



Reference: 2753

March 1st, 2024

Dear Mr. Caleb Horn, MCIP, RPP

Development Planner

Planning & design Section

Community Development

Building Design & Variance Rationale for 1740 Dufferin Crescent project.

The proposed project is proposed building for Apartment Building at 1740 Dufferin Crescent.

Project include 46 Two-bedroom units, 8 One bedroom Plus den and 32 One-bedroom units, Overall 86 units in 5 Storey above Under ground parking,

Design of project considered the carve in Dufferin Crescent to reduce the big box affect and give individual units unci angle to enjoy the view of Mountain and Ocean at top floors, many amenity spaces indoor and outdoor provided in design include top floor roof patio space, fitness rooms at main floor and garden and dog run at ground floor, we also add gate way to access to public walkway at north side of property.

As Hospital area have parking issue we considered 30% additional parking to Parking bylaw (1.6 ratio per unit parking). As required by parking Bylaw all additional parking spaces will receive the permeable surface.

We are using bounce density of 0.16 for providing underground parking to project as Bylaw allowed for the bounce density.

Variance Rationale:

Building Height

The Only Variance we are looking for this project is Building Height, the allowable height for this zoning is 14m and our proposal asking for additional 2.91 m to building overall 16.91m H building, The OCP for area considered higher building up to 6 Storey and we feel we are in same page as OCP.

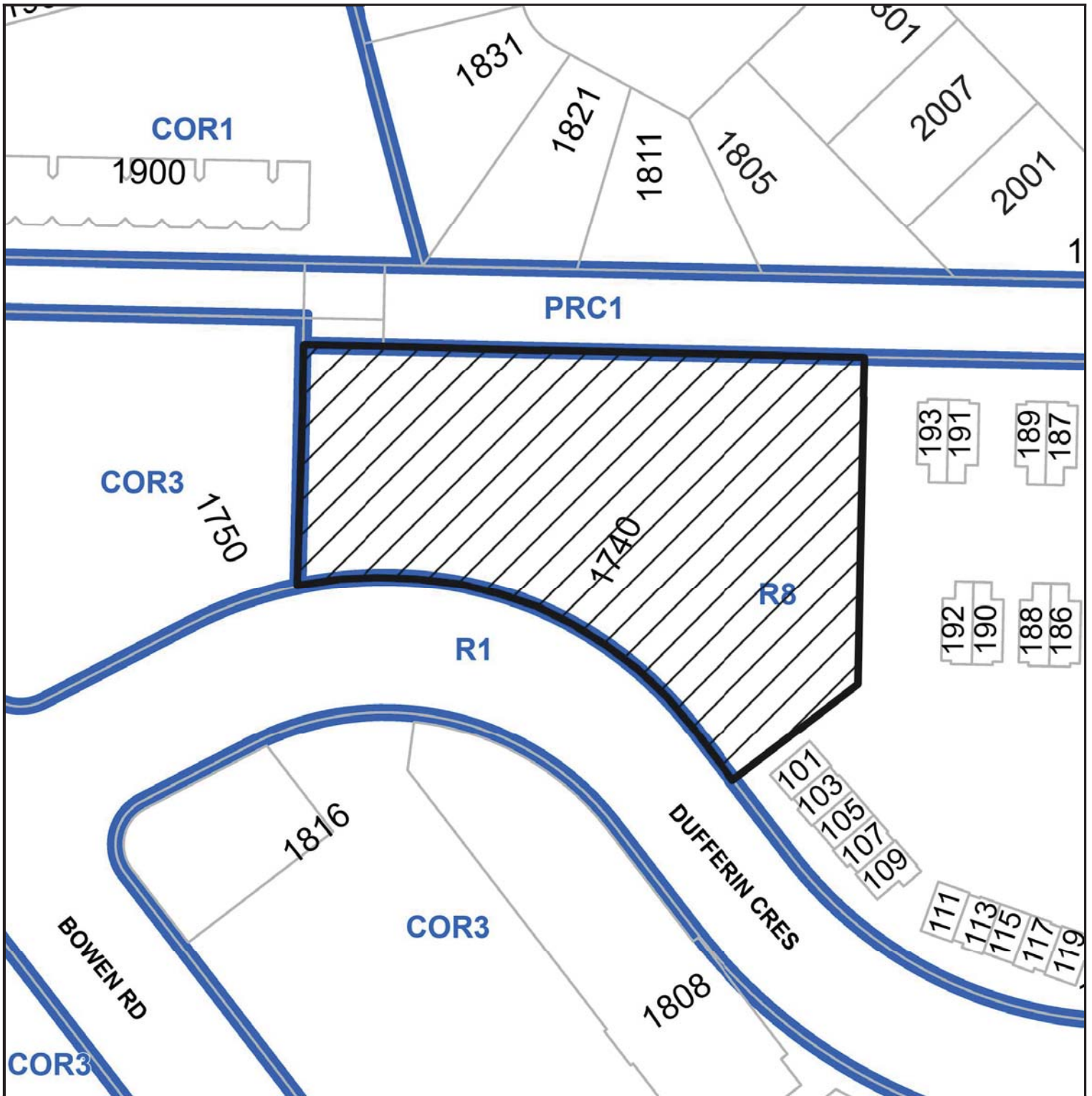
Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,

