMENDMENT
2013-08-14		DP AMEND. UO-175 ETC
2014-06-17		REV. SITE PLAN
2015-08-12		DP FOR APT. 15-PLEX
2017-07-12		DP EXTENSION FOR APT. 15-PLEX
2018-01-30		CITY HALL RESPONSE
2020-02-19		DP EXTENSION
NOV 2020		DP REAPPLICATION
JULY 2021		RESPONSE TO COMP RPT

**ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT**

 50 Kingwood
 Galleria Blvd, b.c. VOR 1st
 business (250) 247-8885
 residential (250) 247-8513

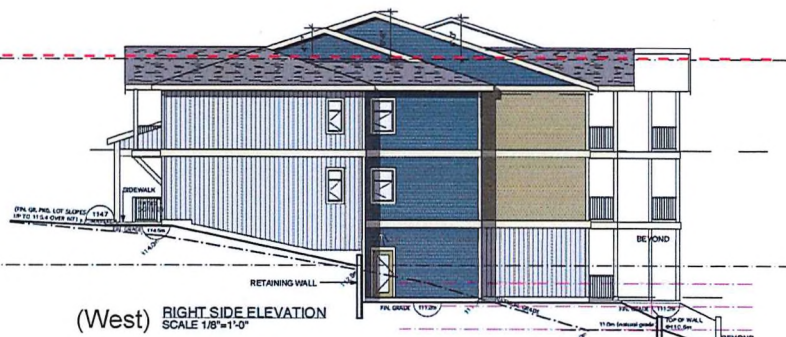
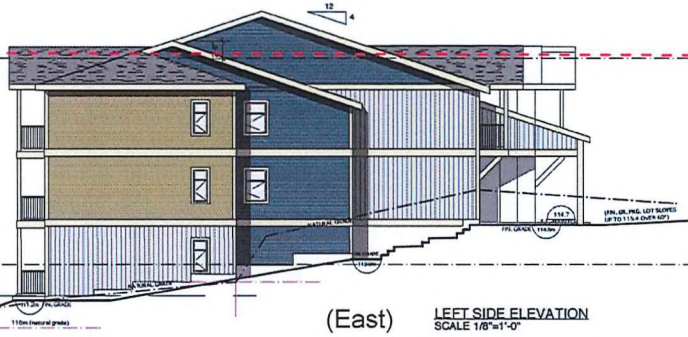
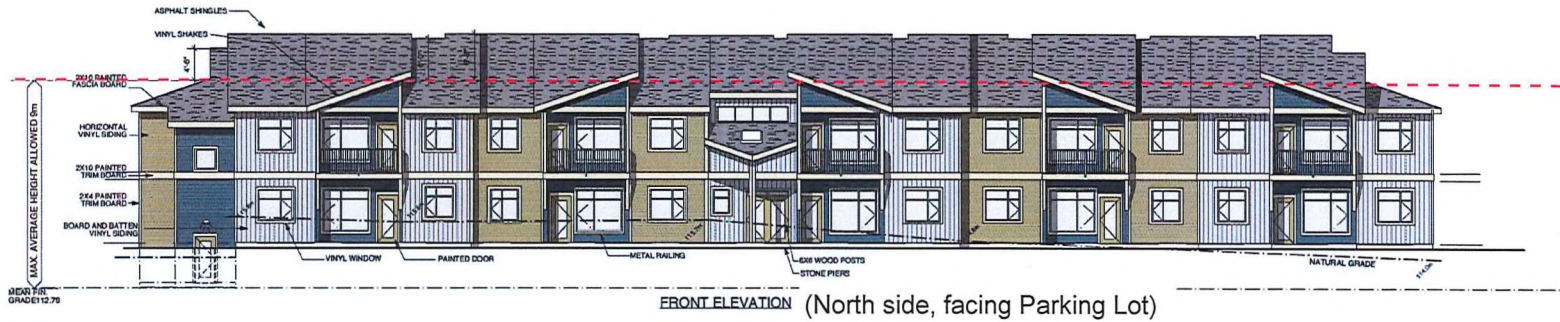
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DRAWING:
**APARTMENT
 ELEVATIONS**

DRAWN BY: JE
 DATE: FEB 2, 2015
 SCALE: AS NOTED

PROJECT NO. 2015-03 DRAWING NO. A 4.0

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 DP 1215
 2021-AUG-06



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	2013-04-10		DP AMENDMENT
	2013-06-14		DP AMEND. LIGHTS/ETC
	2014-05-17		REV. SITE PLAN
	2015-05-12		DP FOR APT. / S-PLEX
	07/27/15		TOP EXTENSION
	09/01/15		CITY HALL RESPONSE
	09/24/15		DP EXTENSION
	NOV 2015		DP RE-APPLICATION
	MAY 2017		RESPONSE TO COMP RPT

