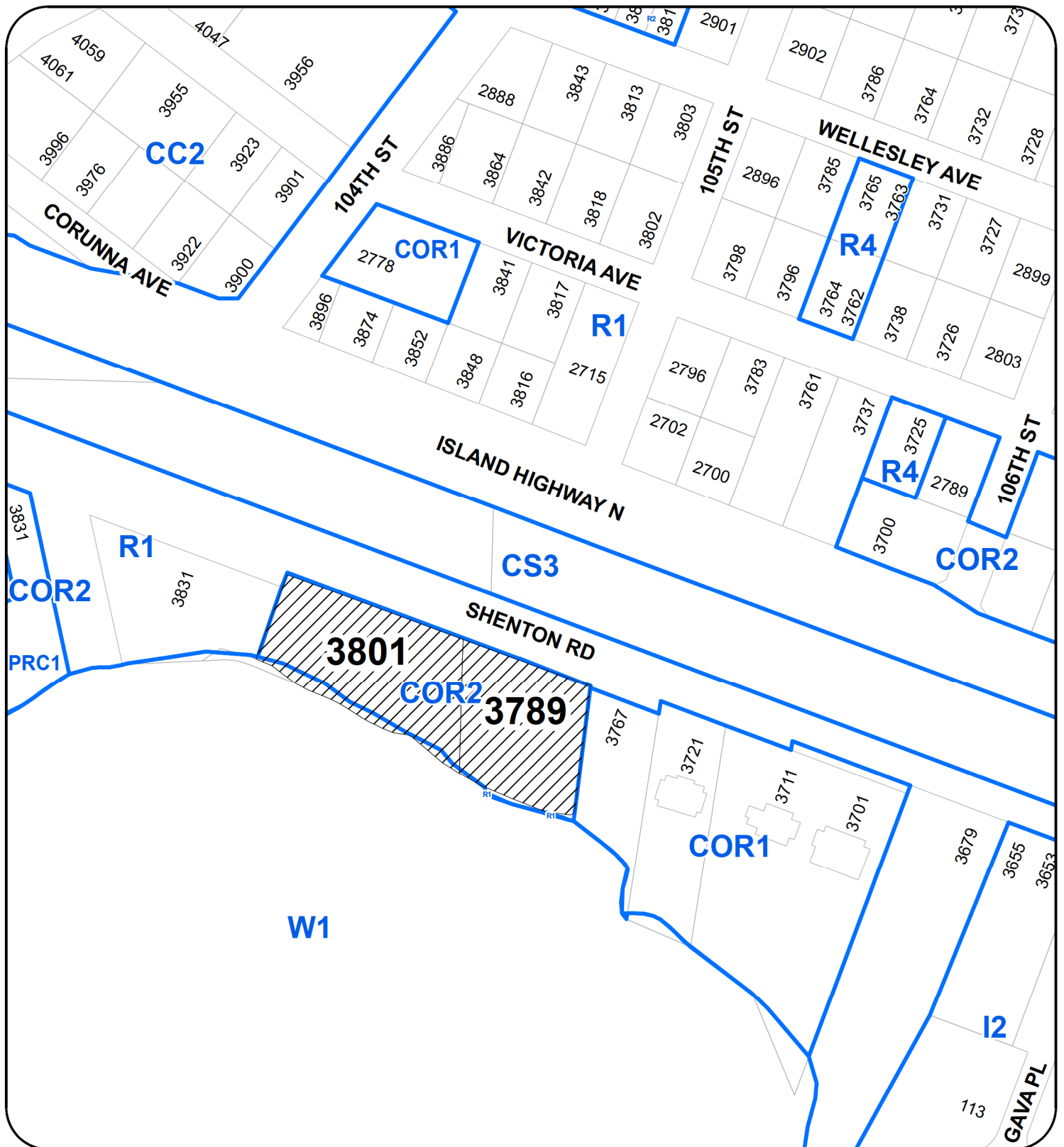


LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001165

LOCATION PLAN

Civic: 3789 & 3801 SHENTON ROAD
Legal: LOTS 1 & 2, SECTIONS 3 AND 4
WELLINGTON DISTRICT, PLAN EPP69258



Subject Properties



Development Permit Rationale, 3789, 3801 Shenton Road, Nanaimo, BC.

Summary

The development permit proposal, described as *Elements* on Diver Lake, located at 3789, 3801 Shenton Road has been developed to fit within the Corridor land use designation, the Development Permit Area 9 and the Mixed Use Corridor (COR2) zone as defined by the City of Nanaimo's *planNanaimo OCP, 2008* and *Zoning Bylaw No. 4500*. The project demonstrates a multi-unit medium density residential development supported by amenities and commercial services in the form of a mixed use development.

Description of Surrounding Area

The subject property is located on the north end of Diver Lake, and is accessed from Shenton Road. North of the site, the Island Highway, the E&N recreation trail and railway tracks run parallel to the development and link the urban nodes of Woodgrove with the Hospital district. To the West, a park and nature trail separate the property from a mix of automotive sales and service centres, as well as a Montessori school, church, and single family residential community. The neighbours to the East, consist of a mix of professional businesses such as a dental practice, engineering, construction and other service companies. The island highway bisects the local community, but is easily crossed by car, transit and pedestrian access directly to the north west via Jingle Pot Road and the pedestrian overpass. In this manner, the Shenton Road development is linked to a wide range of amenities and services including commercial, retail, restaurants and grocery stores offered by the Country Club Mall. The south side of Diver Lake consists mostly of single family residential neighbourhoods. The City of Nanaimo's expanding trail network will connect the proposed development with Diver Lake Park. The park offers open park space with walking trails, tennis courts, a kids bike trail and a small dock for fishing.

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Current Planning



Development Permit Rationale, 3789, 3801 Shenton Road, Nanaimo, BC.

Design Rationale

Elements on Diver Lake is a mixed use commercial and multi family project composed of two street oriented buildings on a public plaza, with a semi-enclosed level of parking. The development overlooks revegetated landscaping sloping down to the Diver Lake waterfront. The design of the five floor multi family residential building, on the East side of the site, recognizes the need for increased residential density in the Corridor zone integrated with plaza level commercial amenity space that will animate the development. The three-storey professional office building to the West, engages with the residential building, while relating to the scale and use of neighbouring professional buildings along Shenton Road. The development intends to connect the existing professional services along Shenton Road with the neighbourhoods to the North and West, by way of pedestrian access and a streetscape indicative of a higher density mixed use, while offering un-congested vehicle access to nearby urban nodes.

The form and character of the buildings, elevations and roof lines recognize the importance of engaging the human scale and pedestrian oriented form. Utilizing street oriented building facades and low level roof overhangs, the buildings reach forward to greet and shelter pedestrians as they encircle and engage with the buildings. Above, larger architectural elements begin to respond to the scale and speed of the streetscape of Shenton Road. These extruded angular forms engage with street views and appear to extend linearly along the urban corridor, bisecting the buildings and invoking a sense of motion. To the South, the architecture embodies the natural beauty of the lake and utilizes the orientation of the site to provide the commercial and residential spaces with unique views and exposure to nature. Here, the form of the buildings engage with the slope of the site, visually slipping down to meet the vegetation and lake. Along the low southern face of the parkade, penetrations have been added to open up the volume. These openings encourage natural day-lighting and increase ventilation to otherwise enclosed spaces, thereby reducing energy consumption.

Given the entire rear portion of the subject property abuts Diver Lake, a 15m aquatic setback from the wetland boundary is required. The lot has a frontage of 143m² and a lot depth ranging from approximately 57m at the deepest point to 26m at the narrowest point. Due to the narrow depth of the lot and the City of Nanaimo's required road dedication, the aquatic setback limits the area available for development. The form and character of the buildings responds to this limited development area. In response, the taller linear residential building stretches along the narrow portion of the property, while the lower mass of the office building spreads towards the shoreline in a series of stepped volumes.

Acknowledgement of the sensitive site conditions of Diver Lake's wetland boundary and habitat was a starting point for the proposed development. Stormwater management and landscape design elements have been integrated throughout the site to reduce rainwater runoff and passively disperse water through the revegetated landscape. Harnessing the linear stepping roofs



Development Permit Rationale, 3789, 3801 Shenton Road, Nanaimo, BC.

of the two buildings, a series of green roof systems have been employed to slow the passage of water, and guide it down to rain gardens. Other design strategies such as off street parking located beside and below the buildings, condense the overall building footprint of the site and allow for plaza-like pedestrian spaces adjacent to the sidewalk. A vertical landscape element, centrally located within the project expresses how vegetation can be introduced into the plaza hardscape. This adds a human scale to the architecture and invites people into the space. Low landscaping walls mimic the architectural play of elements emerging and sliding across the site. At times they provide surfaces for sitting around plaza spaces, and at others become edges from which to enjoy the lake. To protect environmentally sensitive areas, preserve aquatic habitat, and provide opportunities to appreciate the natural setting, the development's path network leads to a public plaza space that over-looks the revegetated shoreline.

Working with the guidelines described in Development Permit Area 1 – Watercourses, of the OCP, the project has been designed to avoid encroachment into the leave strip. A riparian restorative plan for invasive species removal and restoration for the development site and the dedicated park area has been prepared as a component of the landscape package. As part of the site restoration strategy and the stormwater management plan, three rain gardens will be located above the 15m aquatic setback boundary. These large rain gardens will maintain water quality by filtering waterborne sediments, reduce rainwater runoff and provide erosion control by dispersing water through the revegetated landscape along the base of the site. To further slow the passage of stormwater, a series of green roof surfaces have been integrated into the design of the buildings. The office building proposes a series of stepped green roof surfaces, across which rainwater is slowly guided to the central rain garden. Similarly, along the street edge, the entry canopies to each building also have green roof surfaces. From these low linear roofs, the water is guided down chains to small rain gardens integrated into the street edge landscaping. These small rain gardens offer a delayed visual demonstration of the water runoff as it cascades along the site to join the larger rain gardens located above the aquatic setback. Using the strategies outlined above, the project intends to create a beneficial engagement along Diver Lake that can maintain or restore important riparian functions that support wildlife habitat within the city.

Together the buildings complete the development along Shenton Road, and in accordance with the OCP contribute to the day to day needs of the local community.



**Development Permit Rationale,
3789, 3801 Shenton Road, Nanaimo, BC.**

Height Variance Rationale

Medium to high residential densities of 50 - 150 units per hectare, in two to six storey buildings are supported within Corridors, as designated within the OCP. The application includes a residential density of 19 units per hectare, plus 1,103 m² of commercial rental unit space, with ground floor oriented commercial/office amenity space, amounting to a total site coverage of 1,200 m² [16.3%]. It is intended that higher roof elements and parapets be used to screen mechanical equipment in a manner that is integrated with the architectural form, character and massing of the buildings. The maximum allowable height within the COR2 zone is 18.0m when 75% of the required parking area is located beneath the buildings. 70% of the required parking is located underground: to achieve 75% would require 3 additional stalls. Presently, 41 of the required 58 parking stalls are located underground. We would respectfully request that this meets the criteria for the additional 4.0m of permitted height. In addition to this additional 4.0m permitted height, the development permit requests that a height variance of 2.4m be provided for the residential building to complete architectural rooflines. This would increase the maximum allowable height to 20.4m.

This design rationale and height variance support the proposed site plan, development data and elevations forming part of the development permit application for 3789, 3801 Shenton Road.

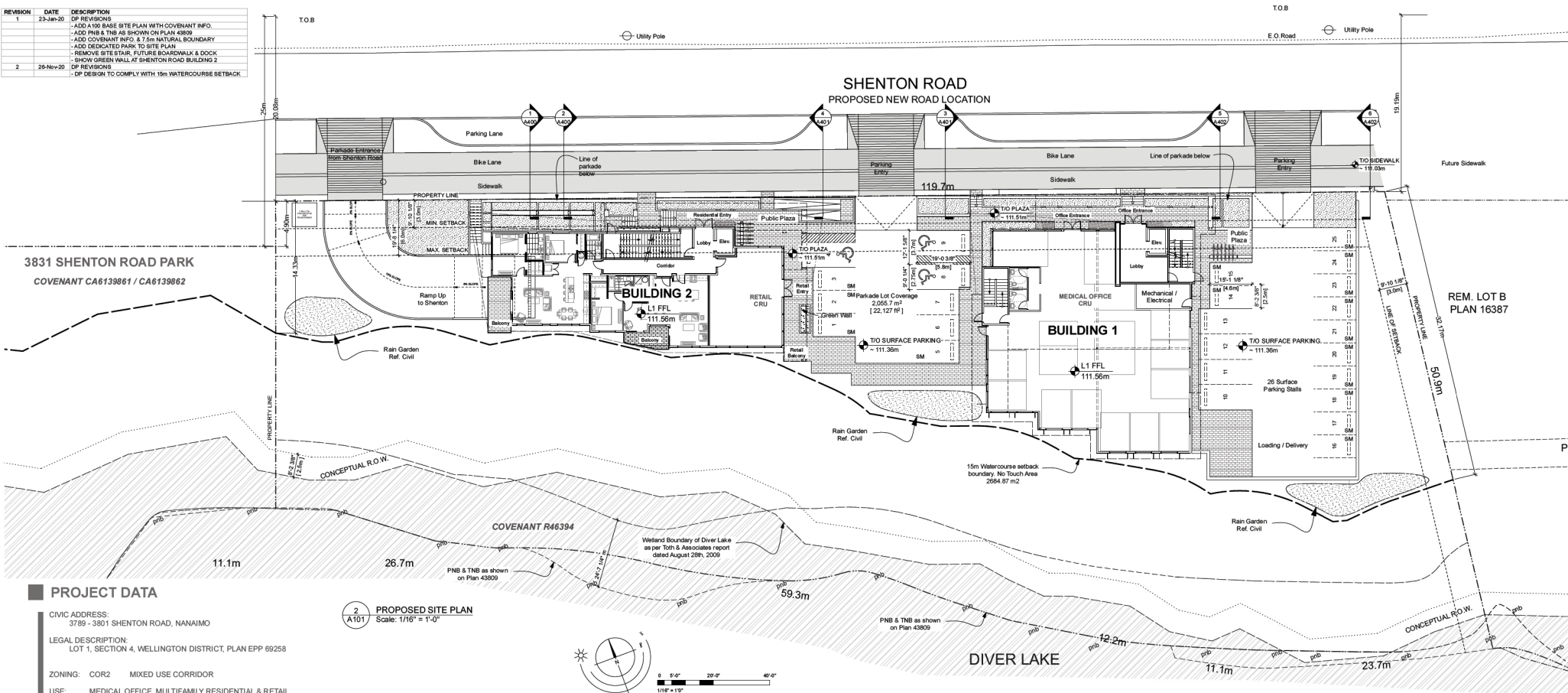
We look forward to working with City staff and Council members and if you require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Claire Fontaine'.