Daryoush Firouzli

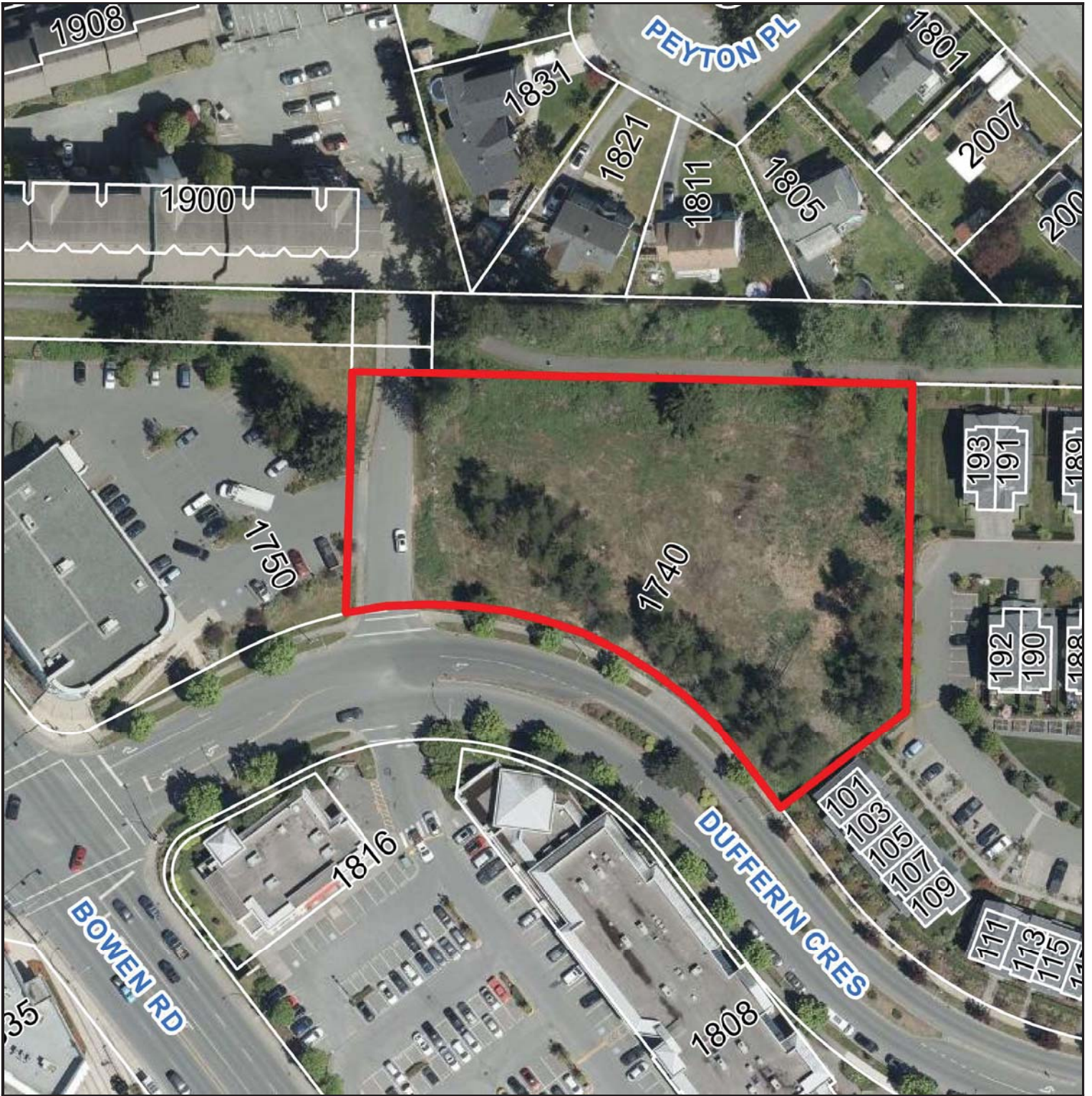
Architect AIBC, RAIC, AIA, MArch

SUBJECT PROPERTY MAP

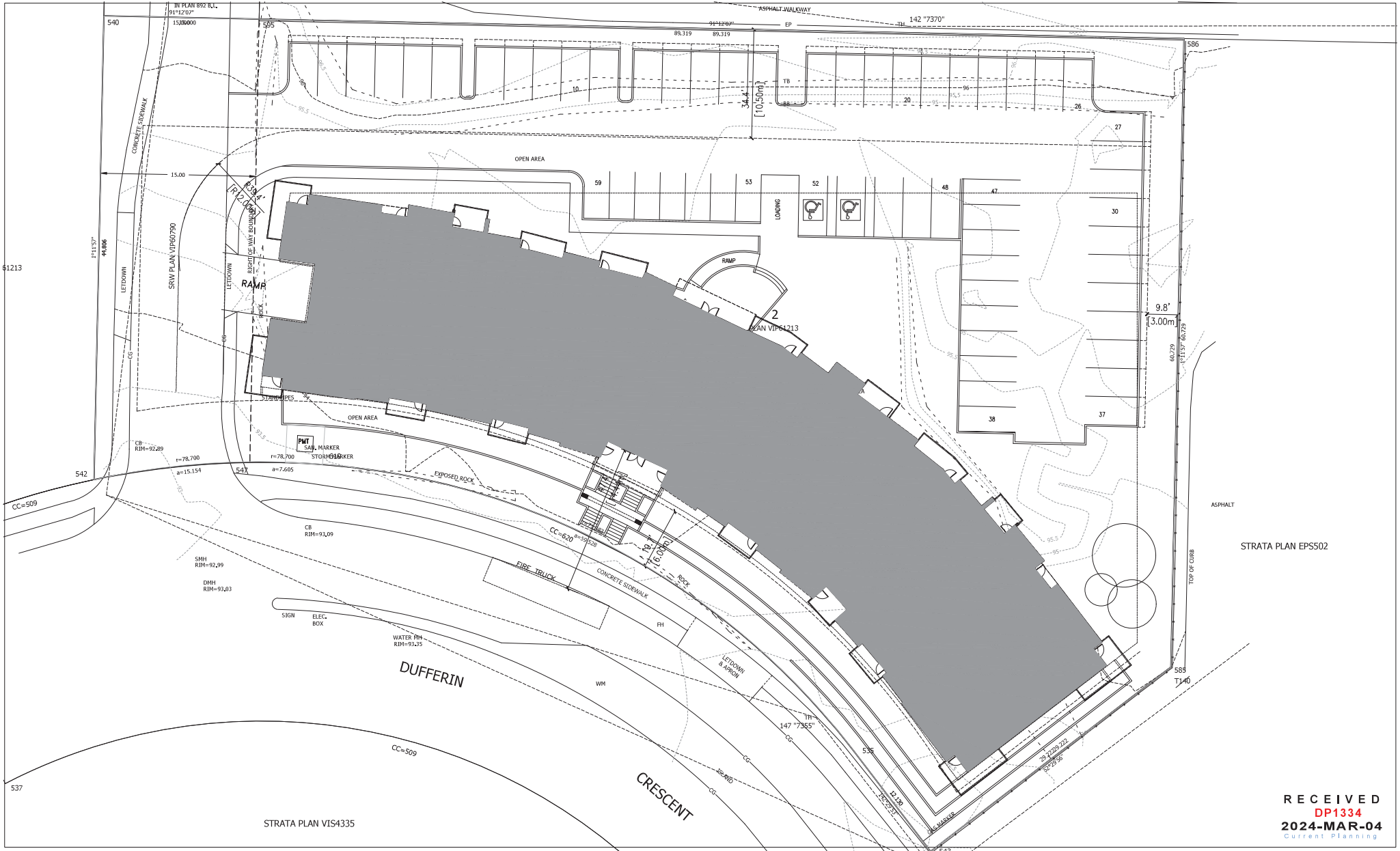


 1740 Dufferin Crescent

AERIAL PHOTO



 1740 Dufferin Crescent



NOTES

1. All dimensions are in meters unless otherwise stated.

2. All bearings are in degrees, minutes and seconds.

3. All elevations are in meters above sea level.

4. All utility markers are shown as per the relevant utility company records.

5. All site areas are shown as per the relevant site plan.

6. All site areas are shown as per the relevant site plan.

7. All site areas are shown as per the relevant site plan.

8. All site areas are shown as per the relevant site plan.

9. All site areas are shown as per the relevant site plan.

10. All site areas are shown as per the relevant site plan.

D-ARCHITECTURE
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1M4
 T: 250-933-1991, E: FRODUZ@D-ARCH.COM
 DARYL DUBH FRODUZ ARCHITECTURE INC.