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

50 West Road
Gibbstown, NJ, 08028
Telephone: (762) 247-8585
Fax: (762) 247-8513

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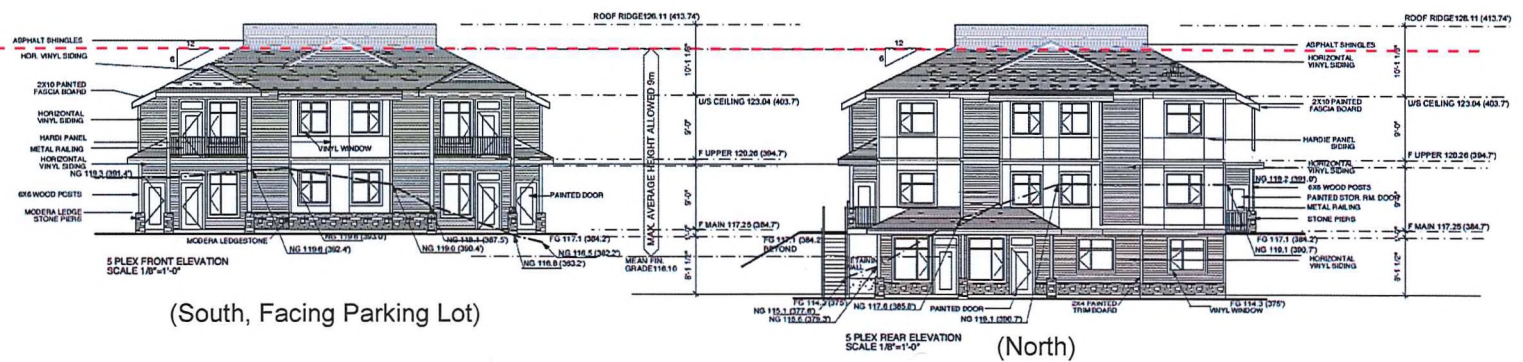
DRAWING:
ELEVATIONS WITH SHADOWS

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03
DRAWING NO. A4.1

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FEB 2 2015
2015-AUG-06

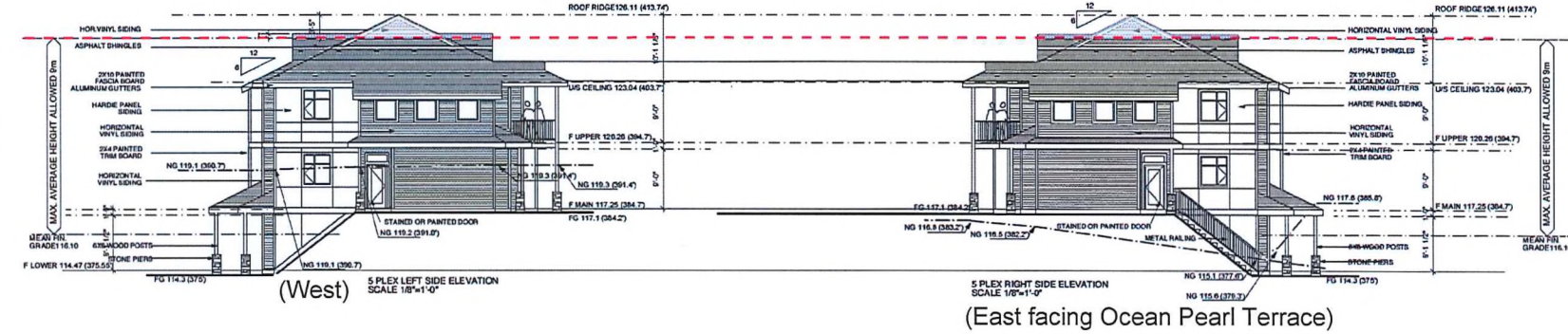
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2013-04-16	DP AMENDMENT	
2013-06-14	DP AMEND. LIGHTS/ETC	
2014-06-17	REV. SITE PLAN	
2016-05-12	DP FOR APPT. / S-PLEX	
2017-07-10	DP EXTENSION	
2018-01-28	CITY HALL RESPONSE	
2020-03-18	DP EXTENSION	
NOV 2020	DP REAPPLICATION	
JULY 2021	RESPONSE TO COMP RPT	



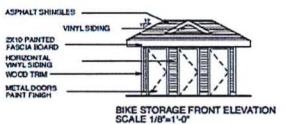
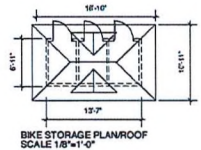
(South, Facing Parking Lot)

