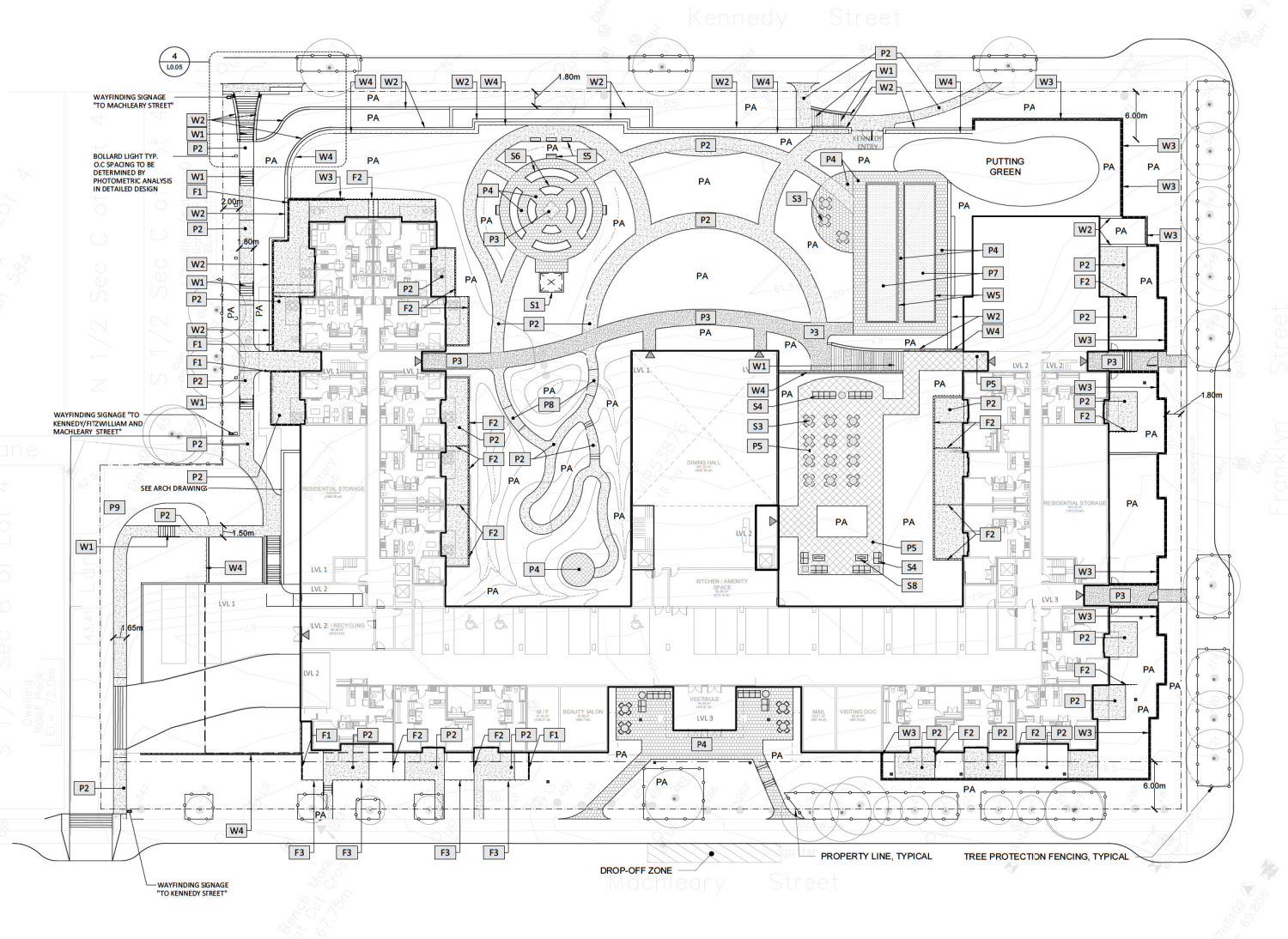


ATTACHMENT F LANDSCAPE PLAN AND DETAILS

NOTE: SEE SHEET L.04 FOR ROOF DECK MATERIALS PLAN



MATERIALS LEGEND

GENERAL

- PROPERTY LINE
- 6m SETBACK
- BUILDING OVERHANG
- TREE PROTECTION FENCING
- PA PLANTING AREA

PAVING

- P1 CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH
- P2 CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH
- P3 CONCRETE PAVEMENT - PEDESTRIAN - EXPOSED AGGREGATE FINISH
- P4 STONE PAVERS - AT GRADE - LINEAR PATTERN
- P5 (NOT USED)
- P6 STONE PEDESTAL PAVERS - ROOF DECK
- P7 STONE DUST AT BOCCO COURT
- P8 WOOD FOOTBRIDGE
- P9 ASPHALT ROADWAY PAVING - VEHICULAR (SEE CIVIL DRAWINGS)