CONSULTANT SEAL

SCALE: 1/16" = 1'-0"

DRAWN: _____

CHECKED: _____

DATE: 12 FEB 24

PROJECT: 1740 DUFFERIN CRESCENT NANAIMO, BC

CLIENT: PLAYETIC MJP HOMES LTD.

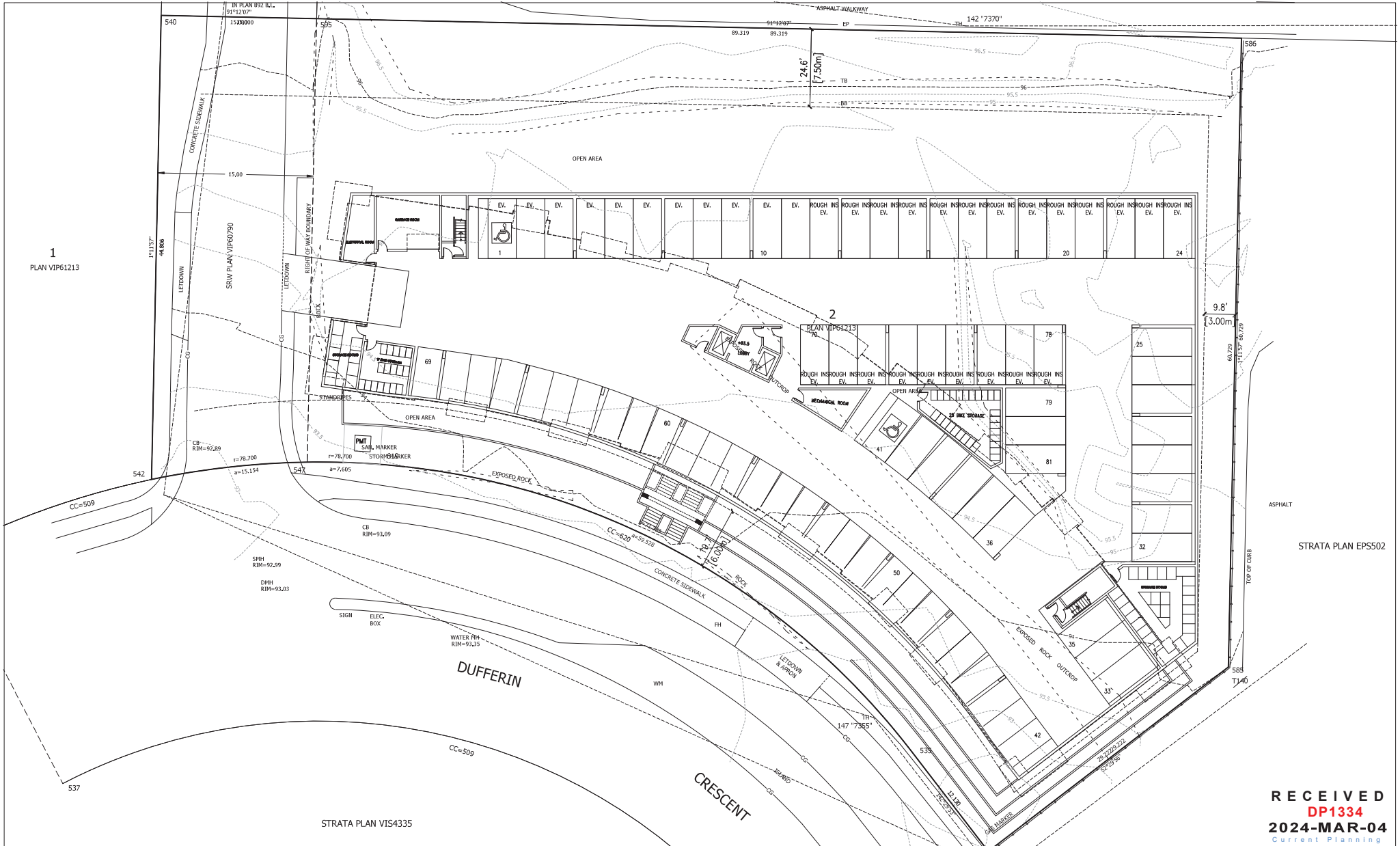
PROJECT NO.: 2753

SHEET TITLE: SITE PLAN PRELIMINARY

SHEET NO.: **A1.1**

REVISION: _____

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 DP1334
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 Current Planning



1
PLAN VIP61213

2

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2024-MAR-04
Current Planning

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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CONSULTANT SEAL

SCALE
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DATE
12 FEB 24

PROJECT
1740 DUFFERIN CRESCENT
NANAIMO, BC V9Y 1A4

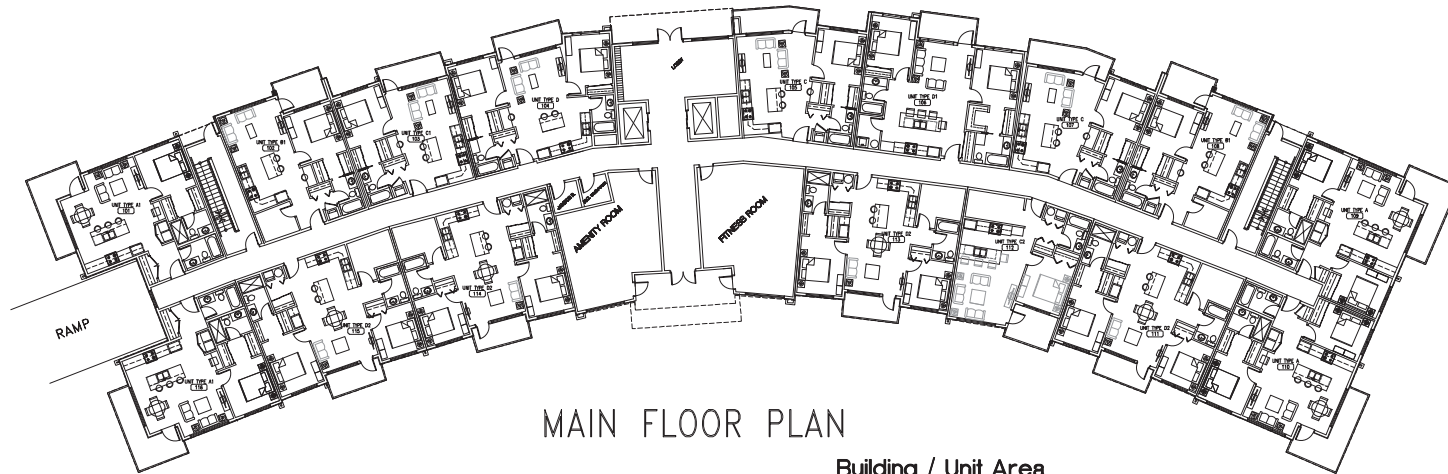
CLIENT
PLAVETIC MJP HOMES LTD.

PROJECT NO.
2753

SHEET TITLE
UNDERGROUND PARKING PLAN PRELIMINARY

SHEET NO.
A1.2

REVISION



MAIN FLOOR PLAN

Building / Unit Area
 Underground parking 30,882 sq.ft.
 Main Floor Plan: 16,515 sq.ft.
 Second Floor Plan: 16,451 sq.ft.
 Third Floor Plan: 16,451 sq.ft.
 Fourth Floor Plan: 16,451 sq.ft.
 Fifth Floor Plan: 14,656 sq.ft.