(North)



(West)

(East facing Ocean Pearl Terrace)



**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

30 bag road
patricia stang, b.c. v08 131
business (210) 247-8555
residential (210) 247-8513

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DRAWING:
**S PLEX RENDERED
EXTERIOR ELEVATIONS**

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO. 2015-03
DRAWING NO. A7.0

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DP 215
2021-AUG-06
SOUTHERN PLANNING

ROCK CITY APARTMENT - EXTERIOR FINISHES 2017
JULY 11, 2017

***REFER ALSO TO COLOURED ELEVATION FOR FINISH LOCATIONS**

FIBRE GLASS SHINGLE	WEATHERED WOOD
BOARD & BATTEN VINYL SIDING WHERE INDICATED	GENTEK COLOUR DOVER GREY
HORIZ. VINYL SIDING T3 WHERE INDICATED	GENTEK COLOUR WICKER
HORIZ. VINYL ACCENT SIDING D4 PROFILE WHERE INDICATED	GENTEK SEQUOIA COLOUR MIDNIGHT SURF 653
OUTSIDE ENTRY DOORS & DECKS AND PATIOS *EXCEPT MAIN ENTRANCE	PAINT FINISH SHERWIN WILLIAMS COLOUR SW 7533 KHAKI SHADE
MAIN ENTRANCE DOORS (BLUE)	PAINT FINISH SHERWIN WILLIAMS COLOUR SW 9141 WATERLOO
CORNER TRIM, WINDOW TRIM FASCIA , BARGEBOARD, GABLE TRIM	PAINT FINISH SHERWIN WILLIAMS SW 7010 WHITE DUCK
VINYL WINDOWS	WHITE
VINYL SOFFITS	GENTEK COLOUR LINEN
GUTTERS AND CAP FLASHING	GENTEK COLOUR CASHMERE
METAL RAILINGS	TO MATCH CASHMERE
WOOD POST AND BRACKETS	PAINT FINISH SHERWIN WILLIAMS SW 7010 WHITE DUCK

