



DEVELOPMENT PERMIT NO. DP001326

TGC NANAIMO GENERAL PARTNER INC

Name of Owner(s) of Land (Permittee)

1950 ISLAND DIESEL WAY

1960 ISLAND DIESEL WAY

Civic Addresses

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 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
PID No. 023-074-361 & 023-074-353**

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 Plan
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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

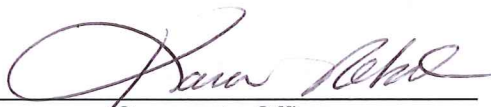
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Subsection 17.2.1 General Regulations* – to reduce the minimum required landscape buffer along a portion of the south side lot line from 1.8m to 0.0m, as proposed.
2. *Subsection 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle along the east property line from 3.0m to 1.5m, as proposed.


CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Alvin Reinhard Fritz Architect Inc., dated 2024-FEB-27, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alvin Reinhard Fritz Architect Inc., dated 2024-FEB-27, as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Macdonald Gray, dated 2024-MAR-20, as shown on Schedule D.
4. The consolidation of 1950 and 1960 Island Diesel Way, prior to Building Permit issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
22ND DAY OF APRIL, 2024.



Corporate Officer
Karen Robertson
Deputy Corporate Officer
City of Nanaimo

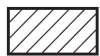
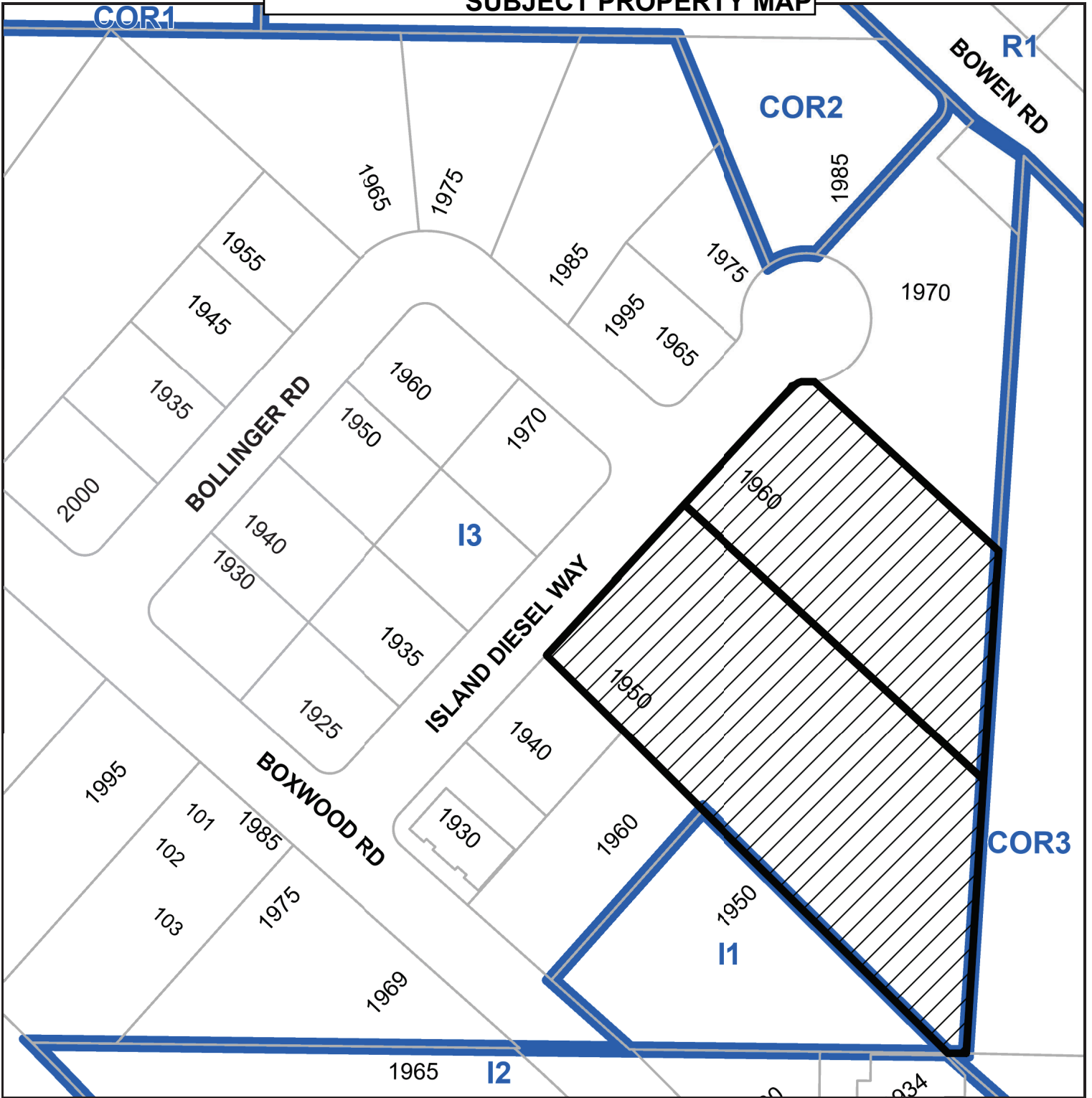


