



Igor Nardin Architect AIBC

Submission to Advisory Design Panel

July 7, 2023

Budget Self Storage

6450 N. Island Hwy., Nanaimo, BC

- Design Rational
- Variance Rational
- Development Data

Page 1 of 6

2724 W1st AVENUE, VANCOUVER, B.C V6K 1H3 (604) 408-8970
e-mail: in@oca-arch.com

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DP1341
2024-APR-12
Current Planning

DESIGN RATIONAL

Introduction

The proposed development consists of adding a 4-storey mixed-use building to a site currently housing two Budget Mini Self Storage buildings. The 4 storey building will house office, self storage and self storage associated retail uses.

Context

The development site is located at 6450 North Island Hwy. The site is bound to the north by an existing commercial development, to the west by North Island Hwy., to the east by Green Thumb Garden Centre/future residential development and to the south by a vacant triangular building lot. The proposed building is to be located at the north edge of the property facing North Island Hwy. to the west and Marlin Way to the North-East.

Woodgrove Urban Centre Neighbourhood

The existing mini storage facility is a lawfully non-conforming use, given that the property was being used for its current purpose prior to the adoption of the current zoning bylaw. The site is to support Woodgrove Urban Centre as a northern gateway and regional centre for commercial activity. The current zoning is supportive of a mix of uses including commercial, retail, residential etc.

Site Design

The overall site plan is based on the City of Nanaimo Design Guidelines. The mixed-use building addresses the primary roads – North Island Hwy. and Marlin Way. Parking is shielded from the street by landscaping. The mixed-use building is set back from the street along North Island Hwy. providing landscaping, parking and a building entry focal point. The current walking trail will be extended the full site frontage along North Island Hwy and be relocated outside of the fenced in property.

The proposed building follows the existing site grades, appearing as a 3-storey building along North Island Hwy and appearing as a 4-storey building along Marlin Way. Grades within the site will be maintained to acceptable municipal standards, with no slope greater than 5 percent and made accessible to the physically challenged.

Full time security and surveillance will be provided on site, however various other CPTED initiatives have also been put in place. The entire property will be well lit with street lighting and building lighting. Visual access to all outside areas from within the building, security cameras,



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as well as, avoiding deep indentations and wells, in the design of the building further adds to providing a secure environment. Access to the site is restricted to operating hours or via electronic access. The on site self storage retail component is strategically situated in the central lower portion of the building providing visual security/view to the rest of the site.

Vehicular site access is existing and consistent with governing engineering practices. Slopes for parking areas will not exceed 5%. Loading zones and garbage will be screened and located away from the building main entry points.

Architectural Character

The mixed-use building is designed to relate primarily to the principal roads – North Island Hwy and Boundary Marlin Way. The building form, proportion and material treatment complements the most recent developments in the area and is sympathetic in scale and character to the existing context. The building has a modern and urban aesthetic, consists of 3 distinctive architectural parts: a front, a back and a middle which addresses the existing main entry points/frontages and the existing self storage buildings to the south. The main frontage and office access point addresses North Island Hwy. The retail component of the self storage use is accessible from the middle of the building and visible from within the site.

The upper floors, consist of cementitious panel and galvalume metal siding. The ground and 2nd floor consists of masonry veneer. The building is articulated along its length and height and is provided with large overhangs at the roof level. Large expanses of curtain wall and glazing is being provided along the North Island Hwy exposure. The juxtaposition of materials, textures, colours, and engineering practices, serves to place the building comfortably in the present, and compatible with the adjacent existing buildings and regenerative context.

Sustainability Initiatives

Our involvement in non-profit projects and a conscientious approach to design has served to cement our belief in the importance of sustainable and green initiatives. We are incorporating the following features in this project:

Mechanical:

1. Water use reduction:
 - a. All toilets will be 4.8 L/flush .
 - b. Lavatories will use 5.7 L/min (1.5 gpm) flow restrictors.
 - c. Showers heads will use 7.6 L/min (2 gpm) flow restrictors.
 - d. Use of motion sensed faucets, flush valves to conserve water.
2. Energy efficiency:
 - a. Electrification of all proposed and existing HVAC equipment.

- b. Exhaust from all washrooms will be centralized and air to air heat recovery employed to transfer recovered heat to the incoming makeup air to the building.
 - c. All heating pumps will utilize variable frequency drives.
 - d. Building envelope and mechanical equipment efficiency will meet ASHRAE 90.1-2010 and Step 3 This, inherently, will provide a much higher performance building than required.
3. All refrigeration systems will utilize CFC & HCFC free refrigerants where proposed.
 4. Outdoor air ventilation to all spaces will meet or exceed ASHRAE 62.1 requirements.
 5. Common, office and retail areas will contain inoperable windows to maintain HVAC balance and minimize energy use.

Electrical:

1. Energy efficiency:
 - a. Common area lighting will utilize LED lighting.
 - b. Occupancy sensors will be utilized for common area spaces, where appropriate, to turn lighting on and off.
2. Exterior lighting:
 - a. Lighting fixtures will utilize “dark sky” design to avoid light pollution.
 - b. Exterior lighting control will utilize daylight sensors to turn lights on and off.

Architectural:

1. Higher density vs. lower coverage provided, thereby promoting open space.
2. Building Siting - Use existing grades and minimize transfer of soil off site.
3. Reducing the amount of asphalt and surface water run-off.
4. Storm water quantity control will utilize infiltration back into the ground.
5. Drought-tolerant, and indigenous natural plant material to minimize irrigation.
6. Permeable paving, rain harvesting/gardens and bioswales for enhanced stormwater management and to promote the native habitat.
7. Build in concrete and steel durable renewable materials.
8. Sealed thermal low e glazing.
9. Well-insulated building design practices.
10. Shading devices.
11. Incorporate DDC systems to monitor and schedule mechanical and electrical systems.
12. Naturally ventilated ventilation systems.
13. Use of lighter more reflective surface materials on walls and roof to minimize heat gain.
14. Green roof providing stormwater management, reducing urban heat island effect, and improved air quality.
15. Environmentally friendly materials, adhesives and paints.
16. Max. 40% glazing.



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17. Solar heat gain reduction thru use of large overhangs.
18. Provisions for future solar panels.

Variance Rational:

North Setback:

A variance of 1.5m is requested along portions of the north property line to allow for larger ground related storage units. The proposed building positioning and setback is consistent with the neighbouring property to the north, which is also below the 3m setback requirement. Portions of the height of the building has also been reduced to better assimilate with the neighbouring context and to visually articulate and enhance the appearance of the proposed building.

