



DEVELOPMENT PERMIT NO. DP001290

CITY OF NANAIMO
Owner(s) of Land (Permittee)

1861 EAST WELLINGTON ROAD
Civic Address

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

Legal Description:

LOT A, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 17946
PID No. 003-844-153

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Subject Property Map
Schedule B Site and Parking Plans
Schedule C Building Elevations and Details
Schedule D Site Sections
Schedule E Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

PERMIT TERMS

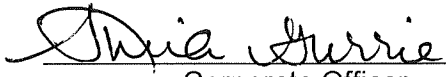
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 13.6 Size of Buildings* – to increase the maximum permitted building height from 14m to 14.5m.
2. *Section 17.2.1 Landscape Buffer Width* – to reduce the minimum landscape buffer width along the Hansen Road frontage from 1.8m to 0m, as shown on Schedule E.
3. *Section 17.11 Minimum Landscape Treatment Levels* – to reduce the minimum required landscape treatment to eliminate trees within the landscape buffer along the rear lot line, as shown on Schedule E.

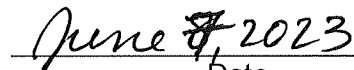
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Alvin Reinhard Fritz Architect, dated 2023-APR-18, as shown in Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alvin Reinhard Fritz Architect, dated 2023-MAR-22 and 2023-APR-11, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray, dated 2023-MAR-13, as shown in Schedule E.
4. Voluntary road dedication of 2.5m along East Wellington Road to allow for the design and construction of East Wellington Road as a designated Industrial Collector.
5. Registration of a Statutory Right-of-Way (SRW) of 2.5m along the Hansen Road frontage to allow a 2.0m wide sidewalk to be constructed on the property as part of the proposed development.
6. An Encroachment Agreement along Hansen Road to provide for the maintenance of the landscape buffer within the Hansen Road right-of-way by Loaves and Fishes.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
15TH DAY OF MAY, 2023.



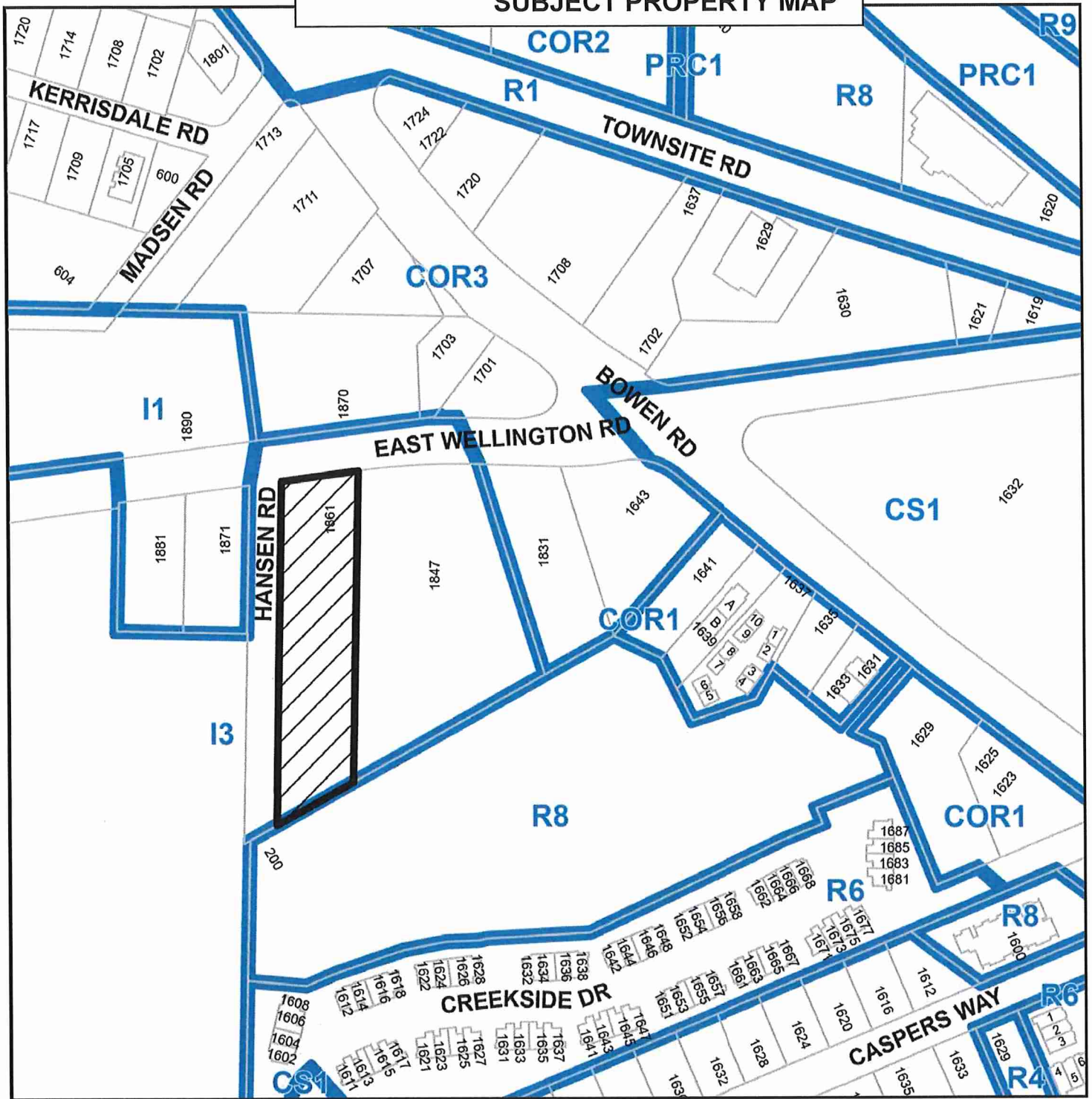
Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo



Date

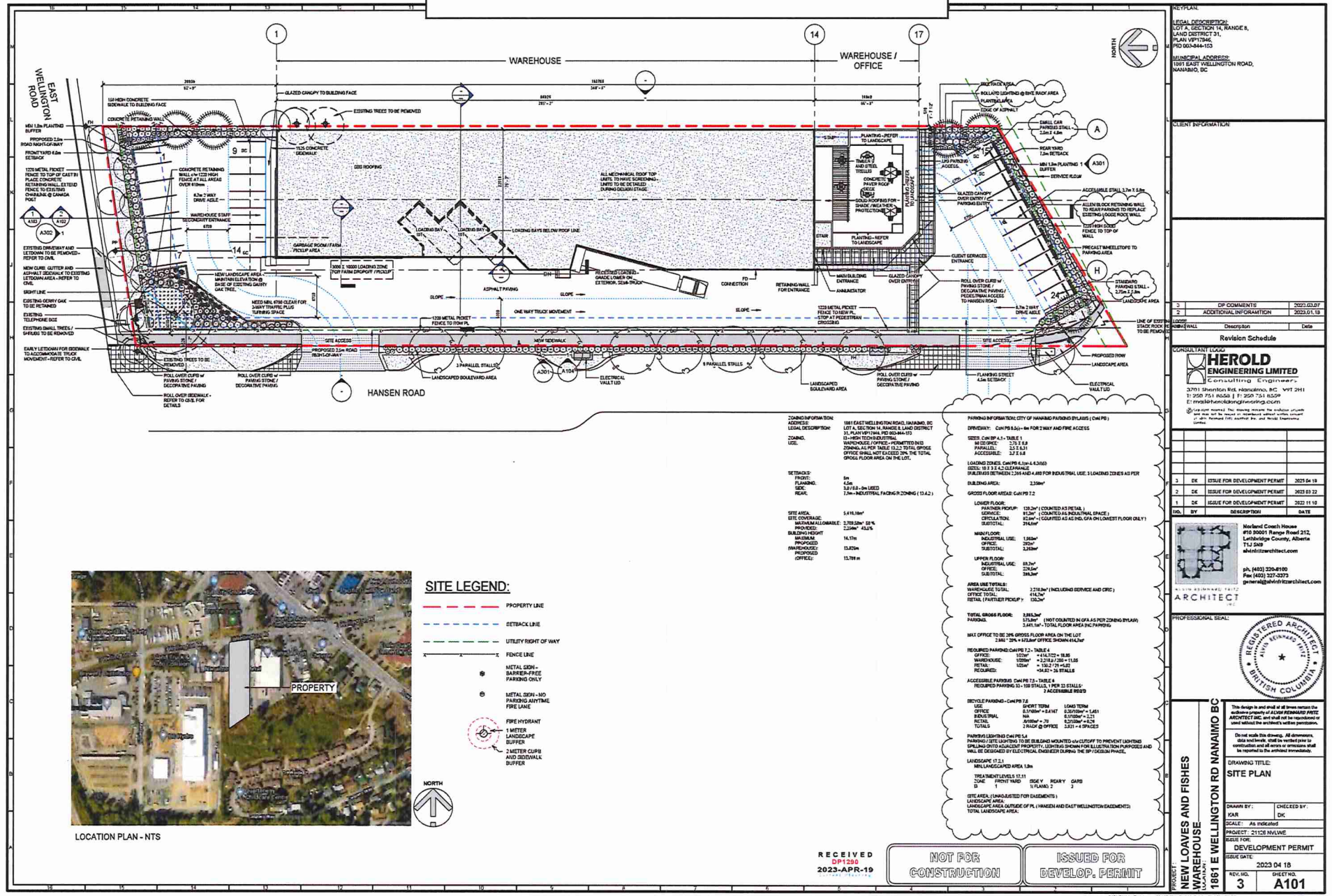
GF/bb

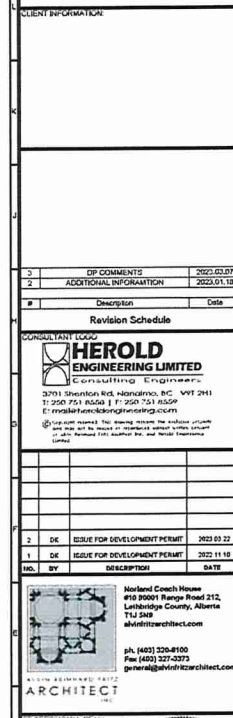
Prospero attachment: DP001290



1861 EAST WELLINGTON ROAD

SITE AND PARKING PLANS





PROFESSIONAL SEAL

b
REC-
2023-03-20

PROJECT: **NEW LOAVES AND FISHES
WAREHOUSE**
LOCATION: **1961 E WELLINGTON RD NANAIMO BC**

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ARCHITECT INC. and shall not be reproduced

