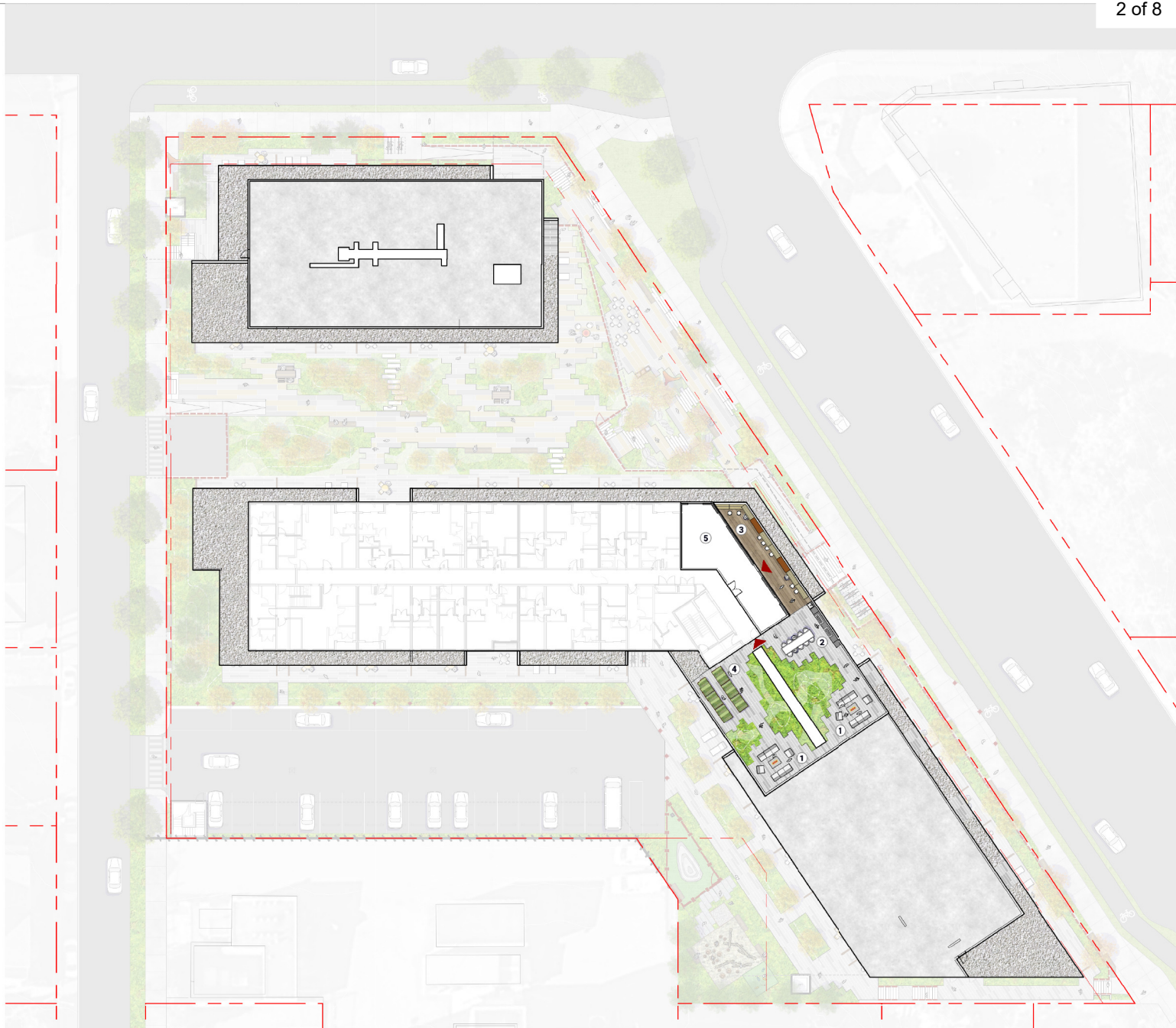


PROGRAM LEGEND - ROOF

- ① SOCIAL LOUNGE
- ② OUTDOOR KITCHEN & DINING
- ③ OUTDOOR WORK BAR
- ④ URBAN AGRICULTURE
- ⑤ AMENITY ROOM
- ▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