Claire Fontaine
Intern Architect AIBC

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS - ADD A108 BASE SITE PLAN WITH COVENANT INFO. - ADD PNB & TNB AS SHOWN ON PLAN 43609 - ADD COVENANT INFO & 7.5m NATURAL BOUNDARY - ADD DEDICATED PARK TO SITE PLAN - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



PROJECT DATA

CIVIC ADDRESS:
3789 - 3801 SHENTON ROAD, NANAIMO

LEGAL DESCRIPTION:
LOT 1, SECTION 4, WELLINGTON DISTRICT, PLAN EPP 69258

ZONING: COR2 MIXED USE CORRIDOR

USE: MEDICAL OFFICE, MULTIFAMILY RESIDENTIAL & RETAIL

SITE AREA: +/- 7,349 m² [1.816 acres]

PROPOSED SITE COVERAGE:
PROPOSED: 16% [1,200 m²]
ALLOWABLE: 60%

POTENTIAL TOTAL FLOOR AREA:
PROPOSED: +/- 3,065 m² [+/- 33,000 R²] = 0.42 F.A.R.
ALLOWABLE: +/- 9,186.2 m² [+/- 98,880 R²] = 1.25 F.A.R.

BUILDING HEIGHT:
PROPOSED BDG HEIGHT: 20.4m 5 STOREYS RESIDENTIAL OVER PARKADE
PROPOSED HEIGHT VARIANCE: 2.4m
PERMITTED BDG HEIGHT COR2 ZONE: 14m + 4m* = 18.0m
*WHERE AT LEAST 75% OF THE REQUIRED PARKING IS LOCATED BENEATH A BUILDING, AN ADDITIONAL 4m OF HEIGHT SHALL BE PERMITTED.

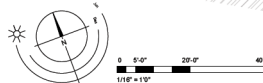
SETBACKS:
MIN. FRONT: 3.0m
MAX. FRONT: 6.0m
REAR: 7.5m
SIDE 1: 0.0m
SIDE 2: 3.0m

OFF STREET PARKING:
PARKADE: 41 STALLS
SURFACE PARKING: 25 STALLS
TOTAL REQUIRED: 58 STALLS
TOTAL PROVIDED: 66 STALLS

SMALL STALLS: 26 STALLS
H/C STALLS: 3 STALLS

RW Wall
Nanaimo, BC
26 NOV 20

2
A101
PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



GROSS FLOOR AREA

Level	Use	Area
Level 1	Medical Office	415.1
Level 2	Medical Office	402
Level 3	Medical Office	201.8
Total	Medical Office Circulation	1257
BUILDING 2		
Level 1	Retail	84.5
Level 2	Residential	190
Level 3	Residential	294
Level 4	Residential	294
Level 5	Residential	294
Total	Residential Circulation	356.5
Total		1807
Total GFA		3064

Residential Suites
Unit A 105.3 sq m
Unit B 84.6 sq m
Unit C 104 sq m

PARKING ANALYSIS DATA

BUILDING 1				BUILDING 2			
Level 1	Area	Suites	Total	Level 1	Area	Suites	Total
CRU1	415.1		23.06	Relax CRU	94.5	1	3.38
				1 bedroom		1	1.26
			23.06	2 bedroom		1	1.62
							6.30
Level 2	402			Level 2			
CRU1	151	8.39		1 bedroom		1	0.79
CRU2	251	13.94	22.33	2 bedroom		2	3.24
							4.03
Level 3				Level 3			
CRU1	202	11.22		1 bedroom		1	0.79
				2 bedroom		2	3.24
			11.22				4.03
				Level 4			
				1 bedroom		1	0.79
				2 bedroom		2	3.24
							4.03
				Level 5			
				1 bedroom		1	0.79
				2 bedroom		2	3.24
							4.03
				TOTAL SUITES		14	
				TOTAL STALLS BUILDING 1			16.13
TOTAL STALLS BUILDING 2		56.62		TOTAL STALLS			72.76
				80% MIXED USE REDUCTION: TOTAL REQUIRED			58.21

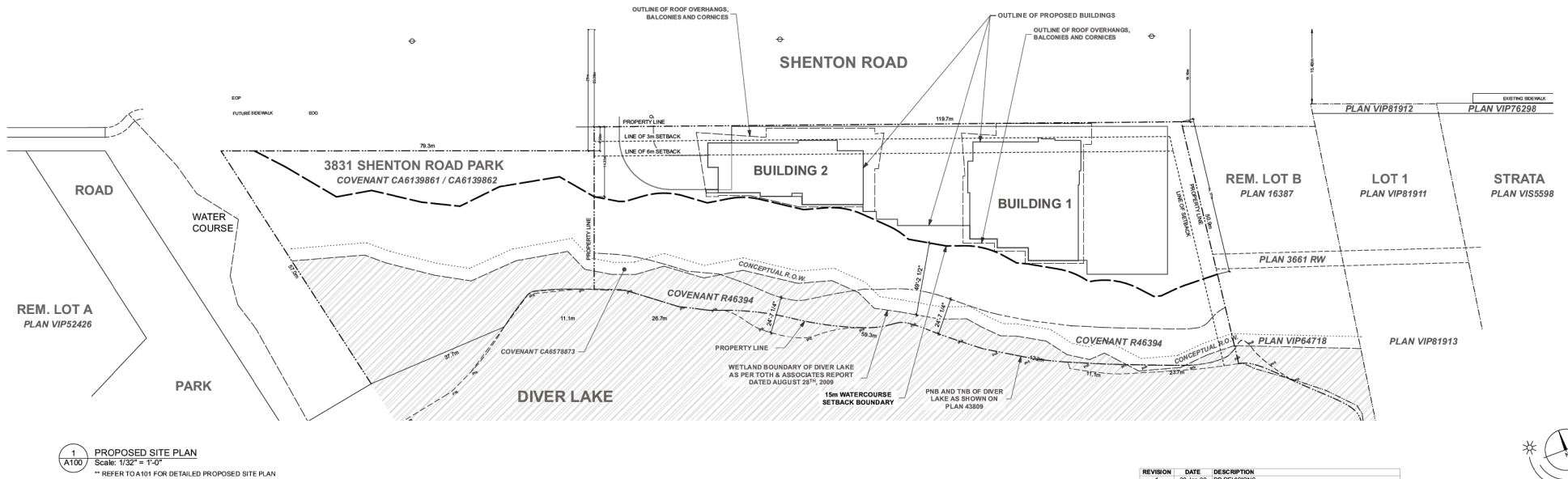
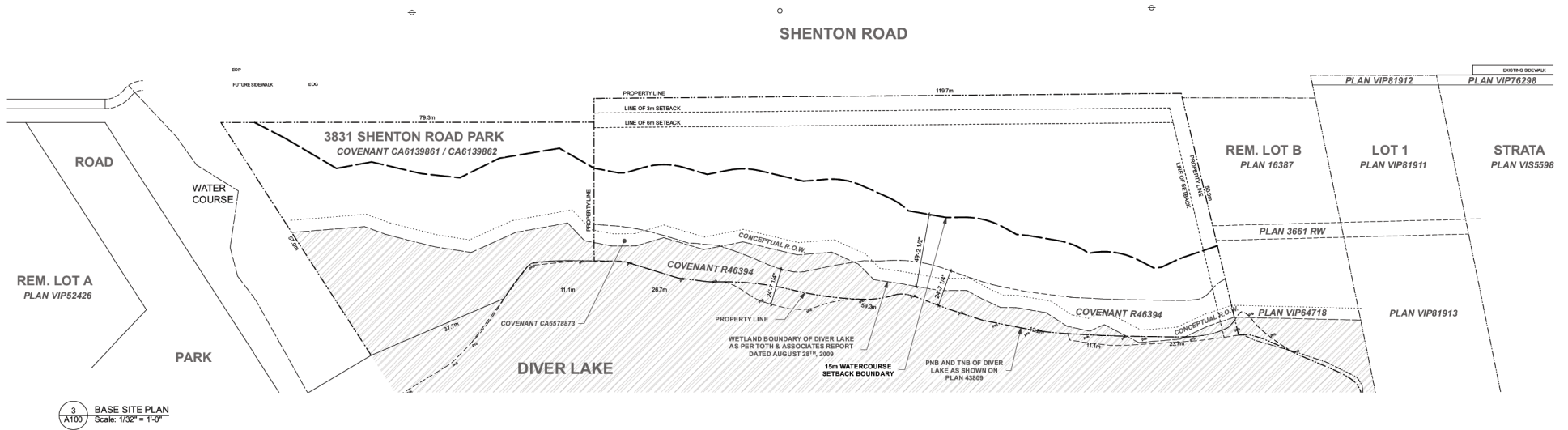


Elements Mixed Use Development

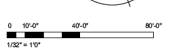
REVISION TO DEVELOPMENT PERMIT

A101
Site Plan 1/16" = 1'-0"

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DP1165
2020-NOV-27
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REVISION	DATE	DESCRIPTION
1	23-Jun-20	DP REVISIONS - ADD A100 BASE SITE PLAN WITH COVENANT INFO. - ADD PNB & TNB AS SHOWN ON PLAN 43809 - ADD COVENANT INFO. & 7.5m NATURAL BOUNDARY - ADD DEDICATED PARK TO SITE PLAN - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



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Nanaimo, BC
26 NOV 20

Elements Mixed Use Development

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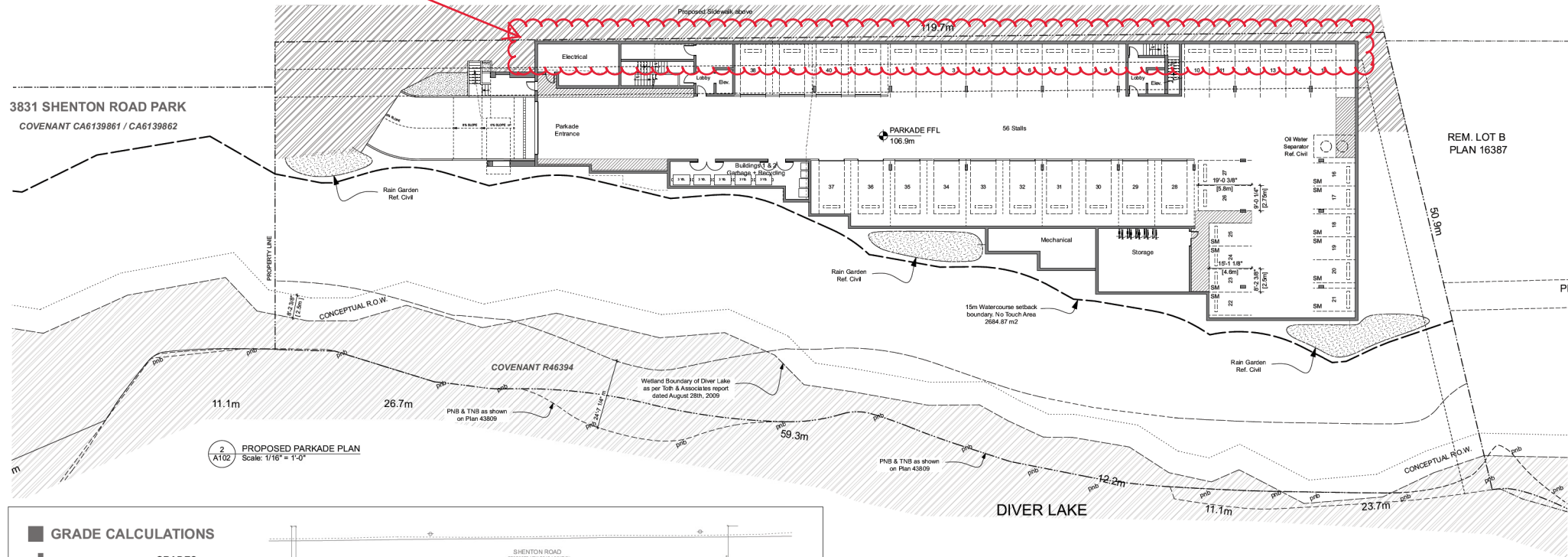
Base Site Plan
A100
1/32" = 1'-0"

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REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS - ADD A/R/B BASE SITE PLAN WITH COVENANT INFO. - ADD PNB & TNB AS SHOWN ON PLAN 43809 - ADD COVENANT INFO. & 7.5m NATURAL BOUNDARY - ADD DEDICATED PARK TO SITE PLAN - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK

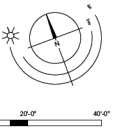
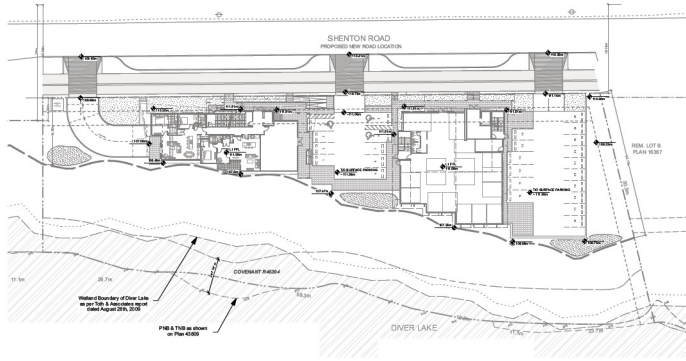
Location of Underground
Parking Setback Variance



2
A102
PROPOSED PARKADE PLAN
Scale: 1/16\" = 1'-0"

GRADE CALCULATIONS

GRADES	
110.2	
107.08	
108.48	
107.5	
107.47	
107.25	
106.86	
106.73	
110.36	
111.51	
111.51	
111.51	
TOTAL	1306.46
AVERAGE GRADE	108.87