WALLS, STAIRS, CURBS, & FENCES

- W1 STONE STAIR TREAD WITH PAINTED GALVANIZED STEEL HANDRAIL
- W2 STONE VENEER WALL
- W3 STONE VENEER WALL WITH 1.1M HIGH CEDAR BOARD FENCE
- W4 1.2m ht. PAINTED GALV. STEEL PICKET GUARDRAIL
- W5 WOOD BOCCO CURB
- F1 1.1m ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL
- F2 1.1m ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL WITH 0.8M LATTICE TOPPER
- F3 1m HT. PAINTED GALVANIZED STEEL PICKET FENCE

OTHER SITE ELEMENTS

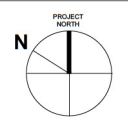
- S1 GARDEN SHED
- S2 SHADE STRUCTURE TYPE 2 - ROOF DECK
- S3 TABLES & CHAIRS
- S4 MOVEABLE LOUNGE FURNITURE
- S5 BENCH
- S6 CEDAR RAISED PLANTERS
- S7 DECORATIVE PLANTER
- S8 FIRE PIT
- S9 CATERAY LIGHTING OVER FLEXIBLE GATHERING SPACE

RECEIVED
DP1185
2020-NOV-23

COPYRIGHT:
All reproduction or distribution for any purpose other than
that authorized by IBG Group Architects (Canada) Inc. is
prohibited. All rights reserved. Contractors shall verify and
reproduce all dimensions and conditions in all work and be
responsible for all changes and conditions on the drawings and
specifications. No part of this drawing shall be reproduced
without the written consent of IBG Group Architects (Canada)
Inc.

IBG GROUP ARCHITECTS (CANADA) INC.

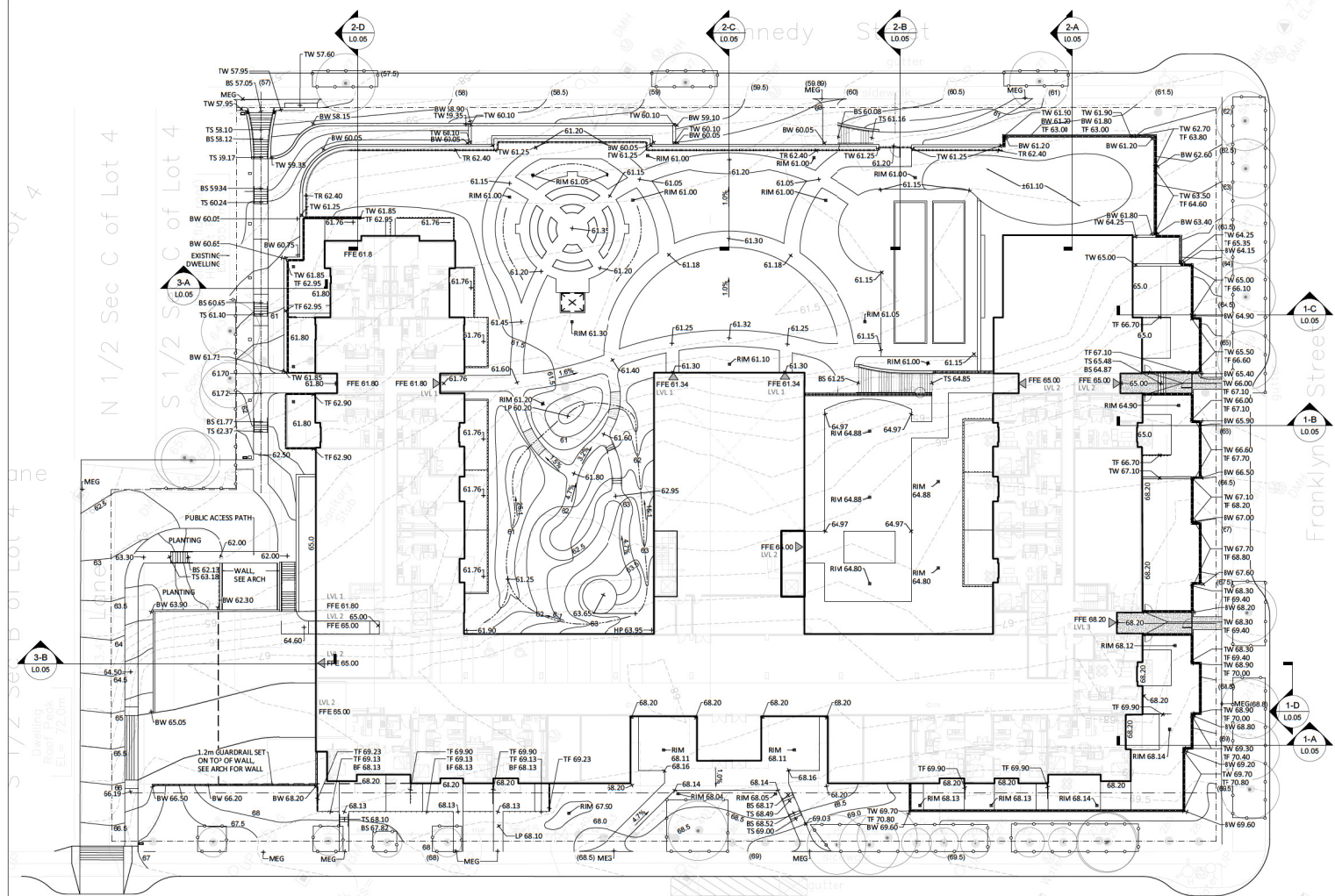
NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED	DESCRIPTION
2	11-23-2020		DP1185 REVISION ISSUED FOR DP				
1	03-06-2020						