Total without parking 80,524 sq.ft.

SITE PARTICULARS		
CMIC ADDRESS:	1740 DUFFERIN CRESCENT NANAIMO, BC	
LEGAL ADDRESS:	LOT2, SECTION 15, RANGES 8, MOUNTAIN DISTRICT, VP91213	
SITE AREA:	62,256 SQ.FT. (5,783.74 M2)	
ZONING:	R8	
PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED (Building A & B)
USE	Multiple Family Dwelling	Multiple Family Dwelling
LOT AREA	19,375 sq.ft. (1,800 m2) Minimum	62,256 sq.ft. (5,783 m2)
LOT COVERAGE	40%	40% = 24,902 sq.ft. (2,313 m2)
BUILDING GROSS FLOOR AREA		Building Underground Parking 30,882 sq.ft. Main Floor Plan: 16,515 sq.ft. Second Floor Plan: 16,451 sq.ft. Third Floor Plan: 16,451 sq.ft. Fourth Floor Plan: 16,451 sq.ft. Fifth Floor Plan: 14,656 sq.ft. Total without parking 80,524 sq.ft.
DENSITY	1.25 + 0.16 = 1.41 0.25 with under ground parking X percentage 0.25 x 1.00 x 75% = 0.19 0.10 Tier 1 0.05 Tier 2	1.30 = 80,524 sq.ft.
SETBACKS	FRONT: 19.89' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 13.12' (4.0 m) Min.	FRONT: 19.89' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 13.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.89' (14 m) Max.	45.89' (14 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- 1.08 Stall per 3 bedroom units x 0 = 0.00 - 1.44 Stall per 2 bedroom units x 46 = 66.24 - 1.07 Stall per 1 bedroom units x 40 = 42.80 - 0.90 Stall per Studio units x 0 = 0.00 REQUIRED BY EXISTING BYLAW 109.04 STALLS = BKE REQUIREMENTS = 0.5 UNIT FOR SHORT TERM 8.6 bike racks = 0.5 UNIT FOR LONG TERM 43 bike racks	Large stalls 101 Small stalls 35 H/C stalls 4 Total 140 Loading Bay 1

UNIT TYPE	UNIT AREA	TOTAL	TOTAL UNITS NET AREA
TWO BEDROOM TYPE A	858 SQ.FT.	16	13,728 SQ.FT.
TWO BEDROOM TYPE D	838 SQ.FT.	5	4,190 SQ.FT.
TWO BEDROOM TYPE D1	928 SQ.FT.	5	4,640 SQ.FT.
TWO BEDROOM TYPE D2	938 SQ.FT.	20	18,760 SQ.FT.
ONE BEDROOM TYPE A1	740 SQ.FT.	2	1,480 SQ.FT.
ONE BEDROOM & DEN TYPE B	790 SQ.FT.	8	6,320 SQ.FT.
ONE BEDROOM TYPE B1	689 SQ.FT.	2	1,378 SQ.FT.
ONE BEDROOM TYPE C	651 SQ.FT.	10	6,510 SQ.FT.
ONE BEDROOM TYPE C1	613 SQ.FT.	5	3,065 SQ.FT.
ONE BEDROOM TYPE C2	690 SQ.FT.	13	8,970 SQ.FT.
TOTAL		86	69,041 SQ.FT.

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NOTES
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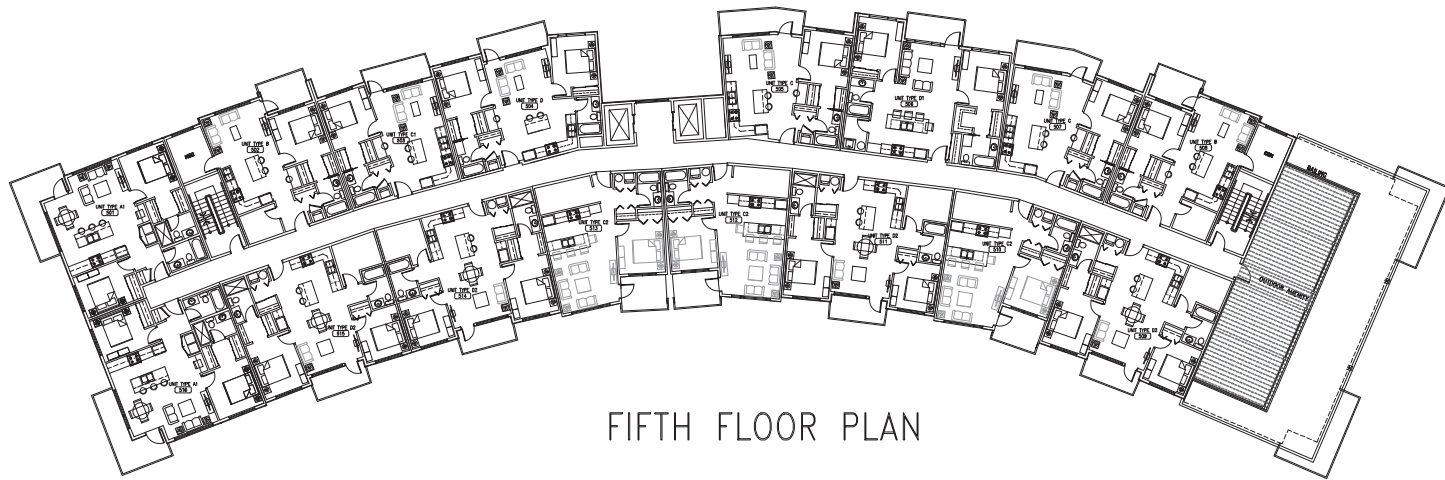
SCALE
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CHECKED
DATE
 12 FEB 24

PROJECT
 1740 DUFFERIN CRESCENT
 NANAIMO, BC

CLIENT
 PLAVETIC
 MJP HOMES LTD.
PROJECT NO.
 2753

SHEET TITLE
 MAIN FLOOR PLAN
 PRELIMINARY

SHEET NO.
A2.1
REVISION



FIFTH FLOOR PLAN



2ND, 3RD & 4TH FLOOR PLAN

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PROJECT

1740 DUFFERIN CRESCENT
 NANAIMO, BC

CLIENT

PLAVETIC
 MJP HOMES LTD.

PROJECT NO.

2753

SHEET TITLE

TYPICAL FLOOR PLAN
 PRELIMINARY

SHEET NO.