Elements Mixed Use Development

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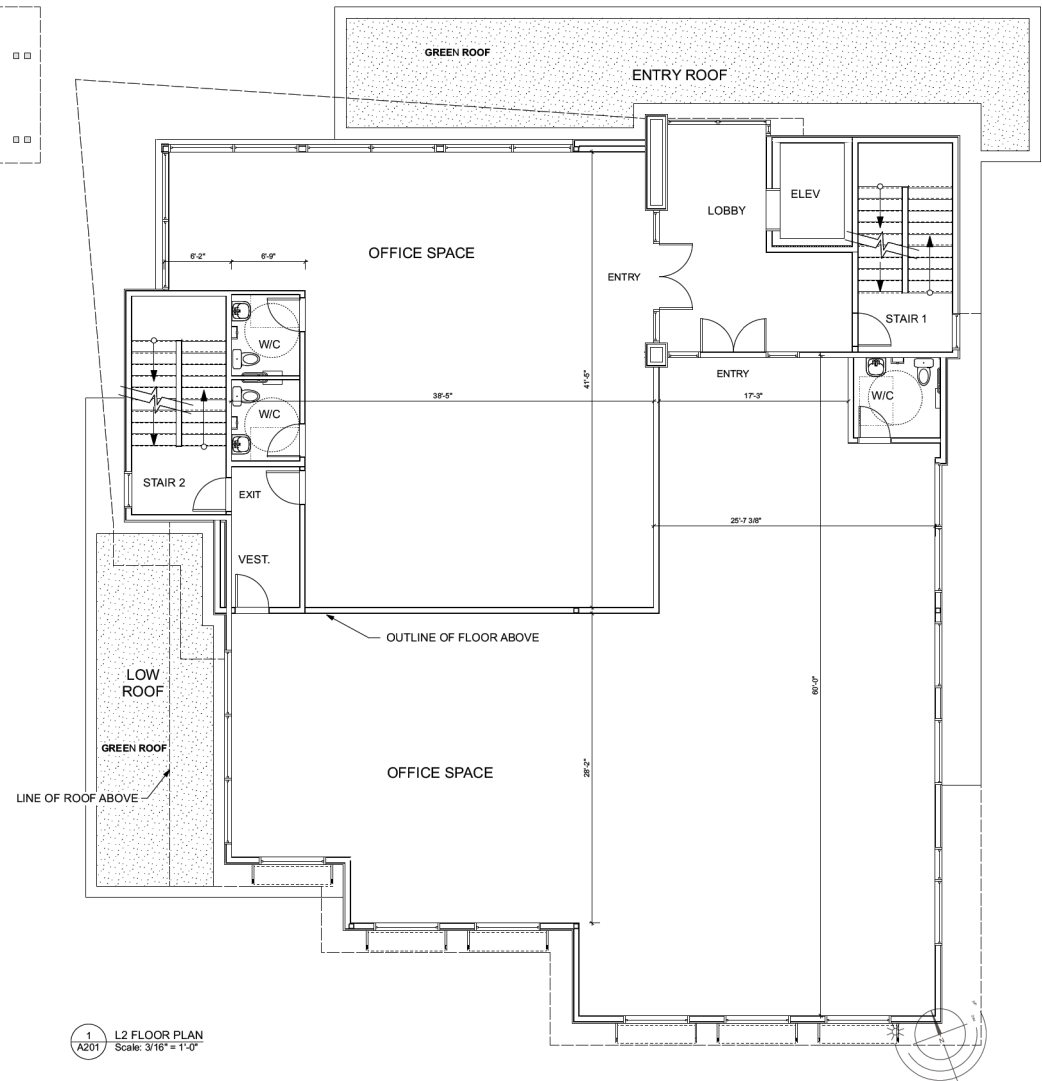
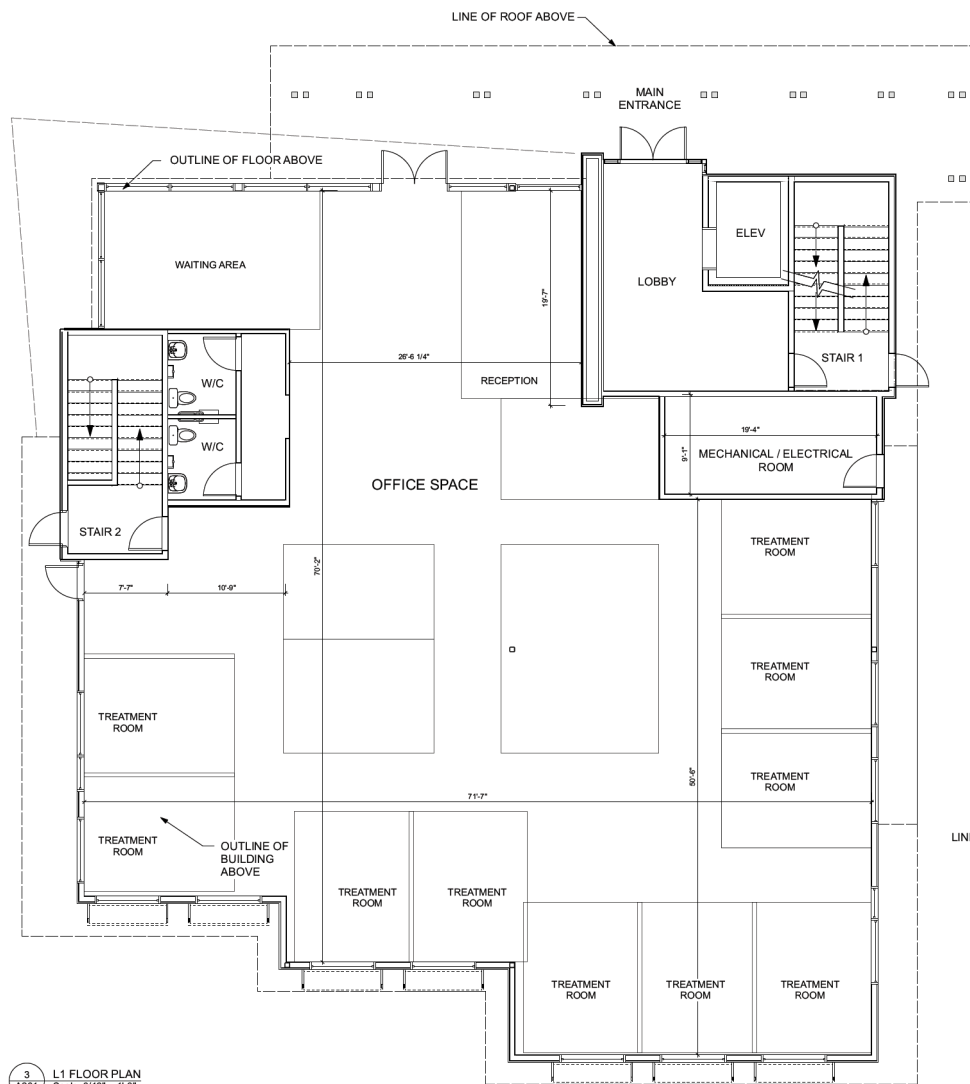
Parkade Plan

A102
1/16\" = 1'-0"

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CITY OF NANAIMO

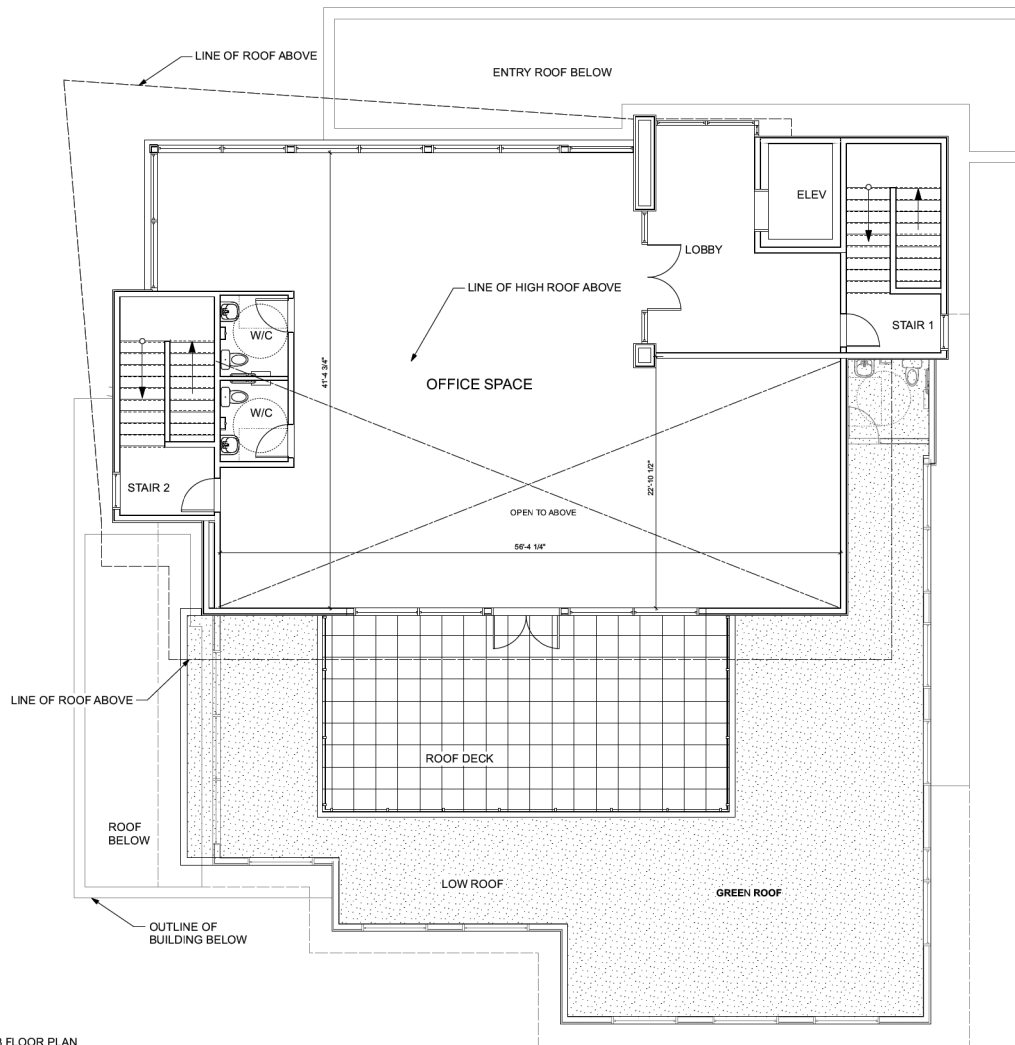
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RW Wall
Nanaimo, BC
26 NOV 20

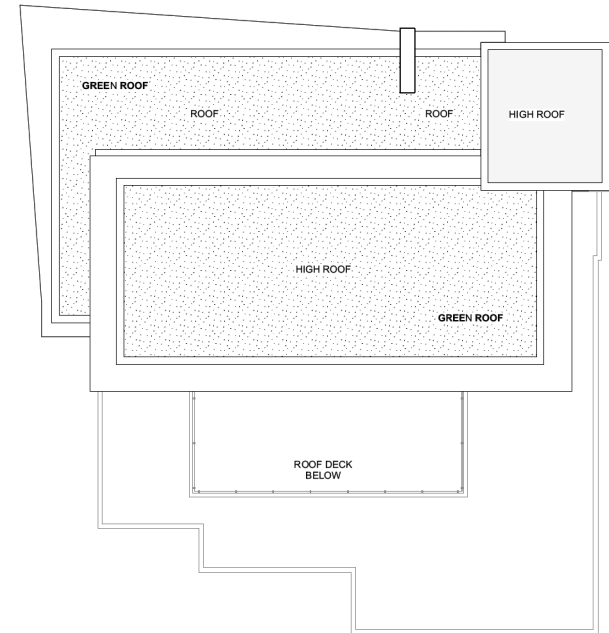


REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
2	26-Nov-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK





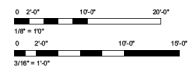
3
A202
L3 FLOOR PLAN
Scale: 3/16" = 1'-0"



1
A202
HIGH ROOF PLAN
Scale: 1/8" = 1'-0"



REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
2	26-Nov-20	DP REVISIONS
		DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



RW Wall
Nanaimo, B.C.
26 NOV 20

Elements Mixed Use Development

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Building 1 - Floor Plan L3 & Roof Plans

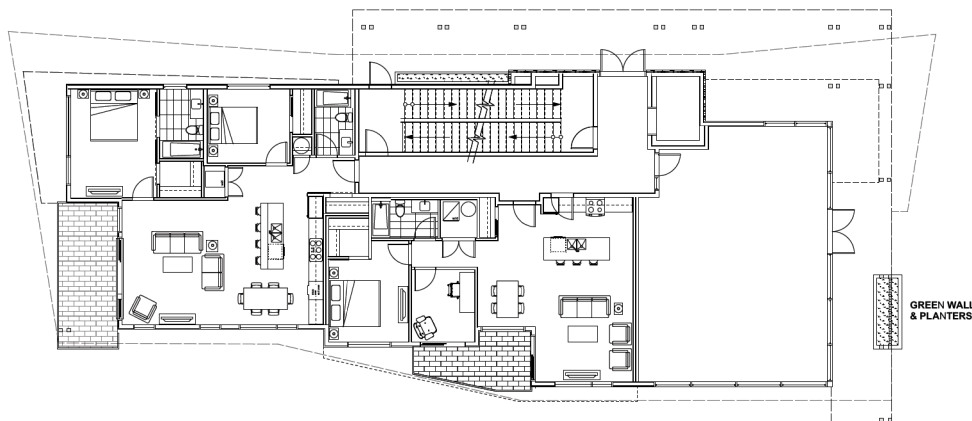
A202
1/8" = 1'-0"

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2020-NOV-27
CURRENT PLANNING

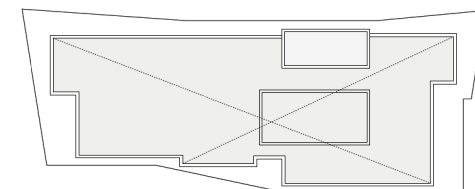
dHKarchitects dHka



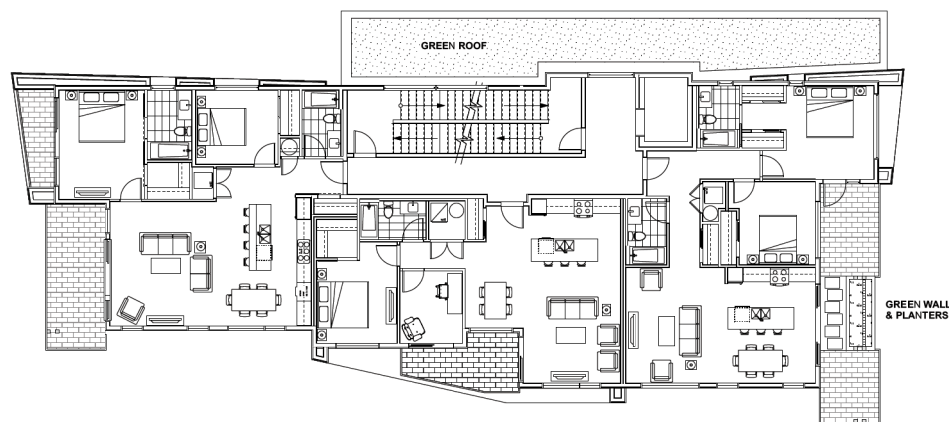
0 2'-0" 10'-0" 20'-0"
1/8" = 1'-0"