ROCK CITY 5 PLEX - EXTERIOR FINISHES 2017

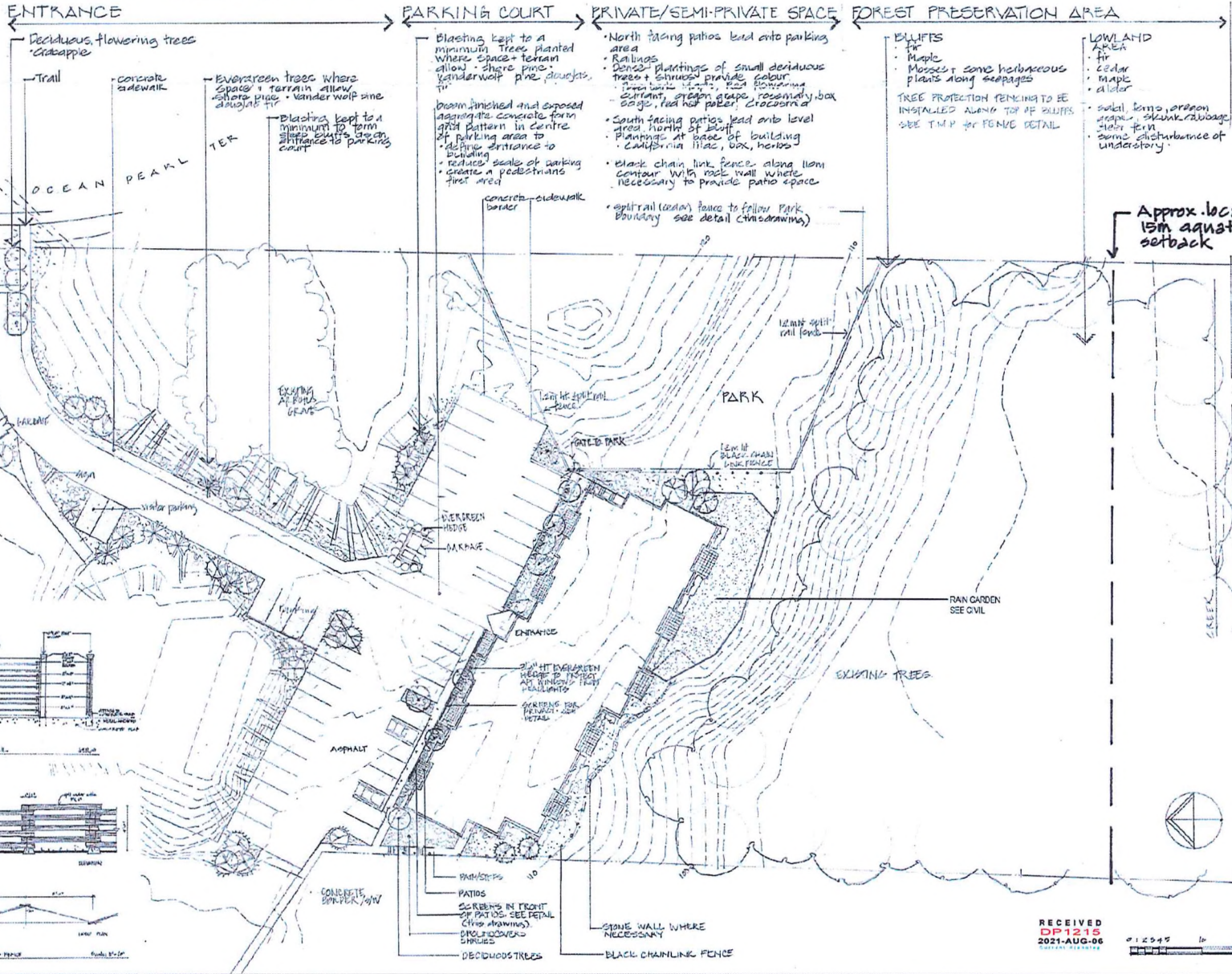
JULY 11, 2017

***REFER ALSO TO COLOURED ELEVATION FOR EXACT FINISH LOCATIONS**

FIBRE GLASS SHINGLE	WEATHERED WOOD
HORIZONTAL VINYL SIDING ALL FLOORS WHERE SHOWN	KAYCAN COLOUR 21 WICKER
HORIZONTAL VINYL SIDING GABLES	KAYCAN VERONA PREMIUM VINYL JAVA BROWN
HARDI SMOOTH PANEL SIDING PAINT FINISH WHERE INDICATED	SHERWIN WILLIAMS SW 2853 NEW COLONIAL YELLOW
OUTSIDE ENTRY DOORS PAINT FINISH	SHERWIN WILLIAMS SW 9182 ROJO MARRON
STORAGE DOORS PAINT FINISH	SHERWIN WILLIAMS SW 2853 NEW COLONIAL YELLOW
CORNER TRIM, WINDOW TRIM, FASCIA, BARGEBOARD, GABLE TRIM, BELLY BANDS, DOOR TRIM	PAINT FINISH SW 7010 WHITE DUCK
VINYL WINDOWS	WHITE
VINYL SOFFITS	KAYCAN COLOUR LINEN
GUTTERS AND CAP FLASHING	KAYCAN ALUMINUM COLOUR CHOCOLATE
METAL RAILINGS	TO MATCH KAYCAN ALUMINUM COLOUR LINEN
WOOD POSTS PAINT FINISH	SHERWIN WILLIAMS SW 9182 ROJO MARRON
CULTURED STONE	CULTURED STONE PRO FIT MODERN LEDGESTONE COLOUR INTAGLIO

Development Permit No. DP001215 Schedule D
 1205 Ocean Pearl Terrace
LANDSCAPE PLAN AND DETAILS

DESIGN ELEMENTS



ENTRANCE

- Deciduous, flowering trees Crabapple
- Trail
- concrete sidewalk

Evergreen trees where space + terrain allow, white pine, ponderosa pine, Douglas fir

Planting kept to a minimum to form site's visual entrance to parking court

PARKING COURT

- Planting kept to a minimum. Trees planted where space + terrain allow - shore pine, ponderosa pine, Douglas fir
- beam finished and exposed aggregate concrete form grid pattern in centre of parking area to define entrance to building
- reduces scale of parking
- create a pedestrian's first view

PRIVATE/SEMI-PRIVATE SPACE

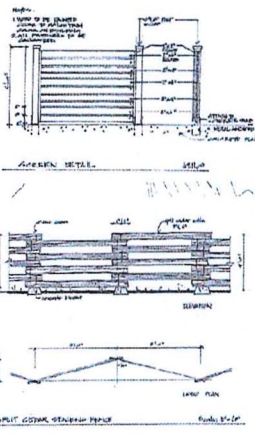
- North facing patios lead into parking area
- Railings
- Dense plantings of small deciduous trees + shrubs provide colour
- Plantings at base of building - California lilac, wax, herbs
- Blank chain link fence along 110m contour with rock wall where necessary to provide patio space
- split rail (cedar) fence to follow park boundary (see detail crossdrawing)

FOREST PRESERVATION AREA

- ELUVIUS
 - fir
 - Maple
 - Mosses + some herbaceous plants along seepages
- TREE PROTECTION FENCING TO BE INSTALLED ALONG TOP OF ELUVIUS (SEE T.M.P. FOR FENCE DETAIL)