A2.2

REVISION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
1	ARCTIC WHITE	HARDE PANEL SIDING COLOR: ARCTIC WHITE
2	ARCTIC WHITE	8" HARDE PLANK SIDING COLOR: ARCTIC WHITE
3	SUMMER WHEAT	8" WOOD GRAN PLANK SIDING COLOR: SUMMER WHEAT
4	RICH ESPRESSO	HARDE PANEL SIDING COLOR: RICH ESPRESSO
5		BLACK ALUMINUM RAILING & WINDOWS

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PROJECT:
1740 DUFFERIN CRESCENT
 NANAIMO, BC

CLIENT:
PLAYVETIC
MJP HOMES LTD.
 PROJECT NO. 2753

SHEET TITLE:
BUILDING ELEVATIONS
PRELIMINARY

SHEET NO.:
A3.1
 REVISION:



RENDERING

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NOTES
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SHEET TITLE
 RENDERING
 PRELIMINARY

SHEET NO.
A5.1
 REVISION



RENDERING

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PROJECT
 1740 DUFFERIN CRESCENT
 NANAIMO, BC

CLIENT
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 MJP HOMES LTD.
 PROJECT NO.
 2753

SHEET TITLE
 RENDERING
 PRELIMINARY

SHEET NO.
A5.2
 REVISION



RENDERING

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CONSULTANT SEAL

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 DRAWN
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 DATE
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PROJECT
 1740 DUFFERIN CRESCENT
 NANAIMO, BC

CLIENT
 PLAYVETIC
 MJP HOMES LTD.
 PROJECT NO.
 2753

SHEET TITLE
 RENDERING
 PRELIMINARY

SHEET NO.
A5.4
 REVISION

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: TOWNSITE
2. REFER TO PLANS PREPARED BY D-ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY J. ANDERSON & ASSOCIATES, FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
PL	PROPERTY LINE
PA	PLANTING AREA

SYMBOL	DESCRIPTION
---	PROPERTY LINE
▨	BROOM FINISH CONCRETE PAVING
▨	450mm LEAVE STRIP, 38mm MINUS ROUND WASHED RIVER COBBLE OVER LANDSCAPE FABRIC (EXTEND UNDER FRONT BALCONIES)
▨	STONESCAPE, 200mm MINUS ROUND WASHED RIVER ROCK OVER LANDSCAPE FABRIC
▨	PREFABRICATED CONCRETE RAIL FENCE, REFER TO DETAIL ON SHEET L2
▨	1.2m METAL PICKET FENCE AROUND DOG AREA

SYMBOL	DESCRIPTION
▨	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)
▨	BENCH: STYLE: AYLESBURY BENCH, MODEL: A-5, FRAME COLOUR: BROWN SLATE, SLAT COLOUR: REDWOOD
▨	5-STALL BIKE RACK: STYLE: SURF BIKE RACK, MODEL: SPBRP-5, COLOUR: BROWN SLATE
▨	PICNIC TABLE: STYLE: SINGLE PEDESTAL PICNIC TABLE, MODELS: (1) SPPTP-40 & (1) SPPTPWC-40 (ACCESSIBLE), FRAME COLOUR: BROWN SLATE, SLAT COLOUR: REDWOOD
▨	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS), DISTRIBUTOR: SIGNIFY (800-555-0050), MAKE: HADCO, STYLE: URBAN PIMA PENDANT, MODEL: CPFG, COLOUR: BRONZE, SITE LIGHTING LOCATIONS, MAKES, MODELS AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.

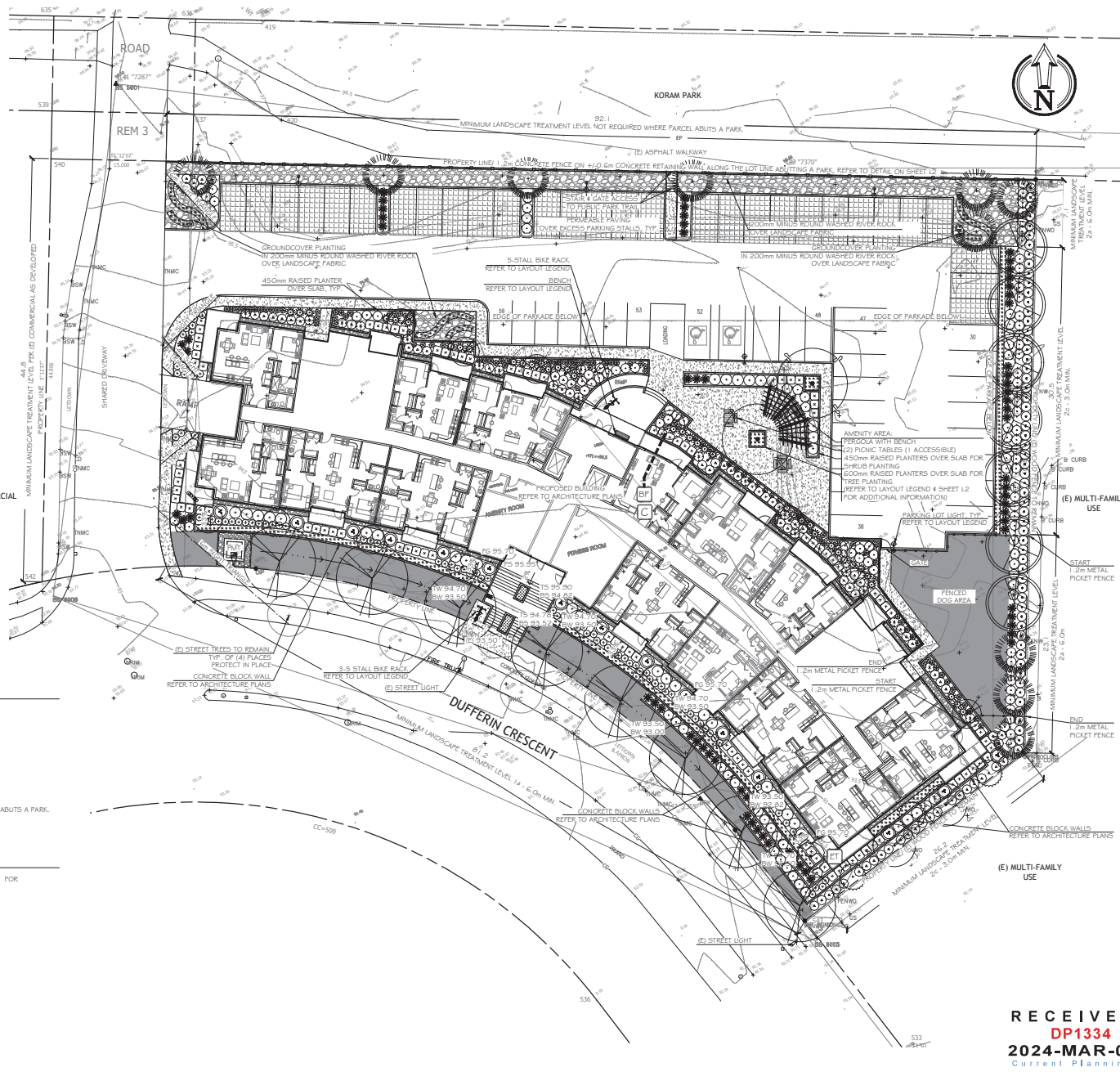
MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1a - 6.0m	81	5	17
SIDE YARD (EAST):	2a - 6.0	30	2	8
	2c - 3.0	57	6	9
SIDE YARD (WEST):	NA			0
REAR YARD:	NA			4
TOTAL:			13	38

2. MINIMUM LANDSCAPE TREATMENT IS NOT REQUIRED ALONG THE NORTH LOT LINE WHERE THE PARCEL ABUTS A PARK.
3. THE SIDE YARD OF THE LOT IS ALREADY DEVELOPED.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE MANAGEMENT PLAN PREPARED BY TOTH AND ASSOCIATES ENVIRONMENTAL SERVICES FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED: 58
3. REPLACEMENT TREES PROVIDED: 53



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Plavetic / MJP Homes Ltd.
Nanaimo, BC**

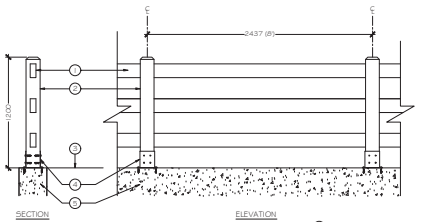
LANDSCAPE ARCHITECTURE PLAN	
Date:	January 30, 2024
Drawn:	CW
Checked:	CW
Scale:	1:200 metric
Project Number:	23-0350
Drawing Number:	L1 of 2

REVISION SCHEDULE	
#	NOTES
0	13DEC2023 Pre-App. Meeting
1	16JAN2024 Issued for DP
2	16JAN2024 Issued for DP

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IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBO	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP (EXACT LOCATION TBD); MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.



- 1 CONCRETE RAIL TYP OF (3) COLOUR: TAUPÉ
- 2 CONCRETE POST COLOUR: TAUPÉ
- 3 FINISHED GRADE ADJACENT WALKWAY IN PARK
- 4 POST BASE FASTENED TO CONCRETE POST AND WALL WITH CONCRETE ANCHORS
- 5 CONCRETE RETAINING WALL

NOTE: RETAIL PER MANUFACTURERS SPECIFICATIONS

A Prefabricated Concrete Rail Fence
Section / Elevation

Not to Scale

IRRIGATION NOTES

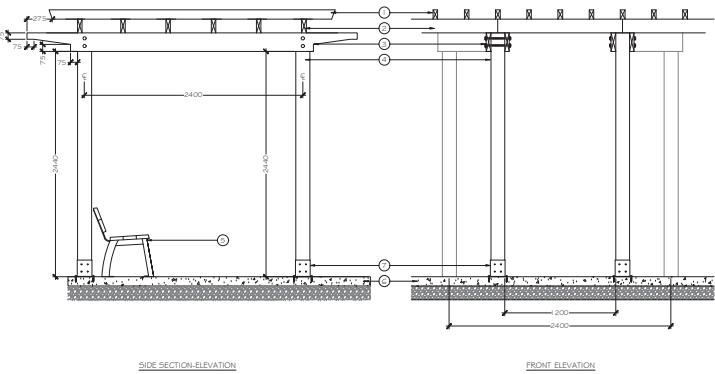
1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A SMART (ET) WEATHER-BASED IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2: 1000mm³ / 2P
GROWING MEDIUM DEPTHS: LAWN - 100mm
SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. 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 SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. DIGGATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	12	NATIVE SPECIES
	CERCIS CANADENSIS 'MERLOT' MERLOT REDBUD	#7 POT	SEE PLAN	4	DROUGHT TOLERANT
	CORNUS EDDIEI WHITE WONDER EDDIEI WHITE WONDER DOGWOOD	6cm CAL.	SEE PLAN	2	NATIVE CULTIVAR
	FRAXINUS OVYCARPA 'RAYWOOD' RAYWOOD ASH	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	GLEDITSIA TRIACANTHOS VAR. INERMIS THORNTLESS HONEYLOCUST	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	LIQUIDAMBAR SLINDER SILHOUETTE SLINDER SILHOUETTE SWEETGUM	6cm CAL.	SEE PLAN	3	DROUGHT TOLERANT
	MAGNOLIA 'SUSAN' SUSAN MAGNOLIA	#15 POT	SEE PLAN	5	FLOWERING
	PINUS CONTORTA SHORE PINE	2.5m	4.5m O.C. SEE PLAN	10	NATIVE SPECIES
	THUJA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	6cm CAL.	1.0m O.C.	8	DROUGHT TOLERANT
SHRUBS					
	ESCALLONIA 'NEWPORT DWARF' DWARF ESCALLONIA	#1 POT	0.75m O.C.	95	DROUGHT TOLERANT
	GAULTHERIA SHALLON SHALL	#2 POT	1.0m O.C.	76	NATIVE SPECIES
	HYDRANGEA PANICULATA 'PINK DIAMOND' PINK DIAMOND HYDRANGEA	#3 POT	SEE PLAN	16	DROUGHT TOLERANT
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS HYDRANGEA	#3 POT	SEE PLAN	19	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	69	NATIVE SPECIES
	POLYSTICHUM MUNITUM SWOARD FERN	#1 POT	1.0m O.C.	38	NATIVE SPECIES
	SENECCIO GREYI 'SUNSHINE' DAISY BUSH	#1 POT	1.2m O.C.	40	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#3 POT	0.9m O.C.	100	DROUGHT TOLERANT
	VIBURNUM TINUS 'GWENLIAN' GWENLIAN LAURUSTINUS	#2 POT	1.0m O.C.	59	DROUGHT TOLERANT
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVIA-URSI KINKIKINCK	#1 POT	0.6m O.C.	245	NATIVE SPECIES
	DICENTRA FORMOSA PACIFIC BLEEDING HEART	#1 POT	0.6m O.C. SEE PLAN	55	NATIVE SPECIES
	HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	50	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 POT	0.9m O.C.	66	DROUGHT TOLERANT
	HYDRANGEA ANOMALA VAR. PETIOLARIS CLIMBING HYDRANGEA	#1 POT	SEE PLAN	4	AT PERGOIA POSTS
	ROSA MIDLAND 'ICE' WHITE MIDLAND ROSE	#1 POT	1m O.C.	44	DROUGHT TOLERANT
	LAWN CANADA NO. 1	500		380±2	
SEASONAL ANNUAL PLANTING					
	BY OWNER	10cm POT	0.45m O.C.	15	



- 1 50mm x 100mm (2" x 4") CEDAR TOP NAIL W (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
- 2 50mm x 150mm (2" x 6") CEDAR TOP NAIL W (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
- 3 (2) 50mm x 200mm (2" x 8") CEDAR CROSS MEMBERS PER POST CUT TO DIMENSIONS INDICATED. NAILS TO EACH POST W (2) - (3m) (10ft) GALVANIZED CARBONAZ BOLTS QW (4) W/SPACERS PER FASTENING
- 4 150mm x 150mm (6" x 6") POST BRUSH, REFER TO LAYOUT LEGEND
- 5 BROOM FINISH CONCRETE PAVING, REFER TO SITE PLAN
- 6 150 x 150 x 20mm GALVANIZED POST BASE FASTENED TO CONCRETE SURFACE WITH CARBON STEEL CONCRETE SOCKET ANCHORS. POWDER COAT: BRONZE