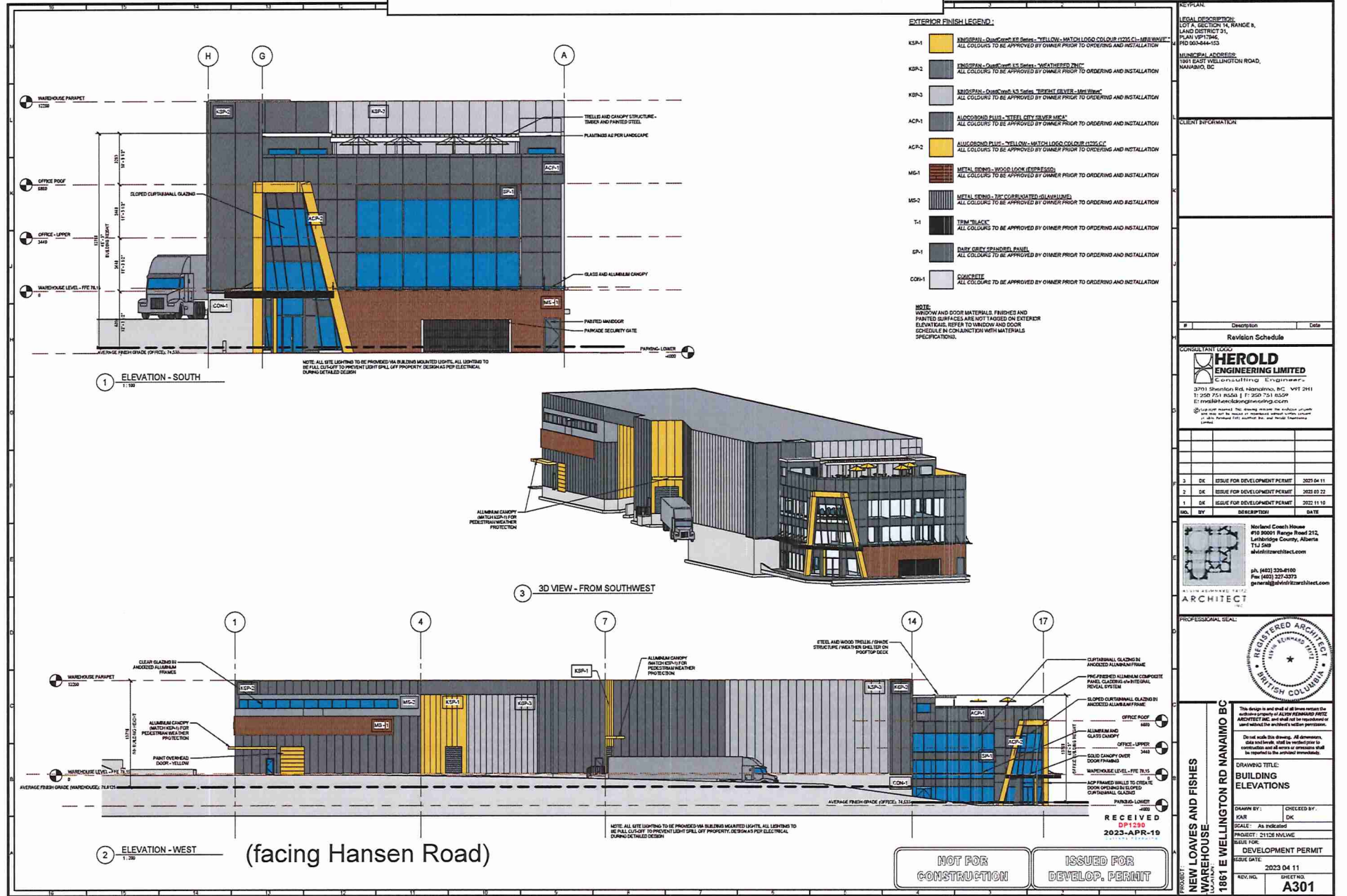
Do not scale this drawing. All dimensions, data and levels shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE:
LOWER FLOORPLANS

DRAWN BY: KAR	CHECKED BY: DK
SCALE: 1/100	
PROJECT: 21126 NVLWE	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2023 03 22	
REV. NO. 3	SHEET NO. A204

Development Permit No. DP001290 Schedule C
1861 East Wellington Road
BUILDING ELEVATIONS AND DETAILS

1 of 4



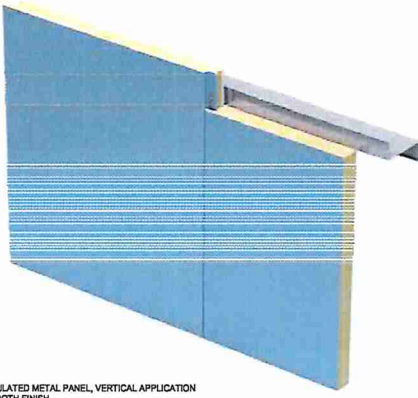


INSULATED METAL PANEL, VERTICAL APPLICATION
MINI-MICRO RIB FINISH
PRODUCT SHOWN - KINGSPAN KS SERIES

KSP-2

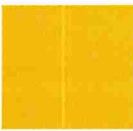


Bright Silver
SR:0.57 E:0.81 SR:0.5

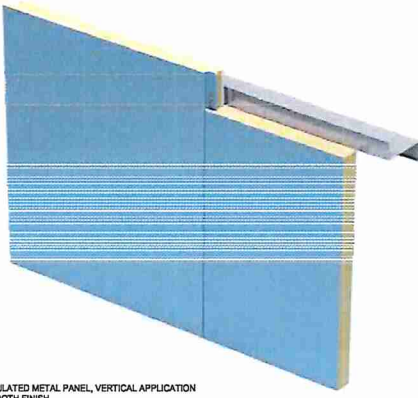


INSULATED METAL PANEL, VERTICAL APPLICATION
SMOOTH FINISH
PRODUCT SHOWN - KINGSPAN OPTIMA SERIES

KSP-3



CUSTOM COLOUR FOR ACP AND IMP.
LOAVES AND FISHES YELLOW -
SAMPLE TAKEN FROM WEBSITE
COORDINATE COLOUR WITH OWNER
DURING DETAIL DESIGN