Date

PC/lm

Prospero attachment: DP001326

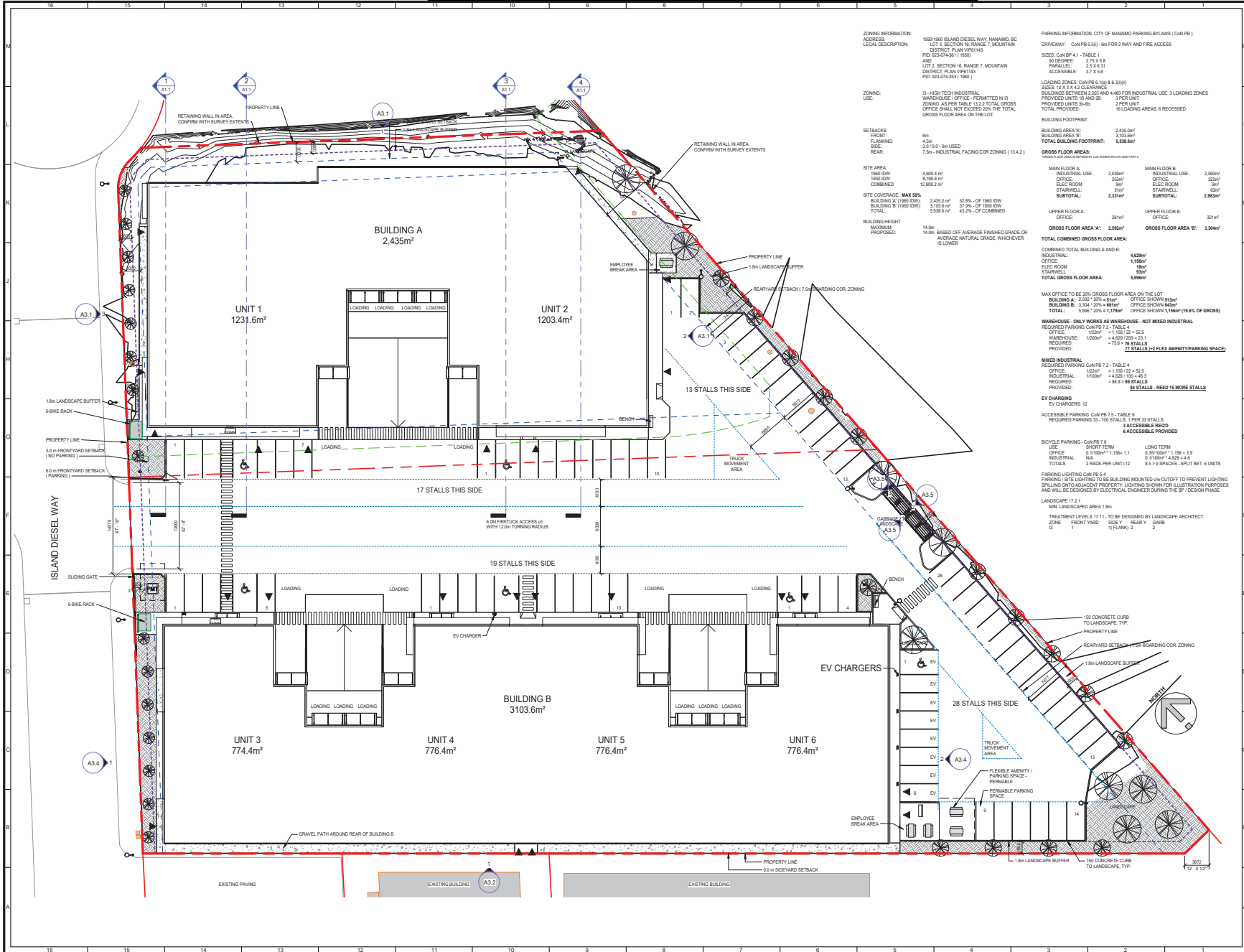
SUBJECT PROPERTY MAP



1950 & 1960 Island Diesel Way

Development Permit No. DP001326 Schedule B
1950 & 1960 Island Diesel Way

SITE PLAN



ZONING INFORMATION:
ADDRESS: 1950/1960 ISLAND DIESEL WAY NANAIMO BC
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WPT143
AND LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WPT143
PID: 023-074-361 (1950)
AND PID: 023-074-353 (1961)

ZONING USE:
I3 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE - PERMITTED IN D ZONING AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 5% OF THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
FRONT: 6m
FLANKING: 4.5m
SIDE: 3.0/10.0 - (M) USED
REAR: 7.5m - INDUSTRIAL FACING COR ZONING (13.4.2)

SITE AREA:
1950 DW: 4,898.4 m²
1950 DW: 8,788.8 m²
COMBINED: 13,687.2 m²

SITE COVERAGE - MAX 50%:
BUILDING B (1950 DW): 2,415.0 m² (52.8% OF 1950 DW)
BUILDING A (1950 DW): 2,118.8 m² (37.8% OF 1950 DW)
TOTAL: 4,533.8 m² (43.2% OF COMBINED)