- NOTES:
1. SEND ALL EXPOSED SURFACES SMOOTH
 2. STAIN ALL TIMBERS WITH CLEAR EXTERIOR STAIN PRIOR TO ASSEMBLY

B Pergola
Section / Elevation

1:25 metric



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1740 Dufferin Crescent
Plavetic / MJP Homes Ltd.
Nanaimo, BC

LEGEND, NOTES & DETAILS

Date: January 30, 2024
Drawn: CM
Checked: CM
Scale: AS NOTED
Project Number: 23-0350
DRAWING NUMBER: **L2** of **2**

REVISION SCHEDULE	NOTES
#	Date
0	13DEC2023 Pre-App. Meeting
1	16JAN2024 Issued for DP
2	16JAN2024 Issued for DP

RECEIVED
DP1334
2024-MAR-04
Current Planning

AYLESBURY PARK BENCH

Model Number : ANA-6 (6ft no Arm rests) , ANA-5 (5ft no Arm Rests)

A-6 (6ft with Arm Rests), A-5 (5ft with Arm rests)

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats

This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.

Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Durable Powder Coated Aluminum Frame

Standard colours: Black Super Texture, Bostwick Textured Brown, Cardinal Textured Black, Cardinal Textured Grey, Cold Textured Brown, Lakeside Textured Sand, Oil Rub Textured Bronze, Pewter, Bengal Textured Silver

Long Lasting Stainless Steel Hardware

Surface Mountable

CUSTOMIZED SOLUTIONS

Custom Powder Coating

(Setup Charges May Apply)

Custom lengths up to 8 ft

Optional Centre Arm

Stainless Steel Bolt-Down Kit

PRODUCT DIMENSIONS

Height	31 inches / 787mm
Depth	23 inches / 584mm
Length	72 inches / 1829mm
Seat Height	17.5 inches / 445mm
Seat Depth	17 inches / 432mm
Weight	126 lbs / 57 kg

RECYCLED CONTENT

75% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



ANA-6



DESIGNER NOTES

One of our distributors asked us to design a bench specifically for a tender they were awarded. The tender, however, had specifications that did not match any of the benches we had or at the required price point. We took on the challenge and came up with this design. The Aylesbury bench borrows design cues and components from a couple of our other benches allowing us to maintain a comfortable, stable seating surface while at the same time capitalizing on reduced fabrication time and material cost. The bench's name comes from an English town where the distributor's family lived before immigrating to Canada.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Black Grey Redwood Sand Walnut



100% Canadian Made



Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.



Visit us online at www.Wishboneltd.com

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1.866.626.0476 sales@wishboneltd.com

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Current Planning

SINGLE PEDESTAL PICNIC TABLE

SPPTP-40 (Regular)

SPPTPWC-40 (Wheelchair Accessible)



DESIGNER NOTES

The single pedestal table is one of our tried-and-true designs going back to the inception of Wishbone. All of the tables we have supplied in the last 15 years are still in use and continue to perform beyond our customers' expectations. This is in part due to the heavy-duty steel frame, and low-maintenance recycled plastic lumber. To ensure the tables lifespans are lengthened even further, we are now sandblasting and applying a Zinc Primer coat to the steel frames prior to powder coating ensuring maximum rust resistance. This table continues to be popular year after year for many reasons. The single pedestal picnic table has a significantly smaller footprint compared to a standard picnic table, works great as a game table where everyone is engaged and comes with a few options such as direct burial or surface mount. It can be wheelchair accessible by omitting one of the seats (see Installation Gallery).

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Wishbone
site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats

This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.

Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Super Durable Powder Coated over Zinc Primed and Sandblasted Steel Frame

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating

(Setup Charges May Apply)

Wheel Chair Accessible one side (SPPTPWC-40)

In Ground Mounting

Skate blocks

INST- 3.75 Stainless Steel Concrete Wedge Anchor Bolt

Down Kit

PRODUCT DIMENSIONS

Table Height	32 inches / 813 mm
Seat Height	17.5 inches / 445 mm
Seat Depth	11.5 inches / 292 mm
Seat Length	40 inches / 102 mm
Table Top	40x40 inches / 102x102 cm
Total Length	71x71 inches / 180x180cm
Weight	378 lbs / 171 kg

RECYCLED CONTENT

43% RECYCLED CONTENT BY WEIGHT

100% RECYCLABLE



100% Canadian Made



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Current Planning

SURF BIKE RACK

Model Number : SFBRP-3 (3 Space Aluminum), SFBRP-5 (5 Space Aluminum), SFBRP-7 (7 Space Aluminum), SFBRP-3-SS (3 Space Stainless), SFBRP-5-SS (5 Space Stainless), SFBRP-7-SS (7 Space Stainless)



DESIGNER NOTES

The commercial grade SURF bicycle racks improve on a traditional bike rack design by incorporating materials and finishes that complement the client's needs for durability and longevity. There are three sizes to choose from with each available in either marine grade structural aluminum or corrosion resistant high strength stainless steel.



PRODUCT SPECIFICATIONS

Marine Grade Structural Aluminum Tubing

Or

Corrosion Resistant High Strength Stainless Steel Tubing

Super Durable Powder Coating

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Surface Mount

CUSTOMIZED SOLUTIONS

Custom Colours

(Setup Charges May Apply)

In-ground Mounting

INST-1 Stainless steel mounting kit for concrete

PRODUCT DIMENSIONS

SFBRP-3 (3 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 16.5 inches / 42 cm
Depth: 4.5 inches / 12 cm
Weight: 15 lbs / 7 kg

SFBRP-5 (5 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 40.5 inches / 103 cm
Depth: 4.5 inches / 12 cm
Weight: 25 lbs / 11.5 kg

SFBRP-7 (7 Space Aluminum)

Height: 38.5 inches / 98 cm
Length: 66.5 inches / 169 cm
Depth: 4.5 inches / 12 cm
Weight: 37 lbs / 17kg

RECYCLED CONTENT

100% RECYCLABLE



100% Canadian Made



Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.



