

# ATTACHMENT F LANDSCAPE PLAN AND DETAILS



ABBOTSFORD OFFICE  
404-3407 GLACIE AVENUE ABBOTSFORD, BC V3E 5E5  
T: 504.852.8821 F: 504.852.8820 www.kdplanning.com  
VANCOUVER OFFICE  
114-2500 WILLOW WAY VANCOUVER, BC V6M 4Y3  
T: 504.261.6022 F: 504.264.5655 www.kdplanning.com

LEGEND	
	PLANTING MEDIUM
	SOIL
	CONCRETE WALK
	GRAVEL
	SAWCUT PAVING
	WALLS RET. ARCH
	PROPERTY LINE
	SETBACK LINE
	TREE PROTECTION FENCE
	BIKE RACK (CIRCLE)
	BENCH
	TABLE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

24/05/20	ISSUED FOR COORDINATION
22/07/21	ISSUED FOR RE-CP
23/11/28	ISSUED FOR PERMITS
23/08/21	ISSUED FOR COORDINATION
23/03/24	ISSUED FOR CLIENT REVIEW
22/08/28	ISSUED FOR CLIENT REVIEW
NO. DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS	
SEAL	



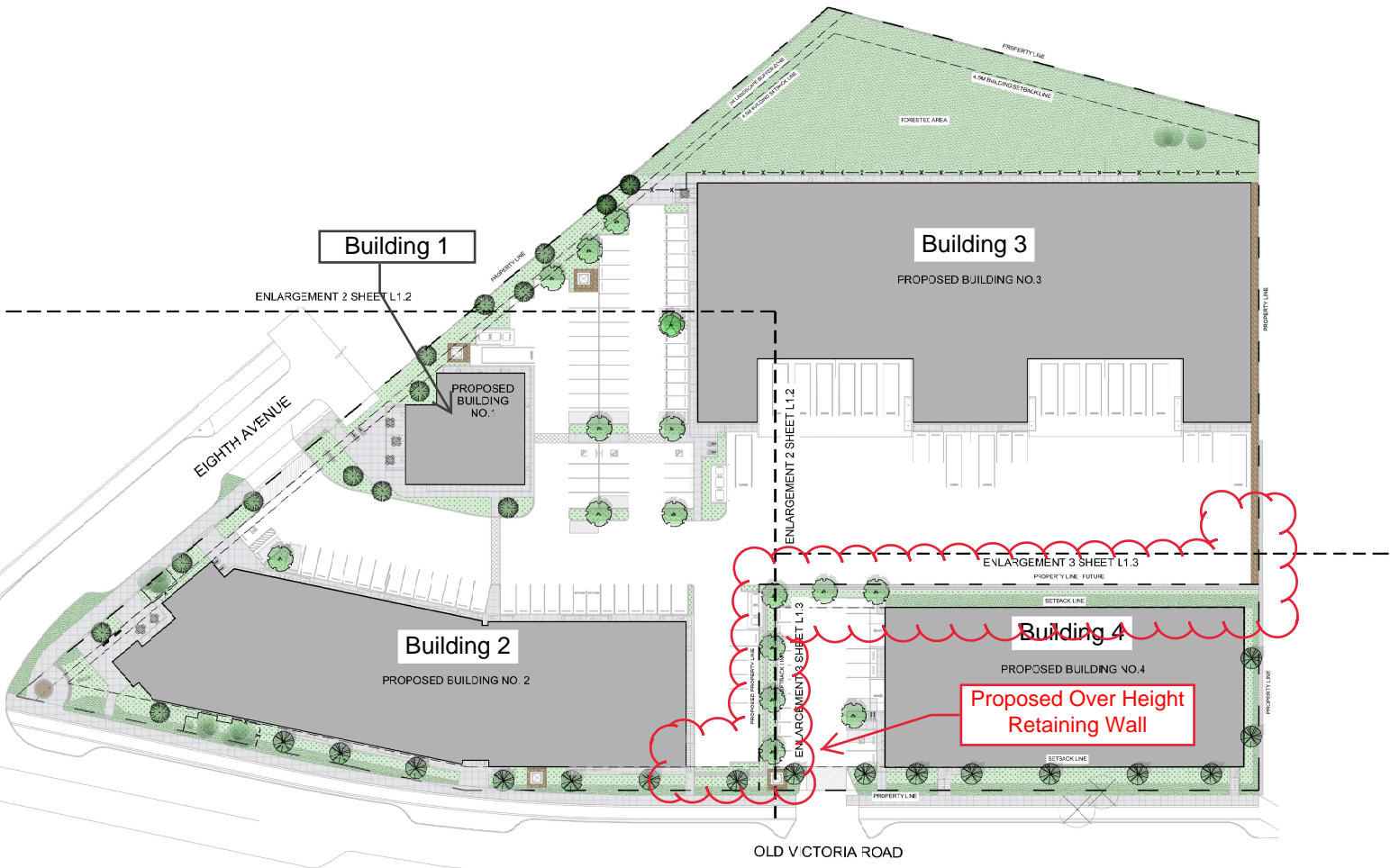
PROJECT NAME  
**CVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
**524 OLD VICTORIA ROAD  
NANAIMO, BC**

DRAWING TITLE  
**OVERALL LANDSCAPE PLAN**

SCALE	MA
CHECKED	JT
PROJECT NO.	220325-L
DRAWING NO.	L1

THIS DRAWING IS PROPERTY OF KDV GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

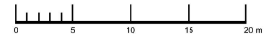


PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	16	Crataegus Douglasii	Elach Hawthorn	6m Cal.	As Shown	N/B
<b>CONIFEROUS TREES</b>						
	16	Picea Engelmannii X Glauca	Hybrid White Spruce	4.5m Ht.	As Shown	N/B
	16	Platanus Orientalis	Douglas Fir	35m Ht.	As Shown	N/B
<b>SHRUBS</b>						
	83	Ilex Sibirica	Inkberry	35cm Ht.	As Shown	#6 Pot.
	69	Rosa Gymnocarpis	Edgely Rose	1.2m Ht.	As Shown	#6 Pot.
	331	Vaccinium Oxaleum	Evergreen Huckleberry	65cm Ht.	As Shown	#6 Pot.
	54	Thuja Occidentalis 'Emerald	Emerald Green Cedar	1.5m Ht.	As Shown	E & B
	33	Juniper Horizontalis	Common Fluff	80cm Ht.	As Shown	#6 Pot.
	66	Rubus Parviflorus	Thimbleberry	1.2m Ht.	As Shown	#6 Pot.
	32	Pachysandra Terminalis	Jacobaea Spurge	0.15m Ht.	As Shown	#6 Pot.
	34	Erica Carnea 'Polaris' Red	Winter Heath	0.15m Ht.	As Shown	#6 Pot.
	28	Calluna Vulgaris 'Tender	Heath	0.3m Ht.	As Shown	#6 Pot.
	24	Arctostaphylos Uva-ursi	Korean Goat's Beard	0.3m Ht.	As Shown	#6 Pot.
	71	Cotoneaster Adpressus	Creeching Cotoneaster	30cm Ht.	As Shown	#6 Pot.
	115	Spiraea Douglasii	Western Spirea	1.2m Ht.	As Shown	#6 Pot.
	280	Arctostaphylos Uva-ursi	Goats Beard	1.2m Ht.	As Shown	#6 Pot.
<b>PERENNIALS, GROUND COVERS AND GRASSES</b>						
	353	Eriophorum lanatum	Ongaip Saururus	50cm Ht.	As Shown	#6 Pot.
	319	Polygonum Arifolium Var. Pacifica	Staleweed	30cm Ht.	As Shown	#6 Pot.