SUB-CONSULTANT	SEA	DESIGN ARCHITECT	CLIENT	PROJECT TITLE	PRIME CONSULTANT	SHEET TITLE
				Nanaimo Ocean View Senior Living 388 MACHLEARY STREET NANAIMO, BC	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 0482 ibigroup.com	MATERIALS SITE PLAN
					PROJECT NO: 123596	SHEET NUMBER
					DRAWN BY: JB, RL, TS	L0.01
					CHECK BY: CO	REV
					SCALE: 1: 250	
					DATE: 2020-11-23	

Last Saved: 2020-12-21 12:06:48 PM
File Location: C:\Users\mnd\shared\Documents\REV1\20201123\2020-NOV\SeniorRes-Central-A-2020_mnd_sdsghn.rvt

NOTE: SEE SHEET L.04 FOR ROOF DECK GRADING PLAN



GRADING LEGEND

GENERAL

- PROPERTY LINE / LIMIT OF WORK
- - - - - BUILDING OVERHANG
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED (20)

GRADING

- (61.00) → EXISTING GRADE
- 61.00 → PROPOSED GRADE
- 1.8% → PROPOSED SLOPE
- (61.5) EXISTING CONTOUR
- 61.5 EXPOSED CONTOUR
- SWALE CENTERLINE
- MEG MEET EXISTING GRADE
- FFE FINISH FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- TC / BC TOP OF CURB / BOTTOM OF CURB
- TW / BW TOP OF WALL / BOTTOM OF WALL
- TS / BS TOP OF STAIRS / BOTTOM OF STAIRS
- TF / TR TOP OF FENCE / TOP OF RAIL

NOTE: SEE CIVIL DRAWINGS FOR DRAINAGE STRUCTURES

RECEIVED
DP-1185
2020-NOV-23

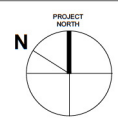
SUB-CONSULTANT

SEAL

COPYRIGHT: This document is distributed for any purpose other than the reproduction or distribution of the original work. It is the property of the author and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. All rights reserved.

IBI GROUP ARCHITECTS (CANADA) INC.