Parking:

Parking deficiency of 4 spaces is required to accommodate the office uses proposed. The nature of the parking required for the self-storage use is periodic, short duration and usually adjacent to the actual location of storage units and building entries. The longer-term load of the office uses is provided and will easily be accommodated along the visible frontage of North Island Hwy.



2023-07-07

SITE DATA:

ZONING: CC4 NORTH NANAIMO URBAN CENTRE

CIVIL ADDRESS: 6450 N ISLAND HWY.

LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT,
PLAN 12124, EXCEPT PART IN PLAN
33807

SITE AREA: 125,166 sf (11,628.29mm)

BUILDING AREA:
BUILDING A 16,709 sf
BUILDING B 16,472 sf
BUILDING C 12,475 sf
45,656 sf

COVERAGE:
Permitted: 50% (5x125,166 SF = 62,583 SF)

Proposed:
EXT'G. BLDG. A 16,709 SF
EXT'G. BLDG. B 16,472 SF
PROPOSED BLDG. C 13,547 SF
46,728 SF / 125,166 SF X 100 = 38% Proposed

DENSITY:
Permitted: 1.25 (1.25x125,166 SF=156,457 SF ALLOWED)
Proposed: $\frac{134,410 \text{ sf}}{125,166 \text{ sf}} = 1.08$ Proposed

D OCCUPANCY BLDG. GFA: 125,166 sf

EXT'G. BUILDING A
GRD FLOOR 16,709 sf
2ND FLOOR 16,709 SF
33,418 SF 33,418 SF/3,105 sm

EXT'G. BUILDING B
GRD FLOOR 16,472 sf
2ND FLOOR 16,472 SF
3RD FLOOR 16,472 SF
49,416 SF 49,416 SF/4,581 sm

PROPOSED BUILDING C
GRD FLOOR 11,621 SF
2ND FLOOR 13,547 SF
3RD FLOOR 13,547 SF
4TH FLOOR 12,861 SF
51,576 SF 51,576 SF/4,791 sm
134,410 SF/12,487 sm

REQUIRED PARKING:

MINI STORAGE:
1 SPACE PER 200sm (2152sf) OF GROSS FLOOR AREA
3 LOADING SPACES FOR 4,650sm + 1 PER ADDITIONAL 4,650sm
OFFICE:
1 SPACE PER 22sm (236.8sf) OF GROSS FLOOR AREA

PARKING CALCS:
EXT'G. BUILDING A 33,418 SF/2152 SF = 16 SPACES
EXT'G. BUILDING B 49,416 SF/2152 SF = 23 SPACES
PROPOSED BUILDING C
MINI STORAGE 49,914 SF/2152 SF = 24 SPACES
OFFICE 1,662 SF/236.8 SF = 7 SPACES
70 SPACES

PARKING:
Provided:
30 regular car spaces
14 small spaces (14/44=32%)
2 b/c spaces
20 spaces in front of CHD @ Bldg. A & B
66 spaces provided

LOADING CALCS:
Required:
12,487sm-4,650sm = 3 + (7,837sm/4,650 =1.6) 2 = 5 LOADING SPACES
Provided: 6 LOADING SPACES REQUIRED.

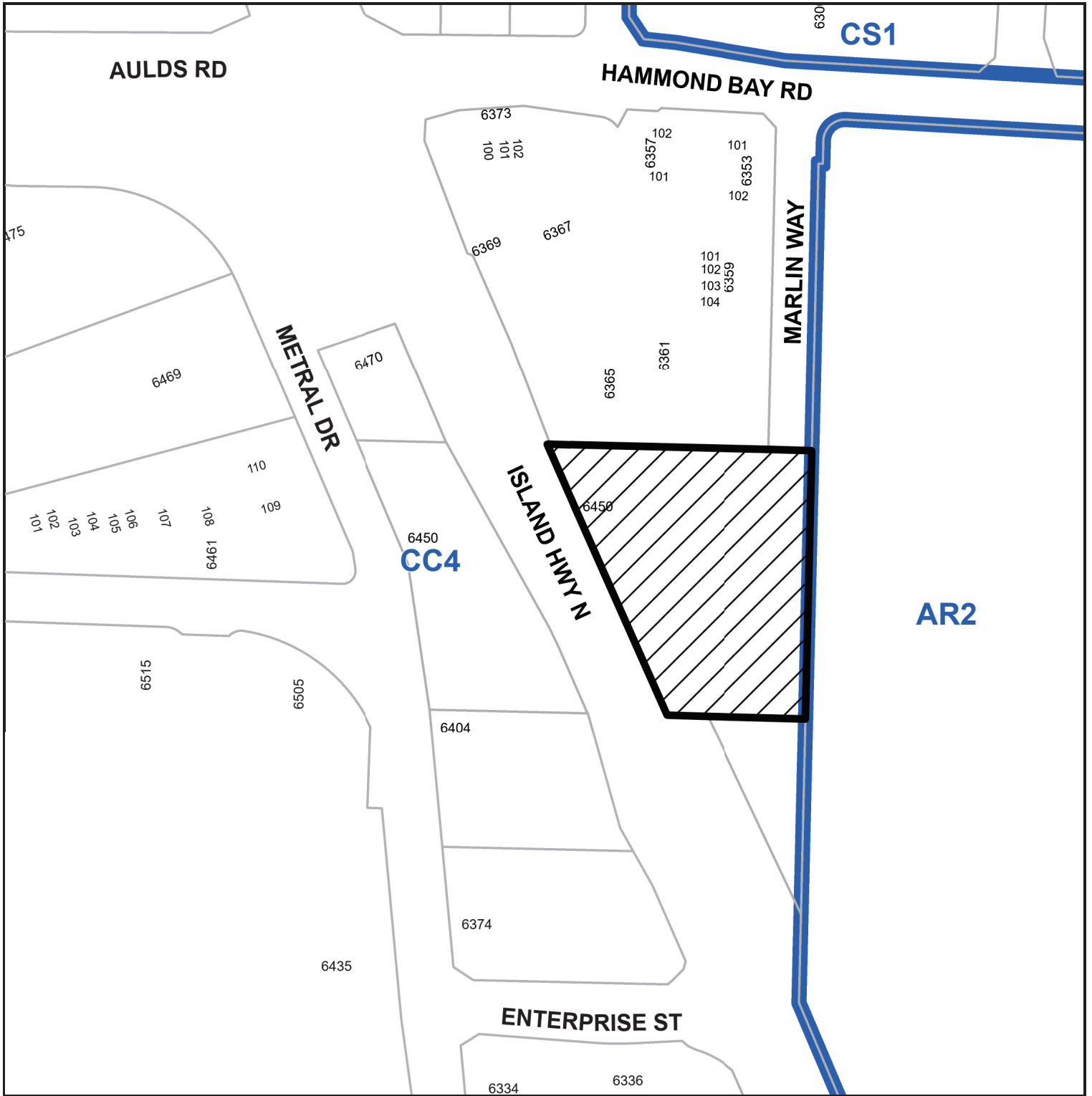
BUILDING HEIGHT:
Permitted: 14m
Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13
Proposed: 13.27m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION
3.2.2.77. GROUP F, DIV 2, UP TO 4 STOREYS, SPRINKLERED
MAX. BLDG. AREA = 3,200 S.M.(34,444 SF) IF 3 STY.
MAX. BLDG. AREA = 2,400 S.M.(25,833) IF 4 STY.
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:
FLOORS: 3/4 HR.
L.B. WALLS, COLNS. ETC.: 3/4 HR. OR NON-COMBUSTIBLE
ROOF: 0 min.