- LOWLAND AREA
 - fir
 - cedar
 - maple
 - alder
 - swell ferns, Oregon grape, skunk cabbage, star fern
 - some disturbance of understory

Approx. location 15m aquatic setback



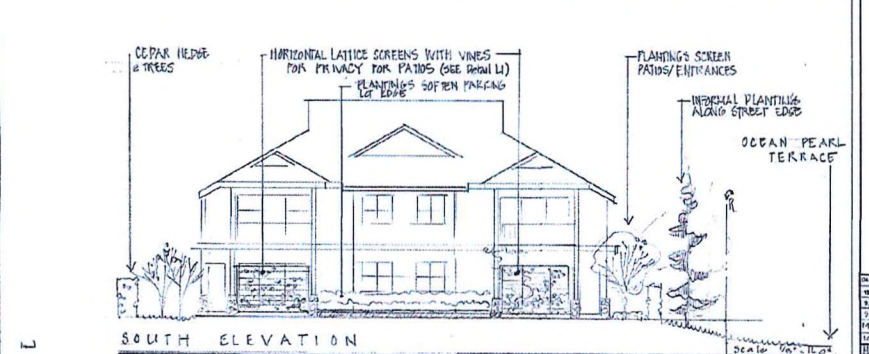
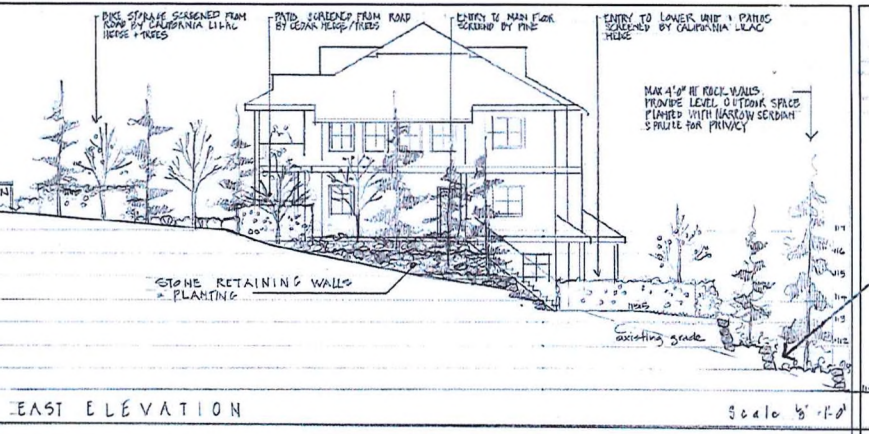
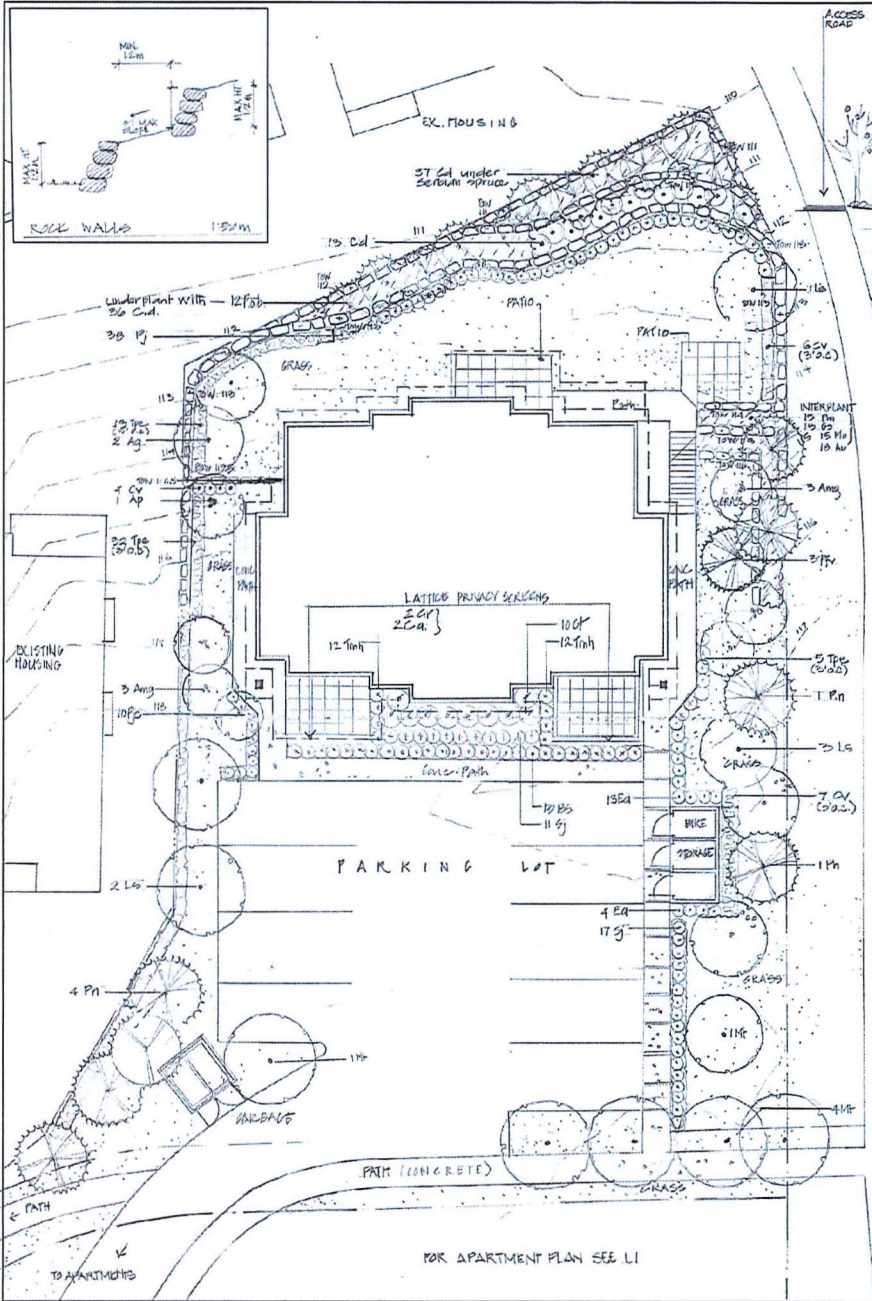
NOTES
 UNIT FOR CONSTRUCTION
 USE L2 FOR PLANT
 LIST, EXCEPT FOR RAIN
 GARDEN SEE THIS PAGE