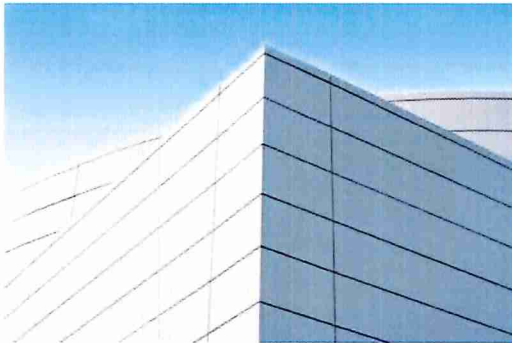


INSULATED METAL PANEL, VERTICAL APPLICATION
SMOOTH FINISH
PRODUCT SHOWN - KINGSPAN OPTIMA SERIES

KSP-1



Weathered Zinc
SR:0.33 E:0.84 SR:1.3



ACP-1
ACP PANEL AND REVEAL SYSTEM
PRODUCT SHOWN IS ALUCOBOND PLUS AS AN EXAMPLE OF OVERALL LOOK



ACP-2

CUSTOM COLOUR FOR ACP AND IMP.
LOAVES AND FISHES YELLOW - SAMPLE
TAKEN FROM WEBSITE
COORDINATE COLOUR WITH OWNER
DURING DETAIL DESIGN

KEY PLAN:

LEGAL DESCRIPTION:
LOT A, SECTION 14, RANGE 8,
AND DISTRICT 31,
PLAN VPT1946,
PID 003-846-183

MUNICIPAL ADDRESS:
1861 EAST WELLINGTON ROAD,
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

HEROLD ENGINEERING LIMITED
Consulting Engineers
3701 Sharnigan Rd. Nanaimo, BC V9T 2H1
T: 250.731.8338 | F: 250.731.8339
E: info@heroldeng.com | www.heroldeng.com

ARCHITECT:

ALVIN REYNOLDS ARCHITECT
1861 E WELLINGTON RD NANAIMO BC
PH: (403) 335-8155
Fax: (403) 327-3373
general@alvinreynoldsarchitect.com

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REYNOLDS
BRITISH COLUMBIA

DRAWING TITLE:
MATERIALS AND COLOURS

RECEIVED
DP1280
2023-MAR-23
Colour Printing



HORIZONTAL METAL CLADDING
WOOD LOOK
PRODUCT SHOWN - WESTFORM METALS PROBOARD 6"



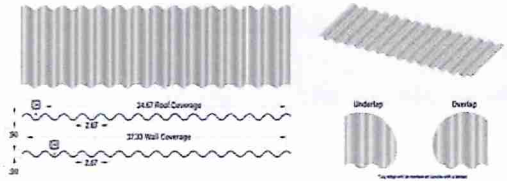
MC-1

Espresso



MC-2

Galvalume



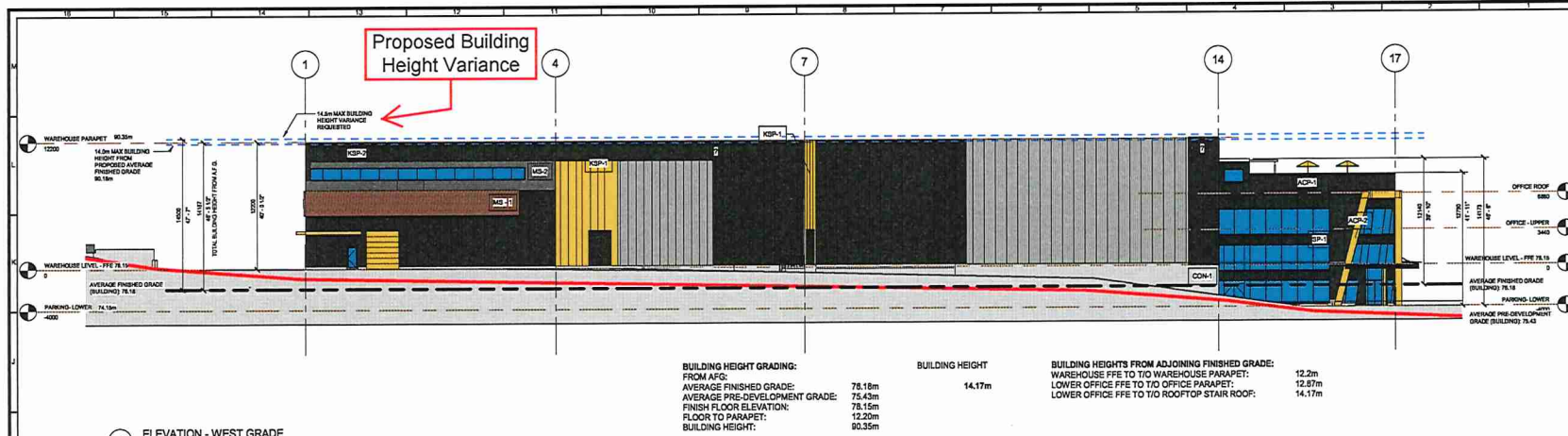
CORRUGATED METAL PANEL
7/8\" CORRUGATED PROFILE
PRODUCT SHOWN - WESTFORM METALS 7/8\" CORRUGATED