| SETBACKS: | REQD. | PROPOSED | VARIANCE |
|--------------------------|-------|----------|----------|
| FRONT YARD - ISLAND HWY. | 7.5m | 7.5m | NONE |
| REAR YARD - MARLIN WAY | 7.5m | 7.5m | NONE |
| SIDE YARD (SOUTH): | 3.0m | 15.2m | NONE |
| SIDE YARD (NORTH): | 3.0m | 1.5m | 1.5m |

SUBJECT PROPERTY MAP

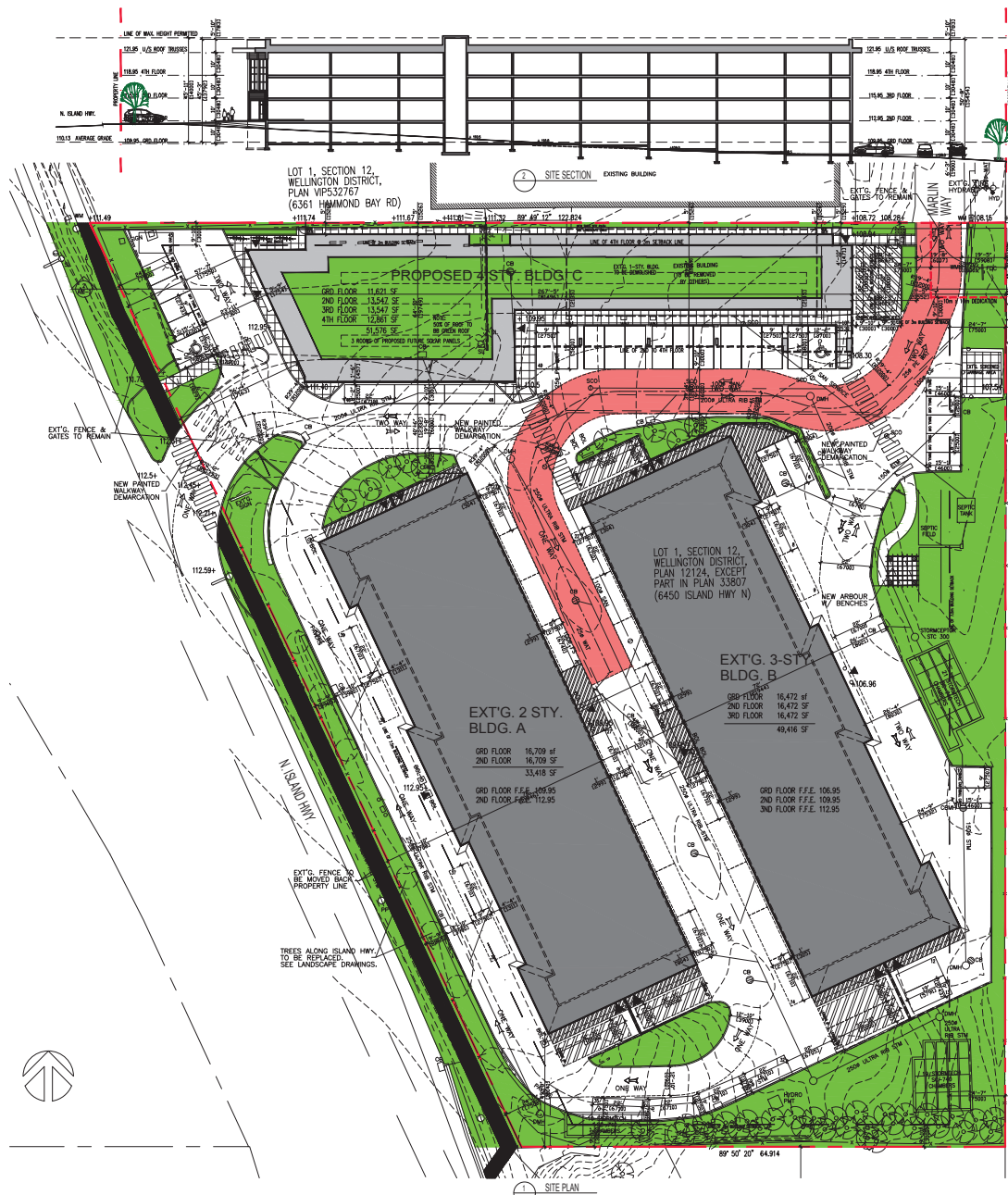
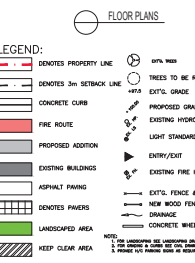
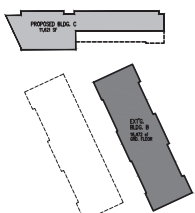
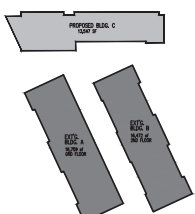
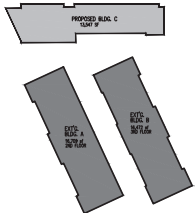
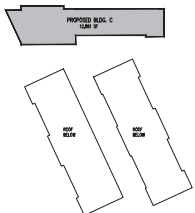