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BEGINNING.
  - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
  - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS AND OTHER IN-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - PROTECT FROM DAMAGE: ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER SITES ADJACENT TO THIS SITE. SEE PART OF THE SITE ACCESS OR AS ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT OCCURS BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
  - UNLESS OTHERWISE SPECIFIED, CONTRACTORS SHALL MAINTAIN ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL RESPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. FEDERAL, PROVINCIAL AND LOCAL AGENCIES ARE TO BE SWEEPED AT THE END OF EACH DAY AND MUST BE FREE OF DEBRIS. LANDSCAPE DEBRIS TO BE DISPOSED OFF-SITE AT LEGAL AND APPROVED LOCATIONS.
- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING NOTES AND DETAILS.
  - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
  - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
  - TREE PROTECTION PER THE MUNICIPAL DETAIL IF REQUIRED.
  - ALL LANDSCAPE MATERIALS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
  - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 400mm.
  - SOIL ANALYSES FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.

- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH REFER TO PLANTING DETAILS FOR METALIZATION AND PLANT MATERIAL.
  - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST. SHOW ON THE DRAWING ANY PLANT OVERLAPPING FROM ADJACENT AREAS. REMOVE OR RELOCATE ANY PLANT THAT IS REJECTED. REJECTED PLANTS WILL BE REMOVED FROM THE SITE AND REPLACED WITH PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
  - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY OF ARBORICULTURISTS (ISA) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
  - PROVIDE ONE YEAR WARRANTY FOR THE PLANT MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - Regular schedule of watering other plants as required, and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of either receipt by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of the work shall be deducted from the site deposit. Please refer to schedule and otherwise received from the contractor.
    - Maintenance and additional installation if required.
    - Weed removal.
    - Diagnosis of plant.
- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS/SHOWN ON THE DRAWING USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
  - IRRIGATION AREAS TO BE INSTALLED AS A DESIGN-BUILD IRRIGATION SYSTEM FOR THE SITE OUTS PROPOSED PROVIDE SUBMITTALS OF DESIGN TO CONSULT AT LEAST ONE WEEK PRIOR TO METALIZATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
  - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION MANUAL OF THE IRRIGATION AND DRAINAGE SOCIETY OF CANADA.
  - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH CHECK COUPLERS.
  - USE PIPER SPRINKLER HEADS.
  - DO NOT SPRAY WATER ONTO TREE TRUNKS.

**NATURAL ROCK OUTCROPS TO BE RETAINED WHERE POSSIBLE**



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	16	Crataegus Douglas	Black Hawthorn	5cm Cal.	As Shown	N.B.
<b>CONIFEROUS TREES</b>						
	16	Picea Engelmannii X Glauca	Hybrid White Spruce	4.5m H.	As Shown	N.B.
	16	Pseudotsuga Menziesii	Douglas Fir	3.5m H.	As Shown	N.B.
<b>SHRUBS</b>						
	83	Ilex Opaca	Holly	20cm H.	As Shown	#6 Pot
	89	Rosa Gymnocarpa	Balding Rose	1.2m H.	As Shown	#6 Pot
	331	Vaccinium Cratum	Evergreen Huckleberry	50cm H.	As Shown	#5 Pot
	54	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	1.5m H.	As Shown	8.5 B
	33	Juncus Effusus	Common Rush	80cm H.	As Shown	#6 Pot
	86	Rubus Parviflorus	Tinkerbell	1.2m H.	As Shown	#5 Pot
	32	Padalyrica Tamnifolia	Japanese Spurge	0.15m H.	As Shown	#6 Pot
	34	Erica Carnea 'Polaris' Red	Winter Heath	0.15m H.	As Shown	#6 Pot
	28	Catalpa 'Vigana Fluffy'	Fluffy Heather	0.2m H.	As Shown	#6 Pot
	24	Artemisia Doulos var. Aestivifolia	Kosmos Goats Beard	0.2m H.	As Shown	#6 Pot
	71	Colanderula Alpina	Chrysops Comnaster	30cm H.	As Shown	#6 Pot
	115	Spirea Douglasii	Western Spirea	1.2m H.	As Shown	#5 Pot
	280	Artemisia Doulos	Goats Beard	1.2m H.	As Shown	#5 Pot
<b>PERENNIALS, GRASSES, AND GRASSES</b>						
	353	Elythrum lanatum	Oregon Sunshine	90cm H.	As Shown	#6 Pot



ABBOTSFORD OFFICE  
404-5407 GLADYS AVE ABBOTSFORD, BC V3E 5E5  
T: 549-853-8831 F: 604-853-8830 www.kdplanning.com  
VANCOUVER OFFICE  
214-2820 WILLOW WAY VANCOUVER, BC V6M 4Y3  
T: 549-291-6022 F: 604-294-5655 www.kdplanning.com

**LEGEND**

- PLANTING MEDIUM
- SOIL
- CONCRETE WALK
- GRAVEL
- SWACU PAVING
- WALLS RE. ARCH
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- BIKE RACK (SINGLE)
- BENCH
- TABLE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

- 24/05/20 ISSUED FOR COORDINATION
  - 22/07/20 ISSUED FOR RE-CP
  - 23/01/20 ISSUED FOR PERM
  - 20/04/17 ISSUED FOR COORDINATION
  - 23/03/04 ISSUED FOR CLIENT REVIEW
  - 22/05/08 ISSUED FOR CLIENT REVIEW
- NO. DATE (MM/DD) DESCRIPTION  
ISSUES & REVISIONS