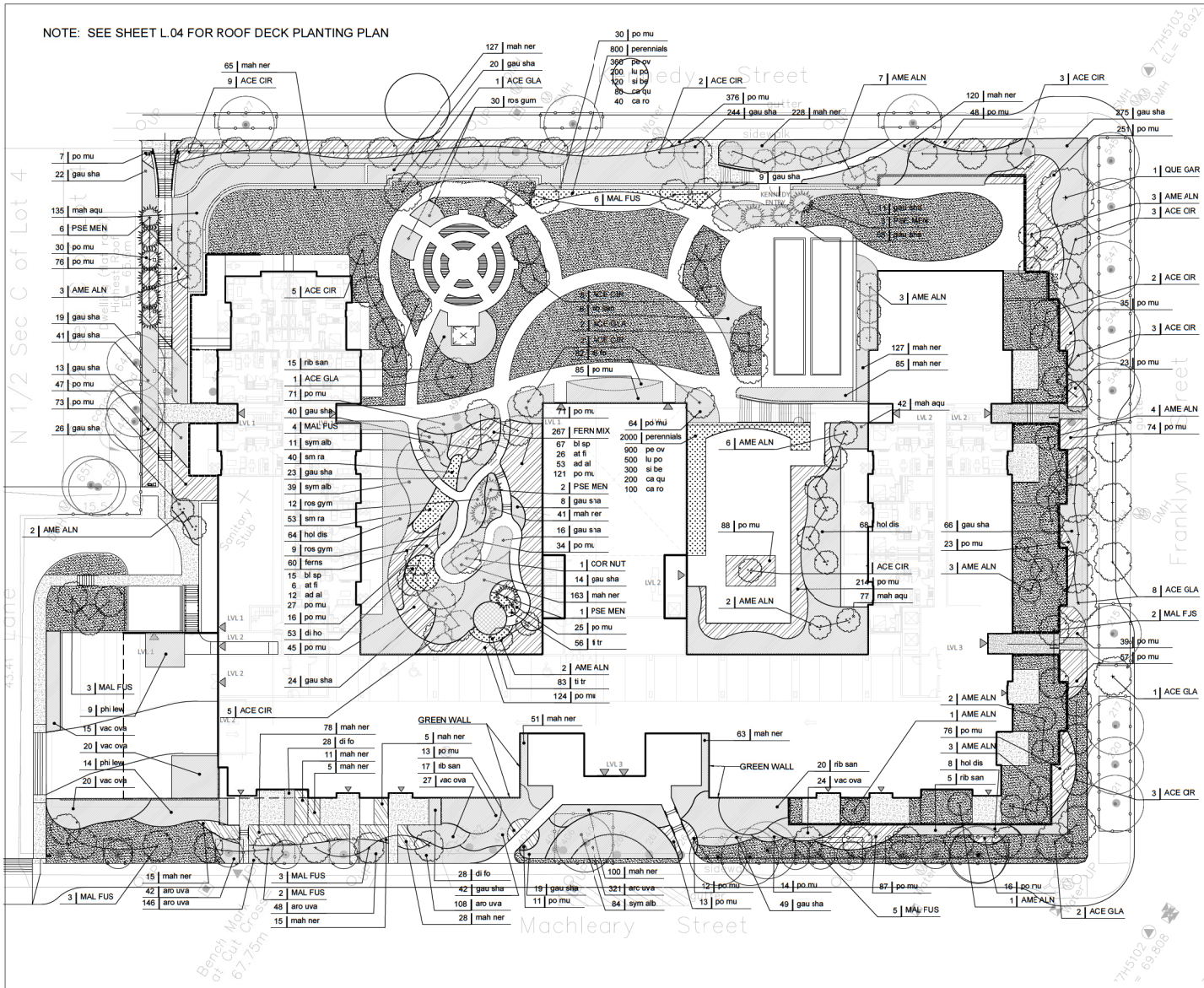
NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED	DESCRIPTION
2	11-23-2020		DP1185 REVISION				
1	03-06-2020		ISSUED FOR DP				



DESIGN ARCHITECT	CLIENT	PROJECT TITLE	PRINCIPAL CONSULTANT	SHEET TITLE
		Nanaimo Ocean View Senior Living	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada Tel 604 683 8787 Fax 604 683 0482 ibigroup.com	GRADING PLAN
		388 MACHLEARY STREET NANAIMO, BC	PROJECT NO: 123596	SHEET NUMBER
			DRAWN BY: JB, RL, TS	REV
			CHECKED BY: CO	L0.02
			SCALE: 1: 200	
			DATE: 2020-11-23	

IBI Location: C:\Users\mnd.lashg\Documents\REV1\2020\123596-NOV\SeniorRes-Central-A-2020_mnd.lashg.rvt
 Last Saved: 2020-12-21 12:06:48 PM

NOTE: SEE SHEET L.04 FOR ROOF DECK PLANTING PLAN



PLANTING LEGEND

GENERAL

- PROPERTY LINE / LIMIT OF WORK
- - - BUILDING OVERHANG
- TREE PROTECTION FENCING

PLANTING

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE
- ⊗ MULTI-STEM FLOWERING TREE
- EVERGREEN TREE
- SHRUBS
- ▨ PERENNIALS AND GRASSES
- ▨ FERNS
- ▨ LAWN
- ▨ RAISED PLANTING BEDS FOR TENANT INSTALLED PLANTING
- ▨ GREEN WALL (DESIGNED FOR SOLAR ORIENTATION AND MICROCLIMATE)