 6450 Island Highway N

AERIAL PHOTO



 6450 Island Highway N



SITE DATA:

ZONING: C04 NORTH NANAIMO URBAN CENTRE
 CIVIL ADDRESS: 6450 N ISLAND HWY
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807
 SITE AREA: 125,166 sf (11,628.29sqm)
 1076 sf (100m) DEDICATION
 124,090 sf (11,528.29sqm)

BUILDING AREA:
 BUILDING A: 16,709 sf
 BUILDING B: 16,472 sf
 BUILDING C: 12,475 sf
 45,656 sf

COVERAGE:
 Permitted: 50% (5 x 124,090 SF = 620,450 SF)
 Proposed:
 EXT'G. BLDG. A: 16,709 sf
 EXT'G. BLDG. B: 16,472 sf
 PROPOSED BLDG. C: 12,475 sf
 45,656 sf / 124,090 sf x 100 = 36% Proposed

DENSITY:
 Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)
 Proposed: 134,410 sf = 1.08 Proposed
 124,090 sf

G.F.A.:
 EXT'G. BUILDING A: GRD FLOOR 16,709 sf
 2ND FLOOR 16,709 sf
 33,418 sf / 3,105 sqm
 EXT'G. BUILDING B: GRD FLOOR 16,472 sf
 2ND FLOOR 16,472 sf
 3RD FLOOR 16,472 sf
 49,416 sf / 4,591 sqm

PROPOSED BUILDING C: GRD FLOOR 11,621 sf
 2ND FLOOR 13,547 sf
 3RD FLOOR 13,547 sf
 4TH FLOOR 12,861 sf
 51,576 sf / 4,791 sqm
 134,410 sf / 12,487 sqm

REQUIRED PARKING:
 MINI STORAGE:
 1 SPACE PER 200sqm (2152sq ft) OF GROSS FLOOR AREA
 3 LOADING SPACES FOR 4,650sqm + 1 PER ADDITIONAL 4,650sqm
 OFFICE:
 1 SPACE PER 22sqm (236.8sf) OF GROSS FLOOR AREA

PARKING CALCULATIONS:
 EXT'G. BUILDING A: 33,418 sf / 2152 sf = 16 SPACES
 EXT'G. BUILDING B: 49,416 sf / 2152 sf = 23 SPACES
 PROPOSED BUILDING C: 49,914 sf / 2152 sf = 23 SPACES
 MINI STORAGE: 1,662 sf / 236.8 sf = 7 SPACES
 70 SPACES

PARKING PROVIDED:
 27 regular car spaces
 12 small spaces (12/63x195)
 2 1/2 ft spaces
 20 spaces in front of Bldg A & B
 2 extra loading spaces
 63 spaces provided

LOADING:
 Required: 12,487sqm - 4,650sqm = 7 + (7,837sqm / 4,650 - 1.6) 2 = 5 LOADING SPACES
 Provided: 5 LOADING SPACES REQUIRED.

BIKE PARKING:
 Required:
 OFFICE: SHORT TERM: 1/1000m LONG TERM: .35/100m
 155/1000x1=1 SPACE 155m/1000x35=1 SPACE
 INDUSTRIAL: SHORT TERM: N/A LONG TERM: 1/100m
 0 REQD. 4,637m/1000x1=5 SPACES

Provided:
 SHORT TERM: 6 SPACES
 LONG TERM: 6 SPACES

BUILDING HEIGHT:
 Permitted: 14m
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13
 Proposed: 13.8m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION:
 3.2.2.77. GROUP F, DIV 2, UP TO 4 STOREYS, SPRINKLERED
 MAX. BLDG. AREA = 3,200 S.M. (34,444 SF) # 3 STY.
 MAX. BLDG. AREA = 2,400 S.M. (25,833 SF) # 4 STY.
 COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.R.R.: FLOORS: L.B. WALLS, COLNS. ETC. 3/4 HR. OR NON-COMBUSTIBLE
 ROOF: 0 mls.
 GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

SETBACKS:

| SETBACKS: | REQ'D. | PROPOSED | VARIANCE |
|--------------------------|--------|--------------|----------|
| FRONT YARD - ISLAND HWY. | 7.5m | 9.7m @ 11.5m | NONE |
| REAR YARD - MARLIN HWY. | 7.5m | 7.5m | NONE |
| SEE YARD (SOUTH): | 3.0m | 15.1m | NONE |
| SEE YARD (NORTH): | 3.0m | 1.5m | 1.5m |



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| | | |
|---|------------------------------------|---------|
| 1 | 10m x 10m DEDICATION AT MARLIN HWY | 1/27/23 |
|---|------------------------------------|---------|

| | | |
|---|------------------|---------|
| 3 | REZONING & LP | 3/29/24 |
| 2 | PLANNING PRE APP | 7/17/23 |
| 1 | REVIEW | 4/19/23 |

BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C.