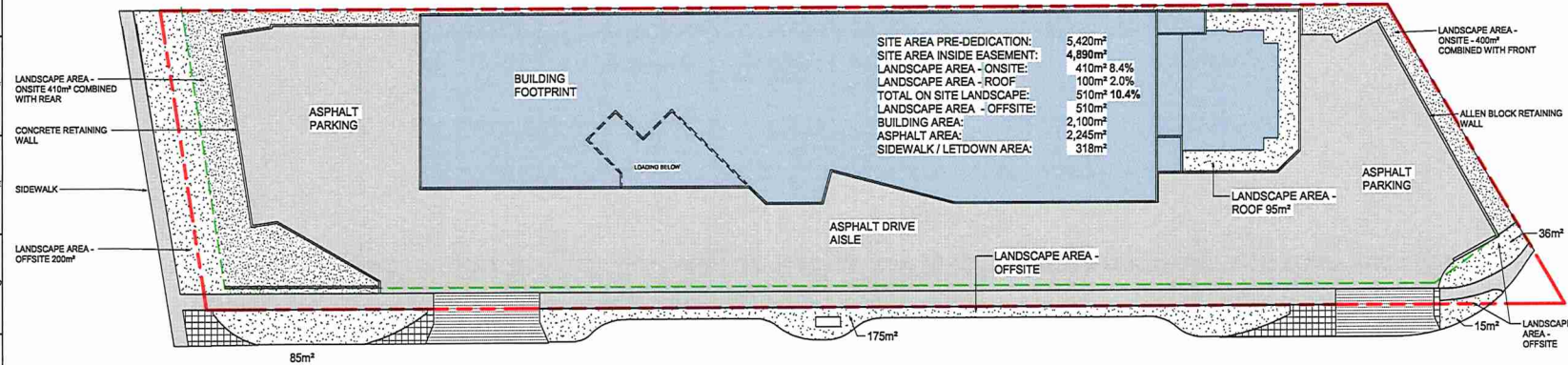
CURTAINWALL GLAZING
OUTWARD SLOPING GLAZING EXAMPLE
PRODUCT SHOWN - INTERNET IMAGE



GLASS AND STEEL AWNING
STEEL TIE BACK SUPPORTS
PRODUCT SHOWN - INTERNET IMAGE



1 ELEVATION - WEST GRADE
1:200



2 Site - AREA SKETCHES
1:250

NOT FOR
CONSTRUCTION

ISSUED FOR
DEVELOP. PERMIT

LEGAL DESCRIPTION:
LOT A, SECTION 14, RANGE 8,
LAND DISTRICT 31,
PLAN V1P17946,
PID 003-844-153

MUNICIPAL ADDRESS:
1851 EAST WELLINGTON ROAD,
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

 **HEROLD**
ENGINEERING LIMITED
Consulting Engineers

3701 Shenton Rd, Nansale, BC V9T 2H1
T: 250 751 8558 | F: 250 751 8559
E: mail@heroldengineering.com

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2	DK	ISSUE FOR DEVELOPMENT PERMIT	2023 03 22
1	DK	ISSUE FOR DEVELOPMENT PERMIT	2022 11 10
NO.	BY	DESCRIPTION	DATE



Norland Coach House
 #10 90051 Range Road 212,
 Lethbridge County, Alberta
 T1J 5N9
alvin@ritzarchitect.com

ph. (403) 320-6100
 fax (403) 327-3373
general@alvinritzarchitect.com

PROFESSIONAL SEAL: _____



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DRAWING TITLE:
**BUILDING
ELEVATIONS -
GRADING**

COAVES AN HOUSE WELLINGTON	DRAWN BY :	CHECKED BY :
	KAR	DK
	SCALE : As indicated	
	PROJECT : 21126 NVLWE	
	ISSUE FOR : DEVELOPMENT PERMIT	
ISSUE DATE :		

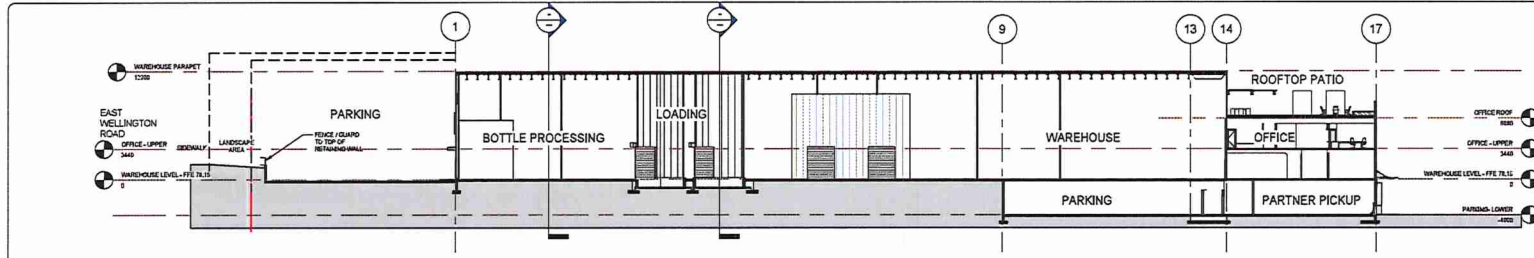
PROJECT: NEW L WARE LOCATION 1861 E	2023 03 22	
	REV. NO.	SHEET NO. A104

PROJECT: **NEW LOAVES AND FISHES**
WAREHOUSE
LOCATION:

Development Permit No. DP001290
1861 East Wellington Road

Schedule D

SITE SECTIONS



1 SITE SECTION 1
1:300

LEGAL DESCRIPTION:
LOT A, SECTION 14, RANGE 6,
LAND DISTRICT 31,
PLAN VPT1746,
PID 00444-453
MUNICIPAL ADDRESS:
1861 EAST WELLINGTON ROAD,
NANAIMO, BC

CLIENT REFERENCE:

#	Description	Date
Revision Schedule		

HEROLD
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27931 Shalichon Road, Nanaimo, BC V9T 2H1
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E: herold@heroldengineering.com

NO.	BY	DESCRIPTION	DATE
2	SK	ISSUE FOR DEVELOPMENT PERMIT	2023-03-22
1	SK	ISSUE FOR DEVELOPMENT PERMIT	2023-03-16

Marked Council Member
410 30051 Range Road 212,
Lantzville, BC, V9P 2H1
sh@herold.ca
general@herold.ca

ARCHITECT

PROFESSIONAL SEAL:

2023-03-22

PROJECT: NEW LOAVES AND FISHES WAREHOUSE
1861 E WELLINGTON RD NANAIMO BC

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DRAWING TITLE:
SITE SECTIONS

DRAWN BY: CHECKED BY:

SCALE: 1:300

PROJECT: 21126 N/LVME

DATE FOR: DEVELOPMENT PERMIT

ISSUE DATE: 2023-03-22

REV. NO. SHEET NO. A103

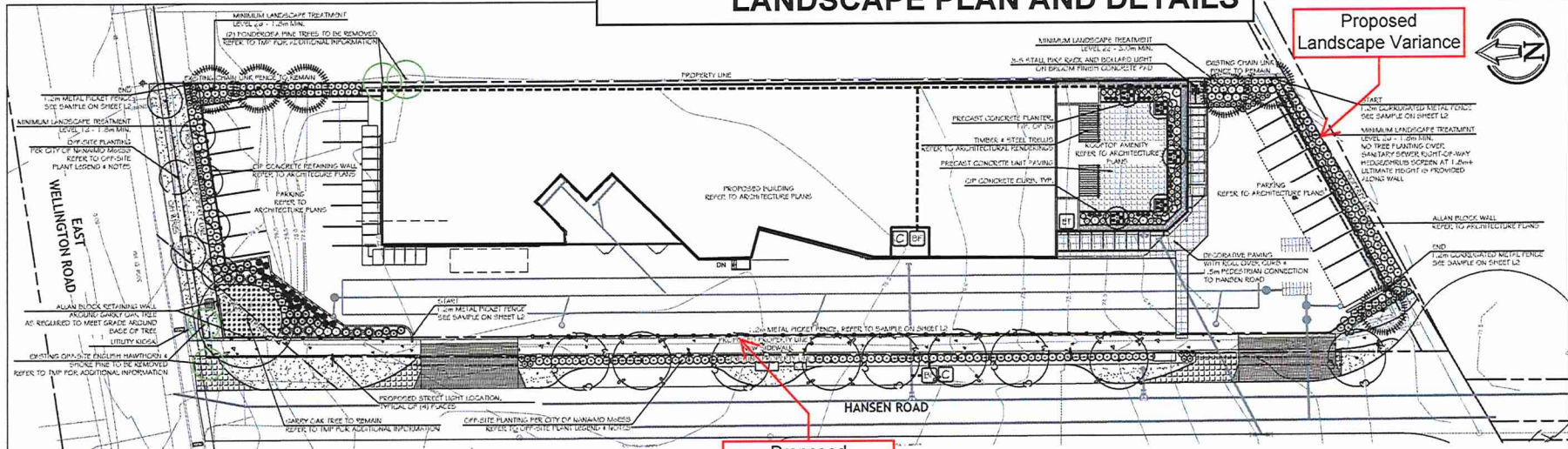
RECEIVED
DP1290
2023-MAR-23

NOT FOR
CONSTRUCTION

ISSUED FOR
DEVELOP. PERMIT

Development Permit No. DP001290 Schedule E
1861 East Wellington Road
LANDSCAPE PLAN AND DETAILS

1 of 2



GENERAL NOTES

- THE LANDSCAPING IMPACT AREA FOR THE SITE IS WELLINGTON TORONTO DEPARTMENT BAY.
- REFER TO PLANS PREPARED BY ALVIN REINHARDT INC. FOR PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL & STRUCTURAL PLANS AND REPORT PREPARED BY HINDO ENGINEERING LTD. FOR ALL SITE PLAN LAYOUT, SITE SERVICES, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.
- REFER TO TREE MANAGEMENT PLAN (TMP) PREPARED BY DAVIS TREE SERVICE LTD. FOR ALL TREE REMOVAL, REMOVALS, REPLACEMENTS AND PROTECTION.

TREE REPLACEMENT

- NUMBER OF TREES TO BE REMOVED:
GOVERNOR 5
DOUGLASS 5
TOTAL 10
- REGULATED TREE REPLACEMENT:
CONIFERUS 8
DECIDUOUS 10
TOTAL 18
- TREE REPLACEMENT SUMMARY:
ON-SITE CONIFERUS 5
ON-SITE DECIDUOUS 4
OFF-SITE CONIFERUS 1
OFF-SITE DECIDUOUS 12
TOTAL 22

ON-SITE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	T50	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	W55-GEN	WIRELESS SOLAR-POWERED SENSOR ON SOUTH-FACING EAVE
	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER IN MECHANICAL ROOM
	SCHEDULE 40	SCHEDULE 40	25mm (1") PVC MAINLINE
	SCHEDULE 40	SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WELLS MIN. 100mm MAINLINE & LATERALS 150mm (6") LATERALS & CONTROL WELLS 150mm (6") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE

OFF-SITE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	PER CITY	PER CITY	IRRIGATION CONTROLLER PER CITY OF NANAIMO MANDATE
	PER CITY	PER CITY	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER PER CITY OF NANAIMO MANDATE
	SCHEDULE 40	SCHEDULE 40	25mm (1") PVC MAINLINE
	SCHEDULE 40	SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WELLS MIN. 100mm MAINLINE & LATERALS 150mm (6") LATERALS & CONTROL WELLS 150mm (6") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE

ON-SITE PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NOTES
	TREES				
	COENOCYCLUS ORIENTALIS DOGWOOD	6cm CAL.	6m O.C. AVG.	4	DROUGHT TOLERANT
	MANGROVIA GRANDIFOLIA 'L'Y PARKER' KAY PARKER SOUTHERN MANGROVIA	#7 POT	SEE PLAN	2	ADAPTED PLANTER
	PRUNUS CONTORTA SHORE PINE	2.5m	6m O.C. SEE PLAN	5	NATIVE SPECIES
	STYRAX JAPONICUS 'EVENING LIGHT' JAPANESE SANDWELL	#15 POT	SEE PLAN	3	ADAPTED PLANTER
	SHRUBS				
	DOUGLASS THUNDERBOLT 'ALBA' NANA DAWSON GOLDEN BAMBUS	#2 POT	1.0m O.C.	17	DROUGHT TOLERANT
	ESCALONIA NEWPORT DWARF DWARF ESCALONIA	#1 POT	0.9m O.C.	34	DROUGHT TOLERANT
	CELANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#2 POT	1.0m O.C.	20	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'TILDE' TILDE JUNIPER	#2 POT	1.0m O.C.	40	DROUGHT TOLERANT
	MANGROVIA AQUICULUM OREGON GRAPE	#2 POT	1.0m O.C.	6	NATIVE SPECIES
	PRUNUS MUGO WALK PLUMUD DWARF MOUNTAIN PINE	#2 POT	1.5m O.C.	0	DROUGHT TOLERANT
	POTENTILLA FRUTICOSA 'GOLD FINGER' 'MANGO' 'TANGU' 'PINK BEAUTY' 'YELLOW' 'YELLOW GRACE' & 'PINK SHIRAZ' CINCINNATI	#2 POT	0.75m O.C.	47	NATIVE CULTIVARS, MIXED COLOURS IN GROUPS OF 3 OR 5
	PRUNUS SANGUINUM RED FLOWERING CURRANT	1.0m	0.9m O.C.	74	NATIVE SPECIES, MEDIUM SHRUB SOAKEN 1.0m+ ULTIMATE HEIGHT
	GROUND COVER & PERENNIALS				
	HELIOTROPIS SCUTELLARIENS BLUE CHA GARDEN	#2 POT	0.9m O.C.	20	DROUGHT TOLERANT
	MANGROVIA NERVOSA CASCADIAN OREGON GRAPE	#1 POT	0.6m O.C.	60	NATIVE SPECIES UNDER GARDEN CARE
	ERIGONIA ALPESICOLOR 'LITTLE DANCY' DWARF MOUNTAIN GRASS	#1 POT	0.6m O.C.	18	DROUGHT TOLERANT
	ERIGONIA ALPESICOLOR 'LITTLE DANCY' DWARF MOUNTAIN GRASS	#1 POT	0.6m O.C.	10	DROUGHT TOLERANT
	SALIX X STYLOSIS 'CARADONNA' CARADONNA SAGE	#1 POT	0.6m O.C.	15	DROUGHT TOLERANT

Proposed Landscape Variance

OFF-SITE PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NOTES
	TREES				
	ACER RUBRUM 'RED POINT' RED POINT RED MAPLE	5cm CAL.	7.5m O.C. SEE PLAN	4	
	CHAMPAE OREGONICA AMERICAN TORRENS	5cm CAL.	1.0m O.C. SEE PLAN	3	UNDER GARDEN CARE
	PRUNUS CONTORTA SHORE PINE	5cm CAL.	SEE PLAN	1	
	GUERBERIA RUBRA RED GAT	5cm CAL.	7.5m O.C. SEE PLAN	5	
	SHRUBS				
	CELANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#2 POT	1.0m O.C.	3	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'TILDE' TILDE JUNIPER	#2 POT	1.0m O.C.	40	DROUGHT TOLERANT
	MANGROVIA AQUICULUM OREGON GRAPE	#2 POT	1.0m O.C.	25	NATIVE SPECIES
	POTENTILLA FRUTICOSA 'GOLD FINGER' 'MANGO' 'TANGU' 'PINK BEAUTY' 'YELLOW' 'YELLOW GRACE' & 'PINK SHIRAZ' CINCINNATI	#2 POT	0.75m O.C.	21	NATIVE CULTIVARS, MIXED COLOURS IN GROUPS OF 3 OR 5
	PRUNUS SANGUINUM RED FLOWERING CURRANT	1.0m	0.9m O.C.	21	NATIVE SPECIES
	CANADA NO. 2	SCD		235m2	

OFF-SITE MINIMUM TREE PLANTING CLEARANCES

SETBACKS FROM:	DISTANCE IN METRES
UNDERGROUND STREET LIGHT CONDUIT OR IRRIGATION MAIN	0.6
UNDERGROUND UTILITIES	1.2
LAMP STANDARDS	4.0
STEEL AND WOODEN UTILITY POLES	3.0
DRIVEWAYS	2.0
GATOR BARS	2.0
MANHOLES, VALVE BOXES, SERVICES	1.2
SEWER SERVICE BOXES	1.5
PIPE TRENCHES	2.0
ROAD INTERSECTION	7.0
CURB FACE	1.0
SEWERAGE	0.6
BUILDINGS - PHOTOGRAPHIC COLUMNAR TREES	3.0
BUILDINGS - REGULAR COLUMNAR TREES	3.0 - 5.0



New Loaves & Fishes Warehouse
Nanaimo Loaves & Fishes
1861 East Wellington Road

LANDSCAPE ARCHITECTURE
PLAN

Date: March 11, 2023
Drawn: CAL
Checked: CAL
Scale: 1:250 metric
Project Number: 22-037
Drawing Number: L1 of 2

#	DATE	NOTES
0	23JAN022	DP Coordination
1	200CT022	DP Coordination
2	200CT022	DP Review
3	10JAN023	DP Coordination
4	11JAN023	DP
5	11MAR023	Revised for DP

RECEIVED
DP1230
2023-MAR-23

ON-SITE IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILISING A SMART IRT WEATHER-BASED IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPINDERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVERSPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROXIMATE UNITS.
6. 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 WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