NOTE: ALL PLANTING SHALL BE IRRIGATED WITH AUTOMATED SYSTEM

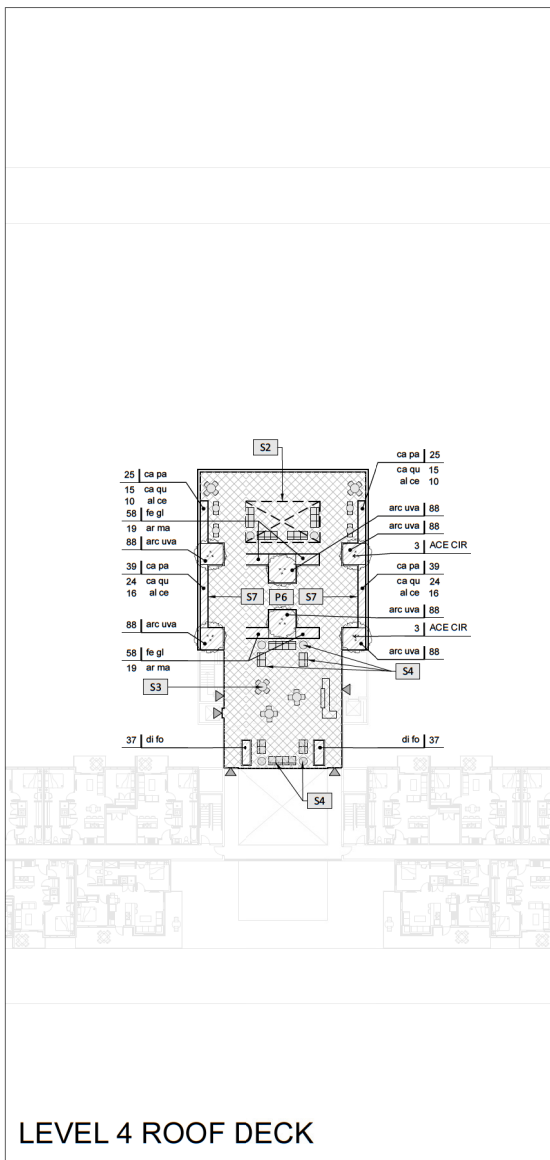
PLANT SCHEDULE

Qty	Symbol	Botanical Name	Common Name	Size	Spacing
44	ACE CIR	<i>Acer circinum</i>	Vine maple	6cm cal.	
15	ACE GLA	<i>Acer glabrum</i>	Douglas maple	6cm cal.	
41	AME ALN	<i>Amelanchier alnifolia</i>	Serviceberry	6cm cal.	
1	COR NUT	<i>Cornus nuttallii</i>	Pacific flowering dogwood	6cm cal.	
32	MAL FUS	<i>Molus fusca</i>	Pacific crabapple	6cm cal.	
12	PSE MEN	<i>Pseudotsuga menziesii</i>	Douglas-fir	3.5m ht.	
1	QUE GAR	<i>Quercus garryana</i>	Garry oak	12cm cal.	
Shrubs					
1195	arc vta	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 Pot	30-60cm oc
1012	gau sha	<i>Gaultheria shallon</i>	Salal	#2 Pot	90cm oc
140	hol dis	<i>Holodiscus discolor</i>	Oceanspray	#5 pot	120cm oc
254	mah aqu	<i>Mahonia aquifolium</i>	Tall Oregon grape	#5 pot	90-120cm oc
1323	mah ner	<i>Mahonia renova</i>	Oregon grape	#2 Pot	60-75cm oc
23	phi lew	<i>Philadelphus lewisii</i>	Lewis' mock orange	#5 pot	180cm oc
65	rib san	<i>Ribes sanguineum</i>	Red-flowering currant	#5 pot	150cm oc
51	ros gym	<i>Rosa gymnocarpa</i>	Baldhip rose	#5 pot	120cm oc
134	sym alb	<i>Symphoricarpos albus</i>	Common snowberry	#5 pot	80cm oc
94	vac ova	<i>Vaccinium ovatum</i>	Evergreen huckleberry	#5 pot	150-180cm oc
Perennials and Grasses					
52	al ce	<i>Allium cernuum</i>	Nodding onion	#2 Pot	30cm oc
88	ar ma	<i>Artemisia maritima</i>	Thrift	#2 Pot	25cm oc
358	ca qa	<i>Camassia quamash</i>	Camass	#2 Pot	20cm oc
140	ca ro	<i>Campanula rotundifolia</i>	Common harebell	#2 Pot	20cm oc
128	ca pa	<i>Carex panicea</i>	Meadow sedge	#2 Pot	30cm oc
109	di fo	<i>Diandra farnesiana</i>	Pacific bleeding heart	#2 Pot	45cm oc
204	fe gl	<i>Festuca ovina glauca</i>	Blue fescue	#2 Pot	25cm oc
700	lu po	<i>Lupinus polyphyllus</i>	Large-leaved lupine	#2 Pot	20cm oc
1260	pe ov	<i>Penstemon ovatus</i>	Broad-leaved penstemon	#2 Pot	20cm oc
420	si be	<i>Sisyrinchium bellum</i>	Blue-eyed grass	#2 Pot	20cm oc
93	sm ra	<i>Smilacina asperna</i>	Falls Solomon's seal	#2 Pot	45-60cm oc
139	si tr	<i>Tiarella trifoliata var. trifoliata</i>	Foamflower	#2 Pot	30cm oc
Ferns					
65	ad al	<i>Adiantum struthium</i>	Western maidenhair fern	#2 Pot	60-75cm oc
32	ad tl	<i>Adiantum jensenii</i>	Lady fern	#2 Pot	60-75cm oc
82	bl sp	<i>Blechnum spicant</i>	Deer fern	#2 Pot	60-75cm oc
2455	po mu	<i>Polystichum munitum</i>	Sword fern	#2 Pot	60-90cm oc