SITE PLAN



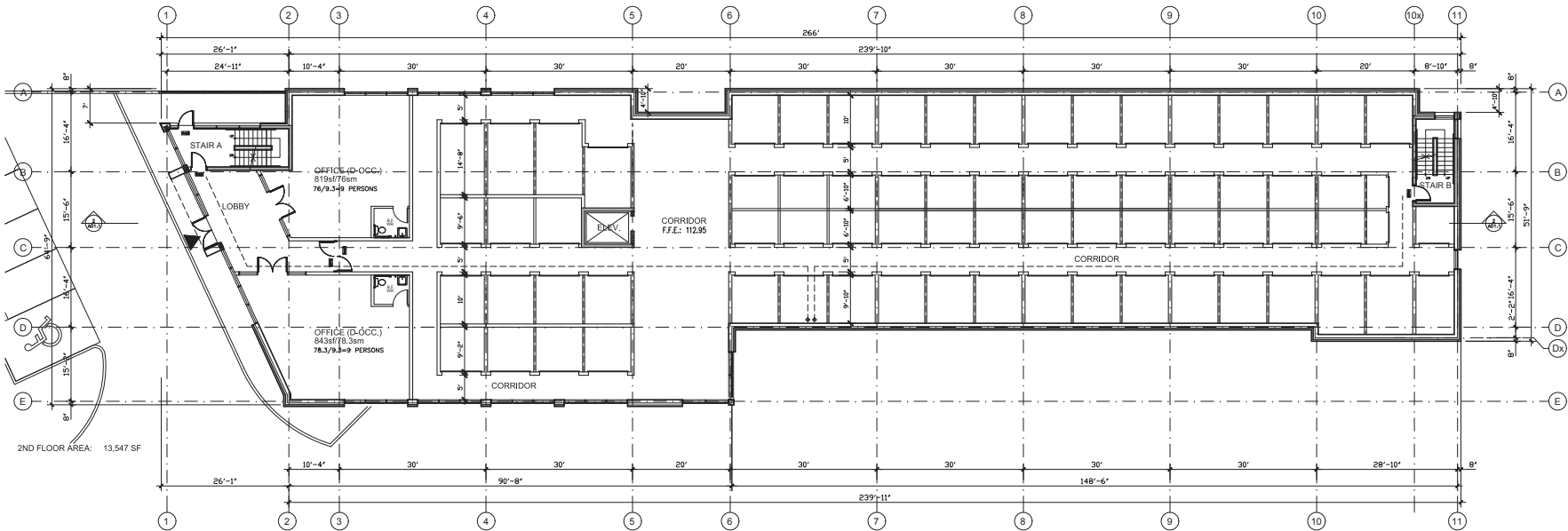
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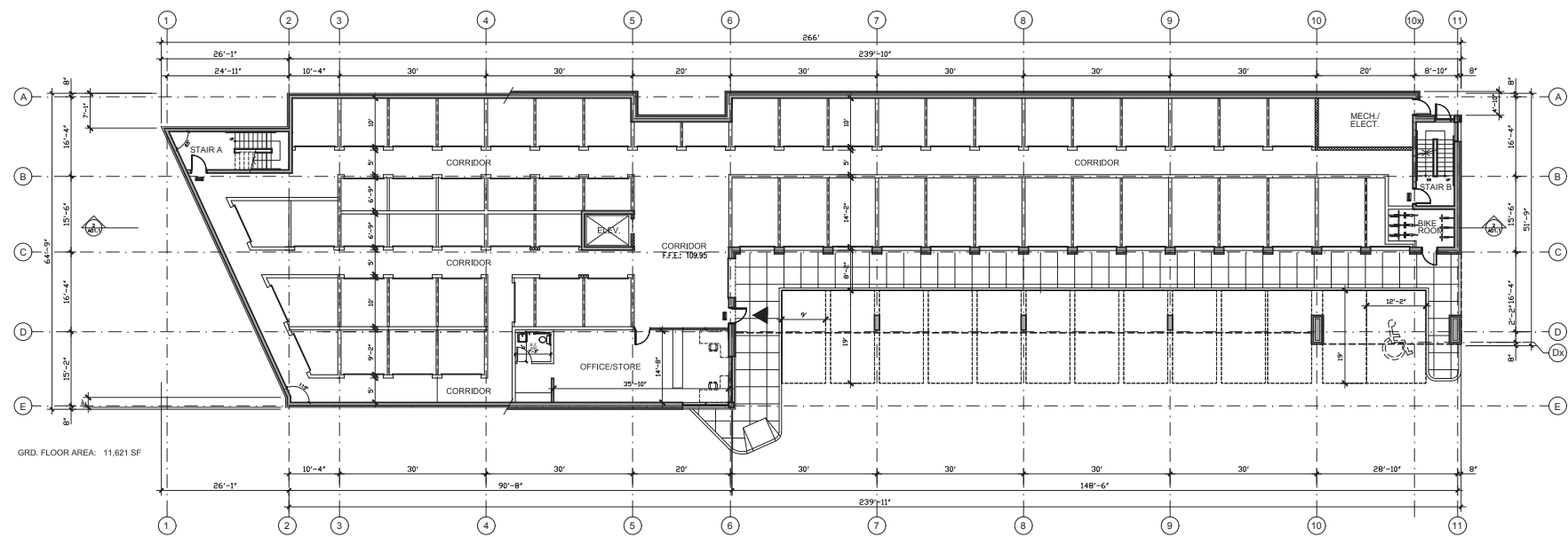


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2 SECOND FLOOR PLAN



GROUND FLOOR PLAN

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Revisions:

| | | |
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| 3 | REVISION & DP | 3/20/24 |
| 2 | PLANNING PRE APP | 7/7/23 |
| 1 | REVIEW | 4/11/22 |

Issued for:
Project:
BUDGET SELF STORAGE
6450 N ISLAND HWY.
NANAIMO, B.C.