BUILDING HEIGHT:
MAXIMUM PROPOSED: 14.0m BASED OFF AVERAGE FINISHED GRADE OR AVERAGE NATURAL GRADE, WHICHEVER IS LOWER

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CAN PB)
DRIVEWAY: CAN PB 5.5(1) - 5m FOR 3 WAY AND FIRE ACCESS

SIZES CAN PB 4.1 - TABLE 1:
90 DEGREE: 2.7 X 5.8
PARALLELS: 2.2 X 6.3
ACCESSIBLE: 3.7 X 5.8

LOADING ZONES: CAN PB 5.3(1) & 3.0(1)
SIDE: 18 X 2.4 CLEARANCE
BUILDING BETWEEN 2,200 AND 4,400 FOR INDUSTRIAL USE: 3 LOADING ZONES
PROVIDED UNITS 30-48: 2 PER UNIT
TOTAL PROVIDED: 66 UNITS
LOADING AREA: 6 RECEISSION

BUILDING FOOTPRINT:
BUILDING AREA 'A': 2,435.0m²
BUILDING AREA 'B': 3,103.6m²
TOTAL BUILDING FOOTPRINT: 5,538.6m²

GROSS FLOOR AREA:
MAIN FLOOR A: INDUSTRIAL USE: 2,029m²
OFFICE: 296m²
ELECT ROOM: 9m²
STARWELL: 1m²
SUBTOTAL: 2,335m²

UPPER FLOOR A: OFFICE: 281m²

GROSS FLOOR AREA 'A': 2,616m²

**MAIN FLOOR B: INDUSTRIAL USE: 2,690m²
OFFICE: 320m²
ELECT ROOM: 9m²
STARWELL: 6m²
SUBTOTAL: 3,025m²**

UPPER FLOOR B: OFFICE: 321m²

GROSS FLOOR AREA 'B': 3,346m²

TOTAL COMBINED GROSS FLOOR AREA:
INDUSTRIAL: 4,629m²
OFFICE: 1,186m²
ELECT ROOM: 18m²
STARWELL: 7m²
TOTAL GROSS FLOOR AREA: 5,830m²

MAX OFFICE TO BE 20% GROSS FLOOR AREA ON THE LOT
BUILDING A: 2,502 x 20% = 500m² OFFICE SHOWN 615m²
BUILDING B: 3,104 x 20% = 621m² OFFICE SHOWN 644m²
TOTAL: 5,896 x 20% = 1,179m² OFFICE SHOWN 1,186m² (19.8% OF GROSS)

WAREHOUSE - ONLY WORKS AS WAREHOUSE - NOT MIXED INDUSTRIAL
REQUIRED PARKING CAN PB 7.2 - TABLE 4
OFFICE: 1,186m² = 1,158 (2) + 28 (2)
INDUSTRIAL: 1,100m² = 4,620 (10) + 4 (3)
TOTAL: 2,286m² = 4,620 (10) + 2 (1)
PROVIDED: 46 STALLS - NEED 14 MORE STALLS

MIXED INDUSTRIAL
REQUIRED PARKING CAN PB 7.2 - TABLE 4
OFFICE: 1,186m² = 1,158 (2) + 28 (2)
INDUSTRIAL: 1,100m² = 4,620 (10) + 4 (3)
TOTAL: 2,286m² = 4,620 (10) + 2 (1)
PROVIDED: 46 STALLS - NEED 14 MORE STALLS

EV CHARGING:
EV CHARGERS: 12
ACCESSIBLE PARKING CAN PB 7.5, TABLE 6
REQUIRED PARKING 33 - 103 STALLS: 1 PER 33 STALLS
3 ACCESSIBLE REQ'D
3 ACCESSIBLE PROVIDED

BICYCLE PARKING: CAN PB 7.6
USE: SHORT TERM: 0 (1000m²) * 1.58m * 1.1
LONG TERM: 0 (3000m²) * 1.58m * 1.9
INDUSTRIAL: NA
TOTALS: 2 RACK PER UNIT-12: 8.5 X 9 SPACES - GREAT SET 6 UNITS

PARKING LIGHTING: CAN PB 5.4
PARKING: SITE LIGHTING TO BE BULB MOUNTED (w/ CUTOFF TO PREVENT LIGHTING SPILLING ON ADJACENT PROPERTY). LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP DESIGN PHASE.

LANDSCAPE CAN PB 12.1:
MIN LANDSCAPE AREA 1.8m

TREATMENT LEVELS 17.11 - TO BE DESIGNED BY LANDSCAPE ARCHITECT
ZONE: FRONT YARD: SIDE Y: REAR Y: GARB: B: 1: 1: 1: 1: 2: 2

LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WPT143
PID: 023-074-361
AND LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WPT143
PID: 023-074-353

MUNICIPAL ADDRESS:
1950 & 1960 ISLAND DIESEL WAY NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
1	REVISION	
2	DK	2024 02 27
3	DK	2023 11 10

REVISION SCHEDULE

CONSULTANT LOGO:
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Consulting Engineers
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PROFESSIONAL SEAL:
RECEIVED
DP1326
2024-FEB-28
COURT PLANNING