DATE	REV.	DESCRIPTION
14.02.12		CONCOMMENTS
14.03.12		REVISED FOR E.P.
14.04.12		REVISED FOR E.P.
14.05.12		REVISED FOR E.P.
14.06.12		REVISED FOR E.P.
14.07.12		REVISED FOR E.P.
14.08.12		REVISED FOR E.P.
14.09.12		REVISED FOR E.P.
14.10.12		REVISED FOR E.P.
14.11.12		REVISED FOR E.P.
14.12.12		REVISED FOR E.P.
15.01.12		REVISED FOR E.P.
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15.03.12		REVISED FOR E.P.
15.04.12		REVISED FOR E.P.
15.05.12		REVISED FOR E.P.
15.06.12		REVISED FOR E.P.
15.07.12		REVISED FOR E.P.
15.08.12		REVISED FOR E.P.
15.09.12		REVISED FOR E.P.
15.10.12		REVISED FOR E.P.
15.11.12		REVISED FOR E.P.
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16.01.12		REVISED FOR E.P.
16.02.12		REVISED FOR E.P.
16.03.12		REVISED FOR E.P.
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16.05.12		REVISED FOR E.P.
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16.09.12		REVISED FOR E.P.
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16.12.12		REVISED FOR E.P.
17.01.12		REVISED FOR E.P.
17.02.12		REVISED FOR E.P.
17.03.12		REVISED FOR E.P.
17.04.12		REVISED FOR E.P.
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CONSULTANT
 VICTORIA DRAPERFORD
 R.C. M.P. B.C. C.A.
 LANDSCAPE ARCHITECT
 230 Pine Street, Victoria, British Columbia
 V8R 2B6
 Phone: (250) 551-0332

PROJECT
 ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT
 OCEAN PEARL TERRACE
 SHEET TITLE
 CONCEPTUAL
 LANDSCAPE PLAN
 SCALE: 1:2500 DATE: MAY 16, 12
 DRAWN: vjd CHECKED: [Signature]
 PROJECT NUMBER: ROCKCITY 12
 DRAWING NUMBER: LI