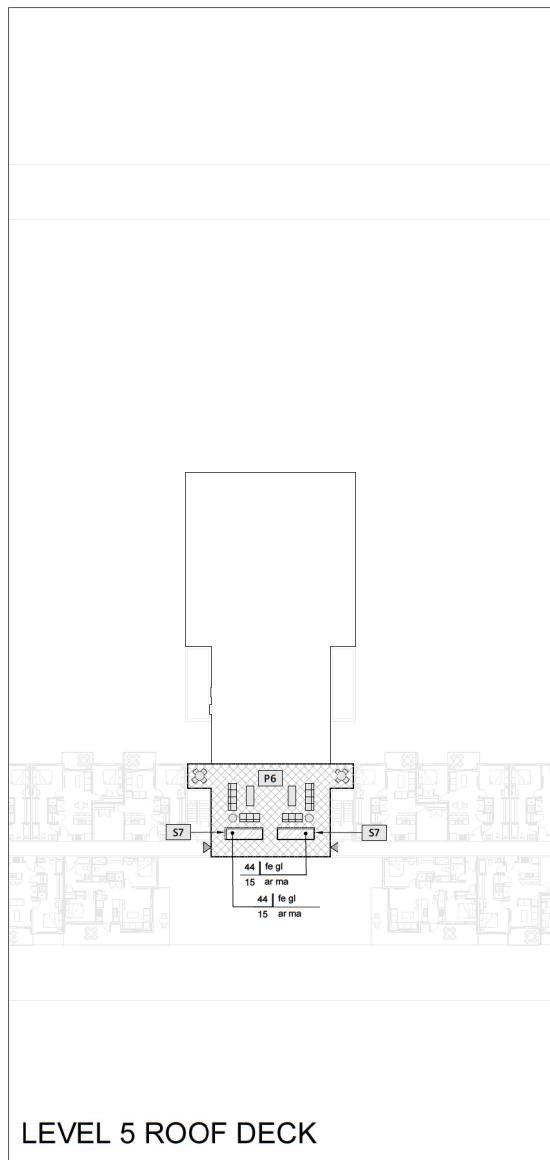
RECEIVED
DP1185
2020-NOV-23

SUB-CONSULTANT	SEA	PROJECT NORTH				DESIGN ARCHITECT	CLIENT	PROJECT TITLE Nanaimo Ocean View Senior Living 388 MACHLEARY STREET NANAIMO, BC	FIRM CONSULTANT IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8787 fax 604 683 0482 ibigroup.com	SHEET TITLE PLANTING PLAN	
		PROJECT NO. 123396		SHEET NUMBER	REV						
COPYRIGHT: IBI GROUP ARCHITECTS (CANADA) INC.		NO. DATE APPR DESCRIPTION NO. DATE DESCRIPTION		PROJECT NORTH		DRAWN BY: JB, RL, TS		CHECKED BY: CO		L0.03	
2 11-23-2020 DP1185 REVISION		1 03-06-2020 ISSUED FOR DP		N		SCALE: 1:250		DATE: 2020-11-23			

IBI Location: C:\Users\mtd\appdata\local\IBI\2020\123396-NANAIMO SENIOR LIVING-Central-A-2020_mend_sadgpnr.dwg
 Last Saved: 2020-12-21 12:06:48 PM



LEVEL 4 ROOF DECK



LEVEL 5 ROOF DECK

MATERIALS LEGEND SEE SHEETS L0.02 & L0.03 FOR GRADING & PLANTING LEGENDS

GENERAL

- PROPERTY LINE
- BUILDING OVERHANG
- o---o--- TREE PROTECTION FENCING
- PLANTING AREA

PAVING

- P1** CONCRETE PAVEMENT - VEHICULAR - BROOM FINISH
- P2** CONCRETE PAVEMENT - PEDESTRIAN - BROOM FINISH
- P3** CONCRETE PAVEMENT - PEDESTRIAN - EXPOSED AGGREGATE FINISH
- P4** STONE PAVERS - AT GRADE - LINEAR PATTERN
- P5** (NOT USED)
- P6** STONE PEDESTAL PAVERS - ROOF DECK
- P7** STONE DUST AT BOCCO COURT
- P8** WOOD FOOTBRIDGE
- P9** ASPHALT ROADWAY PAVING - VEHICULAR (SEE CIVIL DRAWINGS)