- PAVER TYPE 3
- GRAVEL
- WOOD DECK
- PLANTING
- AGRICULTURE PLANTER
- OUTDOOR KITCHEN
- BAR TABLE & STOOLS
- TABLE & CHAIRS
- LOUNGE FURNITURE/ FIRE B



4. RE-ISSUED FOR DP	21-08-12
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LANDSCAPE
ROOF PLAN

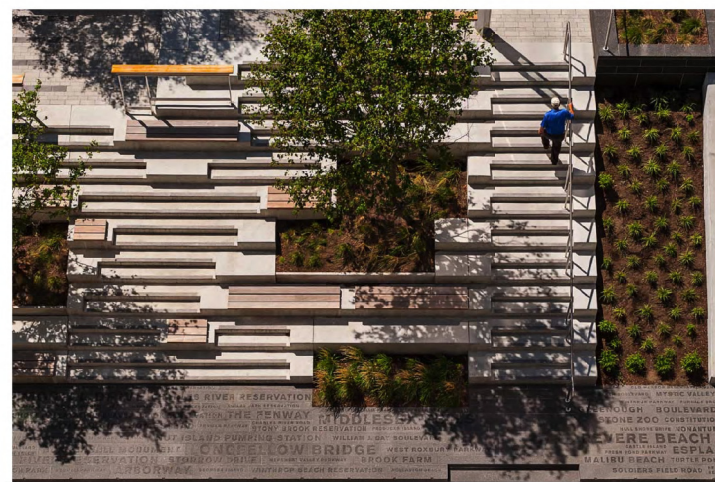
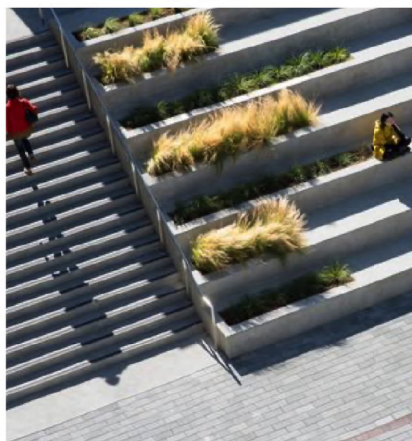
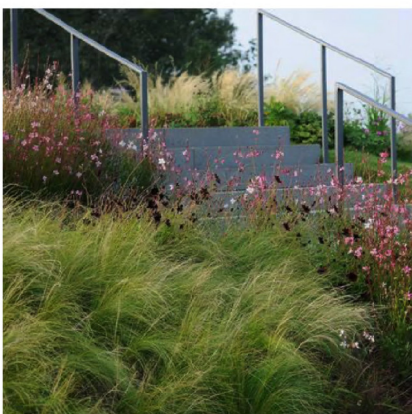


PROGRAM LEGEND

- ① WALLACE CORNER
- ② WALLACE TERRACE
- ③ CLIFF WALK
- ④ ACCESSIBLE RAMP
- ⑤ CENTRAL COURTYARD

LAYOUT & MATERIALS LEGEND

- CIP CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- PLANTING
- SOD LAWN
- GUARDRAIL
- PRIVACY SCREEN
- PICNIC TABLE
- BENCH
- BOULDERS
- BIKE RACK
- BOLLARD
- PUBLIC ART BY OTHERS
- GARBAGE/RECYCLING
- METAL PLANTER



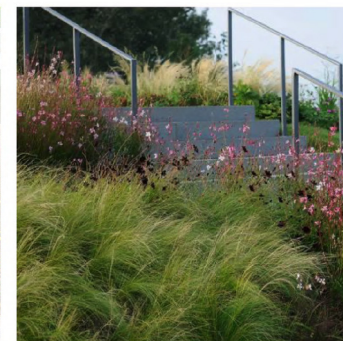
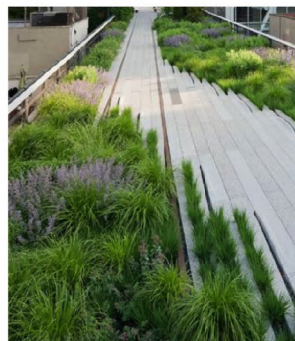
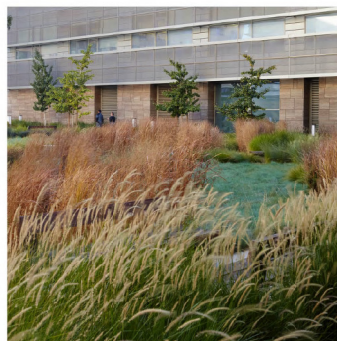
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ENLARGEMENT
WALLACE CORNER





SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
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ON-SITE

TREES (CONFER)



ABIES GRANDIS		GRAND FIR		
PINUS CONTORTA VAR. CONTORTA		SHORE PINE		
PSEUDOTSUGA MENZIESII		DOUGLAS FIR	MIX 3-4M. HT., B&B	
THUJA PLICATA		WESTERN RED CEDAR		

TREES (DECIDUOUS)



ACER CIRCINATUM		VINE MAPLE	MIX 2-4M HT. B&B, MULTI-STEM	
ACER GINNALA 'FLAME'		AMUR MAPLE		
AMELANCHIER		SERVICEBERRY		
ARBUTUS MENZIESII		PACIFIC MADRONE		
BETULA NIGRA		RIVER BIRCH	MIX 3-4M HT. B&B, MULTI-STEM	
CORNUS KOUSA 'MILKY WAY'		KOUSA DOGWOOD	MIX 3-4M HT. B&B, MULTI-STEM	
CORNUS NUTTALLII 'EDDIES WHITE WONDER'		WHITE WONDER DOGWOOD		
MALUS		PACIFIC CRAB APPLE		
QUERCUS GARRYANA		GARRY OAK		

SHRUBS



ARBUTUS UNEDO 'COMPACTA'		STRAWBERRY BUSH	#5 POT	
CORNUS SERICEA 'KELSYII'		KELSYII DOGWOOD	#2 POT	
HAMAMELIS VIRGINIANA		WITCH HAZEL	#3 POT	
MAHONIA NERVOGA		LONGLEAF MAHONIA	#2 POT	
PHYSOCARPUS OPULIFOLIUS 'CENTRE GLOW'		NINEBARK	#2 POT	
POTENTILLA ANSERINA		'PACIFICA' SILVERWEED	#2 POT	
RIBES SANGUINEUM 'KING EDWARD'		RED-FLowering CURPANT	#5 POT	
ROSA NOOTKANA		NOOTKA ROSE	#2 POT	
SALIX PURPUREA 'GRACILIS'		ARCTIC WILLOW	#2 POT	
SPIRAEA DOUGLASII		HARDHACK	#3 POT	
SYMPHORICARPOS ALBUS CHENAULTII		HANCOCK SNOWBERRY	#2 POT	
VACCINIUM OVATUM		EVERGREEN HUCKLEBERRY	#2 POT	

GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI		KINKINNICK	10 CM	300MM O.C.
FRAGARIA CHILOENSIS		COASTAL STRAWBERRY	10 CM	300MM O.C.
GAULTHERIA PROCCUMBENS		WINTERGREEN	10 CM	300MM O.C.
GAULTHERIA SHALLOON		SALAL	10 CM	300MM O.C.
MAHONIA REPENS		CREEPING OREGON GRAPE	#2 POT	600MM O.C.
PINUS MUGO 'MOPS'		DWARF MUGO PINE	#2 POT	600MM O.C.
POLYPODIUM GLYCYPHRHIZA		LICORICE FERN	#1 POT	450MM O.C.
POLYSTICHUM MUNIUM		SWORD FERN	#2 POT	450MM O.C.
SEDUM OREGANUM		OREGON STONECROP	10 CM	300MM O.C.
SEDUM SPATHULIFOLIUM		BROADLEAF STONECROP	#1 PCT	600MM O.C.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
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ON-SITE



GRASSES

AGROSTIS PALLENS		BENT GRASS	#2 POT	450MM O.C.
CAREX PANSA		DUNE SEDGE	#2 POT	450MM O.C.
CAREX TESTACEA 'PRAIRIE FIRE'		PRAIRIE FIRE SEDGE	#2 POT	450MM O.C.
CAREX TUMULICOLA		BERKELEY SEDGE	#2 POT	450MM O.C.
FESTUCA GLAUCA / RUBRA		BLUE FESCUE / RED FESCUE	#2 POT	450MM O.C.
FESTUCA IDAHOENSIS 'SISKIYOU BLUE'		IDAHO FESCUE	#2 POT	450MM O.C.
FESTUCA OVINA VULGARIS		SHEEP'S FESCUE	#2 POT	450MM O.C.
HELIOTRICHON SEMPERVIRENS		BLUE OAT GRASS	#2 POT	450MM O.C.
KOELERIA MACRANTHA		JUNE GRASS	#2 POT	450MM O.C.
MISCANTHUS NANA		MAIDEN-HAIR GRASS	#2 POT	450MM O.C.
SISYRINCHIUM BELLUM		CALIFORNIA BLUE-EYED GRASS	#2 POT	450MM O.C.
STIPA TENNUISSIMA		MEXICAN FEATHER GRASS	#2 POT	450MM O.C.

PERENNIALS / BULBS

ALLIUM COLUMBIANUM		TIGER LILY		300MM O.C.
ANAPHALIS MARGARITACEA		PEARLY EVERLASTING		300MM O.C.
ARMERIA MARITIMA		COMMON THRIFT		300MM O.C.
ASTER SUBSPICATUS		DOUGLAS ASTER		300MM O.C.
BRODIAEA		CLUSTER LILY		300MM O.C.
CAMASSA		COMMON CAMAS		300MM O.C.
ECHINACEA PURPUREA		PURPLE CONE FLOWER		300MM O.C.
ERYTHRONIUM REVOLUTUM		PINK FAWN LILY		300MM O.C.
ESCHSCHOLZIA CALIFORNICA		CALIFORNIA POPPY		300MM O.C.
FRITILLARIA AFFINS		CHECKER LILY		300MM O.C.
RUDBECKIA HIRTA		BLACK-EYED SUSAN		300MM O.C.

OFF-SITE



TREES

TO CITY OF NANAIMO STANDARD

SOD LAWN

TO CITY OF NANAIMO STANDARD

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PLANT PALETTE

PLANTING LEGEND

-  CONIFER TREE
-  DECIDUOUS TREE 1
-  DECIDUOUS TREE 2
-  DECIDUOUS TREE 3
-  OFFSITE TREE
-  SHRUBS
-  GROUNDCOVERS
-  GRASSES / PERENNIALS
-  OFFSITE LAWN

PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF NANAIMO PRIOR TO COMMENCEMENT OF WORK.
3. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM, WITH TIME FIXTURE AND RAIN SENSOR.
6. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION..



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CONCEPTUAL PLANTING PLAN

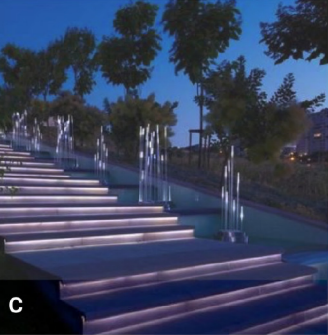
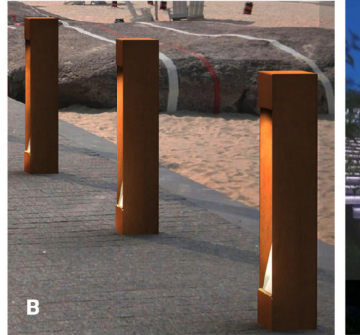
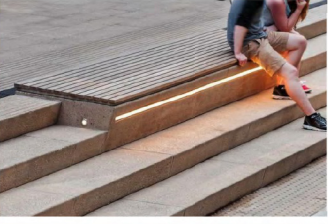
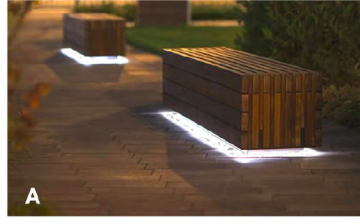
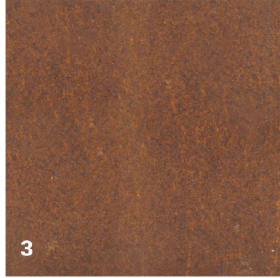
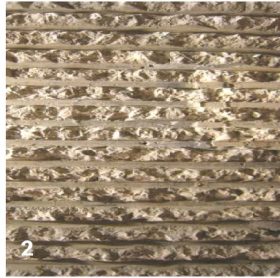


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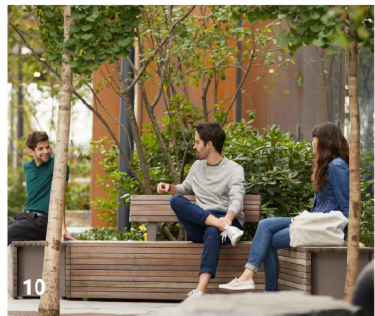
MATERIALS & FURNISHING

1. BROOM FINISH CONCRETE
2. CONCRETE FORM LINER TEXTURED WALL
3. METAL PLANTER
CORTEN FINISH, HEIGHT VARIES
4. PAVER
DIMENSION VARIES
5. METAL GUARDRAIL
STAINLESS FINISH, W/ CABLE WIRES
6. PRIVACY SCREEN
WOOD SLATS ON METAL FRAME
7. OMEGA SECURITY FENCE
1.8M HT
8. CUSTOMIZED BIKE RACK
CORTEN FINISH
9. HARVEST TABLE
10. BENCH
WOOD W/ CONCRETE BASE
11. GARBAGE/RECYCLING

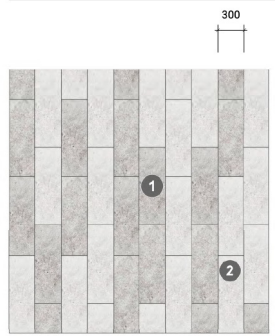


LIGHTING

- A. BENCH LIGHT
- B. BOLLARD
- C. LIGHT STRIP AT STAIRS

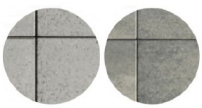


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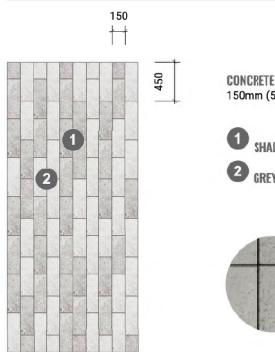


CONCRETE PAVER
300mm (11-13/16") x 900mm (35-7/16") x 100mm (3-15/16")

- 1 SHALE GREY
- 2 GREYED NICKEL

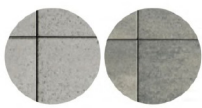


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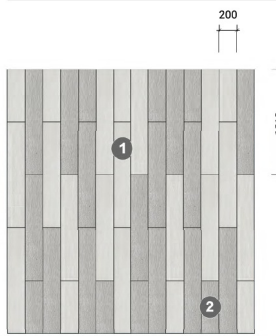


CONCRETE PAVER
150mm (5-7/8") x 450mm (17-11/16") x 100mm (3-15/16")

- 1 SHALE GREY
- 2 GREYED NICKEL

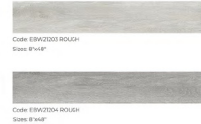


PAVER TYPE 3



PORCELAIN TILE W/ SIMULATED WOOD GRAIN
200mm (8") x 1219mm (48") x 20mm (3/4")

- 1 FINISH TYPE 1
- 2 FINISH TYPE 2



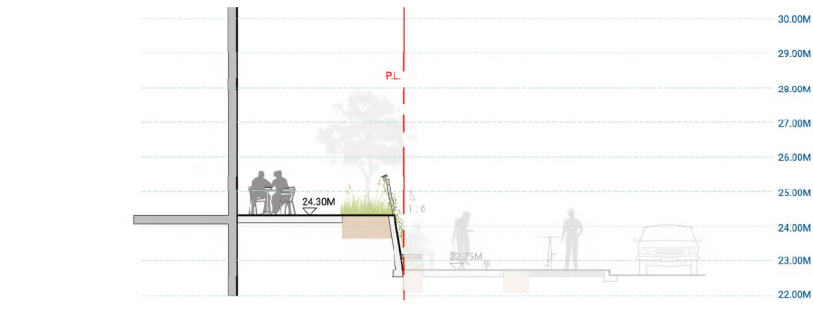
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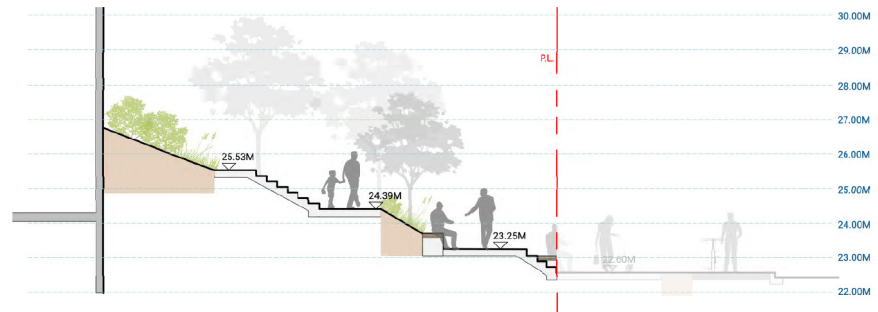
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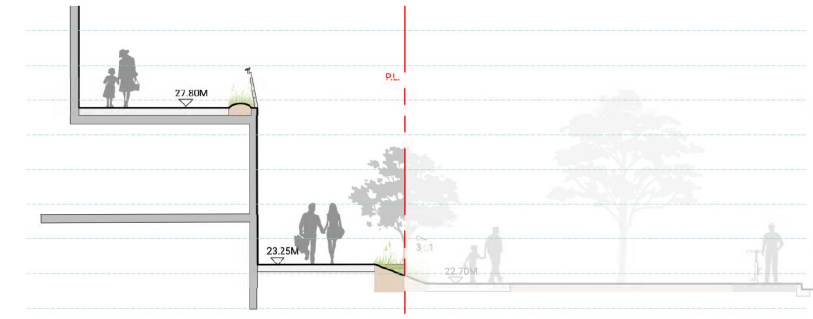
MATERIALS & FURNISHING PALETTE



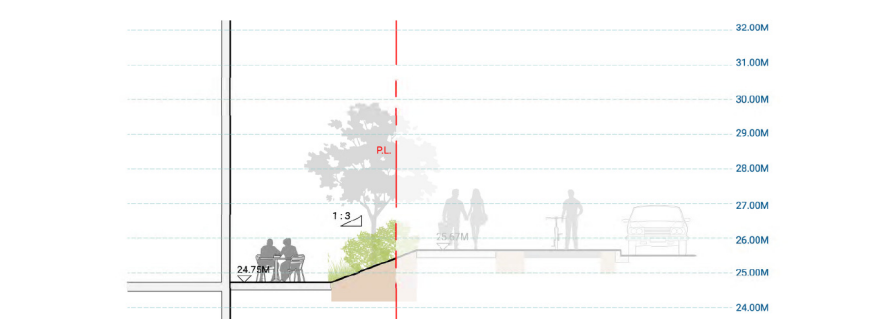
A BUILDING 3 M PRIVATE PATIO 2.3 M WALL & PLANTING 2.3 M SIDEWALK 0.8 M BLVD 2.3 M BIKE PATH WALLACE ST



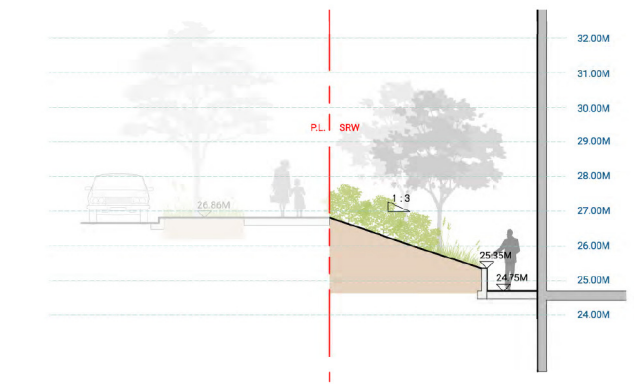
B BUILDING 3.2 M PLANTED SLOPE 4.8 M CLIFF WALK STAIRS 1.2 M PLANTING UPPER TERRACE 3 M SEAT WALL & STAIRS 1.5 M SIDEWALK 2.4 M BLVD 0.9 M BIKE PATH 2.4 M WALLACE ST



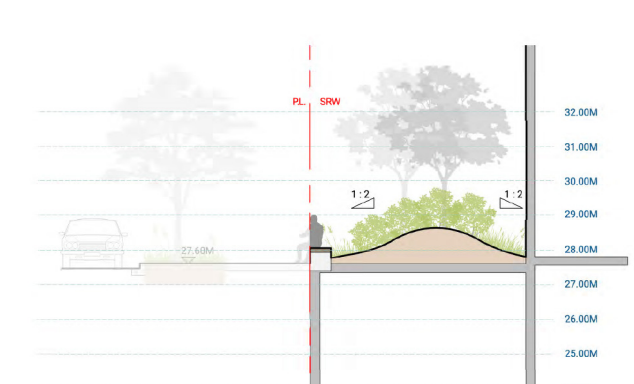
C UPPER COURTYARD 3.4 M UPPER TERRACE 1.5 M SEAT WALL & PLANTED SLOPE 2.4 M SIDEWALK 6.5 M BLVD 1.8 M BIKE PATH WALLACE ST



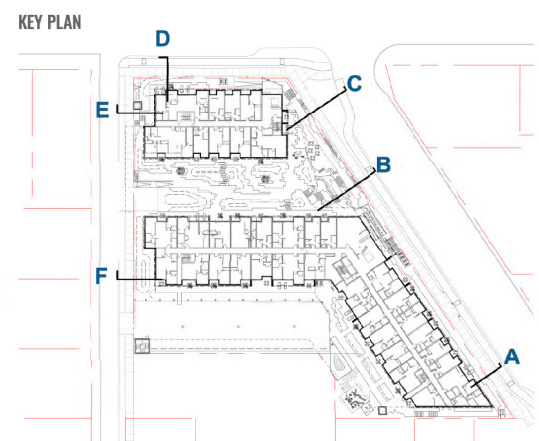
D BUILDING 2.9 M PRIVATE PATIO 2.5 M PLANTED SLOPE 2.3 M SIDEWALK 0.8 M BLVD 2.2 M BIKE PATH 0.6 M BLVD WENTWORTH ST



E RICHARDS ST 2.4 M BLVD 2.5 M SIDEWALK 4.5 M PLANTED SLOPE 1.5 M PAVED PATH BUILDING



F RICHARDS ST 2.4 M BLVD 2.5 M SIDEWALK 0.6 M BENCH 6.2 M PLANTED SLOPE BUILDING



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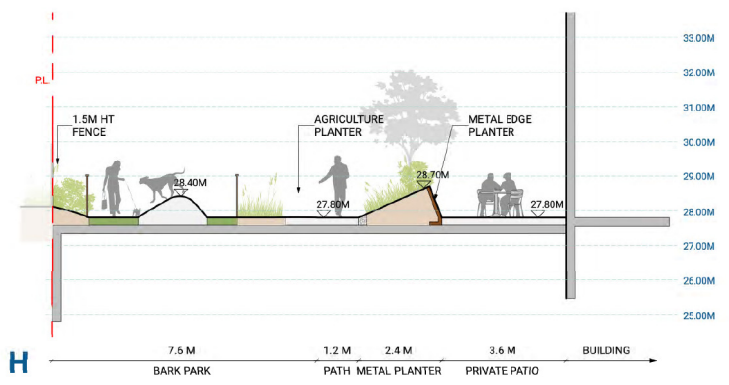
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SECTIONS



G PRIVATE PATIO 3.4 M PLANTED BERM 6.6 M PAVED PATH 3 M PLANTED BERM 3.6 M PRIVATE PATIO 3.2 M BUILDING

BUILDING PRIVATE PATIO 3.6 M METAL PLANTER 2.6 M PARKING LOT 14.1 M PLANTING & FENCE 2 M



H BARK PARK 7.5 M PATH 1.2 M METAL PLANTER 2.4 M PRIVATE PATIO 3.6 M BUILDING

KEY PLAN



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