RECEIVED
 DP1215
 2021-AUG-06
 0 1 2 3 4 5 10 15 20m



PLANT LIST

Key	RT	RT	Qty	Botanical Name	Common Name	Pot Size	Spacing	Remarks
11	22	5	5					
11	22	5	2	Deciduous Trees				
12			1	<i>Amelanchier</i>	Witchhazel	18 cm pot		fruitful
13			1	<i>Amelanchier</i>	Witchhazel	21 cm pot		fruitful
14			1	<i>Amelanchier</i>	Witchhazel	24 cm pot		fruitful
15			1	<i>Amelanchier</i>	Witchhazel	27 cm pot		fruitful
16			1	<i>Amelanchier</i>	Witchhazel	30 cm pot		fruitful
17			1	<i>Amelanchier</i>	Witchhazel	33 cm pot		fruitful
18			1	<i>Amelanchier</i>	Witchhazel	36 cm pot		fruitful
19			1	<i>Amelanchier</i>	Witchhazel	39 cm pot		fruitful
20			1	<i>Amelanchier</i>	Witchhazel	42 cm pot		fruitful
21			1	<i>Amelanchier</i>	Witchhazel	45 cm pot		fruitful
22			1	<i>Amelanchier</i>	Witchhazel	48 cm pot		fruitful
23			1	<i>Amelanchier</i>	Witchhazel	51 cm pot		fruitful
24			1	<i>Amelanchier</i>	Witchhazel	54 cm pot		fruitful
25			1	<i>Amelanchier</i>	Witchhazel	57 cm pot		fruitful
26			1	<i>Amelanchier</i>	Witchhazel	60 cm pot		fruitful
27			1	<i>Amelanchier</i>	Witchhazel	63 cm pot		fruitful
28			1	<i>Amelanchier</i>	Witchhazel	66 cm pot		fruitful
29			1	<i>Amelanchier</i>	Witchhazel	69 cm pot		fruitful
30			1	<i>Amelanchier</i>	Witchhazel	72 cm pot		fruitful
31			1	<i>Amelanchier</i>	Witchhazel	75 cm pot		fruitful
32			1	<i>Amelanchier</i>	Witchhazel	78 cm pot		fruitful
33			1	<i>Amelanchier</i>	Witchhazel	81 cm pot		fruitful
34			1	<i>Amelanchier</i>	Witchhazel	84 cm pot		fruitful
35			1	<i>Amelanchier</i>	Witchhazel	87 cm pot		fruitful
36			1	<i>Amelanchier</i>	Witchhazel	90 cm pot		fruitful
37			1	<i>Amelanchier</i>	Witchhazel	93 cm pot		fruitful
38			1	<i>Amelanchier</i>	Witchhazel	96 cm pot		fruitful
39			1	<i>Amelanchier</i>	Witchhazel	99 cm pot		fruitful
40			1	<i>Amelanchier</i>	Witchhazel	102 cm pot		fruitful
41			1	<i>Amelanchier</i>	Witchhazel	105 cm pot		fruitful
42			1	<i>Amelanchier</i>	Witchhazel	108 cm pot		fruitful
43			1	<i>Amelanchier</i>	Witchhazel	111 cm pot		fruitful
44			1	<i>Amelanchier</i>	Witchhazel	114 cm pot		fruitful
45			1	<i>Amelanchier</i>	Witchhazel	117 cm pot		fruitful
46			1	<i>Amelanchier</i>	Witchhazel	120 cm pot		fruitful
47			1	<i>Amelanchier</i>	Witchhazel	123 cm pot		fruitful
48			1	<i>Amelanchier</i>	Witchhazel	126 cm pot		fruitful
49			1	<i>Amelanchier</i>	Witchhazel	129 cm pot		fruitful
50			1	<i>Amelanchier</i>	Witchhazel	132 cm pot		fruitful
51			1	<i>Amelanchier</i>	Witchhazel	135 cm pot		fruitful
52			1	<i>Amelanchier</i>	Witchhazel	138 cm pot		fruitful
53			1	<i>Amelanchier</i>	Witchhazel	141 cm pot		fruitful
54			1	<i>Amelanchier</i>	Witchhazel	144 cm pot		fruitful
55			1	<i>Amelanchier</i>	Witchhazel	147 cm pot		fruitful
56			1	<i>Amelanchier</i>	Witchhazel	150 cm pot		fruitful
57			1	<i>Amelanchier</i>	Witchhazel	153 cm pot		fruitful
58			1	<i>Amelanchier</i>	Witchhazel	156 cm pot		fruitful
59			1	<i>Amelanchier</i>	Witchhazel	159 cm pot		fruitful
60			1	<i>Amelanchier</i>	Witchhazel	162 cm pot		fruitful
61			1	<i>Amelanchier</i>	Witchhazel	165 cm pot		fruitful
62			1	<i>Amelanchier</i>	Witchhazel	168 cm pot		fruitful
63			1	<i>Amelanchier</i>	Witchhazel	171 cm pot		fruitful
64			1	<i>Amelanchier</i>	Witchhazel	174 cm pot		fruitful
65			1	<i>Amelanchier</i>	Witchhazel	177 cm pot		fruitful
66			1	<i>Amelanchier</i>	Witchhazel	180 cm pot		fruitful
67			1	<i>Amelanchier</i>	Witchhazel	183 cm pot		fruitful
68			1	<i>Amelanchier</i>	Witchhazel	186 cm pot		fruitful
69			1	<i>Amelanchier</i>	Witchhazel	189 cm pot		fruitful
70			1	<i>Amelanchier</i>	Witchhazel	192 cm pot		fruitful
71			1	<i>Amelanchier</i>	Witchhazel	195 cm pot		fruitful
72			1	<i>Amelanchier</i>	Witchhazel	198 cm pot		fruitful
73			1	<i>Amelanchier</i>	Witchhazel	201 cm pot		fruitful
74			1	<i>Amelanchier</i>	Witchhazel	204 cm pot		fruitful
75			1	<i>Amelanchier</i>	Witchhazel	207 cm pot		fruitful
76			1	<i>Amelanchier</i>	Witchhazel	210 cm pot		fruitful
77			1	<i>Amelanchier</i>	Witchhazel	213 cm pot		fruitful
78			1	<i>Amelanchier</i>	Witchhazel	216 cm pot		fruitful
79			1	<i>Amelanchier</i>	Witchhazel	219 cm pot		fruitful
80			1	<i>Amelanchier</i>	Witchhazel	222 cm pot		fruitful
81			1	<i>Amelanchier</i>	Witchhazel	225 cm pot		fruitful
82			1	<i>Amelanchier</i>	Witchhazel	228 cm pot		fruitful
83			1	<i>Amelanchier</i>	Witchhazel	231 cm pot		fruitful
84			1	<i>Amelanchier</i>	Witchhazel	234 cm pot		fruitful
85			1	<i>Amelanchier</i>	Witchhazel	237 cm pot		fruitful
86			1	<i>Amelanchier</i>	Witchhazel	240 cm pot		fruitful
87			1	<i>Amelanchier</i>	Witchhazel	243 cm pot		fruitful
88			1	<i>Amelanchier</i>	Witchhazel	246 cm pot		fruitful
89			1	<i>Amelanchier</i>	Witchhazel	249 cm pot		fruitful
90			1	<i>Amelanchier</i>	Witchhazel	252 cm pot		fruitful
91			1	<i>Amelanchier</i>	Witchhazel	255 cm pot		fruitful
92			1	<i>Amelanchier</i>	Witchhazel	258 cm pot		fruitful
93			1	<i>Amelanchier</i>	Witchhazel	261 cm pot		fruitful
94			1	<i>Amelanchier</i>	Witchhazel	264 cm pot		fruitful
95			1	<i>Amelanchier</i>	Witchhazel	267 cm pot		fruitful
96			1	<i>Amelanchier</i>	Witchhazel	270 cm pot		fruitful
97			1	<i>Amelanchier</i>	Witchhazel	273 cm pot		fruitful
98			1	<i>Amelanchier</i>	Witchhazel	276 cm pot		fruitful
99			1	<i>Amelanchier</i>	Witchhazel	279 cm pot		fruitful
100			1	<i>Amelanchier</i>	Witchhazel	282 cm pot		fruitful