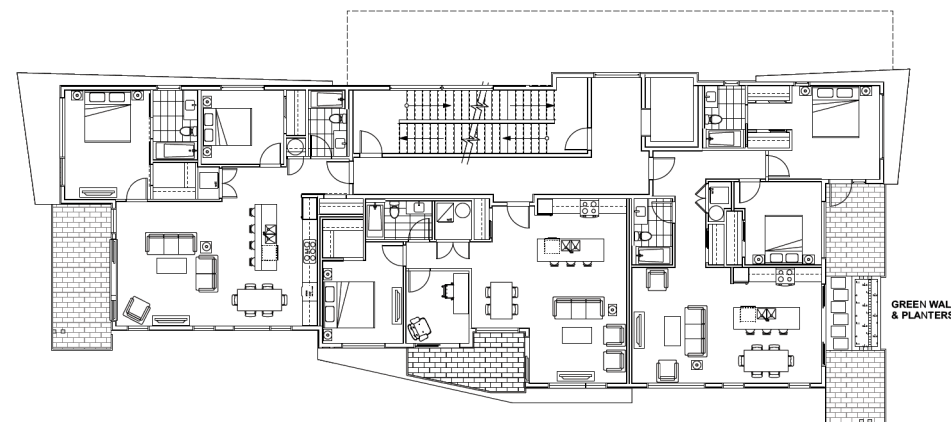
5 L1 FLOOR PLAN
A203
Scale: 1/8" = 1'-0"



3 HIGH ROOF PLAN
A203
Scale: 1/16" = 1'-0"



1 L2-L4 FLOOR PLAN
A203
Scale: 1/8" = 1'-0"



2 L5 FLOOR PLAN
A203
Scale: 1/8" = 1'-0"

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
2	26-Nov-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK

RW Wall
Nanaimo, B.C.
26 NOV 20

Elements Mixed Use Development

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Building 2 - Floor Plans L1-5

A203
1/8" = 1'-0"

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COURTNEY PRANSKY

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MATERIAL PALETTE

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> 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 COMBAGED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT | <ul style="list-style-type: none"> 10 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 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 | <ul style="list-style-type: none"> 18 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 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH |
|---|--|--|

REVISION	DATE	DESCRIPTION
1	25-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR, FUTURE BOARDWALK & 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
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



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Nanaimo, BC
26 NOV 20

Elements Mixed Use Development

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Site Elevations A300
3/16\" = 1'-0"

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COURTESY PLANNING

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MATERIAL PALETTE

- 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 COMB-FACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
- 10 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 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
- 18 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
- 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR, FUTURE BOARDWALK & 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
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



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

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RW Wall
Nanaimo, BC
26 NOV 20

Elements Mixed Use Development
REVISION TO DEVELOPMENT PERMIT

Building 1 - N Elevation
A301
3/16" = 1'-0"

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MATERIAL PALETTE

- 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
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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
- 15 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER
- 17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER
- 18 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
- 24 MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH

REVISION	DATE	DESCRIPTION
1	25-Jan-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS - ADD A-400 SITE CROSS SECTIONS AT BUILDINGS
2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



2 South Elevation
A302 Scale: 3/16" = 1'-0"

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Building 1 - S Elevation

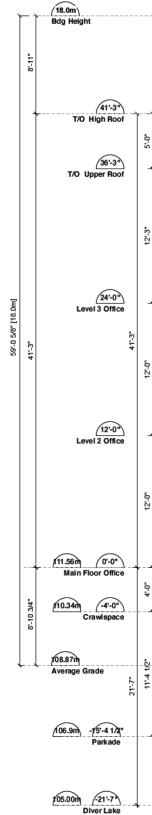
A302
3/16" = 1'-0"

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MATERIAL PALETTE

- 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 COMB-FACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT
- 10 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
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- 13 ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
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STOCK COLOUR IN REGENT GREY FINISH
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REVISION	DATE	DESCRIPTION
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		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD A400 SITE CROSS SECTIONS AT BUILDINGS
2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



2 West Elevation
A303
Scale: 3/16" = 1'-0"

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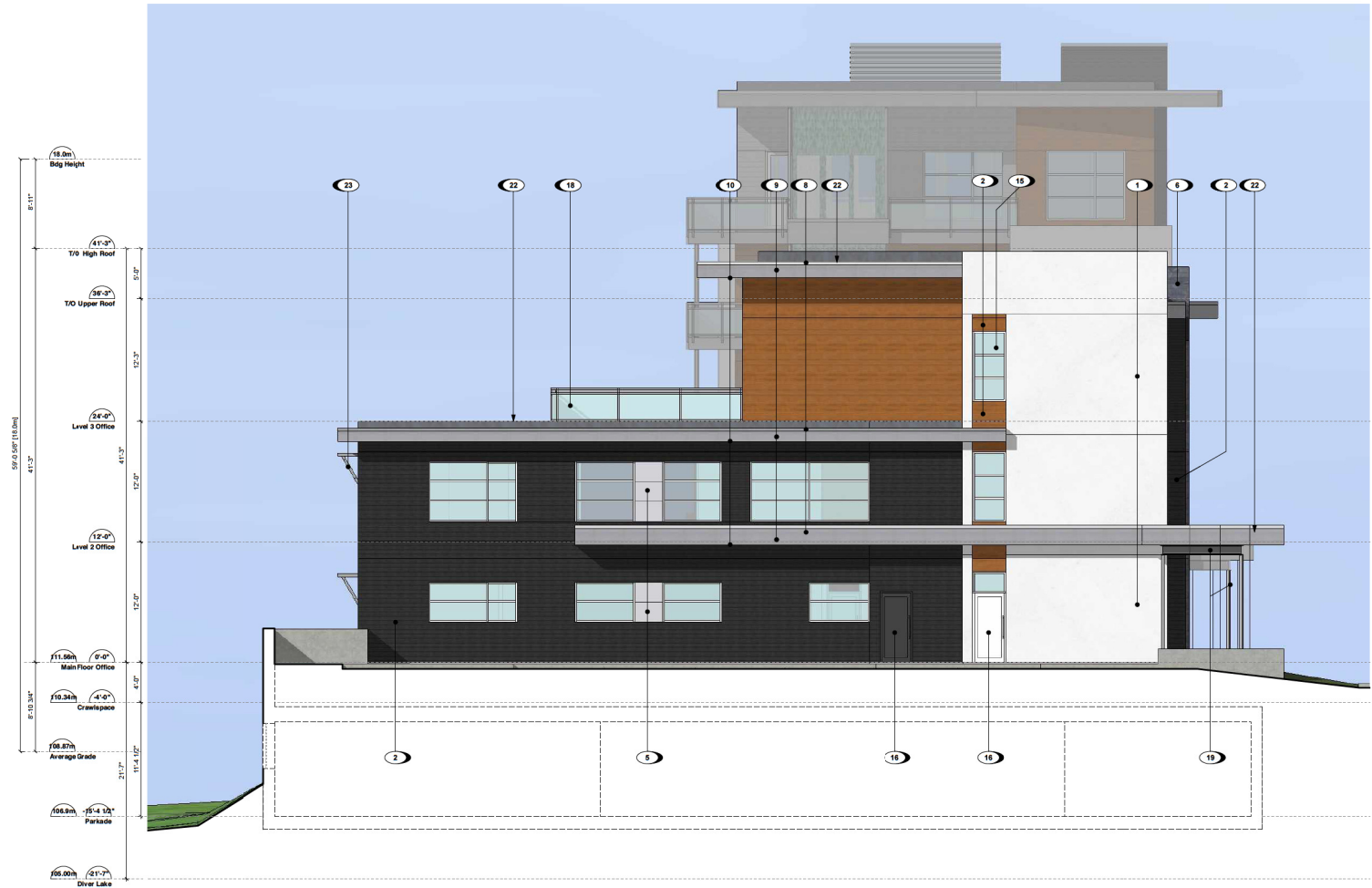
Building 1 - W Elevation
A303
3/16" = 1'-0"

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2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



2 East Elevation
A304 Scale: 3/16" = 1'-0"

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Building 1 - E Elevation
A304
3/16" = 1'-0"

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		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD 4-00 SITE CROSS SECTIONS AT BUILDINGS
2	26-Nov-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



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

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Building 2 - N Elevation
A305
3/16" = 1'-0"

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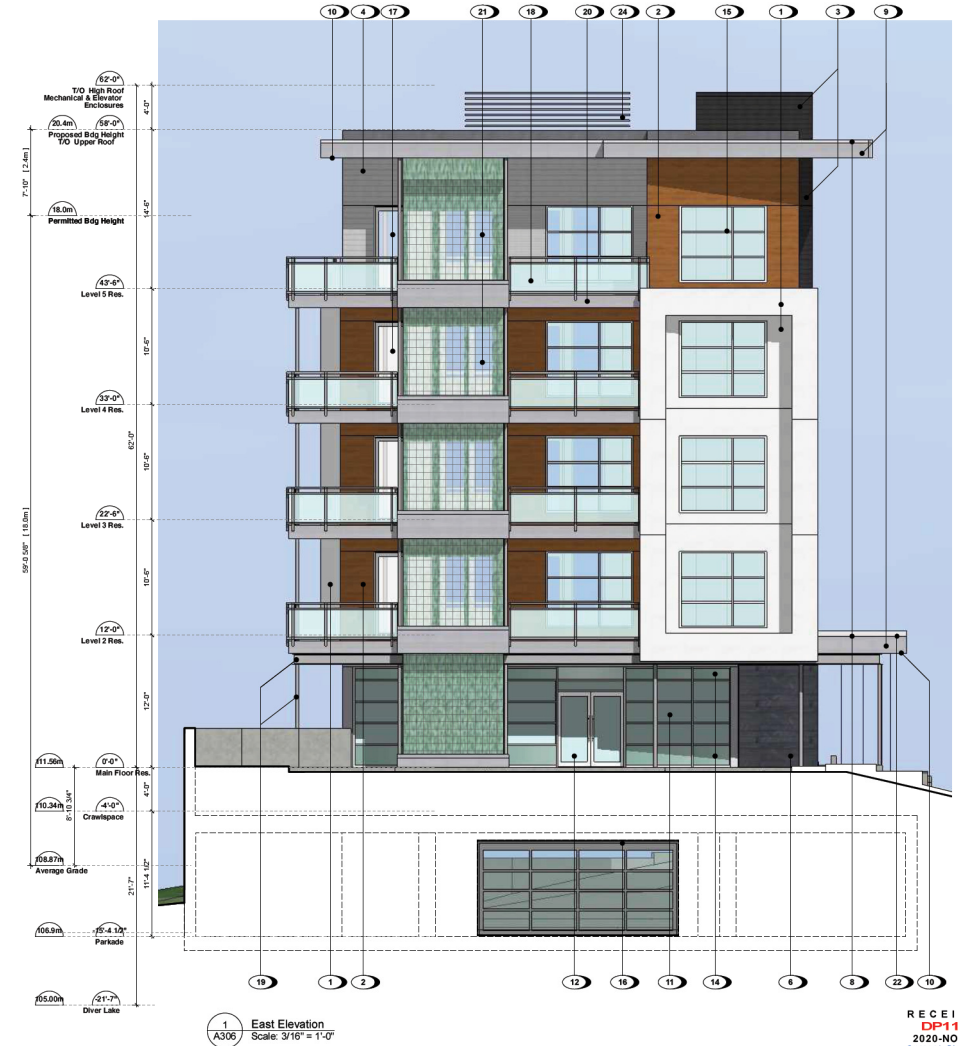
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2	26-Nov-20	DP REVISIONS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



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Building 2 - WE Elevations
A306
3/16" = 1'-0"

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- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
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		- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALL AT SHENTON ROAD BUILDING 2
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2	26-Nov-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



2 South Elevation
A307
Scale: 3/16" = 1'-0"

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26 NOV 20

Elements Mixed Use Development
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Building 2 - S Elevations
A307
3/16" = 1'-0"

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Building 2 - Proposed Height Variance

A310
1/8" = 1'-0"

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MATERIAL PALETTE

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Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

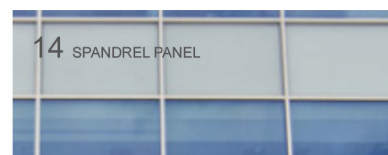
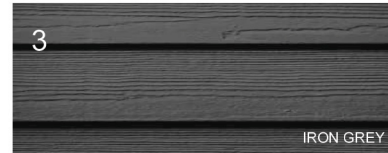
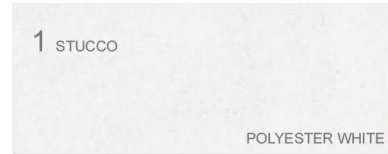
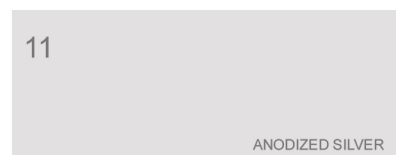
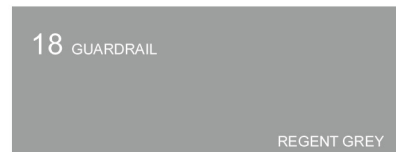
Site Sections **A400**
3/16" = 1'-0"

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REVISION	DATE	DESCRIPTION
1	29-Jan-20	DP REVISIONS - REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK - SHOW GREEN WALL AT SHENTON ROAD BUILDING 2 - UPDATE MATERIAL PALETTE NUMBERS
2	26-Nov-20	DP REVISIONS - ADD A400 SITE CROSS SECTIONS AT BUILDINGS - DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK

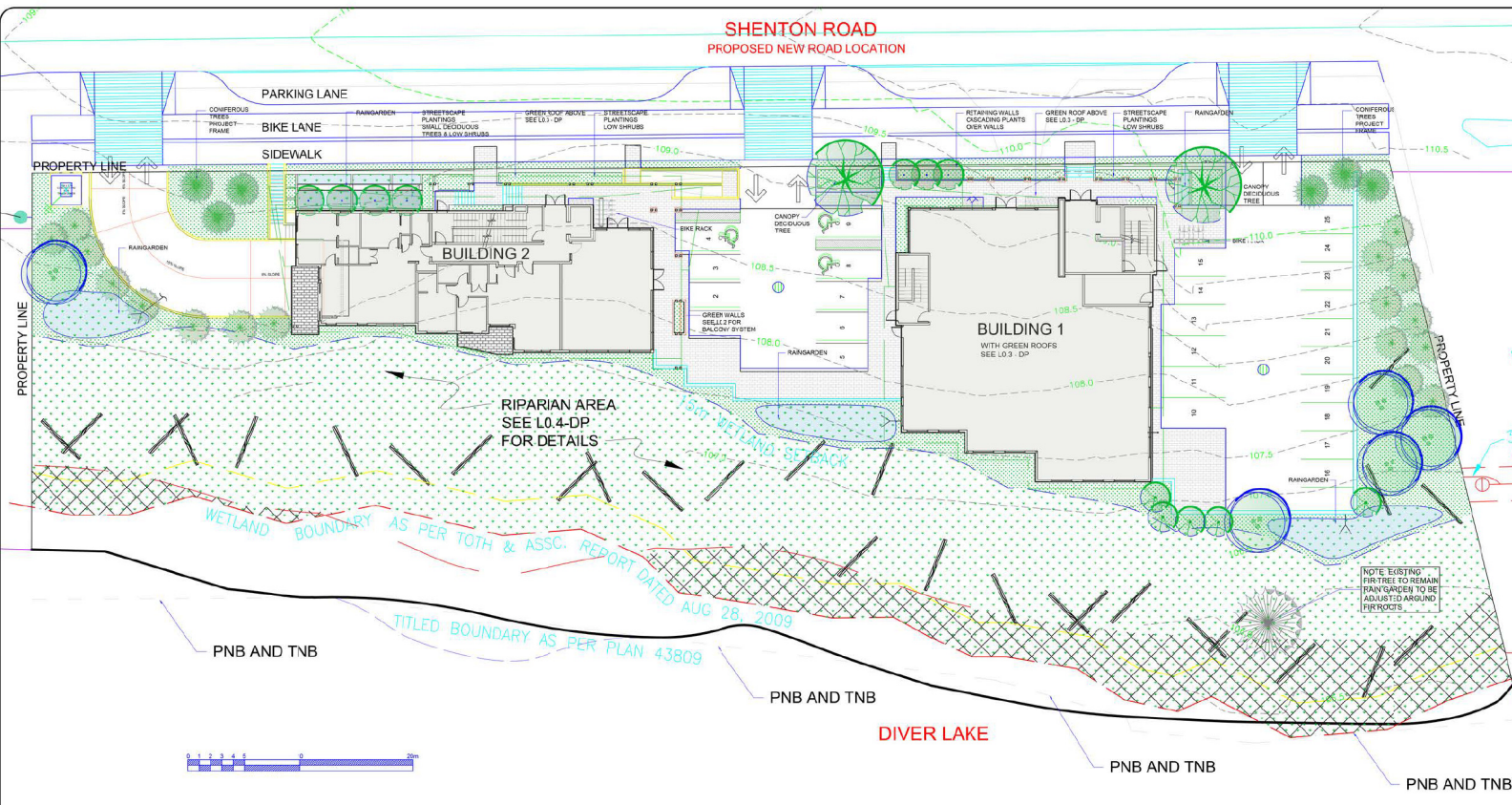
RW Weil
Nanaimo, BC
26 NOV 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Material Palette A800

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DP#165
2020-NOV-27
dHkarchitects dHka



LEGEND

- SERBIAN SPRUCE
- DOUGLAS FIR
- BIG LEAF MAPLE
- CANOPY DECIDUOUS
- BITTER CHERRY
- SMALL DECIDUOUS TREES
- RAINGARDENS
- SHRUBS & GROUNDCOVERS NORTH OF 15m SETBACK LINE
- SHRUBS & GROUNDCOVERS IN RIPARIAN AREA
- 7.5m COVENANT AREA R46394
- WOODY DEBRIS LOGS 5m X .45 RADIUS

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



REVISIONS

Submitted to City for Review - 2019Sep12
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Rev #1 - C.O.N. Comments - 2020Jan23
DP Rev for Coordination - 2020Nov23
Reissued for DP - 2020Nov26

CONSULTANT:



PROJECT:

3739-3801
SHENTON ROAD,
NANAIMO, BC

SITE LEGAL DESCRIPTION:

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

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: 1:200 DATE: SEP. 11, 2019

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER:

L0.1 - DP

PLANT PALETTE

NOTE: The plants for this scheme will be chosen from the following list as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability.

Key	Botanical Name	Common Name	Pot Size	Spacing	Remarks	Season
Coniferous Trees						
Pob	Picea omorika bruns	Serbian Spruce	2m ht	see plan	uniform specimen	all
Pmen	Pseudotsuga menziesii	Douglas Fir	2m ht	see plan		
Deciduous Trees						
Agf	Amelanchier grandiflora	Serviceberry	10 gall	see plan	Uniform specimen branching 1.5m	all
Ce	Cornus nuttallii eddies white wonder	Eddies White Wonder Dogwood	6 cm cal	see plan		sp white flowers
Sij	Styrax japonica	Snowbell Tree	6 cm cal	see plan	branching 1.5m	sp white flowers
Evergreen Shrubs						
Dc	Daphne genkwa	Rose Daylily	1 gall	5 o.c.	ht: 2	winter
Gs	Gaultheria shallon	Salei	1 gall	5m o.c.	1.5m	winter
Enf	Escallonia leucophaea	Escallonia	1 gall	8 o.c.	1.5m	pink first summer
Lp	Lonicera pileata	Privet Honeysuckle	1 gall	1m o.c.	ht: 4.5	winter
Ma	Mahonia nervosa	Dull Orange Grape	1 gall	6 o.c.	ht: 4.5	winter
La	Lavandula angustifolia Hidote	English Lavender	1 gall	6 o.c.	ht: 6	winter
LAM	Lavandula ang. Munstead	Munstead Lavender	1 gall	6 o.c.	ht: 4.5	winter
LSAs	Lavandula stoechas Silver Anouk	Spanish Lavender	1 gall	1'x1'	evergreen, fragrant	flowers
LSAr	Lavandula stoechas Anouk	Spanish Lavender	1 gall	1'x2'	evergreen, deep rose flowers	best
Ndm	Nandina domestica 'Moon Bay'	Heavenly Bamboo	1 gall	2'x2'	evergreen, fall color	winter fall
RoP	Rosmarinus officinalis 'Proseratus'	Crooping Rosemary	1 gall	6 o.c.	ht: 1.5	winter
Sh	Sarcococca humilis	Sweetbox	1 gall	2'x2'	evergreen, white flowers	winter
Vd	Viburnum davidii	David's viburnum	1 gall	2'x3'	evergreen	winter

Deciduous Shrubs						
Rm	Rosa meiland white	white groundcover rose	1 gall	1m o.c.	ht: 1m	summer white flowers
Grasses						
Hs	Helictotrichon sempervirens	Blue Cat Grass	1 gall	5 o.c.	ht: 6	winter blue
Pa	Pennisetum alopecuroides 'Hamlyn'	Fountain Grass	1 gall	6 o.c.	HL 6	
Malm	Miscanthus 'Little Miss'	Little Miss Red Maiden Grass	1 gall	2'x2'	red foliage	
Raingardens						
Catol	Cornus stolonifera	Red twiggid dogwood	1 gall		red twigs	winter
Sal	Gaultheria shallon	Myrtle	1 gall		evergreen	all
Li	Lonicera involucrata	Twinned Honeysuckle	1 gall		sun/moist	
My	Myrica gale	Thimbleberry	1 gall		moist	shade/dry
Rpa	Rubus parviflorus	Salmonberry	1 gall		moist	humans
Rso	Rubus spectabilis	Red Elderberry	1 gall		moist	
Sr	Sambucus racemosa	Sword fern	1 gall		moist/dry	
Pmun	Polystichum munifolium	Slough sedge	1 gall		10 cm	
Cp	Carex obovata	Common Rush	1 gall		10 cm	
Ja	Juncus effusus	Skunk Cabbage	1 gall		10 cm	
Lya	Lysichiton americanus	Small flowered bulrush	1 gall		10 cm	
Sm	Scirpus microcarpus		1 gall			
Vines for green walls						
Cr	Campsis radicans	Trumpet Vine	1 gall		orange/red	summer
Cl	Clematis integrifolia	Mountain Clematis	1 gall		white	spring
Ca	Clematis armandi	Evergreen Clematis	1 gall		white	spring
Jo	Jasminum officinale	Common Jasmine	1 gall		scorched	spring
Lae	Lonicera periclymenum	Honeysuckle	1 gall		scorched	summer
Tj	Trachelospermum jasminoides	Star Jasmine	1 gall		scorched	summer

GREEN WALL BALCONY SYSTEM

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DP-1165
2020-NOV-27
COURTESY: PENTACON



SIDE ELEVATION

FRONT ELEVATION

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



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 walkways.

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



SHENTON ROAD STREETSCAPE . NTS

REVISIONS:

Submitted to City for Review - 2019Sep12

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Reissued for DP - 2020Nov26

CONSULTANT:



PROJECT:

3789-3801
SHENTON ROAD.
NANAIMO, BC

SITE LEGAL DESCRIPTION:

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

RECEIVED
DP1165
2020-NOV-27
Landscape Architect

SHEET TITLE:

LANDSCAPE
DESIGN
ELEMENTS

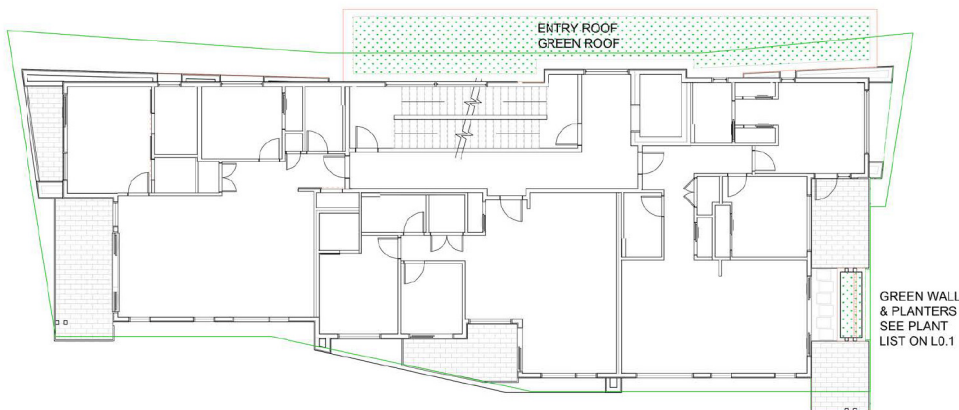
SCALE:
AS NOTED
DRAWN:
DR

DATE:
SEP. 11, 2019
CHECKED:
VJD

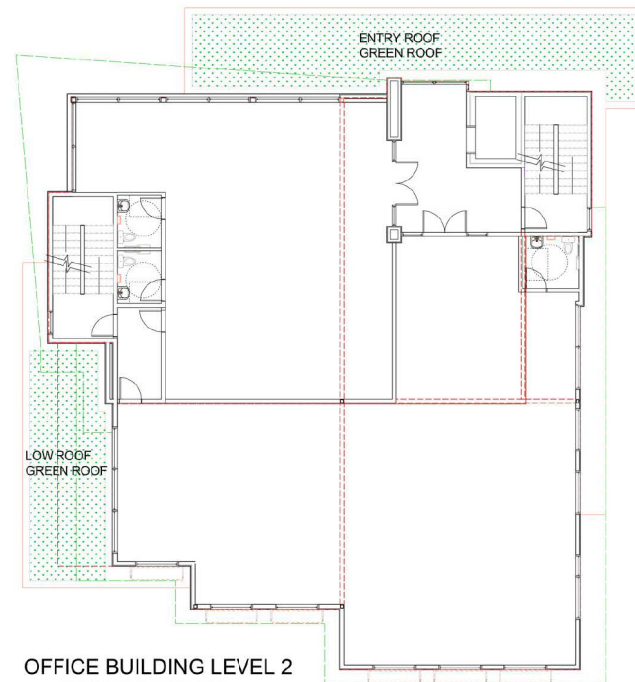
PROJECT NUMBER:
SHENTON ROAD 2019

DRAWING NUMBER:

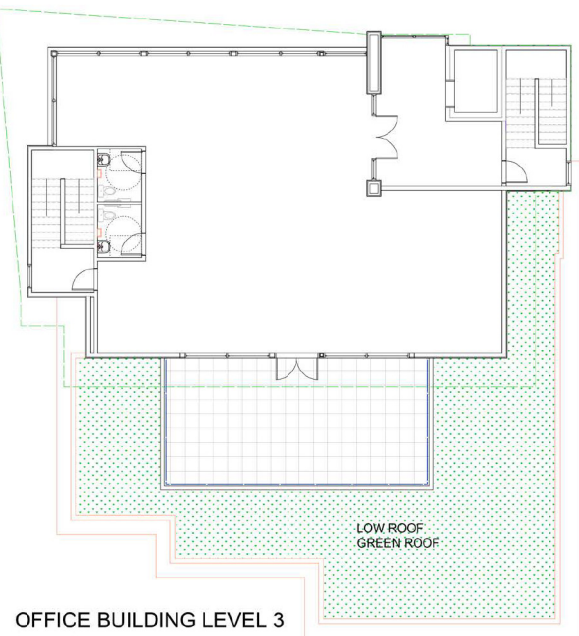
L0.2 - DP



RESIDENTIAL BUILDING LEVEL 2
GREEN ROOF PLAN



OFFICE BUILDING LEVEL 2
GREEN ROOF PLAN



OFFICE BUILDING LEVEL 3
GREEN ROOF PLAN

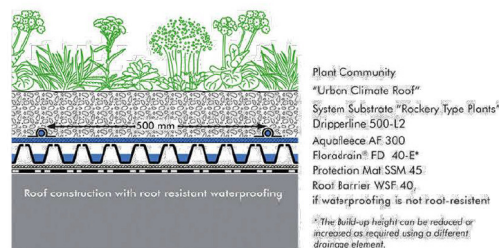
PLANT PALETTE

The plants will be selected from this plant palette.
Not all plants will necessarily be used, others may
be substituted depending on availability and suitability
in the final design.

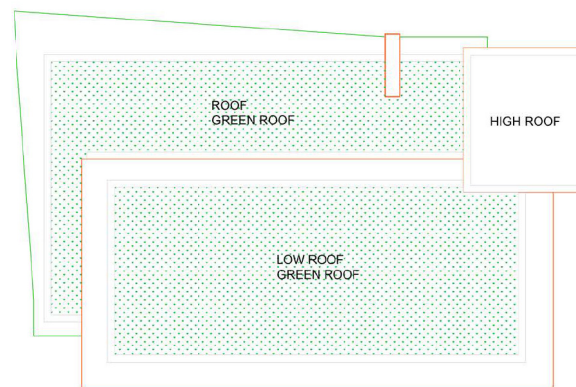
Key	Botanical Name	Common Name	Plt Size
Ac	Allium cernuum	Nodding onion	plugs
As	Allium schoenoprasum	Chives	plugs
Am	Armeria maritima	Sea Pink	plugs
Sam	Sedum album 'Murala'	White Stonecrop	plugs
S	Sedum kamtschaticum	Kamtschaticum Stonecrop	plugs
So	Sedum oregonum	Oregon Stonecrop	plugs
Sd	Sedum divergens	Spreading Stonecrop	plugs
Ss	Sedum spathulifolium	Broad Leaved Stonecrop	plugs
Sd	Sisyrinchium douglasii	Douglas's Blue-eyed Grass	plugs

NOTES:

- Green Roof system to be Zinco Urban Climate Roof or equivalent.
<https://zinco-greenroof.com/systems/urban-climate-roof>
- Minimum soil depth to be 150mm (6")
- All planted areas to be irrigated.