WALLS, STAIRS, CURBS, & FENCES

- W1** STONE STAIR TREAD WITH PAINTED GALVANIZED STEEL HANDRAIL
- W2** STONE VENEER WALL
- W3** STONE VENEER WALL WITH 1.1M HIGH CEDAR BOARD FENCE
- W4** 1.2m ht. PAINTED GALV. STEEL PICKET GUARDRAIL
- W5** WOOD BOCCO CURB
- F1** 1.1m ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL
- F2** 1.1m ht. CEDAR BOARD FENCE WITH TOP AND BOTTOM RAIL WITH 0.8M LATTICE TOPPER
- F3** 1m HT. PAINTED GALVANIZED STEEL PICKET FENCE

OTHER SITE ELEMENTS

- S1** GARDEN SHED
- S2** SHADE STRUCTURE TYPE 2 - ROOF DECK
- S3** TABLES & CHAIRS
- S4** MOVEABLE LOUNGE FURNITURE
- S5** BENCH
- S6** CEDAR RAISED PLANTERS
- S7** DECORATIVE PLANTER
- S8** FIRE FIT
- S9** CATERNARY LIGHTING OVER FLEXIBLE GATHERING SPACE

----- CATERNARY LIGHTING OVER FLEXIBLE GATHERING SPACE

RECEIVED
DP-1185
2020-NOV-23
CITY OF NANAIMO

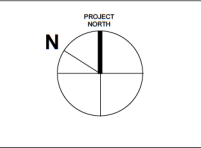
SUB-CONSULTANT

SEAL

COPYRIGHT: This document is distributed for any purpose other than the reproduction or distribution of the original work. It is the property of IBI Group Architects (Canada) Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of IBI Group Architects (Canada) Inc.

IBI GROUP ARCHITECTS (CANADA) INC.

NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED FOR	DESCRIPTION
2	11-23-2020		DPT185 REVISION				
1	03-06-2020		ISSUED FOR DP				
REVISIONS							



DESIGN ARCHITECT

CLIENT

PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

PRIME CONSULTANT
IBI IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0482
ibigroup.com

SHEET TITLE
ROOF DECK SITE PLAN

PROJECT NO. 123596

DRAWN BY: JB, RL, TS

CHECKED BY: CO

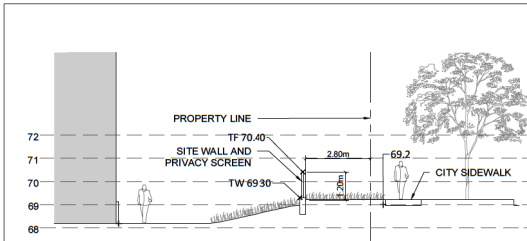
SCALE: 1 : 250

DATE: 2020-11-23

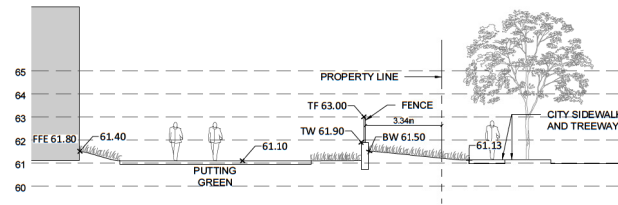
SHEET NUMBER
L0.04

REV

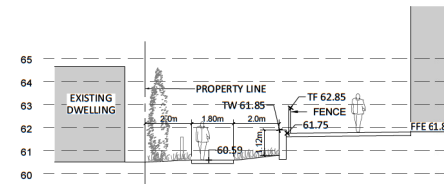
Last Saved: 2020-12-21 12:06:48 PM
File Location: C:\Users\mnd.lashg\Documents\REV\12020\123596-NOV\SeniorRes-Central-A-2020_mend.lashg.rvt