NOTE
 1. NOT FOR CONSTRUCTION
 2. SEE L1 FOR APT. SITE
 3. SEE L1 FOR SCREEN DETAILS

ROCK WALLS
 SEE DETAIL

DATE	REV.	DESCRIPTION
11/20/20	1	CONCEPTUAL
11/20/20	2	REVISIONS FOR A.P.
11/20/20	3	REVISIONS FOR A.P.
11/20/20	4	CITY COMMENTS
11/20/20	5	REVISIONS FOR A.P.
11/20/20	6	REV. ON STREET LIGHTS
11/20/20	7	REVISIONS FOR A.P.
11/20/20	8	REVISIONS FOR A.P.
11/20/20	9	REVISIONS FOR A.P.
11/20/20	10	REVISIONS FOR A.P.
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11/20/20	99	REVISIONS FOR A.P.
11/20/20	100	REVISIONS FOR A.P.

CONSULTANT
 VICTORIA DRAKEFORD
 85. MAP. 1024 C.S.I.

LANDSCAPE ARCHITECT
 256 Pine Street, Nanaimo, British Columbia
 V9R 2B6 Phone/Fax: (250) 754 4333

PROJECT
 ROCK CITY ROAD
 MULTI FAMILY
 DEVELOPMENT

SHEET TITLE
 CONCEPTUAL
 LANDSCAPE PLAN
 5 PLEX

SCALE 1/8" = 1'-0" DATE JAN 27, 2020
DRAWN VJD **CHECKED**
PROJECT NUMBER ROCK-CITY 12
DRAW