- All plants and planting to be to BCSLA/BCNTA Landscape Standards, latest edition.
- Any plant substitutions must be shade tolerant species for the North Roof and sun loving species for the South Roof.
- Plant in groups of 5, or multiples of 5 in staggered rows.



OFFICE BUILDING LEVEL 6
GREEN ROOF PLAN

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DP1165
2020-NOV-27
CITY OF NANAIMO

NOTES:

For grading information,
see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE
IRRIGATED.



REVISIONS

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CONSULTANT:



PROJECT:

3789-3801
SHENTON ROAD,
NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District,
Plan EPP 69158

SHEET TITLE:

GREEN ROOF
PLAN

SCALE: 1:100 DATE: SEP. 11, 2019

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER: L0.3- DP

<p>10. GENERAL</p> <p>10.1 REFERENCES for all Landscape work: BCSLA/BCNTA Landscape Standard, Latest Edition, City of Nanaimo. <i>Manual of Engineering Standards and Specifications</i>, latest edition. The Landscape Contractor shall make him/herself aware of all prevailing standards referenced herein and execute work accordingly as it will govern all landscape preparations, execution and deliveries.</p> <p>10.2 SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings (if offered) and Call First Line at 1 800 474 6000.</p> <p>10.3 SITE REVIEW MEETING Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.</p> <p>20. NOT APPLICABLE</p> <p>30. GRADING</p> <p>30.1. It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawings.</p> <p>30.2. Remove and dispose to approved off-site disposal areas all debris, building material, contaminated soil, viable invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.</p> <p>30.3. The sub-grade shall be scarified to a minimum depth of 150mm immediately before placing growing medium or drainage materials.</p> <p>30.4. Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.</p> <p>30.5. Grade the sub-grade elevations to within the tolerance given below: Rough grades to follow the depths below finished grades.</p> <p>40. GROWING MEDIUM</p> <p>40.1. All topsoil, imported or on site soil, shall be tested and modified as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.</p> <p>40.2. Growing medium shall be placed at the depth of 450 mm (18").</p> <p>40.3. Where native soil remains in good condition no additional topsoil needs to be added but it may be amended according to the recommendations on the soil test.</p> <p>40.4. Topsoil shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.</p> <p>40.5. The intention of the plan is that where the native soil remains in good condition it is to be protected from construction equipment and activity. The replanting can that occur in these native undisturbed soils. This soil is to be tested (4.0.3) and amended as needed.</p>	<p>50. PLANTING - GENERAL</p> <p>50.1. All plants and planting to be to BCSLA/BCNTA Standards, latest edition.</p> <p>50.2. Plants shall be characteristic of the genus, species and cultivar as indicated on the construction drawings and specified herein.</p> <p>50.3. All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall not be potted prior to delivery unless pre-approved by the Landscape Architect. Container stock shall have been established to the size of container specified for at least six (6) months prior to delivery. The roots shall not have grown beyond the limits of the container.</p> <p>50.4. It is the Contractor's responsibility to verify and comply with all regulations regarding the inter-regional movement of plant material, including nursery stock, within the Province of British Columbia. Imported plant materials must be accompanied by copies of the necessary permits and import licenses required by Federal and Provincial regulators.</p> <p>50.5. Plants shall be properly proportioned, not weak, thin or elongated.</p> <p>50.6. Plants shall have normal, well-developed branches and vigorous, fibrous root systems. They shall be healthy and free from defects, decay, girdling roots, unsuitably injuries, abrasions of the bark, and plant diseases, insect pests, eggs, sores and all forms of infestation.</p> <p>50.7. Trees shall show healthy callous growth at the branch collar without bark tearing or fungal growth. Cambium tissue shall be moist and exhibit the correct coloration for the species. Plants exhibiting fungal staining shall be rejected.</p> <p>50.8. All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Architect. The use of such plants shall not increase the contract price. If larger plants are used, the ball of earth shall be increased in proportion to the size of the plant. All plants shall be measured when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to root base or from branch tip to branch tip. Where trees are measured by caliper (c.d.), reference is made to the diameter of the trunk measured 300 mm above ground as the tree stands in the nursery.</p> <p>50.9. Native plants shall be propagated in nurseries and not harvested from wild sites, except where salvaged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the burlap or other suitable packing material or, in the case of container plants, until such time that the roots grow to fill and hold the soil within the container.</p> <p>50.10. Collected plants shall not be used without prior approval in writing by the Landscape Architect.</p> <p>50.11. Balled and burlapped conifers and trees in excess of 3 metres height must have been dug with a sufficiently large firm rootball to contain 75% of the fibrous and feeder root system. Rootballs shall be free of invasive weeds.</p> <p>50.12. Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on site.</p> <p>50.13. During loading, transportation, off-loading, and planting, protect all trees against damage to stems and branches. Pruned bark against chipping from chains, cables, equipment, or other trees by a wrapping of cardboard or burlap. Separate entangled tree branches without damage to branches.</p>	<p>5.0.14. Plants with broken or abraded trunks or major branches will not be accepted. Prune damaged twigs to ISA pruning guidelines using secateurs.</p> <p>5.0.15. Immediately cover and protect bare root stock from damage o roots by frost, sun, and wind.</p> <p>5.0.16. Handle material supplied in pots and containers by the container only to reduce breakage of branches and leaves.</p> <p>5.0.17. Handle balled and burlapped plant materials with caution to maintain the firmness of the balls. No plants shall be used when the ball of earth surrounding the roots has been cracked or broken preparatory to or during the process of planting, otherwise the burlap, stakes, and ropes required in connection with their transporting have been removed.</p> <p>5.0.18. Do not lift trees supplied in wire baskets by the trunk.</p> <p>5.0.19. During the growing season, store all plants in containers, balled & burlapped or wire basket in an upright position if not planted immediately and take care to provide enough space between plants such that light reaches all portions of the plant in order to avoid burning when planted out.</p> <p>5.0.20. Protect rootballs of balled and burlapped material by heeling-in with material suitable to protect them from drying out (i.e., sawdust, peat moss, topsoil). Do not store containerized or balled & burlapped plants intended to be planted in the open in a building or in an area of low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected from frost and frost.</p> <p>5.0.21. Plants shall be acclimatized or "hardened off" against the environmental conditions of their final planting location and shall not be taken directly from shade houses or greenhouses and planted in drastically different environments. Preparation for the new environment should include an appropriate period of storage in an intermediate environment, managing fertilizer applications to avoid excessively lush growth and provision of a graduated watering regime.</p> <p>5.0.22. The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.</p> <p>5.0.23. All plant materials shall be guaranteed in writing to be viable for one year against death due to unhealthy supply and/or improper installation conditions and/or wrong selection of species or variety of plants. One year period begins at date of landscape Contractor's final invoice.</p> <p>60. TREE PLANTING</p> <p>6.0.1. Tree planting pits shall be excavated to the dimensions indicated in the drawings. Pit sides wherever possible shall be dug with sloping sides at a preferred angle of 45°, scarified to remove gassing and providing a roughened soil interface. A minimum 300mm depth scarified layer of native soil shall be created in the bottom of the tree pit. Remove all stones larger than 75mm.</p> <p>6.0.2. Roughen bottom and sloping side surfaces of tree pit to remove glazing and provide a roughened soil interface prior to placement of tree and subsoil. Adjust elevation under where tree is to be placed to that of the nursery soil line on the tree trunk will be 50mm above finish grade to allow for settlement.</p> <p>6.0.3. Remove wire balled prior to placement in planting pit. With tree in the planting pit, untie and remove burlap and cord from top 1.0 portion of a balled & burlapped rootball. Completely remove, with care, impermeable containers from container-grown or bagged-grown trees.</p> <p>6.0.4. Trees with the following defects shall be replaced at the Contractor's expense: a) Lack of root ball integrity. b) Broken or abraded structural or main roots.</p>
<p>(c) Presence of fungal mass or fruiting bodies and root discoloration, (d) Poor root development with few fibrous roots, or (e) Any other evidence of pathogenic or accidental injury.</p> <p>6.0.5. Unwrap and spread out encircling roots and tease out roots growing at the outside of the rootball.</p> <p>6.0.6. The tree shall be installed plants and trees to provide the best appearance toward the primary viewing location, as determined by the Landscape Architect.</p> <p>6.0.7. Place 2/3 depth of the topsoil and water to remove air voids.</p> <p>6.0.8. If indicated in the construction drawings, and prior to completion of backfilling, place tree stakes, avoiding penetration of the root system. Stakes shall be driven plumb and to a sufficient depth in the subgrade that the portion exposed above finish grade equals 1 metre height.</p> <p>6.0.9. Place remaining 1/3 of topsoil lightly foot tamping to remove air voids. Ensure soil level does not exceed original nursery soil line. Form earth surface to retain water over rootball and water in the tree.</p> <p>6.0.10. Secure tree to stakes with counter tensioned, non-twisted loops of 19mm polypropylene webbing applied to the stakes.</p> <p>6.0.11. Place 75mm bark mulch over soil surface.</p> <p>70. SHRUB AND GROUND COVER PLANTING</p> <p>70.1. Shrub beds shall be a total of a 450 mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>70.2. Areas of ground covers shall be a total of a 300mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>70.3. Excavate individual pits in the placed topsoil mix for shrubs, to the same depth as the container holding the shrub, and 1.5 times the width of the container. Place shrubs to show the best side towards the primary viewpoint. Water shrubs in the pits prior to backfilling with the planting medium.</p> <p>70.4. Rake shrub and ground cover beds to a smooth surface prior to placement of 50mm depth bark mulch layer.</p> <p>70.5. Plant ground covers through bark mulch layer into the A horizon layer below. The Contractor shall not plant ground covers into the mulch layer without full root burial in the soil.</p> <p>70.6. Rake mulch layer to a smooth finish grade and water bed.</p> <p>80. PRUNING</p> <p>80.1. Trees which, at the time of planting, require the removal of damaged or diseased branches larger than 12mm diameter, that have broken leaders, or that have a damaged trunk, will be rejected by the Landscape Architect.</p> <p>80.2. Pruning shall be limited to the minimum necessary to remove dead or damaged secondary branches or twigs, or to provide "neat" hedges adjacent to streets and sidewalks. Pruning shall be done in such a manner as to preserve the natural character of the plant.</p>	<p>8.0.3. For pruning cuts 12mm diameter and smaller use clean sharp secateurs. The cut shall be perpendicular to the branch angle and located at the outside edge of the branch collar only, leaving no stub or bark tears.</p> <p>8.0.4. Pruning cuts larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person. The 3-cut method shall be employed using a clean sharp pruning saw.</p> <p>90. MULCH</p> <p>90.1. Mulch shall be 50mm deep.</p> <p>90.2. If available mulch with salvaged leaf litter to introduce mycorrhizal fungi into new soil ecosystems.</p> <p>90.3. Mulch shall be 100% organic mulch and shall be virtually free of invasive and noxious weeds and reproductive parts, soil, stones, salts or other harmful chemicals, or other extraneous matter that would prohibit seed germination or the healthy development of plant material.</p> <p>90.4. Supply sample of mulch to Landscape Architect prior to installation.</p> <p>100. NOT APPLICABLE</p> <p>110. IRRIGATION - AQUATIC SETBACK AREA</p> <p>110.1. Irrigation system is to be designed and installed by Irrigation Contractor.</p> <p>110.2. Irrigation contractor to provide irrigation shop drawings prior to installation. Location, types and size of all pipes, valves, head, controllers and splices to be recorded on drawings.</p> <p>110.3. Prior to installation check grades and locations of all components including sewer, drain lines, water and gas mains.</p> <p>110.4. Landscape Architect to approve system layout.</p> <p>110.5. All work to conform to the BC Plumbing Code as amended to installation date. All watermain is to be to Irrigation Industry Association of BC (IABC) Standards, latest edition.</p> <p>110.6. The system shall be installed in accordance with applicable electrical, plumbing and health codes.</p> <p>110.7. All points of connection to domestic water supply to be protected by a backflow prevention device that complies with the Plumbing Code.</p> <p>110.8. Ensure installation of shutoffs and aerators from main water hourly after parking works, to be coordinated with the Site Contractor. Shutoffs are to be IOR 3/4" pipe kept clear of soil and stones and buried with a visible surface marker by Site Contractor.</p> <p>110.9. Select and size all irrigation equipment such that flow velocities do not exceed 5 f/s (1.5 m/sec).</p> <p>110.10. Pipe of 1" to be Schedule 40. Smaller sizes to be Class 200 PVC. All fittings to the Schedule 40 PVC at CSA approved.</p>	<p>11.0.11. Bury mains min-450 mm (18"). Bed pipe with min-100mm (4") sand under, to sides and above. Dig system to be at least 4" below surface of bed (including mulch layer).</p> <p>11.0.12. Balance branched circuits to minimize critical circuit lengths and ensure even sprinkler performance.</p> <p>11.0.13. Supply/install commercial grade valves in lockable boxes. Do not install boxes within areas of high aesthetic attention such as feature planting beds, feature paving, etc. Erase all boxes are level with surrounding grade.</p> <p>11.0.14. All valves to be electric solenoid complete with automatic timer.</p> <p>11.0.15. All sprinklers within a circuit to have matched precipitation rates and have integral check valves to prevent low-head drainage.</p> <p>11.0.16. Contractor to provide one complete "flow-out" (winterization) and one spring start-up as part of bid price. Winterization is to take place after October and start-up April/May depending on weather.</p> <p>11.0.17. Final inspection shall require system pressure testing with Landscape Architect present.</p> <p>11.0.18. Provide as-built drawings and operations manual to Owner and review system with Owner.</p> <p>120. IRRIGATION / WATERING - PRIVATE PROPERTY</p> <p>120.1. Install one Treeguard Original Slow Release watering bag per tree according to manufacturer's instructions.</p> <p>120.2. Ensure watering bags are installed and filled at the time of planting. Keep bags filled at least once a week. Monitor bags to ensure bags are functioning. Filling times are vary according to weather.</p> <p>130. MISCELLANEOUS</p> <p>130.1. TREE PROTECTION Install 2" x 4" galvanized mesh fences around trees to protect from beavers and deer browse. The fence height should be a minimum of 6' ft, with a gap of 12" between the mesh cylinder and the tree trunk. Fasten the sides of the fence with wire rings.</p> <p>140. MAINTENANCE See VEGETATION MANAGEMENT PLAN (SEPARATE DOCUMENT)</p>