OFF-SITE IRRIGATION NOTES

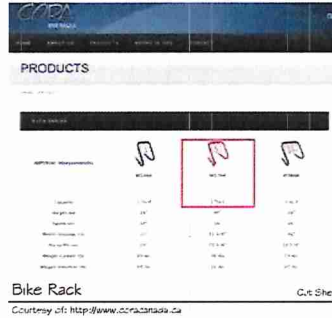
1. THE OFF-SITE IRRIGATION SYSTEM SHALL BE INSTALLED, MAINTAINED AND WATERED PER SECTION 14 - LANDSCAPE OF THE CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS (MUSE) LATEST EDITION AND STANDARD DETAILS 1-1 TO 1-11 AVAILABLE ON THE CITY OF NANAIMO WEBSITE:
<https://www.nanaimo.ca/2022/03/01/engineering-standards-specifications-standards-1-1-to-1-11/>



1.2m Metal Picket Fence

Photo Courtesy of: <https://www.westcoastgates.ca>

1.2m Corrugated Metal Fence

Photo Courtesy of: <https://sample-fencing.com/metal-fences>

Bike Rack

Courtesy of: <http://www.acorncanada.ca>

PLANTING NOTES

1. 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.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE 1-4.3.5.2. PROPERTIES FOR GROWING MEDIUM:
LEVEL 2 (MODERATE) - 0%
GROWING MEDIUM DEPTHS: SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREES, SHRUBS AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER, AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING SMART IRT WEATHER-BASED IRRIGATION CONTROLLER. EMISSION DEVICES SHALL BE MOST EFFICIENT LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. 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.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHICH FULLY FLOOD WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

OFF-SITE PLANTING NOTES

1. ALL OFF-SITE TREES, SHRUBS AND SODS SHALL BE INSTALLED, MAINTAINED AND WATERED PER SECTION 14 - LANDSCAPE OF THE CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS (MUSE) LATEST EDITION AND STANDARD DETAILS 1-1, 1-2 & 1-3 AVAILABLE ON THE CITY OF NANAIMO WEBSITE:
<https://www.nanaimo.ca/2022/03/01/engineering-standards-specifications-standards-1-1-to-1-3/>
2. ALL OFF-SITE PLANTING INSPECTIONS AND APPROVALS SHALL BE PROVIDED BY THE CITY ENGINEER. NO TREE PLANTING SHALL BEGIN UNTIL THE TREE LOCATIONS HAVE BEEN STAKED ON SITE AND INSPECTED WITH CITY OF NANAIMO STAFF TO CONFIRM TREE PLANTING CLEARANCES ARE BEING MET. UNTIL THE TREES TO BE PLANTED HAVE BEEN INSPECTED BY CITY OF NANAIMO STAFF, AND UNTIL THE CITY OF NANAIMO HAS AUTHORIZED TREE PLANTING TO PROCEED IN WRITING, ALL COMMUNICATIONS WITH RESPECT TO TREE PLANTING AND CLEARANCE LANDSCAPING ARE TO BE ROUTED THROUGH THE CONSULTANT FIRM, AND NOT DIRECTLY TO THE CITY OF NANAIMO.
3. ALL TREE & SHRUB PLANTING AND SODS SHALL MEET OR EXCEED THE MUSE'S AND THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
4. GROWING MEDIUM AND SOIL SAMPLES AND TESTING SHALL BE PER THE MUSE'S SECTION 14.1.4 & 14.1.7. GROWING MEDIUM PROPERTIES SHALL MEET THE PROPERTIES FOR LEVEL 2 (MODERATE) AND LEVEL 3 (MODERATE) AREAS FOR 1-1 - LOW TRAFFIC LAWN AREAS AND TREES.
SOIL DEPTHS:
SOD AREAS: 150mm MIN.
SHRUB AREAS: 450mm (1 FT)
ALL TREE PITS: 1000mm DEEP X 600mm WIDE MIN.
STRUCTURAL SOIL: 400mm (16") DEEP FOR 100% MIN.
5. STRUCTURAL SOIL UNDER THE SIDEWALK SHALL BE COMPOSED OF THE APPROVED GROWING MEDIUM AND CLEAR CRUSH GRANULAR COMPONENTS IN ACCORDANCE WITH THE FOLLOWING RECOMMENDED BASIC RATIO OF MATERIALS:
SOIL COMPONENT PROPORTION BY VOLUME:
SODS: 100% GROWING MEDIUM
CLEAR CRUSH: 25% TO 75% CLEAR CRUSH SODS TO 20% DRY WEIGHT
INITIAL GEOTEXTILE FILTER CLOTH BETWEEN THE STRUCTURAL SOIL AND SIDEWALK BASE MATERIAL REFER TO CIVIL PLANS FOR LIMIT OF STRUCTURAL SOIL.
6. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK AND THE MUSE.
7. SOD MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH THE MUSE.
8. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
9. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. SUBSTITUTIONS SHALL NOT BE ACCEPTED WITHOUT WRITTEN CITY OF NANAIMO APPROVAL.
10. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHICH FULLY FLOOD WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
11. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT.

DATE: 2023-03-03
BY: [Signature]
PROJECT: [Project Name]

New Loaves & Fishes Warehouse
Nanaimo Loaves & Fishes
1861 East Wellington Road

NOTES & SAMPLES

Date: March 13, 2023

Drawn: CA

Checked: CA

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

Project Number: 22-0307

DRAWING NUMBER: L2 of 2

RECEIVED
2023-MAR-23

REVISION SCHEDULE	NOTES
#	Date
0	21 JAN 2023 DP Coordination
1	26 OCT 2022 DP Coordination
2	26 OCT 2022 DP Re-view
3	10 JAN 2023 DP Coordination
4	11 JAN 2023 L2P
5	13 MAR 2023 Re-view for DP