PROJECT NAME  
**CVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
924 CLD VICTORIA ROAD  
NANAIMO, BC

DRAWING TITLE  
**ENLARGEMENT 1**

SCALE: 1:200

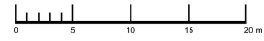
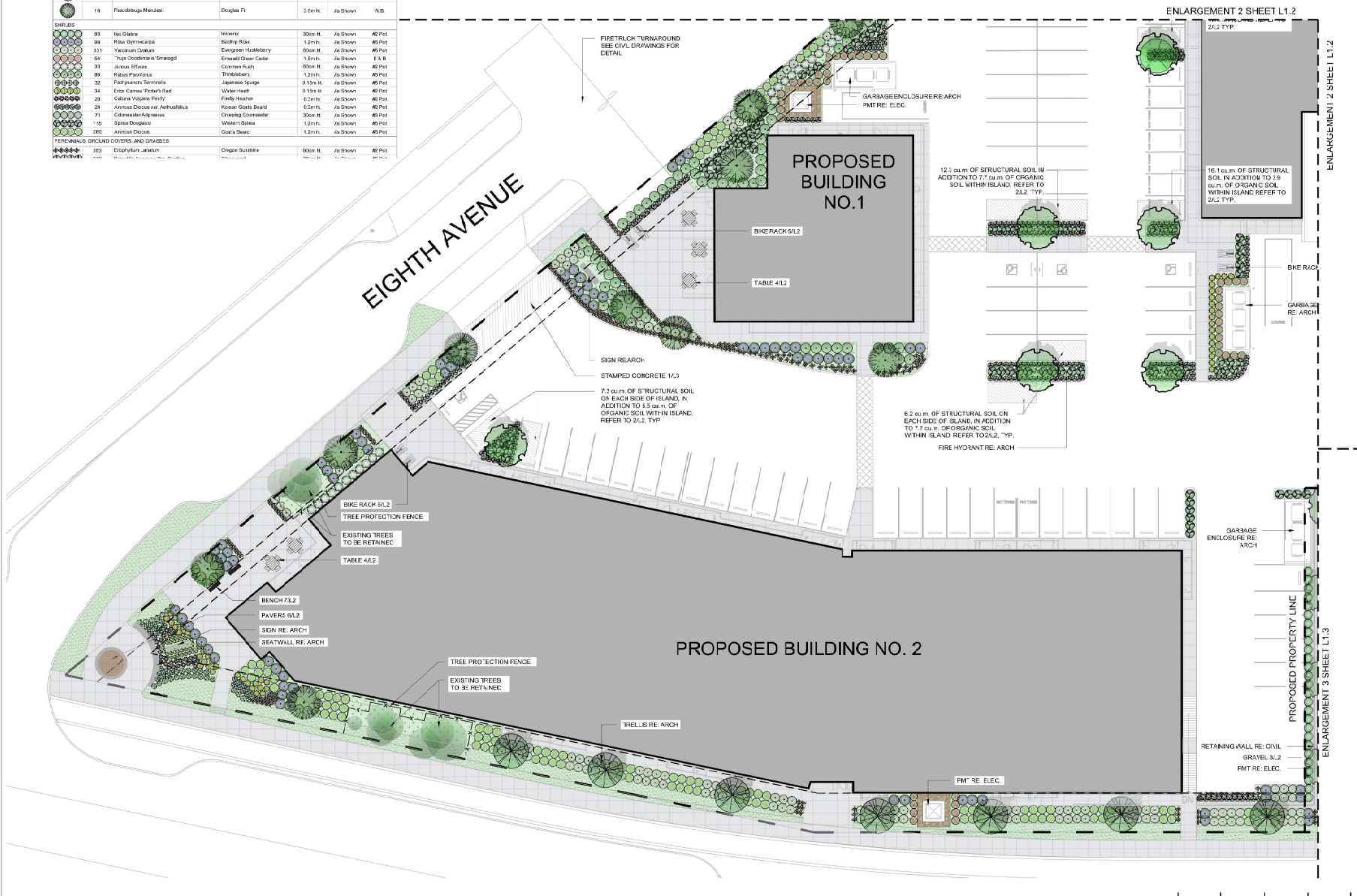
DRAWN: MA

CHECKED: JT

PROJECT NO.: 220325-L

DRAWING NO.: **L1.1**

THIS DRAWING IS THE PROPERTY OF KENNEDY DESIGN & CONSTRUCTION AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

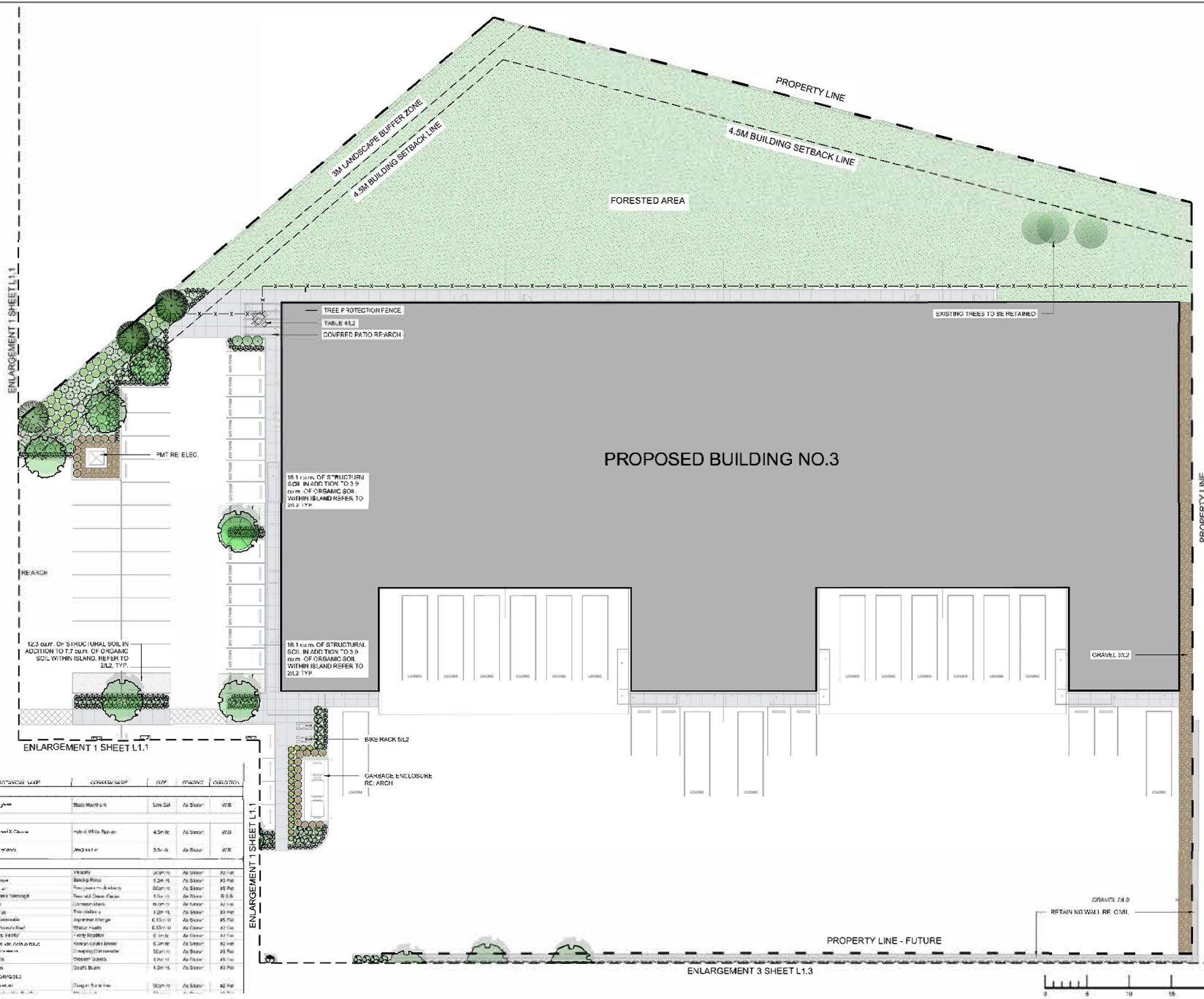




15887 PARKWAY DRIVE, SUITE 101, SCARBOROUGH, ONTARIO M1V 4X5  
905.477.8155 • 905.477.8156 (TOLL FREE) • 905.477.8157 (FAX)  
15887 PARKWAY DRIVE, SUITE 101, SCARBOROUGH, ONTARIO M1V 4X5  
www.kdplanning.com

- LEGEND
- PLANTING SYMBOL
- SOIL
- CONCRETE SLAB
- GRAVEL
- GRAVEL PAVING
- WALKING SURFACE
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- BIKE RACK SYMBOL
- KLINGLIT
- TRAIL
- EXISTING TREE TO BE RETAINED