Drawing Title:
GROUND & SECOND FLOOR PLANS



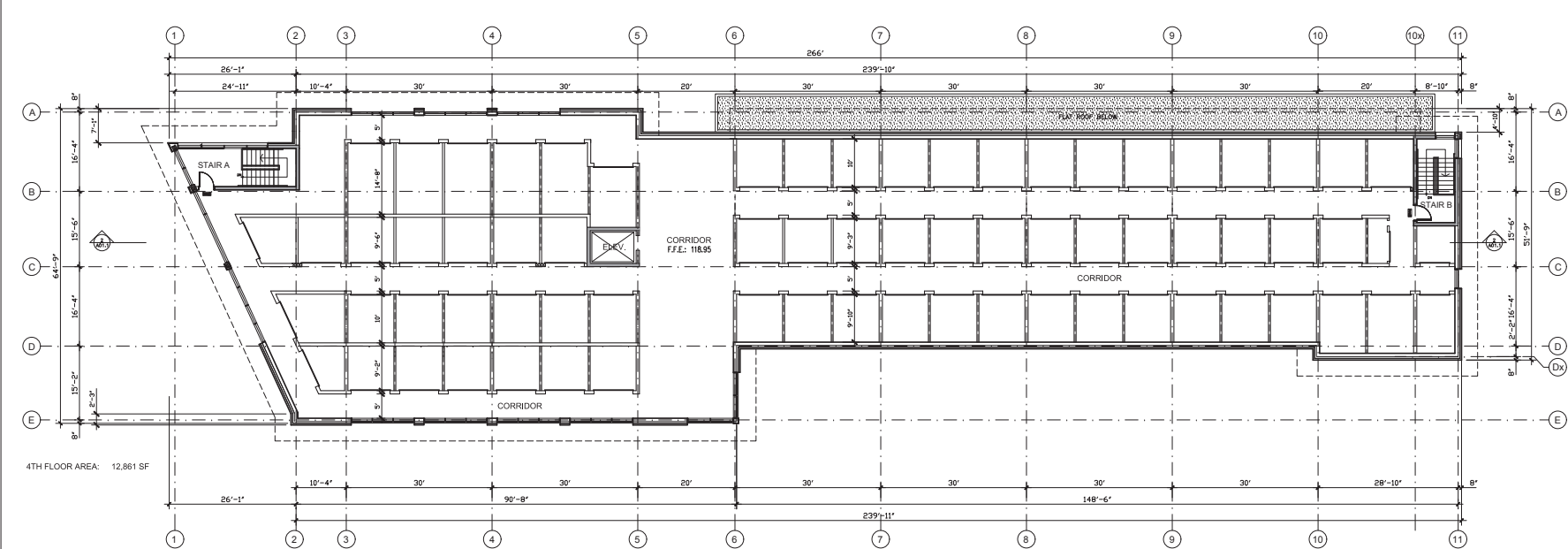
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Date: JUNE 2021
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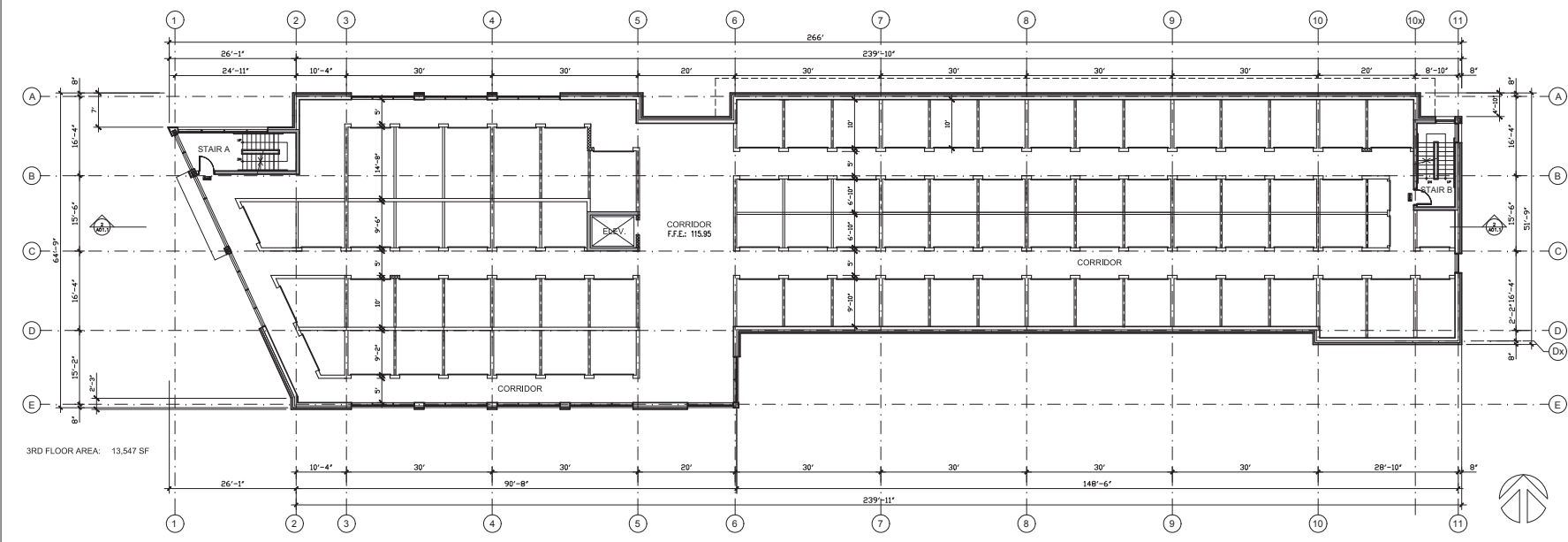


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4 FOURTH FLOOR PLAN



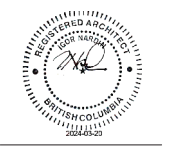
3 THIRD FLOOR PLAN

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| 3 | REVISION & DP | 3/20/24 |
| 2 | PLANNING PRE APP | 7/7/23 |
| 1 | REVIEW | 4/11/23 |

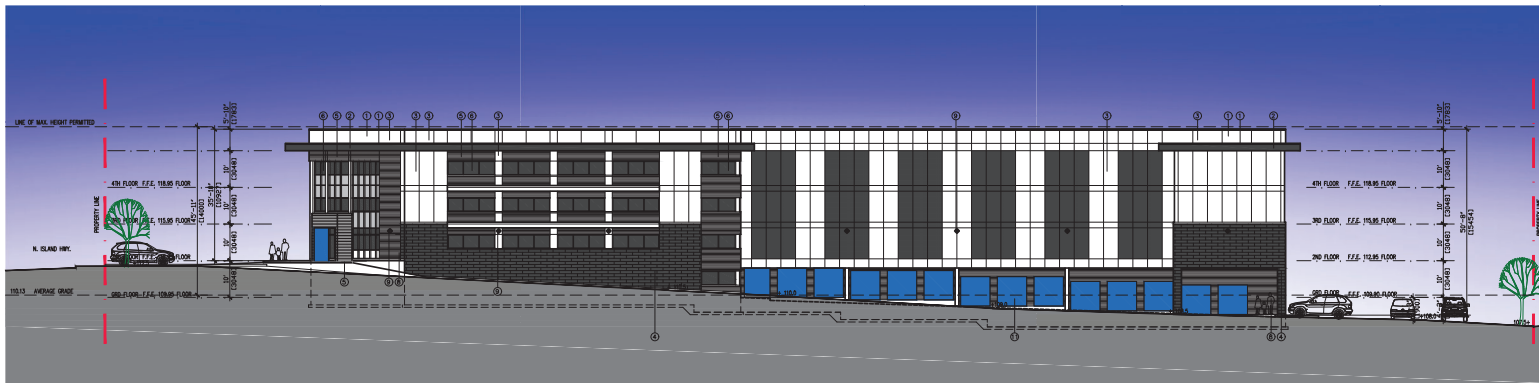
Project:
BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C.

Drawing Title:
THIRD & FOURTH FLOOR PLANS

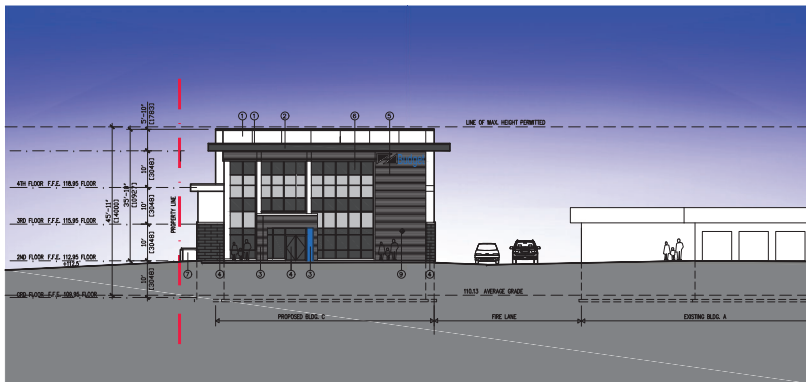


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 Checked By:
 Project Number: 2115
 Date: JUNE 2021
 Drawing Number:

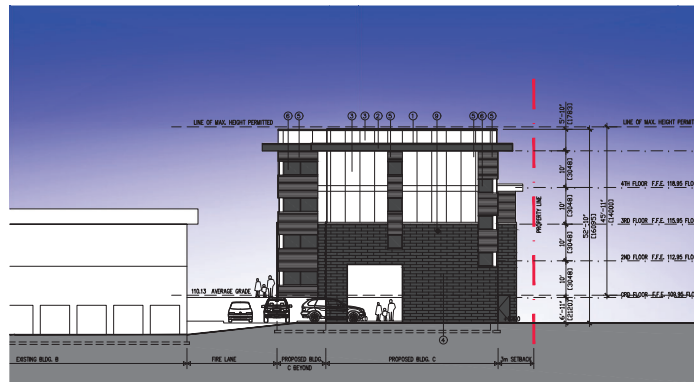
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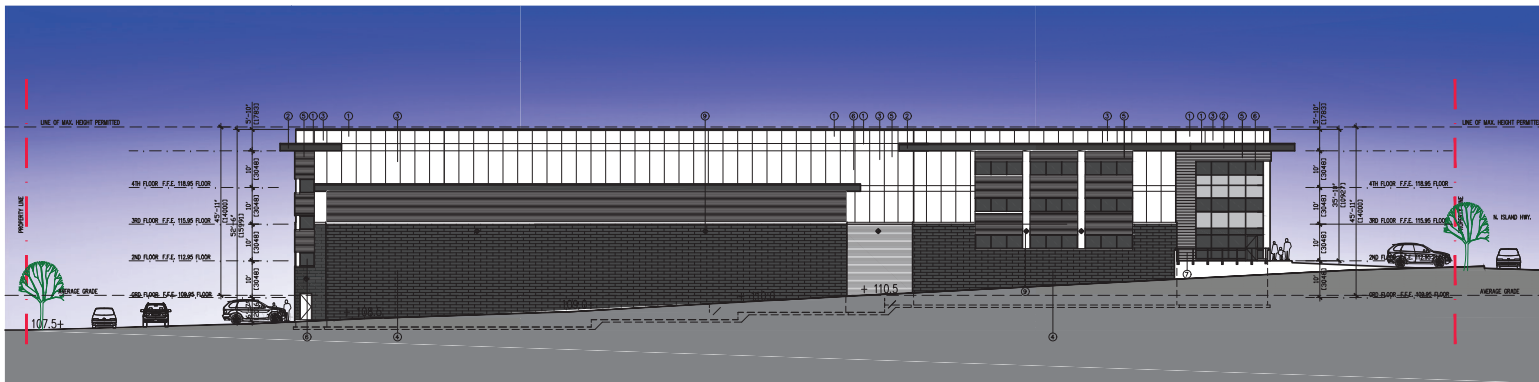
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

MATERIALS:

- | | |
|--------------------------------|----------------|
| EXTERIOR MATERIAL FINISHES: | COLOURS: |
| 1. PRE-FIN METAL FLASHING | CHARCOAL |
| 2. HARDIE PANEL A METAL SOFFIT | ROCKY GREY |
| 3. HARDIE PANEL | LIGHT GREY |
| 4. MASONRY RENDER | CHARCOAL |
| 5. METAL SIDING | CALIFORNIA |
| 6. ALUMINUM WINDOWS & DOORS | CLEAR ANODIZED |
| 7. GLASS & ALUM. FRAMES | WHITE |
| 8. HOLLOW METAL FRAME DOORS | CHARCOAL |
| 9. WALL MOUNTED LIGHTING | BLACK |
| 10. WOOD HAIC SCREENING | WHITE |
| 11. METAL ROLL-UP DOORS | BLUE |



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2724 W. 161 AVENUE, VANCOUVER BC V6K 1H3
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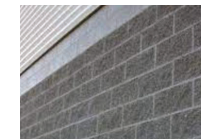
METAL FLASHING



HARDIE PANEL



METAL SIDING



SPLITFACE BLOCK



STOREFRONT GLAZING



LIGHTING



GLASS & METAL RAILING

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Revisions:

| | | |
|---|------------------|---------|
| 3 | REVISION & DP | 3/26/24 |
| 2 | PLANNING PRE APP | 7/7/23 |
| 1 | REVIEW | 4/17/22 |

Issued For:

Project:

BUDGET SELF STORAGE
6450 N ISLAND HWY.
NANAIMO, B.C.

Drawing Title:

ELEVATIONS



Scale: 1/8"=1'-0"

Drawn By:

Checked By:

Project Number: 2115

Date: JUNE 2021

Drawing Number:

A03.1

BUDGET SELF STORAGE

6450 N. ISLAND HWY, NANAIMO, B.C.



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Revisions:

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| 3 | REVISION & DP | 3/26/24 |
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| 1 | REVIEW | 4/11/23 |

Issued for:

Project:

BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C.

Drawing Title:

RENDERINGS & SHADING STUDIES



Scale: 1/8"=1'-0"
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1 VIEW FROM SOUTH-WEST