NOTES:

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS

Submitted to City for Review - 2019Sep12

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CONSULTANT:



PROJECT:

3789-3801
SHENTON ROAD,
NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District,
Plan EPP 69158

SHEET TITLE:

LANDSCAPE
SPECIFICATIONS
FOR RIPARIAN
AREA

SCALE: AS NOTED DATE: SEP. 11, 2019

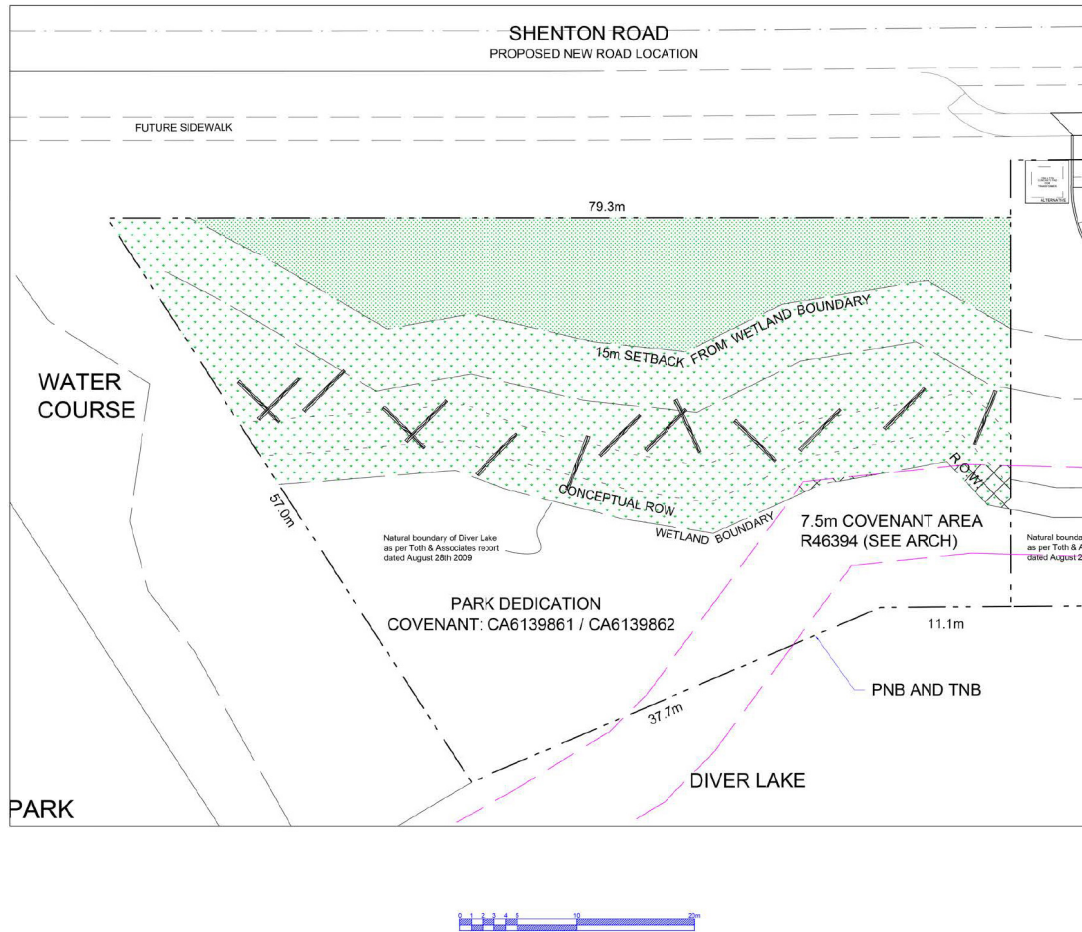
DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER:

L0.5- DP

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DP1165
2020-NOV-27
CITY OF NANAIMO



LEGEND

- AREA NORTH OF 15m SETBACK LINE
- AREA SOUTH OF 15m SETBACK LINE
- 7.5m COVENANT AREA R46394
- WOODY DEBRIS LOGS 5m X .45 RADIUS

PLANT LIST - PARK

Qty 1 – Area north of 15m setback line
Qty 2 – Area south of 15m setback line to lake – Riparian area

Key	Qty 1	Qty 2	Botanical Name	Common Name	Pot Size	growing conditions
CONIFEROUS TREES						
Pmen	59	123	Pseudotsuga menziesii	Douglas Fir	2 gall	dry/sun/shade
DECIDUOUS TREES						
Am	59	123	Acer macrophyllum	Big-Leaf Maple	2 gall	moist/sun
Acg	59	123	Acer glabrum	Douglas Maple	2 gall	moist/sun
Ar	59	123	Alnus rubra	Red Alder	1 gall	wet/sun/shade
Cd	59	123	Crataegus douglasii	Black hawthorn	1 gall	moist/sun/shade
Mf	59	123	Malus fusca	Crabapple	2 gall	moist/sun/shade
Pe	59	123	Prunus emarginata	Bitter Cherry	2 gall	dry/moist/sun/shade
Sl	59	123	Salix lucida	Pacific Willow	cuttings	moist/sun/shade
Ssc	59	123	Salix scouleriana	Scoulers Willow	cuttings	moist/sun/shade
Ssi	59	123	Salix stehensis	Sitka Willow	cuttings	moist/sun/shade
Sh	59	123	Salix hookeriana	Hookers Willow	cuttings	moist/sun/shade
SHRUBS						
Aa	57	120	Amelanchier alnifolia	Saskatoonberry	1 gall	moist/dry/sun/shade
Csot	120		Cornus stolonifera	Red twigged dogwood	1 gall	moist/sun/shade
Gs	57	120	Gaultheria shallon	Saol	1 gall	shade/dry
Hd	57	120	Holodiscus discolor	Ocean Spray	1 gall	moist/dry/sun/shade
Li	57	120	Lonicera moutanensis	Twined Honeysuckle	1 gall	sun/moist

Mn	57	120	Mahonia aquifolium	Tall Oregon Grape	1 gall	sun/dry
Ma	57	120	Myrica gale	Myrtle	1 gall	shade/dry
Oc	57	120	Oemleria cerasiformis	Indian Plum	1 gall	moist/dry/sun/shade
Pl	57	120	Philadelphus lewisii	Mock Orange	1 gall	dry/sun
Pc	57	120	Physocarpus capitatus	Ninebark	1 gall	moist/sun/shade
Rn	57	120	Rosa nutkana	Nootka Rose	1 gall	sun/dry
Rb	57	120	Ribes bracteatum	Stink Currant	1 gall	shade/moist
Ri	57	120	Ribes laciniatum	Black Swamp Gooseberry	1 gall	shade/moist & dry
Rs	57	120	Ribes sanguineum	Red Flowering Currant	1 gall	dry/sun
Rp	57	120	Rubus parviflorus	Thimbleberry	1 gall	moist/dry/sun/shade
Rep	57	120	Rubus spectabilis	Salmonberry	1 gall	moist/sun/shade
Sr	57	120	Sambucus racemosa	Red Elderberry	1 gall	moist/sun/shade
Sd	57	120	Spiraea douglasii	Hardhack	1 gall	sun/shade/moist
Sa	57	120	Symphoricarpos alba	Snowberry	1 gall	moist/dry/sun/shade
Vp	57	120	Vaccinium parvifolium	Red Huckleberry	1 gall	moist/dry/sun/shade
Vo	57	120	Vaccinium ovatum	Evergreen Huckleberry	1 gall	moist/dry/sun/shade
FERNS						
Pmun	57	120	Polystichum munitum	Sword fern	1 gall	

NOTES:

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.



REVISIONS:

Issued for DP - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

CONSULTANT:



PROJECT:

3831
SHENTON ROAD.
NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1 & 2, Section 4, Wellington District, Plan EPP 69256

RECEIVED
DP1165
2020-NOV-27
CITY OF NANAIMO

SHEET TITLE:

RESTORATION
PLAN FOR
DEDICATED
PARK

COVENANT: CA6139861/6139862

SCALE: 1:200 DATE: JAN. 23, 2020

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER:

