

## ATTACHMENT F LANDSCAPE PLAN AND DETAILS

# 6201 OLIVER ROAD

6201 Oliver Road, Nanaimo, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JULY 29, 2022

REISSUED FOR DEVELOPMENT PERMIT - JUNE 22, 2023

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Rationale
- L1.02 Landscape Concept Plan
- L1.03 Landscape Materials Plan
- L1.04 Landscape Section
- L1.05 Rooftop Materials Plan
- L2.01 Planting Plan
- L2.02 Rooftop Planting Plan
- L2.03 Plant List + Notes



## DESIGN PRECEDENTS

### PLANTINGS



01 Pollinator garden, mix of perennial flowers + grasses



02 Pollinator garden, colourful linear perennial plantings



03 Green roof sedums



04 Forest garden, evergreen indigenous groundcovers form base for plantings



05 Cornus 'Eddies White Wonder' (White Flowering Dogwood)



06 Acer Ginnom (Paper Bark Maple)



07 Parrotia persica (Persian Ironwood)



08 Acer Palmatum 'Crispatum' (Greenleaf Japanese Maple)

### HARDSCAPE + SITE FURNITURE



09 Arbour walk permeable concrete unit pavers



10 Parking grass grid



11 Timber benches



12 Bollard lighting



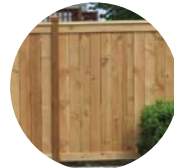
13 Arbour walk



14 Arbour with pollinator garden



15 Green roof with roof deck patio



16 Cedar board fence (1.8m high)

## DESIGN RATIONALE

### CONTEXT

Located on the northwest corner of Oliver Road and Uplands Drive in Nanaimo, 6201 Oliver Road is a new multi-family residential development adjacent to the Nanaimo North Town Centre. As an undeveloped parcel in an otherwise built-up area, the most noteworthy landscape feature of the site is its tree coverage, representative of the Coastal Douglas fir ecosystem typical to the area. The prevalence of existing trees provides the inspiration for a design concept and elements focused on reestablishing a healthy urban tree canopy within a diverse, climate resilient landscape that enables people and natural systems to thrive together.

### DESIGN ELEMENTS

- Arbour Walk**  
A simple timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites.
- Common Sitting Area**  
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life.
- Pollinator Garden**  
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- Forest Garden**  
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- Rain Garden**  
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- Common Rooftop Deck**  
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment.

### DESIGN CONCEPT

#### REGENERATIVE CITY SCENARIO

The regenerative city scenario uses landscape design to respond to the impacts of climate change, the needs of natural systems, and the comfort and well-being of residents by reimagining development as a way to recreate resilient and restorative urban environments.

The planting palette relies on indigenous species layered with complementary ornamental grasses, trees and other species to replicate local natural systems in an urban environment. Plant species are selected to thrive in an urban environment, attract birds and pollinators and strengthen people's experience of place. Extensive tree coverage creates an urban canopy for visual interest, comfort and connectivity, while gathering spaces are surrounded by lush, layered plantings that immerse residents in naturalized spaces.

Planted areas also play a functional role in the management of rainwater, linking architecture, infrastructure, landscape and local ecology. This amplifies the cyclical summer drought/winter rain pattern that dictates so much of what thrives in the local environment, exposes the natural functioning of the urban ecosystem, and harnesses human development to create a lush, living environment that people can enjoy.

Materials, including a wood arbour and benches, concrete walls and pavers evoke the warmth, colours and textures found in the unique coastal environment of Vancouver Island, but are designed with clean, contemporary sophistication and creative flair.

### DESIGN ELEMENTS KEY PLAN



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#### PROJECT

6201 OLIVER ROAD  
6201 Oliver Road  
Nanaimo, BC

RECEIVED  
DVP1282  
2023-JUN-22  
Current Planning

#### PROJECT ID 22009

DB CM CB KS

SCALE NTS  
DATE June 1, 2022

## LANDSCAPE DESIGN RATIONALE

# L1.01



LANDSCAPE CONCEPT PLAN  
SCALE 1:150

- 1 ARBOUR WALK**  
A single timber and steel structure moderates the scale of the architecture and provides the armature for vines to grow on. The arbour gives shade, spatial definition and additional privacy for ground level garden suites. The walk includes a seat wall along the north edge, recessed lighting in the planter walls and permeable concrete unit pavers.
- 2 COMMON SITTING AREA**  
A common sitting area provides a gathering space for residents with a strong relationship to Oliver Road. Situated between the Pollinator Garden and the Forest Garden, the sitting area immerses occupants in a thriving area full of life. The sitting area includes benches, bollard lighting, large boulders, and permeable concrete unit pavers.
- 3 POLLINATOR GARDEN**  
The Pollinator Garden is a linear planting of pollinator attractant deciduous and evergreen perennials. A visually stunning element that offers an annual profusion of colour, the Pollinator Garden creates a diverse, drought tolerant system that supports beneficial insects and birds in the City.
- 4 FOREST GARDEN**  
Inspired by the trees retained on site and the unique Coastal Douglas fir ecosystem, the Forest Garden creates a dense urban canopy at prominent edges of the parcel, shading the building and offering respite from the hot sun in summer.
- 5 RAIN GARDEN**  
The Rain Garden provides a green infrastructure function, absorbing rainwater, exposing the natural functioning of the urban ecosystem, and harnessing human development to create a lush, living environment for people and nature.
- 6 COMMON ROOFTOP DECK**  
A Common Rooftop Deck gives residents access to additional outdoor space with a vantage point to mountains and the ocean beyond. A green roof component ensures a hospitable rooftop environment. See sheet L1.03 Landscape Plan Rooftop.

LANDSCAPE REVISION NOTES

This landscape concept plan formed part of the original DP application submission, and was received and reviewed by the City of Nanaimo Design Advisory Panel. The street right of way has been revised in response to City of Nanaimo engineering requirements.

The landscape concept plan is included here to convey the intent of the design and character of the proposed landscape.

See sheet L1.03 Landscape Materials Plan and L2.01 Planting Plan for the updated design.



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Proposed Landscape  
Buffer Variance



# LANDSCAPE LEGEND

- BENCH  
Quantity: 3
- BICYCLE RACK  
Capacity: 3-5
- BOLLARD LIGHTING  
Quantity: 5
- BOULDER  
Quantity: 9
- CONCRETE UNIT PAVER PATH  
TYPE 02
- EDUCATIONAL SIGNAGE
- ENTRANCE
- EXIT
- PERIMETER FENCE  
Cedar board 1.8m high fence
- STEEL PLANTER  
Quantity: 30
- CONCRETE UNIT PAVER  
TYPE 01  
Area: 132m<sup>2</sup>
- CONCRETE UNIT PAVER  
TYPE 02  
Area: 223m<sup>2</sup>
- GRASS BOULEVARD  
Area: 143m<sup>2</sup>  
Soil Depth: 150mm
- GRASS PAVER  
Area: 110m<sup>2</sup>
- GREEN ROOF  
Area: 157m<sup>2</sup>  
Soil Depth: 150mm
- MULCH PATH  
Area: 22m<sup>2</sup>
- PLANTED AREA OVER PARKADE  
(included in green roof calculation)  
Area: 220m<sup>2</sup>  
Soil Depth: 300mm min.
- PLANTED AREA  
Area: 565m<sup>2</sup>  
Soil Depth: 450mm
- RAINGARDEN  
Area: 42m<sup>2</sup>  
Soil Depth: 450mm

## LANDSCAPE MATERIALS PLAN

SCALE 1:150

Refer to Sheet L1.05 for Rooftop Materials Plan

**NOT FOR CONSTRUCTION**

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### PROJECT ID 22009

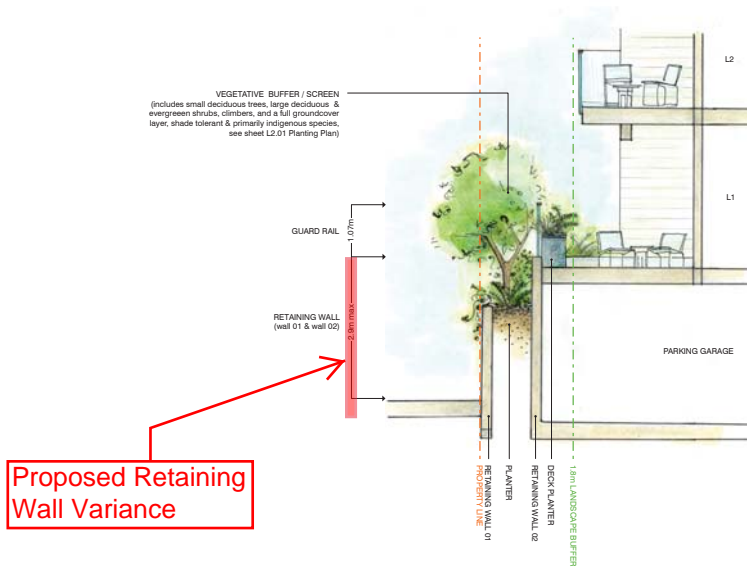
DB CM CB KS

SCALE 1:150  
DATE June 1, 2022

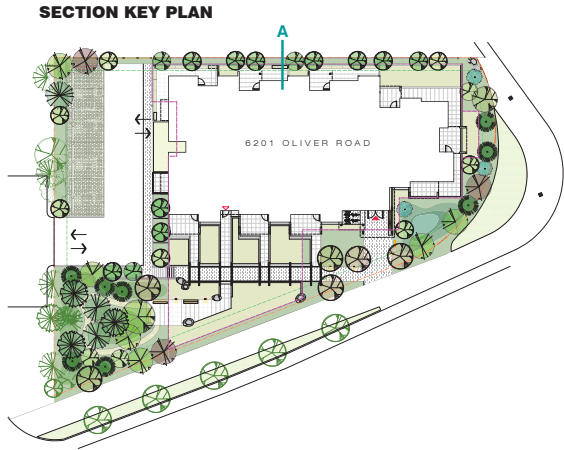
## LANDSCAPE MATERIALS PLAN

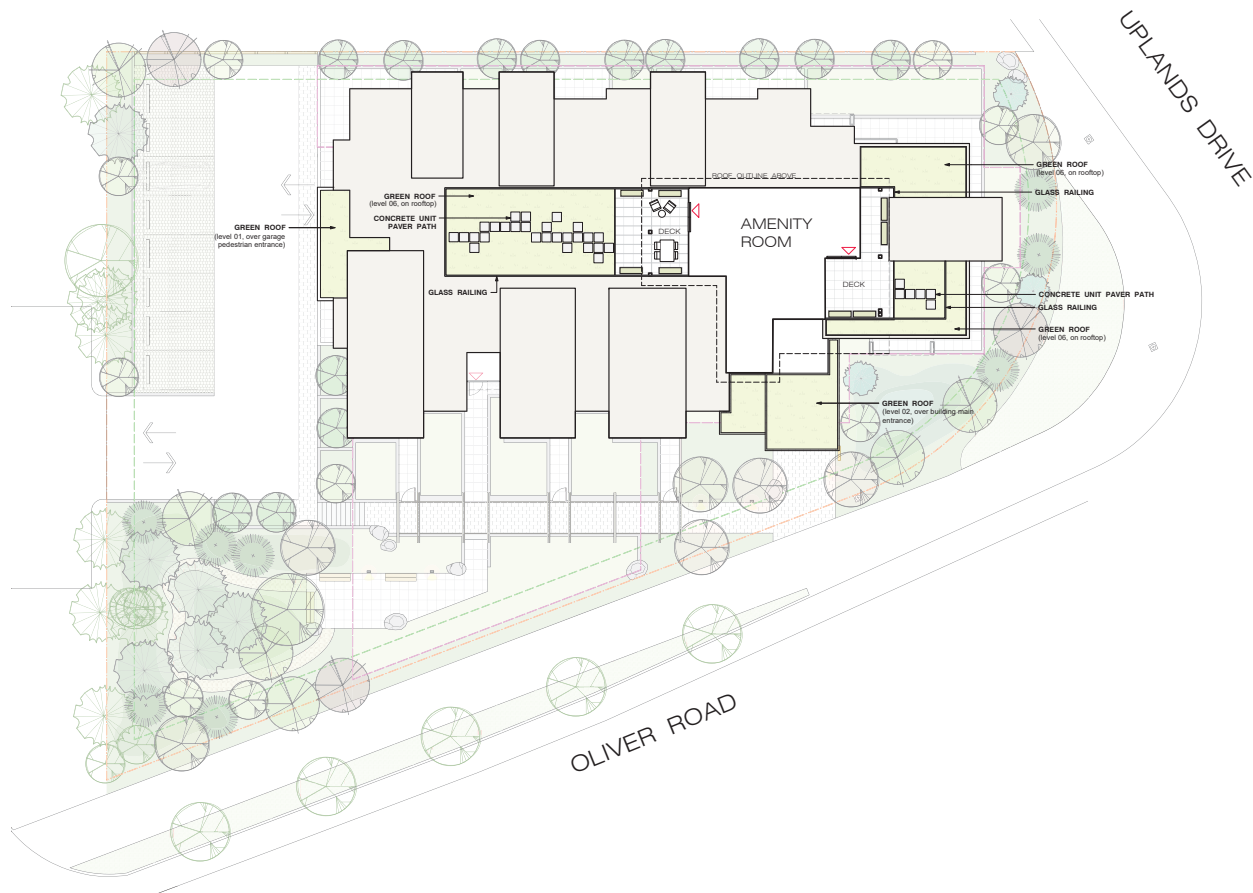
**L1.03**





**SECTION A**  
**NORTH PROPERTY LINE RETAINING WALL**  
NTS





LANDSCAPE LEGEND

- BENCH  
Quantity: 3
- BICYCLE RACK  
Capacity: 3-5
- BOLLARD LIGHTING  
Quantity: 5
- BOULDER  
Quantity: 9
- CONCRETE UNIT PAVEMENT PATH  
TYPE 02
- EDUCATIONAL SIGNAGE
- ENTRANCE
- EXIT
- PERIMETER FENCE  
Cedar board 1.8m high fence
- STEEL PLANTER  
Quantity: 30
- CONCRETE UNIT PAVEMENT  
TYPE 01  
Area: 132m<sup>2</sup>
- CONCRETE UNIT PAVEMENT  
TYPE 02  
Area: 223m<sup>2</sup>
- GRASS BOULEVARD  
Area: 143m<sup>2</sup>  
Soil Depth: 150mm
- GRASS PAVE  
Area: 110m<sup>2</sup>
- GREEN ROOF  
Area: 157m<sup>2</sup>  
Soil Depth: 150mm
- MULCH PATH  
Area: 22m<sup>2</sup>
- PLANTED AREA OVER PARKADE  
(included in green roof calculation)  
Area: 220m<sup>2</sup>  
Soil Depth: 300mm min.
- PLANTED AREA  
Area: 568m<sup>2</sup>  
Soil Depth: 450mm
- RAINGARDEN  
Area: 42m<sup>2</sup>  
Soil Depth: 450mm

**ROOFTOP MATERIALS PLAN**  
SCALE 1:150

Refer to **Sheet L1.03** for Landscape Materials Plan

**NOT FOR CONSTRUCTION**



**PLANTING PLAN**  
SCALE 1:150

Off-Site Improvements to  
be determined at detailed  
design

#### PLANT LEGEND

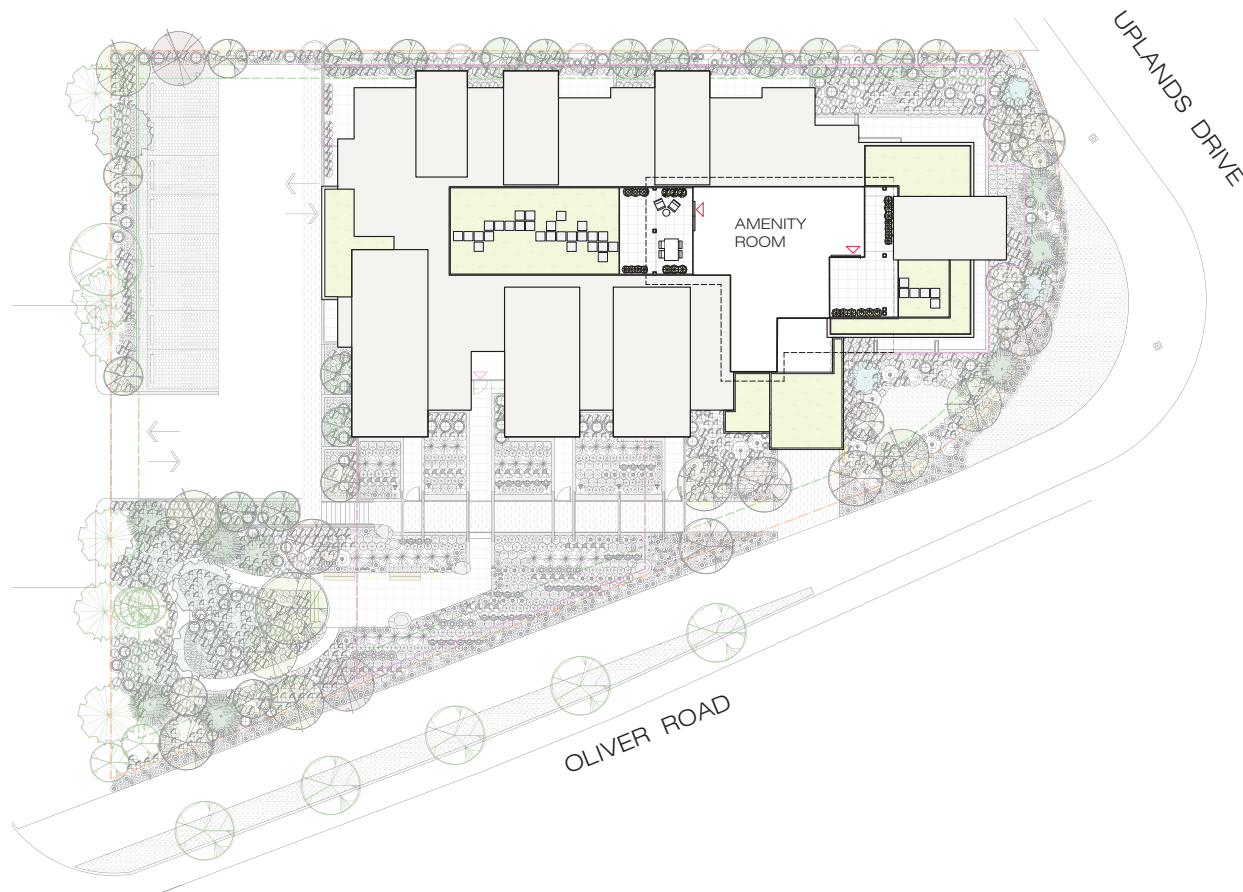
- Am *Achillea millefolium* 'moonshine'
  - Ac *Allium cernuum*
  - Ag *Ammannia grandiflora*
  - Arb *Arbutus unedo*
  - Au *Arctostaphylos uva-ursa*
  - Ar *Armeria maritima*
  - Ck *Calamagrostis Karl Forester*
  - Ce *Clematis armandi*
  - Ev *Epimedium x versicolor*
  - Fc *Fragaria chiloensis*
  - Ga *Gaultheria shallon*
  - Gl *Gaura lindheimeri*
  - La *Lonicera ciliosa*
  - Ln *Luzula nivea*
  - Mn *Mahonia nervosa*
  - My *Miscanthus yaku jima*
  - Np *Nepeta dropmore blue*
  - Oc *Oenothera cerasiformis*
  - Oo *Oxalis oregana*
  - Pa *Pennisetum alopecuroides*
  - Pm *Polystichum munifolium*
  - Rb *Ribes sanguineum*
  - Se *Salvia nemorosa 'Cardinal'*
  - Se *Sedum 'Autumn Joy'*
  - Sl *Solidago lepida*
  - Tg *Tellima grandiflora*
  - Ts *Thymus serpyllum*
  - V *Vaccinium* (mix varieties)
  - Vo *Vaccinium ovatum*
- GRASS BOULEVARD**  
Area: 140m<sup>2</sup>  
Soil Depth: 150mm  
Pickseed Coastal Native Sodgrass Mix or equivalent.
- GRASS PAVE**  
Area: 110m<sup>2</sup>  
Soil Depth: 150mm  
Pickseed Coastal Native Sodgrass Mix or equivalent.
- RAIN GARDEN BOTTOM**  
Area: 16m<sup>2</sup>  
Soil Depth: 450mm  
Plant bottom with a mix of:  
1. *Carex obovata*  
2. *Carex rostrata*  
3. *Iris missouriensis*  
4. *Juncus effusus*  
5. *Scirpus microcarpus*
- GREEN ROOF**  
Area: 157m<sup>2</sup>  
Soil Depth: 150mm  
Plant with a mix of:  
1. *Allium cernuum*  
2. *Armeria maritima*  
3. *Festuca ovina*  
4. *Fragaria chiloensis*  
5. *Sedum album*  
6. *Sedum rupestre*

#### TREE LEGEND

- Existing Trees to Remain  
(see Tree Management Plan provided by others)
- Ac (13) *Acer circinatum*
- A (1) *Acer macrophyllum*
- Ag (3) *Acer glabrum*
- Ap (4) *Acer palmatum* 'Osakazuki'
- Ce (6) *Cornus eddies white wonder*
- Pp (3) *Parrotia persica*
- Po (3) *Picea Omorika* Bruns
- Pc (8) *Pinus contorta*
- P (6) *Pseudotsuga menziesii*

Refer to Sheet L2.02 for Rooftop Planting Plan  
Refer to Sheet L2.03 for Plant List + Notes

**NOT FOR CONSTRUCTION**



## ROOFTOP PLANTING PLAN

SCALE 1:150

### PLANT LEGEND

- Am Achillea millefolium 'moonshine'
- Ac Allium cernuum
- Ag Anemone grandiflora
- Arb Arbutus unedo
- Au Arctostaphylos uva-ursa
- Ar Armeria maritima
- Ck Calamagrostis Karl Forester
- Ca Clematis armandii
- Ev Epimedium x vericolor
- Fc Fragaria chiloensis
- Ga Gaultheria shallon
- Gl Gaura lindheimeri
- Lc Lonicera ciliosa
- Ln Luzula nivea
- Mn Mahonia nervosa
- My Miscanthus yaku jima
- Np Nepeta dropmore blue
- Oc Oenothera caesariensis
- Oo Oenothera oregana
- Pa Pennisetum alopecuroides
- Pm Polystichum munium
- Rs Ribes sanguineum
- Sn Salvia nemorosa 'Cardinal'
- Se Sedum 'Autumn Joy'
- Sl Solidago lepidota
- Tg Tellima grandiflora
- Ts Thymus serpyllum
- V Vaccinium (mix varieties)
- Vo Vaccinium ovatum

**GRASS BOULEVARD**  
Area: 143m<sup>2</sup>  
Soil Depth: 150mm  
Pickseed Coastal Native Sodgrass Mix or equivalent.

**GRASS PAVE**  
Area: 110m<sup>2</sup>  
Soil Depth: 150mm  
Pickseed Coastal Native Sodgrass Mix or equivalent.

**RAINGARDEN BOTTOM**  
Area: 16m<sup>2</sup>  
Soil Depth: 450mm  
Plant bottom with a mix of:  
1. Carex obovata  
2. Carex rostrata  
3. Iris missouriensis  
4. Juncus effusus  
5. Scirpus microcarpus

**GREEN ROOF**  
Area: 157m<sup>2</sup>  
Soil Depth: 150mm  
Plant with a mix of:  
1. Allium cernuum  
2. Armeria maritima  
3. Festuca roemerii  
4. Fragaria chiloensis  
5. Sedum album  
6. Sedum rupestre

### TREE LEGEND

- Existing Trees to Remain  
(see Tree Management Plan provided by others)
- Ac (13) Acer circinatum
  - A (1) Acer macrophyllum
  - Ag (3) Acer griseum
  - Ap (4) Acer palmatum 'Osakazuki'
  - Ce (6) Cornus edulis white wonder
  - Pp (3) Parrotia persica
  - Po (3) Picea Omorika Bruns
  - Po (8) Pinus contorta
  - P (6) Pseudotsuga menziesii

Refer to **Sheet L2.01** for Planting Plan  
Refer to **Sheet L2.03** for Plant List + Notes

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CITY OF NANAIMO

#### PROJECT ID 22009

DB CM CB KS

SCALE 1:150  
DATE June 1, 2022

## ROOFTOP PLANTING PLAN

**L2.02**



PLANT LIST					
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	3	Picea Omorika Bruns	Serbian Spruce	1.5m ht	
Pc	8	Pinus contorta var contorta	Shore Pine	1.5m ht	
P	6	Pseudotsuga menziesii	Douglas Fir	#15	
Deciduous Trees					
Ac	13	Acer circinatum	Vine Maple	#7	Multistem
A	1	Acer macrophyllum	Big Leaf Maple	#20	
Ag	3	Acer griseum	Paper Bark Maple	1.5m ht	1.8m branching ht
Ap	4	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m ht	
Ce	6	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	1.8m branching ht
Pp	3	Parrotia persica 'Vanessa'	Persian Ironwood	5cm cal	1.8m branching ht
Deciduous Shrubs					
Aga	10	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	Multistem
Oc	5	Oenothera cerasiformis	June Plum	#1	2m o.c.
Rs	16	Ribes sanguineum	Red Flowering Currant	#1	1.2m o.c.
V	10	Vaccinium (mix varieties)	Blueberry	#1	1.2m o.c.
Evergreen Shrubs					
Arb	2	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Vo	85	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	410	Arcostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Ev	59	Epimedium x vericolor	Epimedium	#1	60cm o.c.
Fc	255	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Ga	154	Gaultheria shallon	Sallal	#1	60cm o.c.
Mh	243	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Oo	23	Oxalis oregana	Evergreen Redwood Samel	10cm	45cm o.c.
Pm	498	Polystichum munitum	Sword fern	#1	60cm o.c.
Ts	9	Thymus serpyllum	Creeping Thyme	10cm	30cm o.c.
Ornamental Grasses					
Ck	30	Calamagrostis Karl Forester	Feather Reed Grass	#1	60cm o.c.
Lh	170	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
My	33	Miscanthus yaku jima	Maiden Grass	#1	1m o.c.
Pa	29	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain grass	#1	60cm o.c.
Rf	280	Festuca ovemeri	Roemers Fescue	10cm	30cm o.c.
Perennials					
Am	36	Achillea millefolium 'moonshine'	Yarrow	#1	60cm o.c.
Ac	297	Allium cernuum	Nodding Onion	10cm	45cm o.c.
Ar	297	Armeria maritima	Sea Thrift	10cm	45cm o.c.
Gl	113	Gaura lindheimeri 'Bantam White Improved'	Bee blossom	#1	60cm o.c.
Np	67	Nepeta x bassensis 'Drogonne'	Catmint	#1	60cm o.c.
Sn	51	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.
Sa	280	Sedum album	Sedum	10cm	30cm o.c.
Se	39	Sedum 'Autumn Joy'	Sedum	#1	60cm o.c.
Sr	280	Sedum rupestre	Sedum Angelina	10cm	30cm o.c.
Sl	14	Solidago lepta	Canada Goldenrod	#1	60cm o.c.
Tg	122	Tellima grandiflora	Fringecup	10cm	45cm o.c.
Wetland Plants for Raingarden					
Co	16	Carex obnupta	Slough Sedge	10cm	60cm o.c.
Cr	16	Carex rostrata	Beaked Sedge	10cm	60cm o.c.
Je	16	Iris missouriensis	Western Blue Flag Iris	10 cm	60cm o.c.
Sm	16	Scirpus effusus	Common Rush	10 cm	60cm o.c.
Sm	16	Scirpus microcarpus	Small-flowered Bulrush	10cm	60cm o.c.
Vine					
Ca	15	Clematis armandi 'Snowflake'	Evergreen Clematis	#1	1.2m o.c.
Lc	14	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	1.2m o.c.

PLANTING NOTES

1. All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
2. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
3. Growing Medium Depths:  
Tree Planting Areas: 1 cu. m. per tree  
Shrub & Ground Cover Areas: 450mm (18") depth  
Seeded Areas: 150mm (6") depth
4. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth pver all tree, shrub, and groundcover planting areas.
5. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
6. All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
7. Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
8. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
9. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart® (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan  
Refer to **Sheet L2.02** for Rooftop Planting Plan

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L2.03