2 VIEW FROM SOUTH-EAST



3 VIEW FROM NORTH-WEST



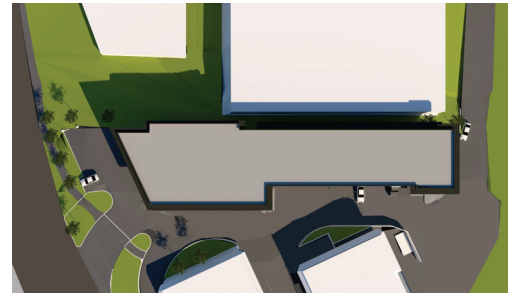
4 VIEW FROM NORTH-EAST



5 SEPTEMBER 21 @ 2pm



6 SEPTEMBER 21 @ 12pm



7 SEPTEMBER 21 @ 10am

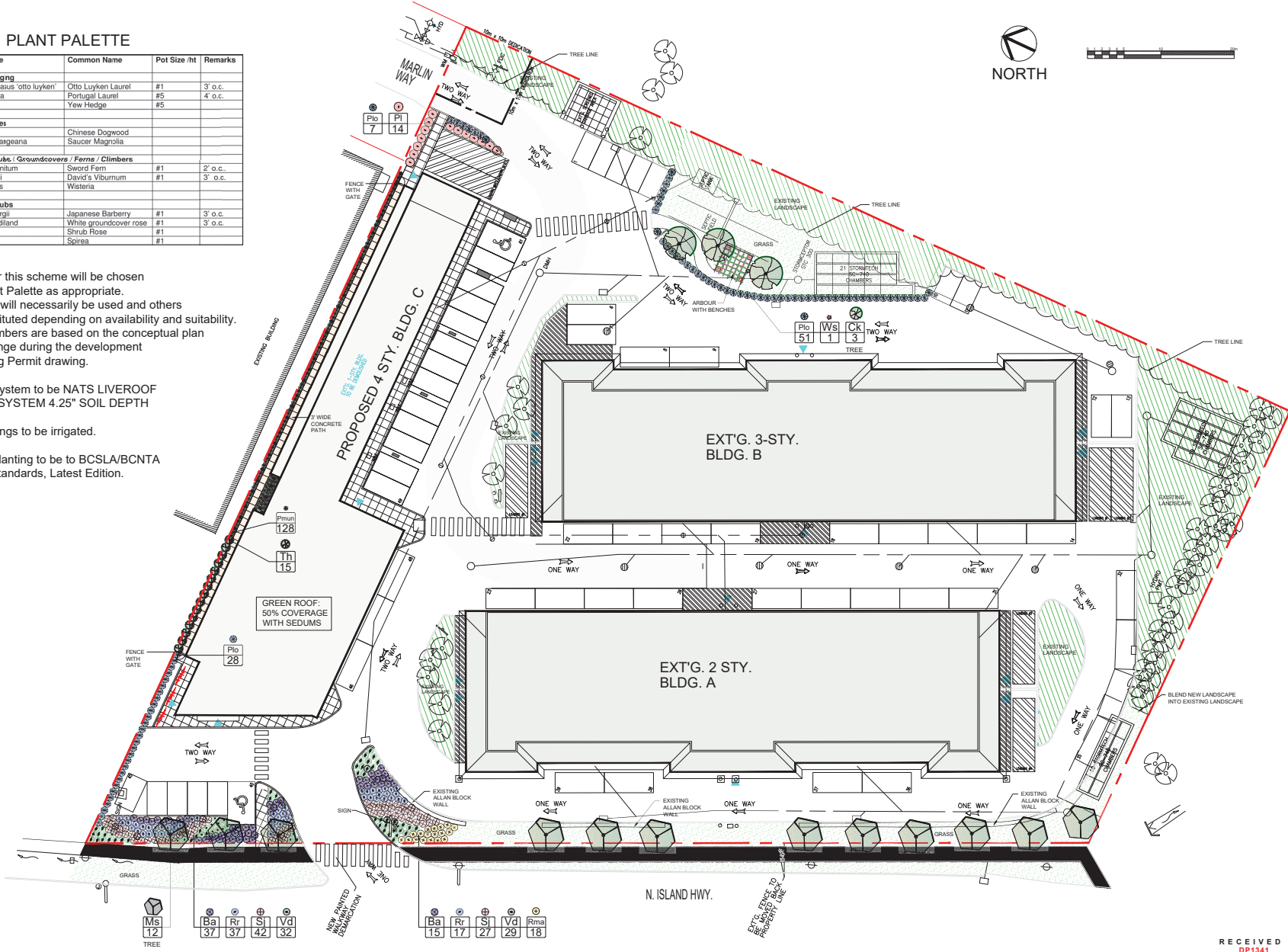
NOTES:

PLANT PALETTE

| Key | Qty | Botanical Name | Common Name | Pot Size /ht | Remarks |
|---|-----|-----------------------------------|------------------------|--------------|---------|
| Evergreen Hedging | | | | | |
| Plo | 84 | Prunus laurocerasus 'otto luyken' | Otto Luyken Laurel | #1 | 3' o.c. |
| Pl | 14 | Prunus lusitanica | Portugal Laurel | #5 | 4' o.c. |
| Th | 15 | Taxus hicksii | Yew Hedge | #5 | |
| Deciduous Trees | | | | | |
| Ck | 3 | Cornus kousa | Chinese Dogwood | | |
| Ms | 12 | Magnolia x soulangeana | Saucer Magnolia | | |
| Evergreen Shrubs / Groundcovers / Ferns / Climbers | | | | | |
| Pmun | 128 | Polystichum munitum | Sword Fern | #1 | 2' o.c. |
| Vd | 61 | Viburnum davidii | David's Viburnum | #1 | 3' o.c. |
| Ws | 1 | Wisteria sinensis | Wisteria | | |
| Deciduous Shrubs | | | | | |
| Ba | 52 | Berberis thunbergii | Japanese Barberry | #1 | 3' o.c. |
| Rma | 18 | Rosa white mediland | White groundcover rose | #1 | 3' o.c. |
| Rr | 54 | Rosa rugosa | Shrub Rose | #1 | |
| Sj | 69 | Spiraea japonica | Spiraea | #1 | |

NOTES:

- The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.
- Green Roof system to be NATS LIVEROOF STANDARD SYSTEM 4.25" SOIL DEPTH
- All new plantings to be irrigated.
- All plants & planting to be to BCSLA/BCNTA Landscape Standards, Latest Edition.



REVISIONS:

| |
|----------------------------------|
| Issued for DP Review - 2023Jul08 |
| Issued for DP Review - 2023Jul09 |
| Issued for DP Review - 2023Jul10 |
| Issued for DP - 2024Mar20 |



PROJECT:

6450 NORTH ISLAND HWY NANAIMO, BC

SITE LEGAL DESCRIPTION:

LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 12/124, EXCEPT PART IN 33807

SHEET TITLE:

CONCEPTUAL LANDSCAPE DESIGN SCHEME

SCALE: 1" = 20'-0" DATE: JUL. 5, 2023

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: WOODGROVE SELF STORAGE 2023

DRAWING NUMBER:

L0.1/DP

MUN. DWG#:

RECEIVED
DP1341
2024-APR-12