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The Hadco Pima pendant family offers a simple modern take on the traditional pendant lantern, providing style and elegance to downtown areas, commercial developments, parks and residential communities. These pendants are now available with comfort optics, providing a low glare solution for pedestrian applications.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

Example: CXF6C-196-G2-A-A-2-830-A-4-DL-SP1

Series	LEDs	Generation	Mounting	Finish	Distribution	CCT	Voltage	Drive current
<input type="checkbox"/> CXF6C	<input type="checkbox"/> 196	<input type="checkbox"/> G2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CXF6C Pima	196 196 LEDs	G2 Gen 2	A Arm T Top W Wall mount	A Black B White G Verde Green H Bronze I Silver Gray J Dark Green	1 Type 1 2 Type 2 3 Type 3 4 Type 4 5 Type 5	830 3000K (80CRI) 840 4000K (80CRI)	A 120-277 VAC B 347-480 VAC	4 450mA 6 650mA 11 1150mA 16 1675mA 21 2100mA

Ordering guide (continued)

Driver Options	Surge Supression
<input type="checkbox"/>	<input type="checkbox"/>
DL ^{1,2} DALI (default: logarithmic) N None	SP1 Parallel 10kV standard SP2 Parallel 20kV

Footnotes

1. DL not available with B (347-480) voltage.
2. DL not available with 4 (450mA) and 6 (650mA) drive currents.

CXF6C Pima

Pendant with comfort optics

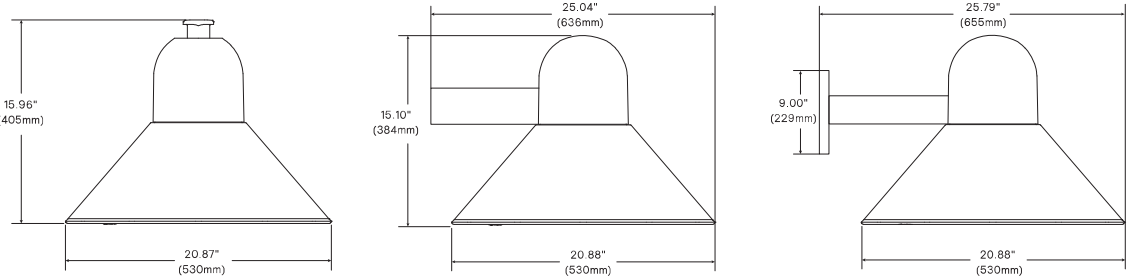
Dimensions

Width: 21" diameter

Height: 16-1/2"

EPA: 0.93 sq. ft

Weight: 20.5 lbs (max.)



Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	2100mA	>100,000 hours	>60,000 hours	>87%

LED Wattage and Lumen Values

LED Module: 3000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)
CXF6C-196-G2-x-830-4	196	450	21	2431	B1-U0-G1	116	2090	B1-U0-G1	100	2334	B1-U0-G1	112	2519	B1-U0-G1	121	2270	B1-U0-G1	109
CXF6C-196-G2-x-830-6	196	650	30	3503	B2-U0-G2	117	3012	B1-U0-G1	100	3363	B2-U0-G2	112	3630	B1-U0-G1	121	3271	B2-U0-G1	109
CXF6C-196-G2-x-830-11	196	1150	51	5988	B3-U0-G3	117	5148	B2-U0-G2	101	5749	B2-U0-G2	113	6205	B2-U0-G2	122	5591	B3-U0-G2	110
CXF6C-196-G2-x-830-16	196	1675	74	8357	B3-U0-G3	113	7185	B3-U0-G3	97	8024	B3-U0-G3	109	8661	B2-U0-G2	118	7804	B3-U0-G2	106
CXF6C-196-G2-x-830-21	196	2100	93	10000	B3-U0-G3	107	8598	B3-U0-G3	92	9601	B3-U0-G3	103	10364	B3-U0-G3	111	9338	B3-U0-G2	100

LED Module: 4000K				Type 1			Type 2			Type 3			Type 4			Type 5		
Ordering Code	LED qty	LED Current (mA)	Avg. System Wattage	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)	Delivered Lumens ²	BUG Rating	Efficacy (LPW)
CXF6C-196-G2-x-840-4	196	450	21	2528	B1-U0-G1	121	2174	B1-U0-G1	104	2427	B1-U0-G1	116	2620	B1-U0-G1	125	2361	B1-U0-G1	113
CXF6C-196-G2-x-840-6	196	650	30	3643	B2-U0-G2	121	3132	B1-U0-G1	104	3498	B2-U0-G2	117	3775	B1-U0-G1	126	3402	B2-U0-G1	113
CXF6C-196-G2-x-840-11	196	1150	51	6228	B3-U0-G3	122	5354	B2-U0-G2	105	5979	B2-U0-G2	117	6453	B2-U0-G2	127	5815	B3-U0-G2	114
CXF6C-196-G2-x-840-16	196	1675	74	8691	B3-U0-G3	118	7472	B3-U0-G3	101	8345	B3-U0-G3	113	9007	B2-U0-G2	122	8116	B3-U0-G2	110
CXF6C-196-G2-x-840-21	196	2100	93	10400	B3-U0-G3	112	8942	B3-U0-G3	96	9985	B3-U0-G3	107	10779	B3-U0-G3	116	9712	B3-U0-G2	104

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout.

Note: Some data may be scaled based on tests of similar but not identical luminaires.

CXF6C Pima

Pendant with comfort optics

Specifications

Housing

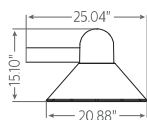
In a round shape, this housing is constructed of low copper die-cast aluminum and 0.090" thick spun aluminum. All non-ferrous fasteners prevent corrosion and ensure longer life.

Access-mechanism

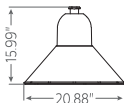
The hinged lens frame is cast aluminum with a stainless steel spring latch for tool-less access

Mounting

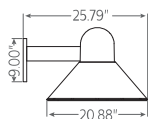
A: Side arm mount



T: Top arm mount



W: Wall mount



Light engine

Light guide technology provides low-glare, uniform illumination. Composed of 196 LEDs strategically positioned on the edge of the optical plate. Light engine luminous opening size optimized to best achieve a balance between lumen output and optical performance with the need to provide visual comfort. Light engine frame ensures contact with housing to provide heat conduction and sealing against the elements. Light engine is RoHS compliant. Maximum ambient operating temperature up to 40°C (104°F). Standard color temperatures: 3000K +/- 130K, 4000K +/- 130K, Minimum CRI of 80. Also available in 2700K, 3500K, 5000K and Amber (>590nm) with extended lead times. Contact factory for details.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Optical system

The advanced LED comfort optical system provides Types 1, 2, 3, 4 and 5. Composed of high performance UV-stabilized optical grade lens with molded micro-optics to achieve desired distribution optimized to get a exceptional lighting uniformity. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated luminaire designed with 0% uplight (U0 per IESNA TM-15).

Driver

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class 2, THD of 20% max. Maximum ambient operating temperature from 40°F (40°C) to 130°F (50°C). Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221°F (105°C). Dimmable driver 0-10V. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min) with DALI, driver is class 1.

Driver options

DALI: Pre-set driver compatible with the DALI logarithmic control system.

Surge protection

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. Optional SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Wiring

Gauge 18 wires. Top mount option come with quick disconnects. Arm mount options provide a 6" Minimum exceeding from luminaire.

Hardware

All non-ferrous fasteners prevent corrosion and ensure longer life.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product

Quality control

The manufacturer must provide a written confirmation of its ISO 9001 2014 Quality Standards Certification.

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2014 Standards. UL8750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. LM80 & LM79 tested. IP Rating: The LED optics chamber is IP66 rated. The LED driver is IP66 rated. Pima LED luminaires are DesignLights Consortium qualified.

Warranty

5 year extended warranty.

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2024-MAR-04
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