L0.1 - DP PARK

<p>10. GENERAL</p> <p>10.1 REFERENCES for all Landscape work: BCSLA/BCNTA Landscape Standard, Latest Edition, City of Nanaimo Manual of Engineering Standards and Specifications, latest edition. The Landscape Contractor shall make him/herself aware of all prevailing standards referenced herein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.</p> <p>10.2 SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings (by others) and Call First Line at 1 800 474 0060.</p> <p>10.3 SITE REVIEW MEETING Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.</p> <p>20. NOT APPLICABLE</p> <p>30. GRADING</p> <p>30.1 It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawings.</p> <p>30.2 Remove and dispose to approved off-site disposal areas all debris, building material, contaminated soil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.</p> <p>30.3 The sub-grade shall be scarified to a minimum depth of 150mm immediately before placing growing medium or drainage material.</p> <p>30.4 Grade transitions of sub-grade shall be smooth even, such that ponding cannot occur on sub-grade surface.</p> <p>30.5 Grade the sub-grade elevations to within the tolerance given below Rough grades to follow the depths below finished grades.</p> <p>40. GROWING MEDIUM</p> <p>40.1 All topsoil, imported or on site soil, shall be tested and modified as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.</p> <p>40.2 Growing medium shall be placed at the depth of 450 mm (18").</p> <p>40.3 Where native soil remains in good condition no additional topsoil needs to be added but it may be amended according to the recommendations on the soil test.</p> <p>40.4 Topsoil that can't be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.</p> <p>40.5 The intention of the plan is that where the native soil remains in good condition it is to be protected from construction equipment and activity. The replanting can then occur in these native undisturbed soils. This soil is to be tested (4.0.3) and amended as needed.</p>	<p>50. PLANTING - GENERAL</p> <p>50.1 All plants and planting to be to BCSLA/BCNTA Standards, latest edition.</p> <p>50.2 Plants shall be characteristic of the genus, species and cultivar as indicated on the construction drawings and specified herein.</p> <p>50.3 All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall not be potted prior to delivery unless pre-approved by the Landscape Architect. Container stock shall have been established in the size of container specified for at least six (6) months prior to delivery. The roots shall not have grown beyond the limits of the container.</p> <p>50.4 It is the Contractor's responsibility to verify and comply with all regulations regarding the inter-regional movement of plant material, including nursery stock, within the Province of British Columbia. Imported plant materials must be accompanied by copies of the necessary permits and import licenses required by Federal and Provincial regulations.</p> <p>50.5 Plants shall be properly proportioned, not weak, thin or elongated.</p> <p>50.6 Plants shall have normal, well-developed branches and vigorous, fibrous root systems. They shall be healthy and free from defects, decay, girdling roots, unsuitably injuries, abrasions of the bark, and plant diseases, insect pests, eggs, borers and all forms of infestation.</p> <p>50.7 Trees shall have straight stems unless uncharacteristic for the species/cultivar. Pruning wounds shall show healthy callous growth at the branch collar without dark staining or fungal growth. Cambium tissue shall be moist and exhibit the correct coloration for the species. Twigs exhibiting fungal staining shall be rejected.</p> <p>50.8 All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Architect. The use of such plants shall not increase the contract price. If larger plants are used, the ball of earth shall be increased in proportion to the size of the plant. All plants shall be measured when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to root base or from branch tip to branch tip. Where trees are measured by caliper (d.b.h.), tolerance is made to the diameter of the trunk measured 300 mm above ground as the tree stands in the nursery.</p> <p>50.9 Native plants shall be propagated in nurseries and not harvested from wild sites, except where salvaged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the burlap or other suitable packing material or in the case of containerized plants, until such time that the roots grow to fill and hold the soil within the container.</p> <p>50.10 Collected plants shall not be used without prior approval in writing by the Landscape Architect.</p> <p>50.11 Balled and burlapped conifers and trees in excess of 3 metres height must have been dug with a sufficiently large firm rootball to contain 75% of the fibrous and feeder root system. Rootballs shall be free of invasive species.</p> <p>50.12 Keep plants in a cool condition at all times. Protect all plants against damage and/or drying out until they are planted on the site.</p> <p>50.13 During loading, transportation, off-loading, and planting, protect all trees against damage to stems and branches. Protect bark against chafing from chains cables, equipment, or other trees by a wrapping of cardboard or burlap. Separate entangled tree branches without damage to branches.</p>	<p>5.0.14. Plants with broken or abraded trunks or major branches will not be accepted. Prune damaged twigs to ISA pruning guidelines using secateurs.</p> <p>5.0.15. Immediately cover and protect bare root stock from damage o roots by frost, sun, and wind.</p> <p>5.0.16. Hardsite material supplied in pots and containers by the contractor only to reduce breakage of branches and leaves.</p> <p>5.0.17. Handle balled and burlapped plant materials with caution to maintain the firmness of the balls. No plants shall be used when the ball of earth surrounding the roots has been cracked or broken preparatory to or during the process of planting, otherwise the burlap, stakes, and ropes required in connection with their transporting have been removed.</p> <p>5.0.18. Do not lift trees supplied in wire baskets by the trunk.</p> <p>5.0.19. During the growing season, store all plants in containers, balled & burlapped or wire basket in an upright position if not planted immediately and take care to provide enough space between plants such that light reaches all portions of the plant in order to avoid burning when planted out.</p> <p>5.0.20. Protect rootballs of balled and burlapped material by heel-in with material suitable to protect them from drying out i.e., sawdust, peat moss, topsoil. Do not store containerized or balled & burlapped plants intended to be planted in the open in a building or in an area of low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected from frost and frost.</p> <p>5.0.21. Plants shall be acclimatized or "hardened off" against the environmental conditions of their final planting location and shall not be taken directly from shade houses or greenhouses and planted in drastically different environment. Preparation for the new environment should include an appropriate period of storage in an intermediate environment, managing fertilizer applications to avoid excessively lush growth and provision of a graduated watering regime.</p> <p>5.0.22. The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.</p> <p>5.0.23. All plant materials shall be guaranteed in writing to the owner for one year against death due to unruly supply and/or improper installation conditions and/or wrong selection of species or variety of plants. One year period begins at date of landscape Contractor's final invoice.</p> <p>60. TREE PLANTING</p> <p>6.0.1. Tree planting pits shall be excavated to the dimensions indicated in the drawings. Pit sides wherever possible shall be dug with sloping sides at a preferred angle of 45°, scarified to remove grazing and providing a roughened soil interface. A minimum 300mm depth scarified layer of native soil shall be created in the bottom of the tree pit. Remove all stones larger than 75mm.</p> <p>6.0.2. Roughen bottom and sloping side surfaces of tree pit to remove grazing and provide a roughened soil interface prior to placement of tree and subsoil. Adjust elevation under where tree is to be placed so that the nursery soil line on the tree trunk will be 50mm above finish grade to allow for settlement.</p> <p>6.0.3. Remove wire balled prior to placement in planting pit. Wrap tree in the planting pit and ensure burlap and cord from top 1/3 portion of a balled & burlapped rootball. Completely remove, with care, impermeable containers from container-grown or bagged-grown trees.</p> <p>6.0.4. Trees with the following defects shall be replaced at the Contractor's expense: a) Lack of root ball integrity. b) Broken or abraded structural or main roots.</p>
<p>(c) Presence of fungal mass or fruiting bodies and root discoloration, (d) Poor root development with few fibrous roots, or (e) Any other evidence of pathogenic or accidental injury.</p> <p>6.0.5. Unwrap and spread out encircling roots and tease out roots growing at the outside of the rootball.</p> <p>6.0.6. The tree shall be installed plumb and fastest to provide the best appearance toward the primary viewing location, as determined by the Landscape Architect.</p> <p>6.0.7. Place 2/3 depth of the topsoil and water to remove air voids.</p> <p>6.0.8. If indicated in the construction drawings, and prior to completion of backfilling, place tree stakes, avoiding penetration of the root system. Stakes shall be driven plumb and to a sufficient depth in the subgrade that the portion exposed above finish grade equals 1 metre height.</p> <p>6.0.9. Place remaining 1/3 of topsoil lightly foot tamping to remove air voids. Ensure soil level does not exceed original nursery soil line. Form outer surface to retain water over rootball and water in the tree.</p> <p>6.0.10. Secure tree to stakes with counter-tensioned, non-twisted loops of 13mm polypropylene webbing stapled to the stakes.</p> <p>6.0.11. Place 75mm bark mulch over soil surface.</p> <p>70. SHRUB AND GROUND COVER PLANTING</p> <p>70.1. Shrub beds shall be a total of a 450 mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>70.2. Areas of ground covers shall be a total of a 300mm layer of amended topsoil and a 50mm layer of bark mulch.</p> <p>70.3. Excavate individual pits in the placed topsoil mix for shrubs, to the same depth as the container holding the shrub, and 1/3 times the width of the container. Place shrubs to show the best side towards the primary viewpoint. Water shrubs in the pits prior to backfilling with the planting medium.</p> <p>70.4. Rake shrub and ground cover beds to a smooth surface prior to placement of 50mm depth bark mulch layer.</p> <p>70.5. Plant ground covers through bark mulch layer into the A horizon layer below. The Contractor shall not plant ground covers into the mulch layer without full root burial in the soil.</p> <p>70.6. Rake mulch layer to a smooth finish grade and water bed.</p> <p>80. PRUNING</p> <p>80.1. Trees which, at the time of planting, require the removal of damaged or diseased branches larger than 12mm diameter, that have broken leaders, or that have a damaged trunk, will be rejected by the Landscape Architect.</p> <p>80.2. Pruning shall be limited to the minimum necessary to remove dead or damaged secondary branches or twigs, or to provide safe "headroom" adjacent to streets and sidewalks. Pruning shall be done in such a manner as to preserve the natural character of the plant.</p>	<p>8.0.3. For pruning cuts 12mm diameter and smaller use clean sharp secateurs. The cut shall be perpendicular to the branch angle and located at the outside edge of the branch collar only, leaving no stub or bark tears.</p> <p>8.0.4. Guidelines by a qualified person. The 3 cut method shall be employed using a clean sharp pruning saw.</p> <p>90. MULCH</p> <p>90.1. Mulch shall be 50mm deep.</p> <p>90.2. If available mulch with salvaged leaf litter to introduce mycorrhizal fungi into new soil ecosystems.</p> <p>90.3. Mulch shall be 100% organic mulch and shall be virtually free of invasive and noxious weeds and reproductive parts, soil, stones, salts or other harmful chemicals, or other extraneous matter that would prohibit seed germination or the healthy development of plant material.</p> <p>90.4. Supply sample of mulch to Landscape Architect prior to installation.</p> <p>10. NOT APPLICABLE</p> <p>11. IRRIGATION - AQUATIC SETBACK AREA</p> <p>11.0.1. Irrigation system is to be designed and installed by Irrigation Contractor.</p> <p>11.0.2. Irrigation contractor to provide irrigation shop drawings prior to installation. Location, types and size of all pipes, valves, head, controllers and splices to be recorded on drawings.</p> <p>11.0.3. Prior to installation check grades and locations of all components including sewer, drain lines, water and gas mains.</p> <p>11.0.4. Landscape Architect to approve system layout.</p> <p>11.0.5. All work to conform to the BC Plumbing Code as amended to installation date. All workmanship is to be to Irrigation Industry Association of BC (IACB) Standards, latest edition.</p> <p>11.0.6. The system shall be installed in accordance with applicable electrical, plumbing and health codes.</p> <p>11.0.7. All points of connection to domestic water supply to be protected by a backflow prevention device that complies with the Plumbing Code.</p> <p>11.0.8. Ensure installation of above and services from mains prior to any paving works, to be coordinated with the Site Contractor. Blosures are to be ICR 36 pipe kept clear of soil and stones and buried with a visible surface marker by Site Contractor.</p> <p>11.0.9. Select and size all irrigation equipment such that flow velocities do not exceed 5 f/s (1.5 m/sec).</p> <p>11.0.10. Pipe of 1" to be Schedule 40. Smaller sizes to be Class 200 PVC. All fittings to the Schedule 40 PVC as CSA approved.</p>	<p>11.0.11. Bury mains min-450 mm (18"). Bed pipe with min-100mm (4") sand under, to sides and above. Dig system to be 4" below surface of bed (including mulch layer).</p> <p>11.0.12. Balance branched circuits to minimize critical circuit lengths and ensure even sprinkler performance.</p> <p>11.0.13. Supply/install commercial grade valves in lockable boxes. Do not install boxes within areas of high aesthetic attention such as feature viewing beds, feature paving, etc. Ensure all boxes are level with surrounding grade.</p> <p>11.0.14. All valves to be electric solenoid complex with automatic timer.</p> <p>11.0.15. All sprinklers within a circuit to have matched precipitation rates and have integral check valves to prevent one-way drainage.</p> <p>11.0.16. Contractor to provide one complete "flow-out" (winterization) and one spring start-up as part of bid price. Winterization is to take three (3) days and start-up 14 days after depending on weather.</p> <p>11.0.17. Final inspection shall require system pressure testing with Landscape Architect present.</p> <p>11.0.18. Provide as-built drawings and operations manual to Owner and review system with Owner.</p> <p>12. IRRIGATION / WATERING - PRIVATE PROPERTY</p> <p>12.0.1. Install one Treagator Original Slow Release watering bag per tree according to manufacturer's instructions.</p> <p>12.0.2. Ensure watering bags are installed and filled at the time of planting. Keep bags filled at least once a week. Monitor bags to ensure bags are functioning. Filling times will vary according to weather.</p> <p>13. MISCELLANEOUS</p> <p>13.0.1. TREE PROTECTION Install 2" x 4" galvanized mesh fences around trees to protect from beavers and deer browse. The fence height should be a minimum of 6' 0" with a gap of 12" between the mesh cylinder and the tree trunk. Fasten the sides of the fence with wire grips.</p> <p>14. MAINTENANCE See VEGETATION MANAGEMENT PLAN (SEPARATE DOCUMENT)</p>

NOTES:

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS

Issued for DP - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

CONSULTANT:



PROJECT:

3831
SHENTON ROAD.
NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1 & 2, Section 4, Wellington
District, Plan EPP 69256

SHEET TITLE:

LANDSCAPE
SPECIFICATIONS
FOR
RIPARIAN/ PARK

SCALE: AS NOTED DATE: Jan. 23, 2020

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: SHENTON ROAD 2019

DRAWING NUMBER:

L0.2- DP PARK

RECEIVED
DP1165
2020-NOV-27
CITY OF NANAIMO

RIPARIAN Restoration Vegetation Management Plan
3831 Shenton Road CA6139861/CA6139862
Nanaimo BC
November 20 2020

1.0 INTRODUCTION
General Comments

.1 REFERENCES for all Landscape work: BCSLA/BCNTA Landscape Standard, Latest Edition, City of Nanaimo Manual of Engineering Standards and Specifications, latest edition. The Landscape Contractor shall make him/herself aware of all prevailing standards Referenced therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.

.2 SITE CONDITIONS

Location of all existing utilities are to be verified prior to working on site.
"Call First" Line at 1 800 474 6886

1.1 Site Overview

The site lies on the north side of Diver Lake. See Riparian Areas Regulation: Assessment Report, Toth and Associates Environmental Services, May 20 2016

1.2 Objectives:

To remove the invasives species in the riparian area

- To replant the riparian area
- To protect the existing soils where feasible
- To remove invasive plants and prevent their future establishment

2.0 EXISTING TREES

2.1 Existing hawthorn

- .1** Remove all invasive hawthorn and other invasive plants

2.2 Site Protection

- .1** All existing and new plants, site services, curbs, paving, structures, and all other features shall be protected against damage during the work.
- .2** Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes

occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.

- .3 No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into water courses or any other water body either on or off the job site, or in a location where spillage could result in seepage into a watercourse
- .4 All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.

2.3 Native Plants on the site

- Toth and Associates Environmental Services, May 20 2016 observed “an extensive area of semi-aquatic vegetation along the shoreline of Diver Lake. Dominant plant species included sweet gale, hard-hack, tule, cattail, willow Pacific ninebark and introduced species such as reed canary grass, purple loosestrife and giant hogweed. The terrestrial vegetation on the property consisted of invasive Himalayan blackberry, spurge laurel and common hawthorn. Very little native vegetation is on the property”

3.0 NON-NATIVE INVASIVE PLANT MANAGEMENT

- The following were the most common invasive plants identified on site:
 - Common Hawthorn
 - Himalayan Blackberry (*Rubus discolor*)
 - Daphne (*Daphne laureola*)

It is the responsibility of the Contractor to identify and remove invasive plant species that may be on the site in the future.

3.1 Invasive Plant Removal Methods

See City of Nanaimo website

https://www.nanaimo.ca/docs/services/home-and-property/invasive_plants.pdf

Common Hawthorn (*Crataegus monogyna*)

Management techniques:

- Seedlings can be hand pulled when the soil is moist.
- Young plants can be cut using a brush saw.
- Older trees can be cut close to the base using chain or handsaws.
- Cutting is most effective when about 20 percent of the flowers have gone to seed but should be avoided at this time if native plants are still flowering or setting seed.

- Avoid cutting when the trees are full of berries, as they will be scattered when the tree is dragged away.
- Roots should also be removed to prevent regeneration.
- Stumps can be cut with an axe to reduce resprouting.
- Since Hawthorn can regenerate from cuttings, cut material should be taken off site.

Himalayan Blackberry (*Rubus armeniacus* discolour)

- Hand-pulling and cutting are effective on young plants but brush cutters, weed-eaters and power saws are required for mature plants, and follow up treatments are often required.
 - All plant material must be disposed of by burning or being deeply buried at a landfill.
 - Several herbicides have been used with varying effectiveness. Seek professional advice when considering the use of herbicides. * ***The City of Nanaimo exempts the use of herbicides when managing invasive plants on residential property but encourages the use of non-chemical treatments first.***

Daphne (*Daphne laureola*)

- Early removal of individual Daphne plants before they can seed or become an infestation is most effective.
- Gloves should be worn when working with this plant as the bark, sap and fruit all contain toxins that can cause severe eye and skin irritation.
- Never transport Daphne cuttings or plants inside an enclosed vehicle because the noxious compounds can cause respiratory irritation.
- Pull plants from moist soil. Cut larger plants as close to the ground as possible, ideally in the summer.
- Daphne stems re-sprout after cutting, and numerous seedlings may germinate. Repeated site visits are necessary.

4.0 MONITORING/MAINTENANCE STRATEGIES

4.1 Aquatic Setback Area

Monitoring and maintenance will take place for two years from the time of acceptance of Substantial Completion of the project.

4.2 Monitoring newly planted areas

SCOPE:

- .1 Removal of invasive plants by hand
- .2 Indigenous plants shall be allowed to regenerate naturally
- .3 Do not remove fallen leaves

Maintenance Procedures and Frequencies

Procedure	M	A	M	J	J	A	S	O	Frequency
Inspection		x	x	x	x	x	x	x	5 times a year
Litter removal									As required
Reporting		x		x		x		x	4 times a year
Invasive removal		x		x	x	x			4 times a year
repair									As required
Tree hazard assessment									As required
Fire management		x	x	x	x	x	x		To reduce risk of ignition when necessary
Replacement planting	x						x		As compensation for invasive plant removal or hazard tree removal

4.3 Monitoring newly planted area, as shown on drawings L1.0 and L1.2

SCOPE:

- .1 Landscape maintenance operations shall include the removal of all invasive plants, and the removal of all other weeds, carefully retaining all native plants that are naturally regenerating.
- .2 Appearance Standards: The area is intended to be wild, so an informal appearance is desirable with the weeds kept to a minimum. Plants should be kept healthy. Plants should not be trimmed. There should be a routine maintenance of moderate frequency and intensity, with regular monitoring to avoid deterioration. See form below.
- .3 The maintenance period shall be from the time of planting until two years from the date of Substantial Completion of the landscape works. After the first year, the Contractor will contact the Landscape Architect for an inspection.
- .4 Maintenance operations for the planted shrubs and ground covers shall include:
 - (a) Weeding, being careful not to weed out naturally regenerating native plants; These weeding sessions should be done on a regular basis, at least four times a year.
 - (b) Invasive plant removal throughout the growing season.
- .5 Maintenance operations should, where possible, follow ecologically sound practices such as:

- (a) Integrated Pest Management (IPM)
 - (b) Plant Health Care (PHC)
 - (c) Composting
 - (d) Application of Organic Mulches
- .6 Maintain irrigation system

5.0 PLAN REVIEW


As part of the monitoring process, an adaptive management approach will be applied to this Vegetation Management Plan. As inspections take place the health of the scheme will be determined and changes may be made, if necessary, to ensure the success of the planting.

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001165

Legend

 Subject Properties