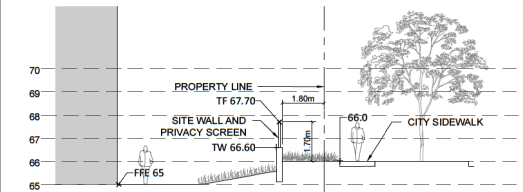
(A) SECTION 1-A
1:100



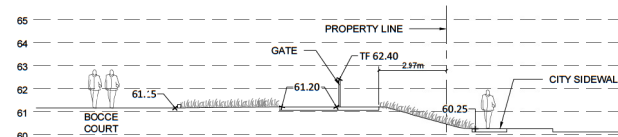
(A) SECTION 2-A
1:100



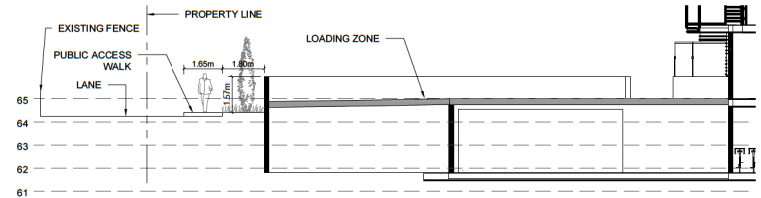
(A) SECTION 3-A
1:100



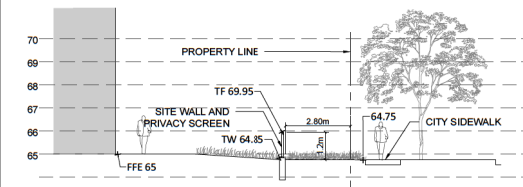
(B) SECTION 1-B
1:100



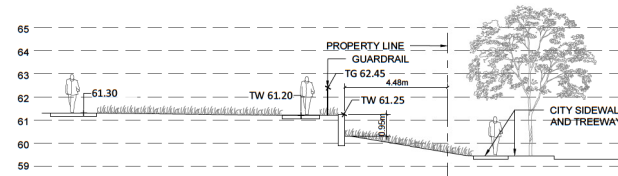
(B) SECTION 2-B
1:100



(B) SECTION 3-B
1:100

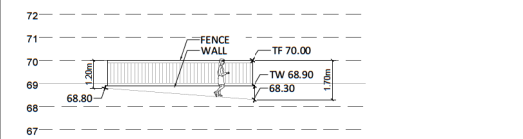


(C) SECTION 1-C
1:100

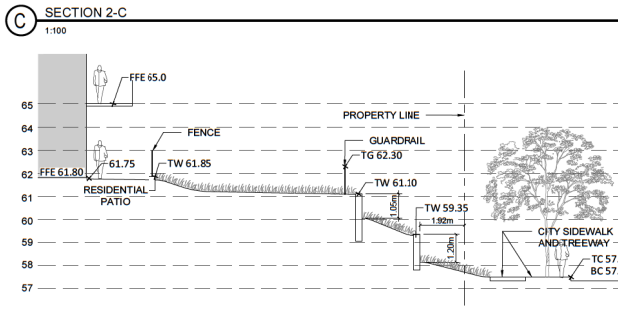


(C) SECTION 2-C
1:100

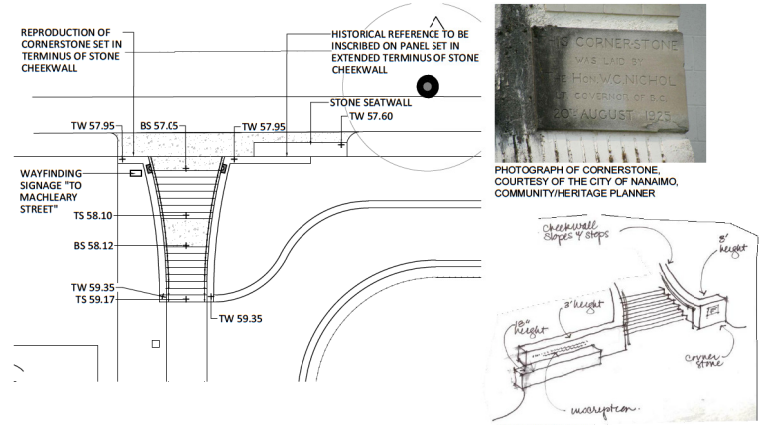
(3) PUBLIC ACCESS PATH - SECTIONS
1:100



(D) ELEVATION 1-D
1:100



(D) SECTION 2-D
1:100



(4) PUBLIC SEATING AREA - ENLARGEMENT PLAN
1:100

(1) FRANKLYN STREET - SECTIONS
1:100

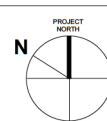
(2) KENNEDY STREET - SECTIONS
1:100

RECEIVED
DP1185
2020-NOV-23

SUB-CONSULTANT

SEAL

NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED FOR	DESCRIPTION
2	11-23-2020		DPT185 REVISION				
1	03-06-2020		ISSUED FOR DP				



DESIGN ARCHITECT

CLIENT

PROJECT TITLE
Nanaimo Ocean View Senior Living
388 MACHLEARY STREET
NANAIMO, BC

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0482
ibigroup.com

SHEET TITLE
SITE SECTIONS

PROJECT NO: 123396
DRAWN BY: JB, RL, TS
CHECKED BY: CO
SCALE: AS SHOWN
DATE: 2020-11-23

SHEET NUMBER

L0.05

REV

COPYRIGHT: This document is distributed for any purpose other than the intended use. It is the property of IBI Group Architects (Canada) Inc. and its subsidiaries. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of IBI Group Architects (Canada) Inc.

Last Saved: 2020-12-21 12:06:48 PM