- 350201 SURVEY CONTROL POINT
- 350202 SURVEY CONTROL POINT
- 350203 SURVEY CONTROL POINT
- 350204 SURVEY CONTROL POINT
- 350205 SURVEY CONTROL POINT
- 350206 SURVEY CONTROL POINT
- 350207 SURVEY CONTROL POINT
- 350208 SURVEY CONTROL POINT
- 350209 SURVEY CONTROL POINT
- 350210 SURVEY CONTROL POINT
- 350211 SURVEY CONTROL POINT
- 350212 SURVEY CONTROL POINT
- 350213 SURVEY CONTROL POINT
- 350214 SURVEY CONTROL POINT
- 350215 SURVEY CONTROL POINT
- 350216 SURVEY CONTROL POINT
- 350217 SURVEY CONTROL POINT
- 350218 SURVEY CONTROL POINT
- 350219 SURVEY CONTROL POINT
- 350220 SURVEY CONTROL POINT
- 350221 SURVEY CONTROL POINT
- 350222 SURVEY CONTROL POINT
- 350223 SURVEY CONTROL POINT
- 350224 SURVEY CONTROL POINT
- 350225 SURVEY CONTROL POINT
- 350226 SURVEY CONTROL POINT
- 350227 SURVEY CONTROL POINT
- 350228 SURVEY CONTROL POINT
- 350229 SURVEY CONTROL POINT
- 350230 SURVEY CONTROL POINT
- 350231 SURVEY CONTROL POINT
- 350232 SURVEY CONTROL POINT
- 350233 SURVEY CONTROL POINT
- 350234 SURVEY CONTROL POINT
- 350235 SURVEY CONTROL POINT
- 350236 SURVEY CONTROL POINT
- 350237 SURVEY CONTROL POINT
- 350238 SURVEY CONTROL POINT
- 350239 SURVEY CONTROL POINT
- 350240 SURVEY CONTROL POINT
- 350241 SURVEY CONTROL POINT
- 350242 SURVEY CONTROL POINT
- 350243 SURVEY CONTROL POINT
- 350244 SURVEY CONTROL POINT
- 350245 SURVEY CONTROL POINT
- 350246 SURVEY CONTROL POINT
- 350247 SURVEY CONTROL POINT
- 350248 SURVEY CONTROL POINT
- 350249 SURVEY CONTROL POINT
- 350250 SURVEY CONTROL POINT



SYMBOL	QTY	DESCRIPTION	UNIT	AMOUNT	PRICE	TOTAL	DATE
15	1	Planting symbol					
16	1	Planting symbol					
17	1	Planting symbol					
18	1	Planting symbol					
19	1	Planting symbol					
20	1	Planting symbol					
21	1	Planting symbol					
22	1	Planting symbol					
23	1	Planting symbol					
24	1	Planting symbol					
25	1	Planting symbol					
26	1	Planting symbol					
27	1	Planting symbol					
28	1	Planting symbol					
29	1	Planting symbol					
30	1	Planting symbol					
31	1	Planting symbol					
32	1	Planting symbol					
33	1	Planting symbol					
34	1	Planting symbol					
35	1	Planting symbol					
36	1	Planting symbol					
37	1	Planting symbol					
38	1	Planting symbol					
39	1	Planting symbol					
40	1	Planting symbol					
41	1	Planting symbol					
42	1	Planting symbol					
43	1	Planting symbol					
44	1	Planting symbol					
45	1	Planting symbol					
46	1	Planting symbol					
47	1	Planting symbol					
48	1	Planting symbol					
49	1	Planting symbol					
50	1	Planting symbol					
51	1	Planting symbol					
52	1	Planting symbol					
53	1	Planting symbol					
54	1	Planting symbol					
55	1	Planting symbol					
56	1	Planting symbol					
57	1	Planting symbol					
58	1	Planting symbol					
59	1	Planting symbol					
60	1	Planting symbol					
61	1	Planting symbol					
62	1	Planting symbol					
63	1	Planting symbol					
64	1	Planting symbol					
65	1	Planting symbol					
66	1	Planting symbol					
67	1	Planting symbol					
68	1	Planting symbol					
69	1	Planting symbol					
70	1	Planting symbol					
71	1	Planting symbol					
72	1	Planting symbol					
73	1	Planting symbol					
74	1	Planting symbol					
75	1	Planting symbol					
76	1	Planting symbol					
77	1	Planting symbol					
78	1	Planting symbol					
79	1	Planting symbol					
80	1	Planting symbol					
81	1	Planting symbol					
82	1	Planting symbol					
83	1	Planting symbol					
84	1	Planting symbol					
85	1	Planting symbol					
86	1	Planting symbol					
87	1	Planting symbol					
88	1	Planting symbol					
89	1	Planting symbol					
90	1	Planting symbol					
91	1	Planting symbol					
92	1	Planting symbol					
93	1	Planting symbol					
94	1	Planting symbol					
95	1	Planting symbol					
96	1	Planting symbol					
97	1	Planting symbol					
98	1	Planting symbol					
99	1	Planting symbol					
100	1	Planting symbol					
101	1	Planting symbol					
102	1	Planting symbol					
103	1	Planting symbol					
104	1	Planting symbol					
105	1	Planting symbol					
106	1	Planting symbol					
107	1	Planting symbol					
108	1	Planting symbol					
109	1	Planting symbol					
110	1	Planting symbol					
111	1	Planting symbol					
112	1	Planting symbol					
113	1	Planting symbol					
114	1	Planting symbol					
115	1	Planting symbol					
116	1	Planting symbol					
117	1	Planting symbol					
118	1	Planting symbol					
119	1	Planting symbol					
120	1	Planting symbol					
121	1	Planting symbol					
122	1	Planting symbol					
123	1	Planting symbol					
124	1	Planting symbol					
125	1	Planting symbol					
126	1	Planting symbol					
127	1	Planting symbol					
128	1	Planting symbol					
129	1	Planting symbol					
130	1	Planting symbol					
131	1	Planting symbol					
132	1	Planting symbol					
133	1	Planting symbol					
134	1	Planting symbol					
135	1	Planting symbol					
136	1	Planting symbol					
137	1	Planting symbol					
138	1	Planting symbol					
139	1	Planting symbol					
140	1	Planting symbol					
141	1	Planting symbol					
142	1	Planting symbol					
143	1	Planting symbol					
144	1	Planting symbol					
145	1	Planting symbol					
146	1	Planting symbol					
147	1	Planting symbol					
148	1	Planting symbol					
149	1	Planting symbol					
150	1	Planting symbol					