DRAWING TITLE:
SITE LAYOUT

DRAWN BY: BIC
CHECKED BY: JK / DK

SCALE: 1:250

PROJECT: 23055 NHIC

ISSUE FOR: DEVELOPMENT PERMIT

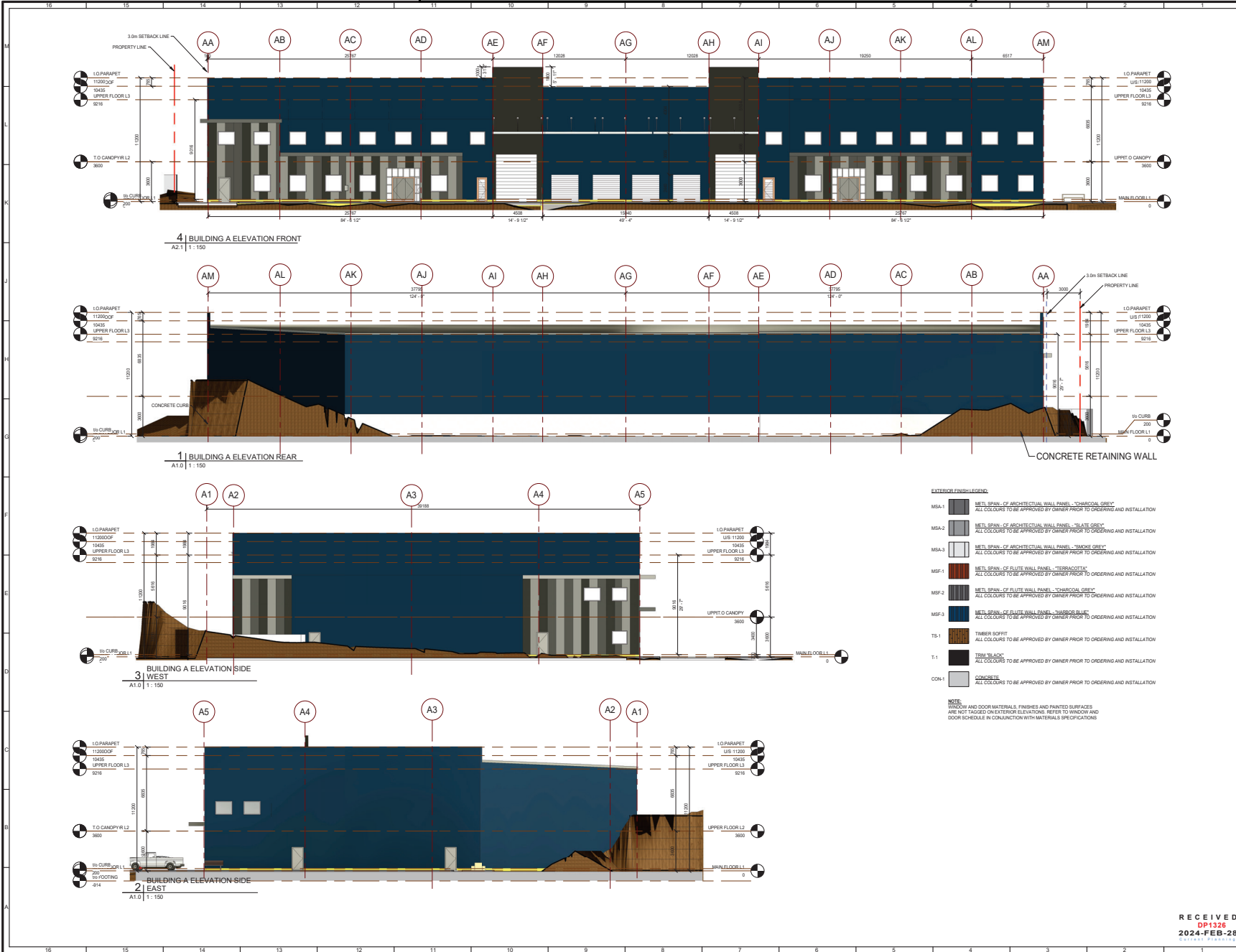
ISSUE DATE: 2024 02 27

REV NO: A1.0

SHEET NO: A1.0

1950 & 1960 Island Diesel Way

BUILDING ELEVATIONS AND DETAILS



EXTERIOR FINISH LEGEND

MSA-1	METL SPAN - OF ARCHITECTURAL WALL PANEL "CHARCOAL GREY"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MSA-2	METL SPAN - OF ARCHITECTURAL WALL PANEL "SLATE GREY"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MSA-3	METL SPAN - OF ARCHITECTURAL WALL PANEL "BROOK GREY"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MSF-1	METL SPAN - OF ELITE WALL PANEL "TERRACOTTA"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MSF-2	METL SPAN - OF ELITE WALL PANEL "CHARCOAL GREY"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
MSF-3	METL SPAN - OF ELITE WALL PANEL "SUNBURST BLUE"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
TS-1	TIMBER SOFFIT	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
T-1	TIM "SLACK"	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
CON-1	CONCRETE	ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION

NOTE
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN CONSULTATION WITH MATERIALS SPECIFICATIONS

KEY PLAN:
LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP161143 PID: 023-074-361
AND
LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP161143 PID: 023-074-353
MUNICIPAL ADDRESS:
1950 & 1960 ISLAND DIESEL WAY
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
1	REVISION FOR DEVELOPMENT	2024 02 27
2	ISSUE FOR DEVELOPMENT	2023 11 10