NORTH

924 OLD VICTORIA ROAD  
NANAIMO BC

ENLARGEMENT 2

L1.2



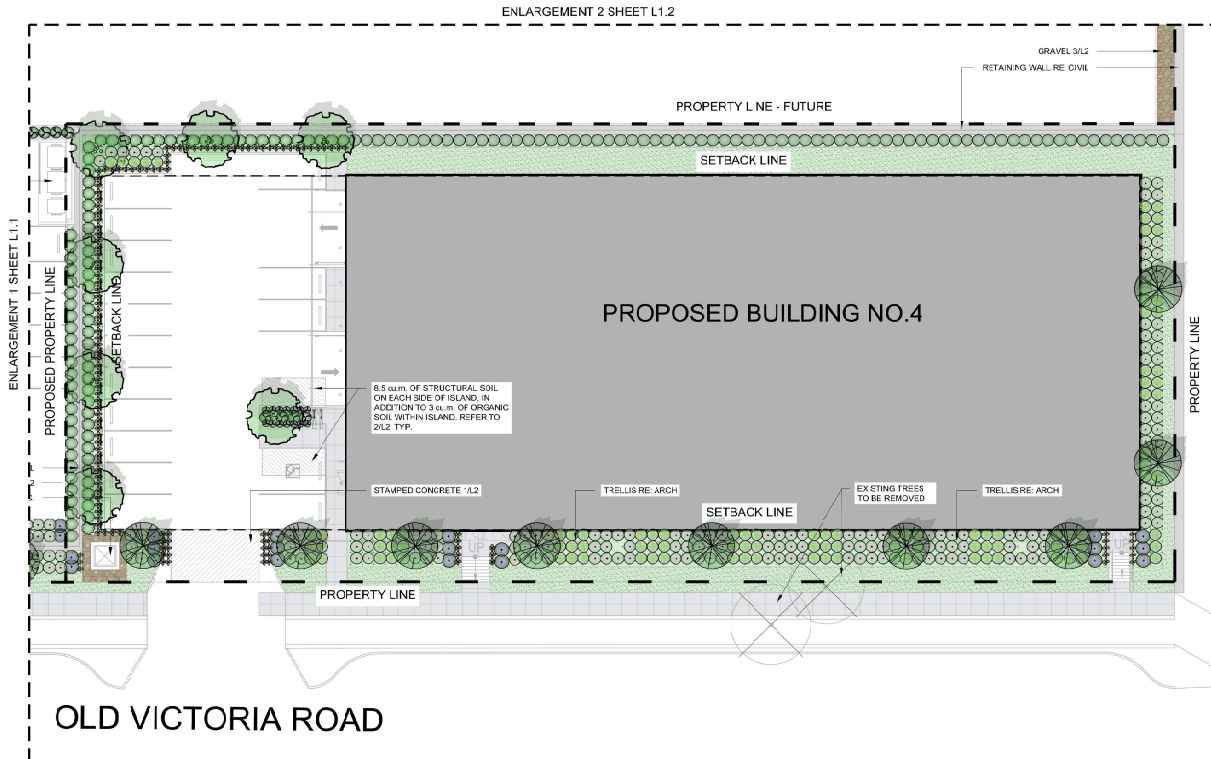
ABBOTSFORD OFFICE  
404-3407 GLADYS AVE. ABBOTSFORD, BC V3E 5E5  
T: 504.853.8371 F: 504.853.1430 www.kdplanning.com  
VANCOUVER OFFICE  
114-5250 WILLOW TRL. VANCOUVER, BC V6M 4Y3  
T: 504.261.6022 F: 504.264.5653 www.kdplanning.com

**LEGEND**

- PLANTING MEDIUM
- BOX
- CONCRETE WALK
- GRAVEL
- SWACU PAVING
- WALLS RE. ARCH
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- RKE RACK (BENCH)
- BENCH
- TABLE

**PLANT LIST**

KEY	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
16		<i>Craegus Boglasi</i>	Black Hawthorn	5cm Cal	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
16		<i>Picea Engemanni</i> 'E. Oliva	Hybrid White Spruce	4.5m Ht	As Shown	W.B.
16		<i>Pseudotsuga Menziesii</i>	Douglas Fir	3.5m Ht	As Shown	W.B.
<b>SHRUBS</b>						
83		<i>RexGlabra</i>	Hebary	33cm Ht	As Shown	R2 Pot
89		<i>Rosa Gymnocarpa</i>	Barberry Rose	1.2m Ht	As Shown	R2 Pot
13		<i>Vaccinium Oostium</i>	Evergreen Huckleberry	50cm Ht	As Shown	R2 Pot
54		<i>Thuja Occidentalis</i> 'Smaragd'	Emerald Green Cedar	1.5m Ht	As Shown	5 & 8
33		<i>Juniperus Phasos</i>	Common Yew	50cm Ht	As Shown	R2 Pot
85		<i>Rubus Parviflorus</i>	Thimbleberry	1.2m Ht	As Shown	R2 Pot
32		<i>Pachysandra Terminalis</i>	Japanese Saurge	8.15cm Ht	As Shown	R5 Pot
34		<i>Erica Carnea</i> 'Hortia's Red'	Winter Heath	6.15cm Ht	As Shown	R2 Pot
25		<i>Carex Vulgaris</i> 'Typical'	Freshly Heather	0.3m Ht	As Shown	R2 Pot
24		<i>Arctostaphylos Uva-ursi</i>	Korean Goose's Beard	0.3m Ht	As Shown	R2 Pot
71		<i>Cotoneaster Adpressus</i>	Creeeping Cotoneaster	33cm Ht	As Shown	R2 Pot
115		<i>Saxifraga</i>	Western Stone	1.2m Ht	As Shown	R2 Pot
285		<i>Arctostaphylos Uva-ursi</i>	Goat's Beard	1.2m Ht	As Shown	R2 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
35		<i>Eriophorum Lanatum</i>	Orphan Sunflower	50cm Ht	As Shown	R2 Pot
316		<i>Potentilla Anserina</i> Var. <i>Potilla</i>	Shorweed	33cm Ht	As Shown	R2 Pot



**ISSUE FOR COORDINATION**

- 24/05/20 ISSUED FOR COORDINATION
- 23/11/21 ISSUED FOR RE-OP
- 23/11/28 ISSUED FOR RE-OP
- 23/04/21 ISSUED FOR COORDINATION
- 23/05/24 ISSUED FOR CLIENT REVIEW
- 23/05/28 ISSUED FOR CLIENT REVIEW

**ISSUES & REVISIONS**

NO.	DATE (MM/DD)	DESCRIPTION



PROJECT NAME  
**CVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
**924 OLD VICTORIA ROAD  
NANAIMO, BC**

DRAWING TITLE  
**ENLARGEMENT 3**

SCALE: 1:200

DRAWN: MA

CHECKED: JT

PROJECT NO: 220325-L

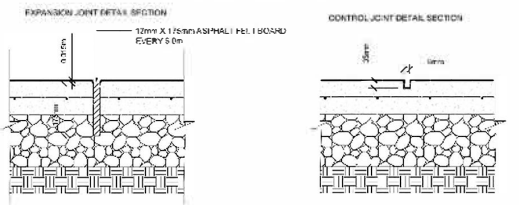
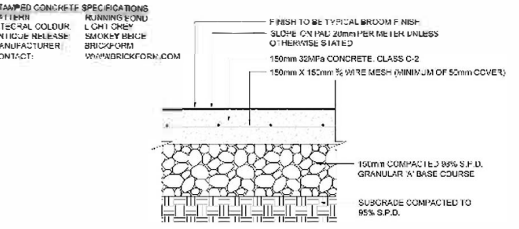
DRAWING NO: **L1.3**



THIS DRAWING IS PROPERTY OF KDA&D GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT



**STAMPED CONCRETE SPECIFICATIONS**



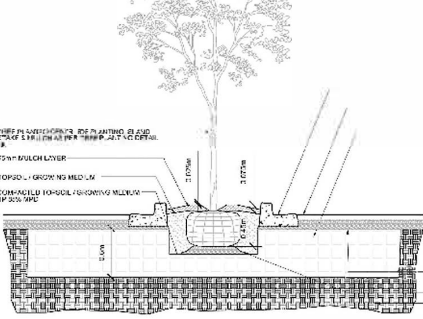
- NOTES**
1. CONCRETE TO BE 32Mpa CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINMENT
  2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK
  3. EXPANSION JOINTS TO BE LOCATED AT EVERY 5.0m AND WHERE CONCRETE FINISHING ABUTS OTHER STRUCTURES OR BUILDINGS
  4. CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTERLINE OF 4.0m WIDE WALKWAYS
  5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT DURING CONFINING
  6. ALL DIMENSIONS ARE IN MILLIMETRES

**1 STAMPED CONCRETE**



MAGNUM 210 CLUSTER SEATING MATERIAL: PE WOOD INSTALLATION: SURFACE MOUNT QUANTITY: 6 1.888-715-5400

**4 TABLE**

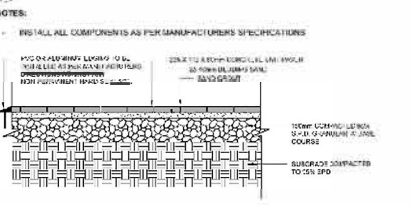


**2 STRUCTURAL SOIL**



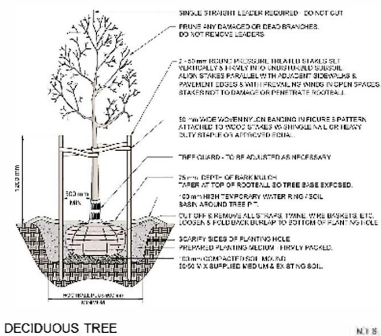
MANUFACTURER: ULINE MODEL NUMBER: 11-4572 COLOUR: BLACK QUANTITY: 8

**5 BIKE RACK**

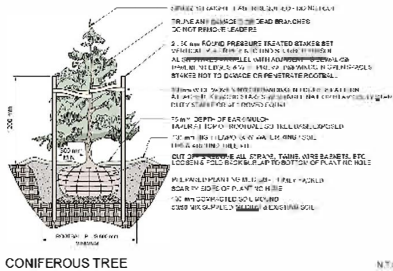


**UNIT PAVER SPECIFICATIONS**  
 PAVERS: TRAVERTINE  
 400 X 400 X 38mm  
 25mm SAND  
 100mm GRANULAR A BASE COURSE  
 100mm GRANULAR A BASE COURSE

**6 PAVERS**



**DECIDUOUS TREE**



**CONIFEROUS TREE**



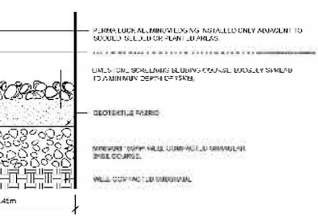
**SHRUB AND PERENNIAL PLANTING DETAIL**

**ACKED BENCH WOOD SURFACE MOUNT**

**7 BENCH**

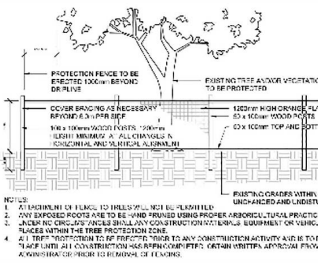


**UNIT PAVER SPECIFICATIONS**  
 PAVERS: TRAVERTINE  
 400 X 400 X 38mm  
 25mm SAND  
 100mm GRANULAR A BASE COURSE  
 100mm GRANULAR A BASE COURSE



- NOTES**
1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER UNDESIRABLES
  2. RIVER ROCK SHALL BE PLACED OVER THE SCREENING COURSE SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT VOIDS
  3. RIVER ROCK TO BE LIGHTLY COMPACTED TO BE INTO BEDDING COURSES

**3 GRAVEL**



**TREE PROTECTION DETAIL**

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	REVISED TO ADD NOTES	10/15/2024
3	REVISED TO ADD NOTES	10/15/2024
4	REVISED TO ADD NOTES	10/15/2024
5	REVISED TO ADD NOTES	10/15/2024

**OVR INDUSTRIAL DEVELOPMENT**

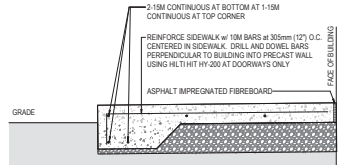
924 OLD VICTORIA ROAD NANAIMO BC

**DETAILS**

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED TO ADD NOTES
3	REVISED TO ADD NOTES
4	REVISED TO ADD NOTES
5	REVISED TO ADD NOTES

**L2**

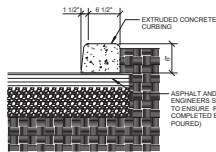
THIS DRAWING IS PROPERTY OF KTD GROUP INC. AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF KTD GROUP INC.



**NOTE**  
150mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1200mm (5'-0"). REFER TO SITE PLAN.  
PROVIDE 50mm (2") RIGID INSULATION BENEATH SIDEWALK AT ALL DOORS, EXTENDING 1200mm (5'-0") BEYOND DOOR at EITHER SIDE.

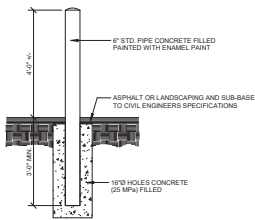
**1 SIDEWALK DETAIL**

SCALE: 1" = 1'-0"



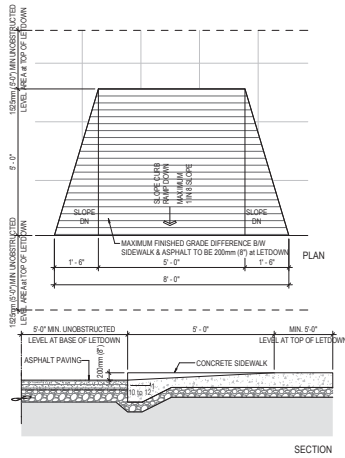
**2 EXTRUDED CURB DETAIL**

SCALE: 1" = 1'-0"



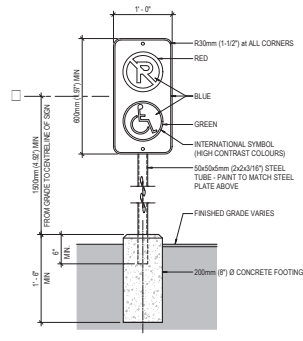
**6 BOLLARD DETAIL**

SCALE: 1" = 1'-0"



**3 ACCESSIBLE LETDOWN**

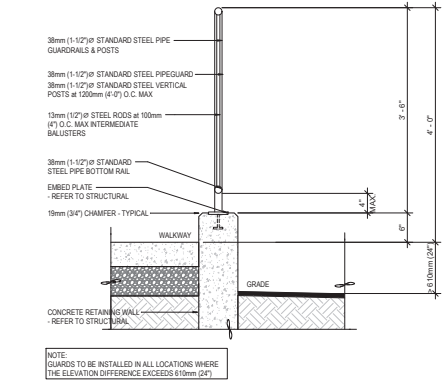
SCALE: 1/2" = 1'-0"



**4 ACCESSIBLE POST MOUNTED SIGN DETAIL**

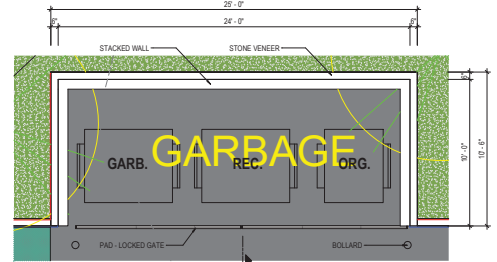
SCALE: 1" = 1'-0"

**NOTE**  
1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.  
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.  
3. MOUNT SIGN ON COLUMN OR WALL AT S.M. CONDITION  
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS



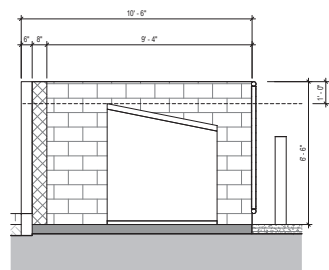
**5 RETAINING WALL AND GUARDRAIL**

SCALE: 1" = 1'-0"



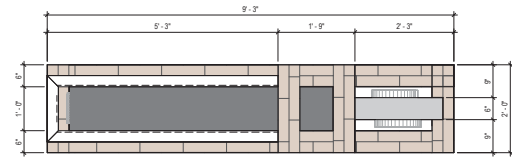
**10 TYP. GARBAGE ENCLOSURE**

SCALE: 1/4" = 1'-0"



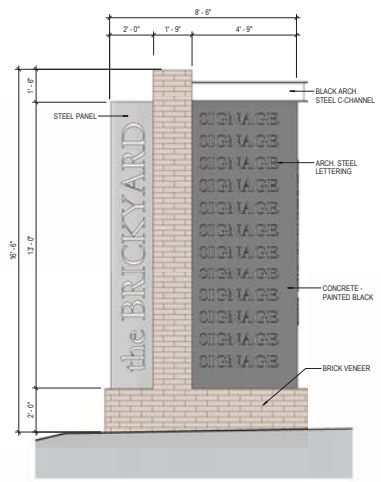
**11 TYP. GARBAGE ENCLOSURE SECTION**

SCALE: 3/8" = 1'-0"



**8 FREESTANDING SIGN PLAN VIEW**

SCALE: 3/4" = 1'-0"



**9 FREE STANDING SIGN ELEVATION**

SCALE: 3/8" = 1'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

This drawing has been prepared solely for the use of THE CLIENT and there are no representations or warranties made by LARRY PODHORA ARCHITECTURE INC. to any party with whom LARRY PODHORA ARCHITECTURE INC. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

3 2023.12.15 Re-issued for DP  
1 2023.03.24 Issues for DP  
NO. DATE SYMBOL DESCRIPTION  
ISSUES AND REVISIONS  
SEAL



**larry podhora | architecture inc**  
1407 HOWCREST RD. NORTH SAANICH, BC V8L 5K1

PROJECT NAME  
**OVR INDUSTRIAL DEVELOPMENT**

PROJECT ADDRESS  
524 OLD VICTORIA ROAD  
NANAIMO BC

DRAWING TITLE  
**SITE DETAILS**

SCALE As indicated  
DRAWN  
REVIEWED  
PROJECT NO. 220235  
DRAWING NO.

**RECEIVED DP1307 2024-MAR-28**  
Current Planning

**A1.03**



ABSTRACT OFFICE  
400 - 1407 GLADYS AVENUE  
ABSTRACT OFFICE  
400 - 1407 GLADYS AVENUE  
P. 604.853.8831 F. 604.853.1580  
EDMONTON OFFICE  
#1000 - 10117 ASPEN AVENUE  
EDMONTON, AB T5J 1W8  
P. 780.786.0021 F. 604.853.1580  
VANCOUVER OFFICE  
#110 - 2205 VICTORIAL WAY  
VANCOUVER, BC V6M 0C4  
P. 604.264.6822

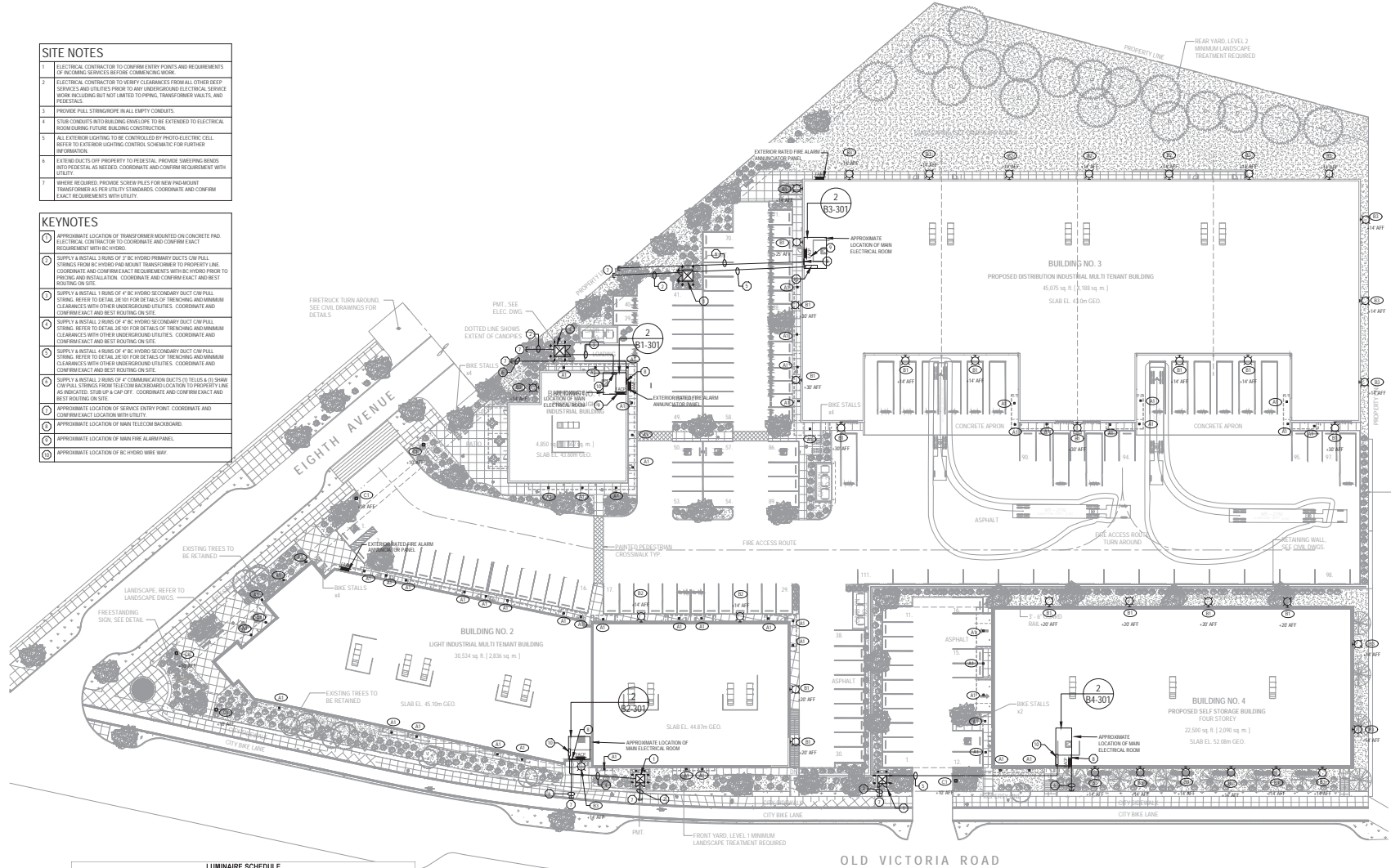


ABSTRACT OFFICE  
400 - 1407 GLADYS AVENUE  
ABSTRACT OFFICE  
400 - 1407 GLADYS AVENUE  
P. 604.853.8831 F. 604.853.1580  
EDMONTON OFFICE  
#1000 - 10117 ASPEN AVENUE  
EDMONTON, AB T5J 1W8  
P. 780.786.0021 F. 604.853.1580  
VANCOUVER OFFICE  
#110 - 2205 VICTORIAL WAY  
VANCOUVER, BC V6M 0C4  
P. 604.264.6822