CONSULTANT LOGO:
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Consulting Engineers
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Fax: (403) 320-8373
general@alvinfrizarchitect.com

PROFESSIONAL SEAL:
REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
2024-02-27
BRITISH COLUMBIA

RECEIVED
DP1326
2024-FEB-28
City of Nanaimo

DRAWING TITLE:
1960 BUILDING A ELEVATIONS

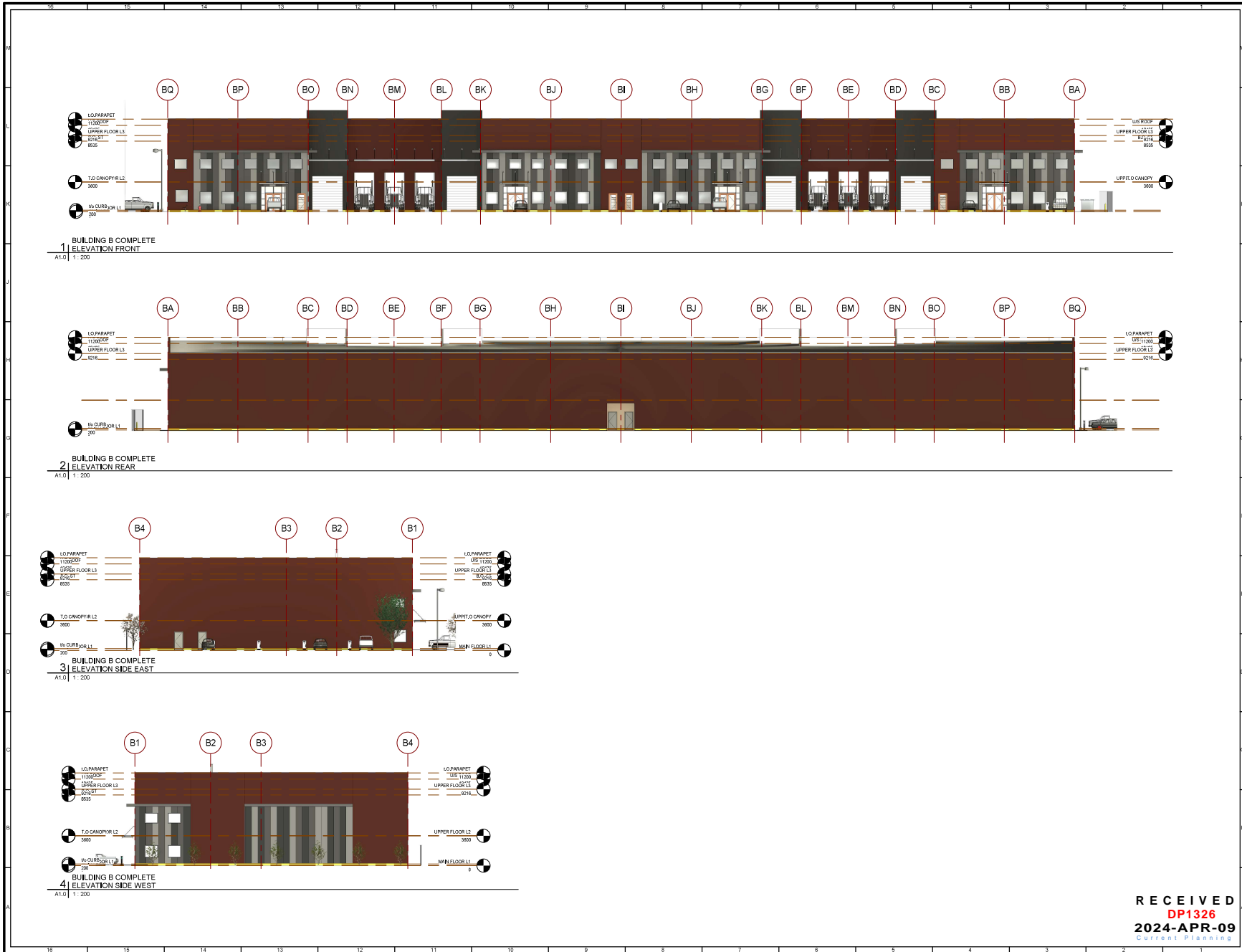
ISLAND DIESEL WAY INDUSTRIAL COMPLEX
ISLAND DIESEL WAY
1950 & 1960 ISLAND DIESEL WAY

PROJECT:
DEVELOPMENT PERMIT

ISSUE DATE: 2024 02 27

REVISION: A3.1

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DP1326
2024-FEB-28
City of Nanaimo



REVISIONS

LEGAL DESCRIPTION
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WP61143
 PID: 024-074-361

MUNICIPAL ADDRESS
 LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN WP61143
 PID: 024-074-363

MUNICIPAL ADDRESS
 1950 & 1960 ISLAND DIESEL WAY
 NANAIMO, BC

CLIENT INFORMATION

#	Description	Date
1	ISSUE FOR DEVELOPMENT	2023 11 10
2	REISSUE FOR DEVELOPMENT	2024 02 27
3	REISSUE FOR DEVELOPMENT	2024 04 09

CONSULTANT LOGO

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ALVIN REINHARD PRITZ
ARCHITECT
 INC.

PROFESSIONAL SEAL

REGISTERED ARCHITECT
 BRITISH COLUMBIA
 2024-04

DRAWING TITLE:
BUILDING B ELEVATIONS

DRAWN BY: CH
 CHECKED BY: JJK / DK

SCALE: 1:200

PROJECT: 230561-NHBC


ISSUE FOR: DEVELOPMENT PERMIT

ISSUE DATE: 2024 04 09

REV. NO. SHEET NO.
A3.2A

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DP1326
 2024-APR-09
 Current Planning

ISLAND DIESEL WAY INDUSTRIAL COMPLEX
 LOCATION:
 1950 & 1960 ISLAND DIESEL WAY




MSA-1
CHARCOAL GRAY
E: 0.86 SRI: 39

MSA-2
SLATE GRAY
E: 0.86 SRI: 39


MSA-3
SMOKE GRAY
E: 0.86 SRI: 57

METL SPAN - CF ARCHITECTUAL WALL PANEL IN VERTICAL APPLICATION
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE




TS-1


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



TIMBER SOFFIT
PRODUCT SHOWN - INTERNET IMAGE FOR
EXAMPLE OF OVERALL LOOK



'BLACK' GALVANIZED STEEL WIRE CHAIN LINK
FENCE INTERNET IMAGE




MSF-1
TERRACOTTA
E: 0.87 SRI: 41

MSF-2
CHARCOAL GRAY
E: 0.86 SRI: 39

MSF-3
HARBOR BLUE
E: 0.86 SRI: 25

METL SPAN - CF FLUTE WALL PANEL IN VERTICAL APPLICATION
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE



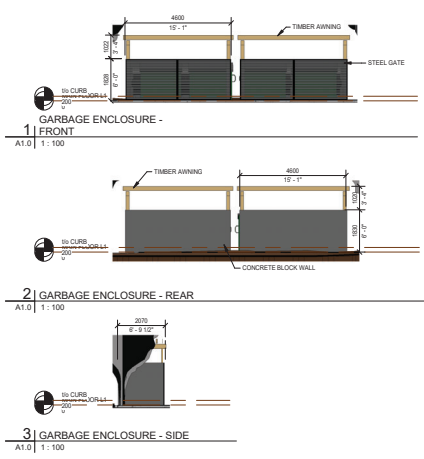
REGAL GRAY
E: 0.86 SRI: 64

METL SPAN - CFR METAL ROOF STANDING SEAM PANEL
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE

EXTERIOR FINISH LEGEND

- MSA-1 METL SPAN - CF ARCHITECTUAL WALL PANEL - "CHARCOAL GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSA-2 METL SPAN - CF ARCHITECTUAL WALL PANEL - "SLATE GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSA-3 METL SPAN - CF ARCHITECTUAL WALL PANEL - "SMOKE GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSF-1 METL SPAN - CF FLUTE WALL PANEL - "TERRACOTTA"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSF-2 METL SPAN - CF FLUTE WALL PANEL - "CHARCOAL GREY"
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- MSF-3 METL SPAN - CF FLUTE WALL PANEL - "HARBOR BLUE"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- TS-1 TIMBER SOFFIT
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- CN-1 'BLACK'
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- CN-1 CONCRETE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION

NOTE:
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES
ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND
DOOR SCHEDULE IN CONJUNCTION WITH MATERIALS SPECIFICATIONS





KEYPLAN:

LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN
DISTRICT, PLAN VP61143
PID: 023-074-361

AND
LOT 2, SECTION 16, RANGE 7, MOUNTAIN
DISTRICT, PLAN VP61143
PID: 023-074-353

MUNICIPAL ADDRESS:
1500 & 1160 ISLAND DIESEL WAY
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date												
Revision Schedule														
CONSULTANT LOGO:														
 HEROLD ENGINEERING LIMITED Consulting Engineers 3701 Shenton Rd, Nanaimo, BC V9T 2H1 T: 250 751 8558 F: 250 751 8559 E: mail@heroldengineering.com														
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<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>DK</td> <td>REISSUE FOR DEVELOPMENT</td> <td>2024 02 27</td> </tr> <tr> <td>1</td> <td>DK</td> <td>ISSUE FOR DEVELOPMENT</td> <td>2023 11 10</td> </tr> </tbody> </table>			NO.	BY	DESCRIPTION	DATE	2	DK	REISSUE FOR DEVELOPMENT	2024 02 27	1	DK	ISSUE FOR DEVELOPMENT	2023 11 10
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1	DK	ISSUE FOR DEVELOPMENT	2023 11 10											
<p>ALVIN REINHARD FRITZ ARCHITECT INC.</p> <p>PROFESSIONAL SEAL:</p> 														
<p>ISLAND DIESEL WAY INDUSTRIAL COMPLEX</p> <p>LOCATION: 1550 & 1160 ISLAND DIESEL WAY</p> <p>DRAWING TITLE: EXTERIOR MATERIALS & COLOURS</p> <p>DRAWN BY: BIC CHECKED BY: JK / DK</p> <p>SCALE: 1:100 PROJECT: 23055 MHIC</p> <p>ISSUE FOR: DEVELOPMENT PERMIT ISSUE DATE: 2024 02 27</p> <p>REV NO: 1 SHEET NO: A3.5</p>														

RECEIVED
DP 1326
2024-FEB-28
CIPRIAT PLANNING

Development Permit No. DP001326 Schedule D
 1950 & 1960 Island Diesel Way
LANDSCAPE PLAN AND DETAILS



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Island Diesel Way Industrial Complex
 341234 BC Ltd
 1950 & 1960 Island Diesel Way, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: March 20, 2024
 Drawn: CM
 Checked: CM
 Scale: 1:250 metric
 Project Number: 23-0345
 DRAWING NUMBER: L1 of 2

#	REVISION SCHEDULE	NOTES
0	02AUG2023	DP Pre-app Meeting
1	18OCT2023	DP Coordination
2	06NOV2023	Issued for DP
3	11JAN2024	DAP Meeting
4	12FEB2024	Reissued for DP
5	20MAR2024	Reissued for DP

GENERAL NOTES

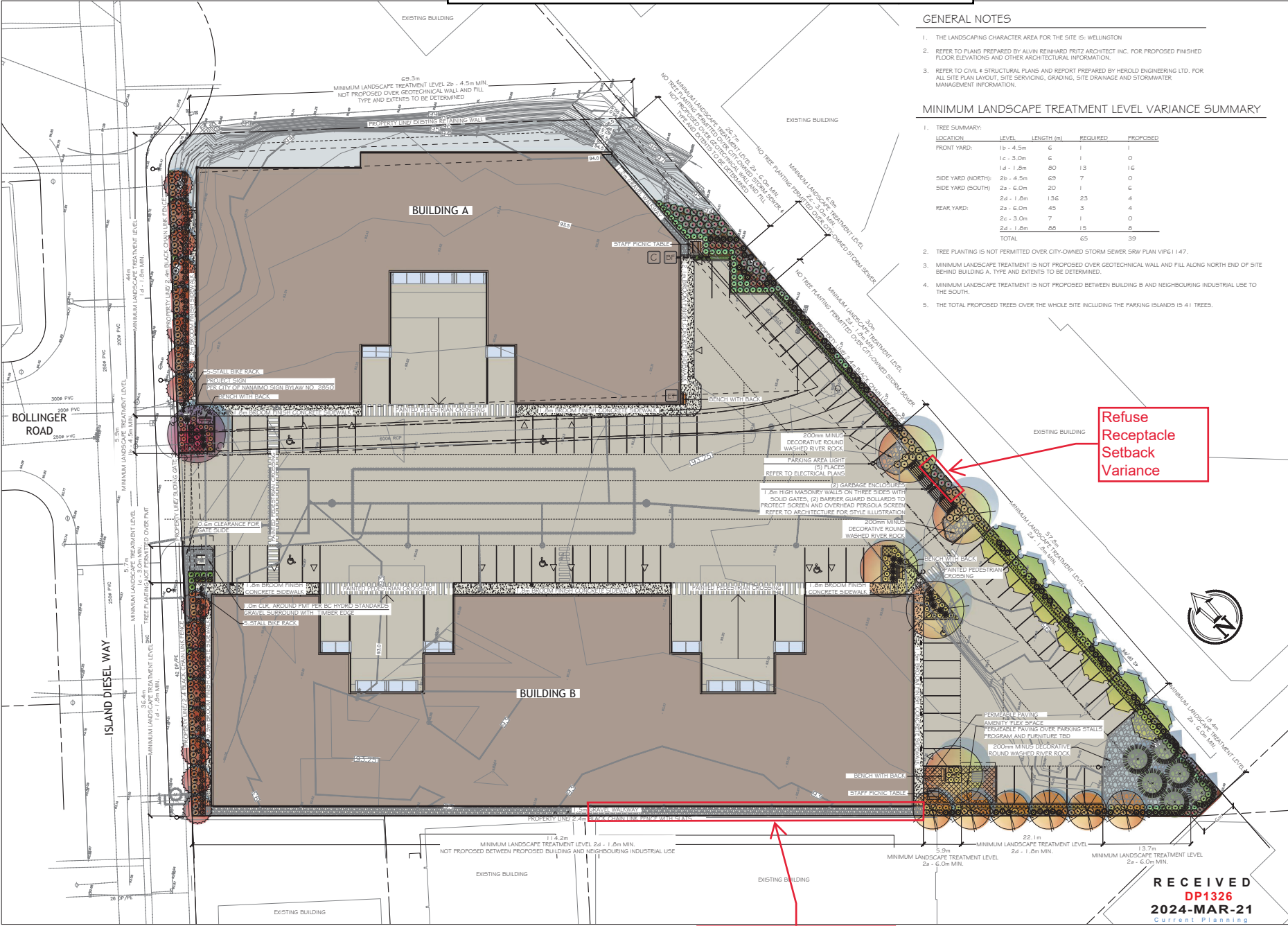
- THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: WELLINGTON
- REFER TO PLANS PREPARED BY ALVIN REINHARD FRITZ ARCHITECT INC. FOR PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL & STRUCTURAL PLANS AND REPORT PREPARED BY HEROUD ENGINEERING LTD. FOR ALL SITE PLAN LAYOUT, SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE SUMMARY

1. TREE SUMMARY:

LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1b - 4.5m	6	1	1
	1c - 3.0m	6	1	0
	1d - 1.8m	80	13	16
SIDE YARD (NORTH):	2b - 4.5m	69	7	0
	2a - 6.0m	20	1	6
REAR YARD:	2d - 1.8m	136	23	4
	2a - 6.0m	45	3	4
	2c - 3.0m	7	1	0
	2d - 1.8m	88	15	8
TOTAL		65	65	39

- TREE PLANTING IS NOT PERMITTED OVER CITY-OWNED STORM SEWER SRW PLAN VPG 1147.
- MINIMUM LANDSCAPE TREATMENT IS NOT PROPOSED OVER GEOTECHNICAL WALL AND FILL ALONG NORTH END OF SITE BEHIND BUILDING A. TYPE AND EXTENTS TO BE DETERMINED.
- MINIMUM LANDSCAPE TREATMENT IS NOT PROPOSED BETWEEN BUILDING B AND NEIGHBOURING INDUSTRIAL USE TO THE SOUTH.
- THE TOTAL PROPOSED TREES OVER THE WHOLE SITE INCLUDING THE PARKING ISLANDS IS 41 TREES.



Refuse Receptacle Setback Variance

Landscape Buffer Variance

RECEIVED
 DP1326
 2024-MAR-21
 Current Planning



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Island Diesel Way Industrial Complex
341234 BC Ltd
1950 & 1960 Island Diesel Way, Nanaimo, BC

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN BUILDING ELECTRICAL ROOM
	HUNTER	W55-5EN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN ELECTRICAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP. MAINLINE: 4 CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD 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 UTILIZING A SMART (ET) 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 SPRINKLERS 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.
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 150mm 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.

SURF DRIE BACK

Wishbone

PRODUCT SPECIFICATIONS

Wishbone is a high strength, long-lasting, non-toxic, non-flammable, and non-corrosive material. It is designed to provide a durable, long-lasting surface for your driveway, walkway, or patio. It is made from a blend of recycled plastic and natural fibers, making it an eco-friendly choice. It is available in a variety of colors and finishes, and it can be installed in a variety of climates. It is easy to clean and maintain, and it is resistant to stains, fading, and cracking. It is a great choice for anyone looking for a durable, long-lasting, and eco-friendly surface solution.

REORDER NOTES

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PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	6cm CAL.	4.5m O.C.	16	DROUGHT TOLERANT
	FAGUS SYLVATICA / EUROPEAN BEECH	6cm CAL.	SEE PLAN	5	DROUGHT TOLERANT
	PEULODSUGA MENDISII / DOUGLAS FIR	2.5m	4.5m O.C.	6	NATIVE SPECIES, CONIFEROUS
	PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE FLOWERING PEAR	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	QUERCUS PALUSTRIS / PIN OAK	6cm CAL.	SEE PLAN	1	DROUGHT TOLERANT
	SORBUS ALICIFABA / CARDINAL ROYAL / CARDINAL ROYAL MOUNTAIN ASH	6cm CAL.	6.0m O.C.	6	DROUGHT TOLERANT
SHRUBS					
	GALTHERIA SHALLOM / SHAL	#2 POT	1.0m O.C.	89	NATIVE SPECIES
	FINUS MUGO VAR. PUMILIO / DWARF MOUNTAIN PINE	#2 POT	1.0m O.C.	76	DROUGHT TOLERANT
	POLYSTICHUM MANITUM / SWORD FERN	#2 POT	1.0m O.C.	76	NATIVE SPECIES
	POTENTILLA FRUTICOSA 'PINK BEAUTY' & 'YELLOW GEM' / PINK & YELLOW SHRUBBY CINQUEFOIL	#2 POT	0.9m O.C.	40	NATIVE CULTIVARS
	RIBES SANGUINUM / RED FLOWERING CURRANT	#2 POT	1.0m O.C.	94	NATIVE SPECIES
	ROSA NUTKANA / NOOTKA ROSE	#2 POT	1.0m O.C.	60	NATIVE SPECIES
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	76	NATIVE SPECIES
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS LIVA-LURSH / KINKRINDICK	#1 POT	0.45m O.C.	300	NATIVE SPECIES
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	#2 POT	1.0m O.C.	14	DROUGHT TOLERANT

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 IN THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-G.3.5.2. PROPERTIES FOR GROWING MEDIA: LEVEL 2 'GROOMED' - 3P; GROWING MEDIUM DEPTHS: SHRUBS - 450mm TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB 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 (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY 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 WHEN FULLY FLOODED 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.

LEGENDS & NOTES

Date: March 20, 2024

Drawn: CW

Checked: CW

Scale: N/A

Project Number: 23-0345

DRAWING NUMBER: L2 of 2

#	DATE	NOTES
0	02AUG2023	DP Pre-App Meeting
1	18OCT2023	DP Coordination
2	06NOV2023	Issued for DP
3	11JAN2024	DAP Meeting
4	12FEB2024	Reissued for DP
5	20MAR2024	Reissued for DP

RECEIVED
DP1326
2024-MAR-21
 Current Planning