ELECTRICAL PROJECT MANAGER  
DORIANE L. JARAVY-MENONDE  
(877) 937-0017  
www.krahnkd.com

- SITE NOTES**
- ELECTRICAL CONTRACTOR TO CONFIRM ENTRY POINTS AND REQUIREMENTS OF RECEIVING SERVICES BEFORE COMMENCING WORK.
  - ELECTRICAL CONTRACTOR TO VERIFY CLEARANCES FROM ALL OTHER LIVES SERVICES AND UTILITIES PRIOR TO ANY UNDERGROUND ELECTRICAL SERVICE WORK. INCLUDING BUT NOT LIMITED TO PIPING, TRANSFORMER VAULTS, AND PEDESTALS.
  - PROVIDE FULL STRINGROPE IN ALL EMPTY CONDUITS.
  - SLAB CONCRETS WITH BUILDING STRUCTURE TO BE EXTENDED TO ELECTRICAL ROOM DURING FUTURE BUILDING CONSTRUCTION.
  - ALL EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOELECTRIC CELL. REFER TO EXTERIOR LIGHTING CONTROL SCHEDULE FOR FURTHER INFORMATION.
  - EXTENSIVE USE OF PROPERTY TO REVEAL. PROVIDE SLEEPING BEARDS INTO PEDESTALS AS NEEDED. COORDINATE AND CONFIRM REQUIREMENT WITH CITY.
  - WHERE REQUIRED, PROVIDE SCREW PILES FOR NEW PAD-MOUNT TRANSFORMER AS PER UTILITY STANDARDS. COORDINATE AND CONFIRM EXACT REQUIREMENTS WITH UTILITY.

- KEYNOTES**
- APPROXIMATE LOCATION OF TRANSFORMER MOUNTED ON CONCRETE PAD. ELECTRICAL CONTRACTOR TO COORDINATE AND CONFIRM EXACT REQUIREMENT WITH CITY.
  - SUPPLY & INSTALL A TRUNK OF 4" BC HYDRO PRIMARY DUCTS C/W PULL STRING. REFER TO DETAIL 04 FOR SET OUTS OF THE WORKING AND MINIMUM CLEARANCES WITH OTHER UNDERGROUND UTILITIES. COORDINATE AND CONFIRM EXACT AND BEST ROUTING ON SITE.
  - SUPPLY & INSTALL TRUNK OF 4" BC HYDRO SECONDARY DUCT C/W PULL STRING. REFER TO DETAIL 05 FOR SET OUTS OF THE WORKING AND MINIMUM CLEARANCES WITH OTHER UNDERGROUND UTILITIES. COORDINATE AND CONFIRM EXACT AND BEST ROUTING ON SITE.
  - SUPPLY & INSTALL TRUNK OF 4" BC HYDRO SECONDARY DUCT C/W PULL STRING. REFER TO DETAIL 06 FOR SET OUTS OF THE WORKING AND MINIMUM CLEARANCES WITH OTHER UNDERGROUND UTILITIES. COORDINATE AND CONFIRM EXACT AND BEST ROUTING ON SITE.
  - SUPPLY & INSTALL TRUNK OF 4" COMMUNICATION DUCTS (C) TUBES & (S) SHAW C/W PULL STRING FROM TEL CO. ROOM LOCATED TO PROPERTY LINE AS INDICATED. STUB UP C/W UP. COORDINATE AND CONFIRM EXACT AND BEST ROUTING ON SITE.
  - APPROXIMATE LOCATION OF SERVICE ENTRY POINT. COORDINATE AND CONFIRM EXACT LOCATION WITH UTILITY.
  - APPROXIMATE LOCATION OF MAIN TEL CO. ROOM LOCATIONS.
  - APPROXIMATE LOCATION OF MAIN FIRE ALARM PANEL.
  - APPROXIMATE LOCATION OF BC HYDRO WIRE WAY.



**LUMINAIRE SCHEDULE**

VERIFY LUMINAIRE IDENTIFICATION REFERENCE TO THE LIST OF LUMINAIRE TO BE USED TO IDENTIFY GENERAL ORDER OF SPACE FIXTURES

TYP.	MANUFACTURER	MODEL DESCRIPTION	HEIGHT (M)	WATTAGE (W)	LUMENS (LM)	CR	COLOR TEMPERATURE (K)	LAMP (EQUIV.)	BEAM ANGLE (DEG)	SHIELDING LEVEL	REMARKS
01	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	4000	400,000	100	3000K	LED	5.0°		
02	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	1200	120,000	100	3000K	LED	5.0°		
03	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	1200	120,000	100	3000K	LED	5.0°		
04	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	1200	120,000	100	3000K	LED	5.0°		
05	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	1200	120,000	100	3000K	LED	5.0°		
06	PHOTONIC	PHOTOVOLTAIC PANEL LED	500	1200	120,000	100	3000K	LED	5.0°		

**1 SITE PLAN - LIGHTING LEVEL**  
E100  
SCALE: 1:200

**02 LUMINAIRE**  
E101

1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---
9	---	---
10	---	---
11	---	---
12	---	---
13	---	---
14	---	---
15	---	---
16	---	---
17	---	---
18	---	---
19	---	---
20	---	---
21	---	---
22	---	---
23	---	---
24	---	---
25	---	---
26	---	---
27	---	---
28	---	---
29	---	---
30	---	---
31	---	---
32	---	---
33	---	---
34	---	---
35	---	---
36	---	---
37	---	---
38	---	---
39	---	---
40	---	---
41	---	---
42	---	---
43	---	---
44	---	---
45	---	---
46	---	---
47	---	---
48	---	---
49	---	---
50	---	---
51	---	---
52	---	---
53	---	---
54	---	---
55	---	---
56	---	---
57	---	---
58	---	---
59	---	---
60	---	---
61	---	---
62	---	---
63	---	---
64	---	---
65	---	---
66	---	---
67	---	---
68	---	---
69	---	---
70	---	---
71	---	---
72	---	---
73	---	---
74	---	---
75	---	---
76	---	---
77	---	---
78	---	---
79	---	---
80	---	---
81	---	---
82	---	---
83	---	---
84	---	---
85	---	---
86	---	---
87	---	---
88	---	---
89	---	---
90	---	---
91	---	---
92	---	---
93	---	---
94	---	---
95	---	---
96	---	---
97	---	---
98	---	---
99	---	---
100	---	---

PERMIT STAMP:  
**PERMIT TO PRACTICE**  
**AS ELECTRICAL CONSULTANTS LTD.**  
 Signature: \_\_\_\_\_  
 EIBC ID: 257887  
 Date: 2023-09-25  
 PERMIT NUMBER: P1000901  
 The Association of Professional Engineers and Geoscientists of the Province of British Columbia

**PROJECT NAME:**  
OVR INDUSTRIAL DEVELOPMENT

**PROJECT ADDRESS:**  
924 OLD VICTORIA ROAD  
NANAIMO, BC

**DRAWING TITLE:**  
OVERALL SITE PLAN

SCALE:	AS NOTED
DRAWN:	AA
CHECKED:	EM
PROJECT NO.:	220205-E
DRAWING NO.:	E100

RECEIVED  
**DP1307**  
 2023-DEC-21

THIS DRAWING IS PROPERTY OF KD ELECTRICAL CONSULTANTS AND MAY NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT