

July 31, 2025

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

Attn: Planning & Development Services – City of Nanaimo
Re: Submission: Development Variance Permit Application for 309 Hillcrest Ave, Nanaimo

Dear City of Nanaimo Planning & Development Services,

On behalf of Pacifica Housing Advisory Association, TL Housing Solutions is pleased to submit this Development Variance Permit application for our proposed project at 309 Hillcrest Avenue in Nanaimo. This letter outlines both the design rationale for the project as well as a formal parking variance request.

Design Rationale for the Development

The context of the existing site is one of connectivity to the adjacent road network as well as proximity to community infrastructure. The proposal replaces the existing 10 townhome blocks (containing 34 units) with 160 new units through a mix of unit types into three building footprints. This approach increases site efficiency and density to the highest and best land use.

Building placements are designed to facilitate direct firefighting access to public roads along Foster Street. The three building lobbies are clustered around a central plaza which allows short-term vehicle circulation while prioritizing pedestrian movement. A network of paths support both pedestrian and bicycle traffic, with secure indoor bicycle storage located at grade, as well as additional exterior bike parking beside each building entrance. These highly visible and accessible bike facilities promote safety and encourage active modes of transportation.

Surface parking is provided for residents vehicles, with careful consideration put into the current demand as well as the anticipated shift away from car ownership. With close access to transit, dedicated pedestrian and cycling infrastructure, and the opportunity for integration of a car-share program within the development, the site has been thoughtfully designed to reduce long-term personal vehicle dependency. Surface parking areas are intentionally flexible and can be repurposed in the future as vehicle needs evolve.

Resident vehicles and waste management services have access from the north end of the site from Hillcrest Avenue, effectively separating these functions from building lobbies and ensuring accommodation for collection vehicles.

Public movement through the site is supported by a multi-use pathway that connects the intersection of Wakesiah Avenue and Foster Street to Hillcrest Avenue. Additional semi-public pedestrian pathways link common outdoor areas, waste facilities, and vehicle parking. These paths have been design to allow for maximum visibility from residential units, promoting overall site safety through CPTED design and principles.

Architecturally, the buildings adopt a clean, durable, and efficient design. Rather than being seen as individual buildings within the lot, they present a cohesive residential aesthetic within a park-like environment as the buildings are nestled within the current tree canopy. The building design addresses seismic resilience and energy performance requirements, while material variation, through subtle shifts in texture and colour, provides visual interest without disrupting consistency in massing and detailing.

The landscape design complements this approach as indicated above. Existing trees along the site perimeter are preserved, while new, native tree species and low-level plantings enhance the thoughtfully designed open spaces. Features such as rain gardens, patios, and integrated pedestrian routes create a layered and dynamic landscape that balances private and public activity, supporting the site's environmental and social goals.

Development Variance Request

The project, as currently designed, is required to provide 172 off-street parking spaces. We are proposing to provide 111 spaces and are therefore requesting a variance to accommodate this proposed shortfall of 61 spaces. Given the site location and layout, we believe this reduction reflects a deliberate and thoughtful response to the site's unique context, the City of Nanaimo's evolving transportation policies, as well as our shared objectives of advancing more sustainable, community-focused forms of mobility.

The subject site is ideally located for reduced vehicle reliance. It sits directly across the street from Vancouver Island University and within 800 metres of the VIU transit exchange, placing it within the boundaries of a designated Transit-Oriented Area as outlined in Bylaw No. 7382 – *Transit-Oriented Areas Designation Bylaw*. In addition to the transit exchange, the site is within walking distance of multiple bus stops along Wakesiah Avenue, Foster Street, and Third Street, ensuring convenient access to public transit for residents and visitors alike.

Recognizing the strength of this transit network, the project has chosen to intentionally prioritize sustainable transportation modes. The design includes 199 bicycle parking stalls, more than double the 96 stalls required, in support of active transportation. Furthermore, the landscape design incorporates a network of new public pedestrian connections through the site, linking Hillcrest Avenue, Wakesiah Avenue, and Foster Street. These connections serve not only future residents but also the broader community and neighbourhood, enhancing walkability and creating safe, direct routes to nearby transit stops and key community destinations.

In alignment with the City's *Policy for Consideration of a Parking Variance* under Bylaw No. 7266, we believe this proposal provides a clear net benefit to the community and the environment. By reducing hard surface parking, the site is able to accommodate additional green space, improve stormwater management, and enhance the pedestrian

experience. The resulting proposed layout facilitates public movement through the site by both foot and bike, supporting greater integration with the surrounding neighbourhood and meeting the connectivity goals of the *Transportation Master Plan*.

We are also actively exploring a car-share program for the development. Should this be implemented, it would further reduce reliance on private vehicles while offering residents flexible and affordable mobility options, consistent with the parking reduction incentives outlined in Bylaw No. 7266. This variance is also well supported by the broader planning framework outlined in *City Plan: Nanaimo Reimagined (2022)*. The Plan establishes a hierarchy of mobility that places walking, cycling, and transit at the top, and sets ambitious greenhouse gas reduction targets tied directly to transportation behavior.

The City has committed to doubling its sustainable mode share, from 12% to 24%, by 2041, and our project is intentionally designed to help advance this objective. By delivering a transit-oriented, pedestrian-connected, and bike-friendly site design, our project is aligned with the City's long-term vision of a more inclusive, low-carbon urban form.

Due to the site's proximity to major transit infrastructure, the significant provisioning of bicycle parking, the inclusion of new community pathways, and our commitment to supporting shared mobility, we believe the reduced vehicle parking is not only reasonable, but appropriate. It reflects the current and future transportation needs of residents and supports a broader shift toward more resilient, community-based modes of travel.

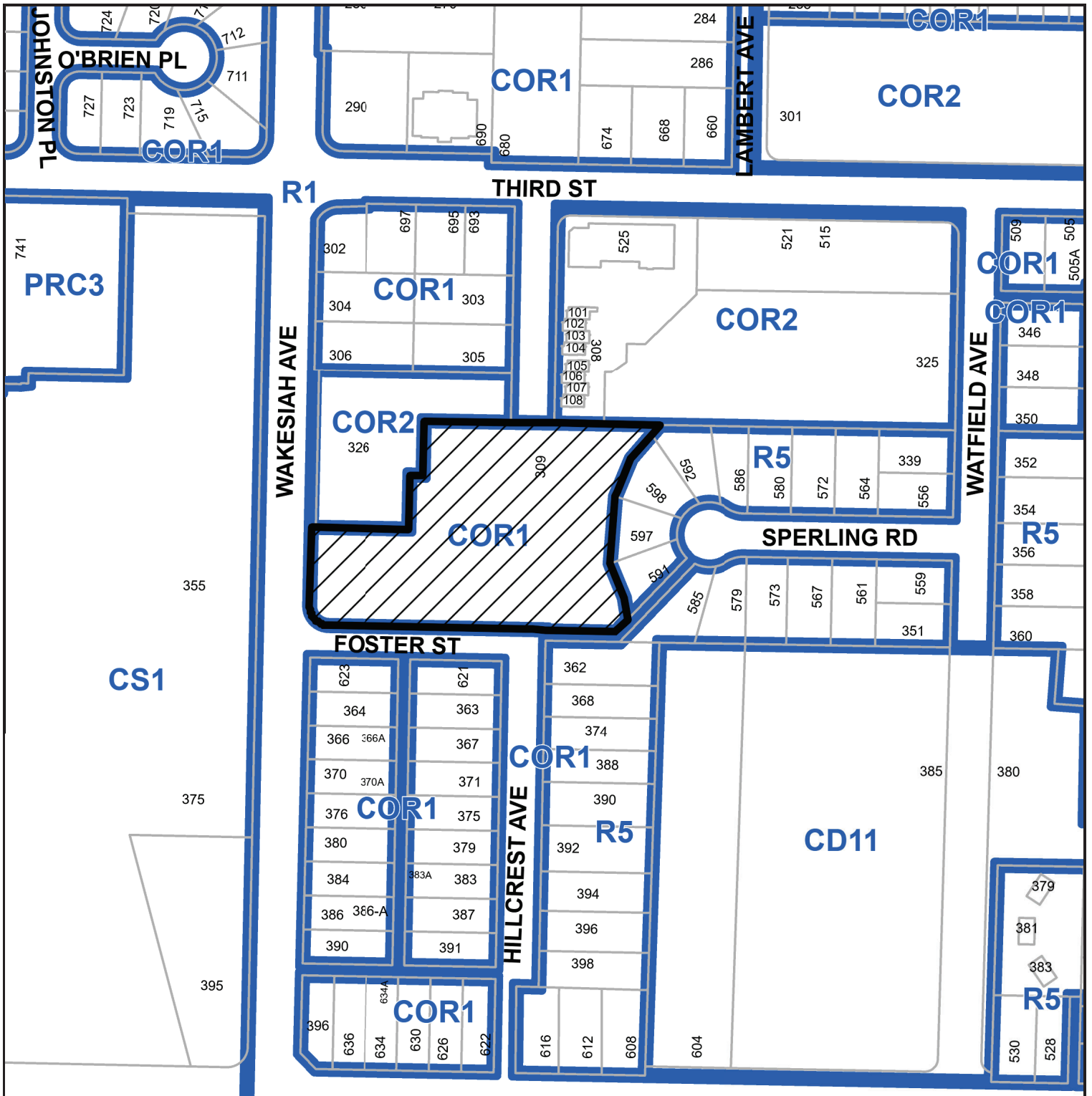
We respectfully submit this application for your consideration and would be pleased to provide any further information required to support the review.

Sincerely,



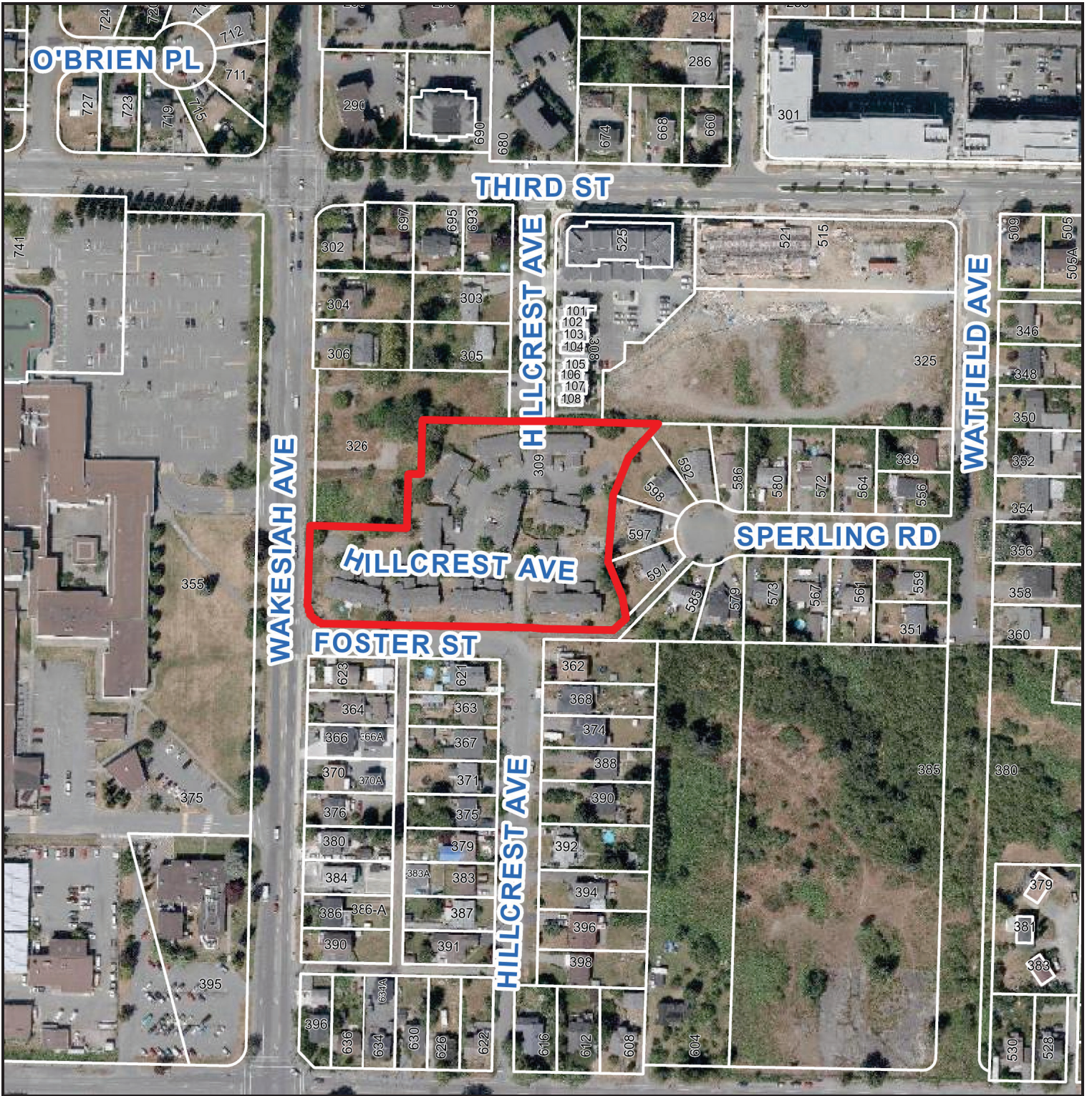
Dylan Baird
Development Manager
TL Housing Solutions
E: Dylan.Baird@tlhousingsolutions.com
P: 250-202-7496

SUBJECT PROPERTY MAP



309 HILLCREST AVENUE

AERIAL PHOTO



 309 HILLCREST AVENUE

SITE & LANDSCAPE PLAN LEGEND

SITE NOTES

- UTILITY AND SERVICE LOCATIONS SHOWN ON ARCHITECTURAL SITE PLANS ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY. SEE ALSO CIVIL AND LANDSCAPE DRAWINGS, WHICH SHALL GOVERN IN THE CASE OF ANY DISCREPANCY.
- DO NOT SCALE DRAWING. VERIFY ALL PROPERTY LINES AND EXISTING STRUCTURED VEGETATION TO REMAIN, PRIOR TO COMMENCING WORK.
- ALL PLAN DIMENSIONS IN METRES.
- CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO START OF CONSTRUCTION.
- PROVIDE LAYOUT OF ALL WORK FOR APPROVAL BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- FOLLOWING ACCEPTANCE OF THE WORK, THE LANDSCAPE IS TO BE TURNED OVER TO THE OWNER FOR SUBSEQUENT MAINTENANCE.
- PLANT MATERIAL, INSTALLATION AND MAINTENANCE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
- GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL COSTS RELATED TO PRODUCTION AND SUBMISSION TO CONSULTANT OF ALL LANDSCAPE AS-BUILT INFORMATION INCLUDING IRIGATION.

SERVICES LEGEND

- SITE - EASEMENT
- SITE - GAS SERVICES
- SITE - HYDRO/ELECTRICAL
- SITE - PROPERTY LINE
- SITE - SANITARY SEWER
- SITE - STORM SERVICE
- SITE - TRAVEL DISTANCE
- SITE - WATER SERVICE

EV TO BE INSTALLED

- EV CHARGING STATION
- EVW ADJACENT TO BE STUBBED ELECTRICAL CONDUIT ONLY

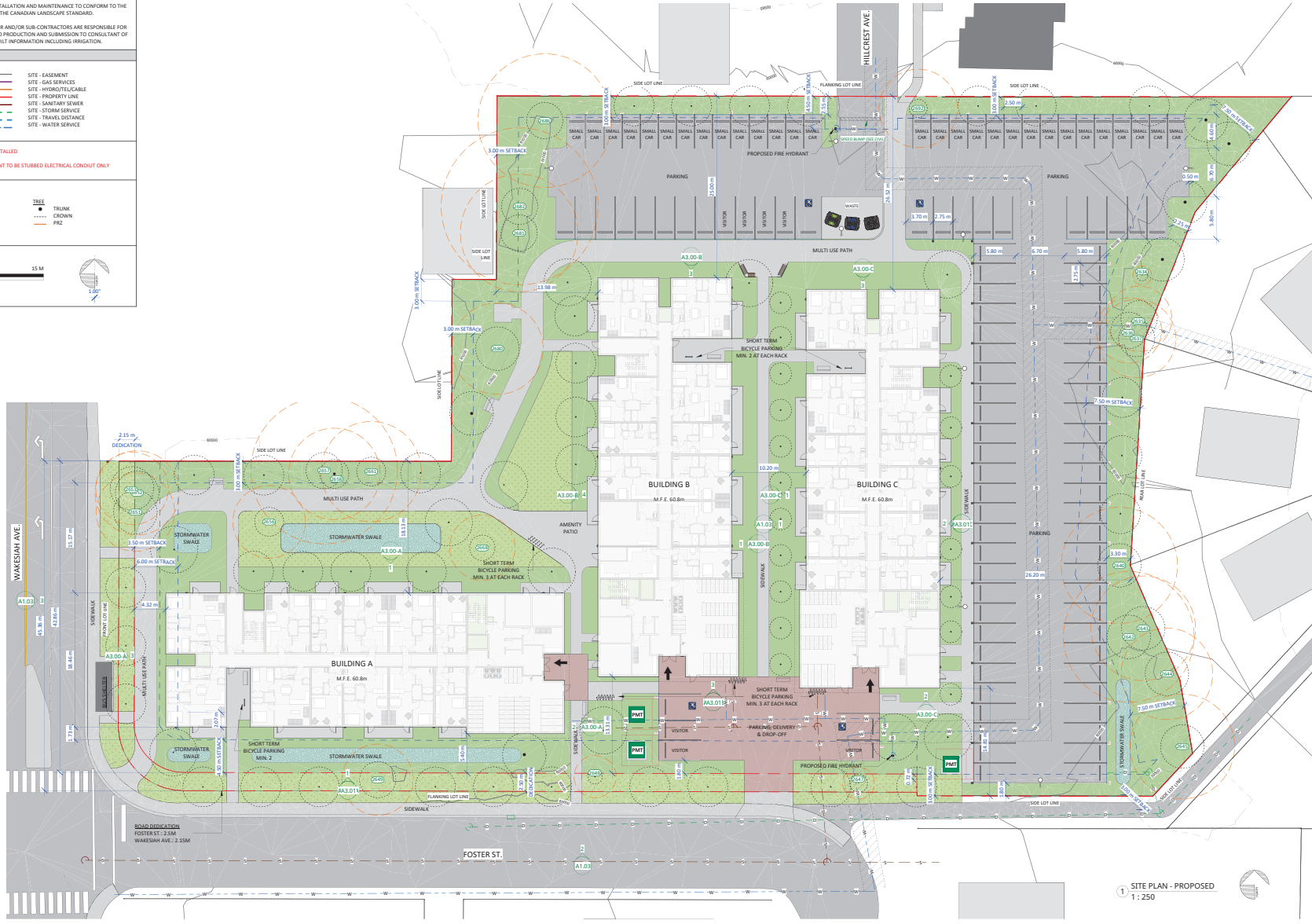
TREE

- TRUNK
- CROWN
- PREZ

0 15 M

GENERAL PROPERTY INFORMATION

PROJECT DESCRIPTION	A NEW MULTI-FAMILY RESIDENTIAL, DEVELOPMENT OF 100+ UNITS, WITH 100+ NEW FOUR STORY BUILDINGS, 40 ON SITE PARK, AND LANDSCAPE DESIGN OF THE SITE FOR IMPROVED CONNECTIVITY WITH THE TRANSIT-ORIENTED NEIGHBOURHOOD CONTEXT.
TERMINAL ACKNOWLEDGMENT	As an Architecture practice contributing to the built environment, we recognize the following: That our profession and the work we produce as an organization are enabled by land that has been acquired in recent history from Indigenous Nations who have stewarded these lands since time immemorial. As a practice composed primarily of Indigenous entities, we commit to expanding our understanding of the complex issues we face collectively and collectively. To make ecological design principles of repair and regeneration in our work, we team with respect, with gratitude, and seek to be in relationship with the land, water and to hereditary stewards.
CIVIC ADDRESS	309 HILLCREST AVENUE, NANAIMO, BC V9R 3K4
LEGAL DESCRIPTION	LOT 6, SECTION 1, NANAIMO DISTRICT, PLAN 5225
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	036-523-661
AUTHORITY HAVING JURISDICTION	CITY OF NANAIMO
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS



1 SITE PLAN - PROPOSED
1 : 250

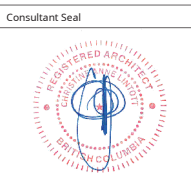
Christine Lintott Architects Inc.

Suite 1 - 884 Quebec Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitects.ca

Issue Date
FOR DEVELOPMENT PERMIT 2025-07-30

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PACIFICA AT HILLCREST
309 HILLCREST AVENUE,
NANAIMO, BC V9R 3K4

SITE PLAN

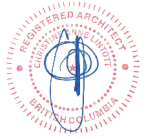
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Drawn by CLA
Checked by CLA

A1.01
Project # 23-50 Scale As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECTS INC. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECTS INC AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.



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PACIFICA AT HILLCREST

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BUILDING A ELEVATIONS

Date 2025-07-29 5:07:28 PM
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Checked by CC

A3.00-A

Project # 23-50 Scale 1 : 100



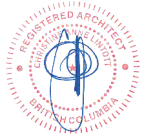
EXTERIOR MATERIALS LEGEND

- 1a - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N251"
- 1b - CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L150"
- 1c - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N0154"
- 1d - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N154"
- 1e - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N654"
- 1f - CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L120"
- 2 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N251"
- 3 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N651"
- 4 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N654"
- 5 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N651"
- 6 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N654"
- 7 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N651"
- 8 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N654"
- 9 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N651"
- 10 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N654"
- 11 - CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L150"
- 12 - SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N651"
- 1 - PAINTED ALUMINUM CORNICE, COLOUR "BLACK"
- 2 - PAINTED STEEL RAILINGS, COLOUR "BLACK"
- 3 - PAINTED DOOR & WINDOW FRAMES, COLOUR "BLACK"
- 4 - PAINTED STEEL RAILINGS, COLOUR "BLACK"





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PACIFICA AT HILLCREST

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BUILDING B ELEVATIONS

Date 2025-07-29 5:07:43 PM

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A3.00-B

Project # 23-50 Scale 1:100



EXTERIOR MATERIALS LEGEND

1a	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N251"
1b	CONTOURED CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "T316"
1c	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6164"
1d	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1e	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1f	CONTOURED CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "T3120"
1g	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N252"
1h	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1i	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1j	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1k	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1l	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
1m	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N6154"
2	PAINTED ALUMINUM CORNICE, COLOUR "BLACK"
3	PAINTED STEEL RAILINGS, COLOUR "BLACK"
4	PAINTED DOOR & WINDOW FRAMES, COLOUR "BLACK"





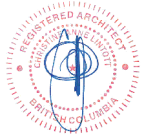
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PACIFICA AT HILLCREST

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BUILDING C ELEVATIONS

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A3.00-C

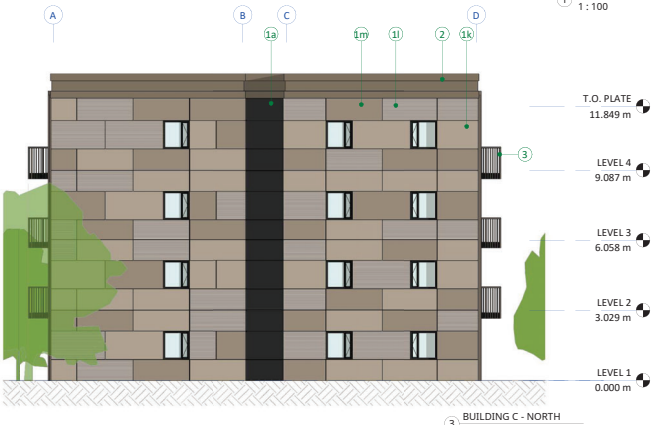
Project # 23-50 Scale 1 : 100



1 BUILDING C - WEST
1 : 100



2 BUILDING C - SOUTH
1 : 100



3 BUILDING C - NORTH
1 : 100

EXTERIOR MATERIALS LEGEND

1a	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N051"
1b	CONToured CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L190"
1c	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N058"
1d	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N054"
1e	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N054"
1f	CONToured CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L200"
1g	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N052"
1h	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N052"
1i	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N053"
1j	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N053"
1k	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N052"
1l	CONToured CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR "L190"
1m	SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR "N099"
2	PAINTED ALUMINUM CORNICE, COLOUR "BLACK"
3	PAINTED STEEL RAILINGS, COLOUR "BLACK"
4	PAINTED DOOR & WINDOW FRAMES, COLOUR "BLACK"



4 BUILDING C - EAST
1 : 100



1 BUILDING A - PARTIAL SOUTH ELEVATION
1 : 100



2 BUILDING B - PARTIAL SOUTH ELEVATION
1 : 100



2 BUILDING C - PARTIAL EAST ELEVATION
1 : 100

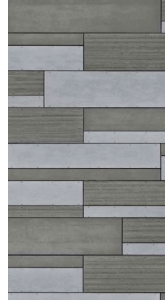
PRECEDENTS



UBC Okanagan Skema Residence, by Public Architecture
Closely-timed patterning creates a sense of depth in the facade, without the need to manipulate the linearity of the building envelope.



School in Dudelange, Luxembourg, Architect unknown.
Closely-timed patterning with rich earth tones creates a sense of intimacy to each of the independent structures, on the proposed school site.



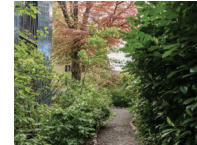
Unknown Project, Arkitektene Bjørk & Maigard AS.
Limiting the lines of the cladding pattern but still varying texture, is done to be efficient in exploring the cladding design variety between buildings. Efficient use of materials is a priority, as the project would be designed to maximize on standard panel size usage.



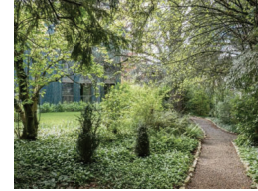
Habitations Saint-Michel Nord, by Saia Barbarese Troupounov Architects.
Repeatable and simple architecture can be conduit to lively neighbourhoods and affordable housing.



UBC Okanagan Skema Residence, by Public Architecture.
Bright corridors provides a connection to your surroundings and neighbourly activity, while creating a sense of safety throughout the day to resident encounters.



Housing Sotomiel's Infrastructure, by Giese Landschaftsarchitekten.
The project is not about the building design. The planting strategy anticipates a fall and lush landscape that allows residents and neighbours to feel connected to the land - the buildings will be concealed by matured trees and foliage.



EXTERIOR MATERIALS LEGEND

- 1a SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N251"
- 1b CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR: "LT90"
- 1c SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N154"
- 1d SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N164"
- 1e SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N154"
- 1f CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR: "LT90"
- 1g SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N252"
- 1h SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N652"
- 1i SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N652"
- 1j SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N652"
- 1k SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N652"
- 1l CONTOURED CEMENTITIOUS SIDING, EQUITONE LINEA PANEL - COLOUR: "LT90"
- 1m SMOOTH CEMENTITIOUS SIDING, EQUITONE NATURA PANEL - COLOUR: "N652"
- 1n PAINTED ALUMINUM CORNICE, COLOUR: "BLACK"
- 2 PAINTED STEEL BALUNGS, COLOUR: "BLACK"
- 3 PAINTED STEEL DOOR & WINDOW FRAMES, COLOUR: "BLACK"
- 4 PAINTED STEEL DOOR & WINDOW FRAMES, COLOUR: "BLACK"

ALL BUILDINGS

SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N251	CONTOURED CEMENTITIOUS SIDING PRODUCT: EQUITONE LINEA COLOUR: LT90	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N164	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N154

BUILDING A

SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N164	CONTOURED CEMENTITIOUS SIDING PRODUCT: EQUITONE LINEA COLOUR: LT20	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N252

BUILDING B

SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N162	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N593	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N594

BUILDING C

SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N961	CONTOURED CEMENTITIOUS SIDING PRODUCT: EQUITONE LINEA COLOUR: LT60	SMOOTH CEMENTITIOUS SIDING PRODUCT: EQUITONE NATURA COLOUR: N991

Christine Lintott Architects Inc.



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Telephone: 250.384.1909
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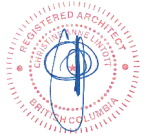
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PACIFICA AT HILLCREST

309 HILLCREST AVENUE, NANAIMO, BC V9R 3K4

EXTERIOR MATERIALS

Date 2025-07-29 5:08:08 PM
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A3.01

Project # 23-50 Scale As indicated



(Wakesiah Avenue and Foster Street)

PERSPECTIVE - INTERSECTION



PERSPECTIVE - ENTRY PLAZA



PERSPECTIVE - HILLCREST AVE



(Facing Wakesiah Avenue)

PERSPECTIVE - AERIAL

Christine Lintott Architects Inc.



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Telephone: 250.384.1969
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Issue	Date
FOR DEVELOPMENT PERMIT	2025-07-30

Revision No.	Description	Date
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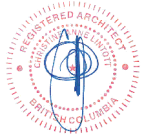
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Urban Planning

Consultant Seal



PACIFICA AT HILLCREST

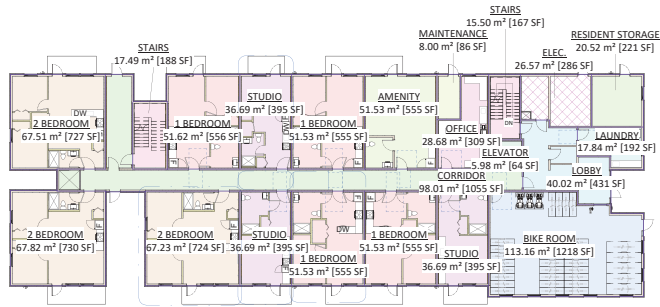
309 HILLCREST AVENUE,
NANAIMO, BC V9R 3K4

RENDERINGS

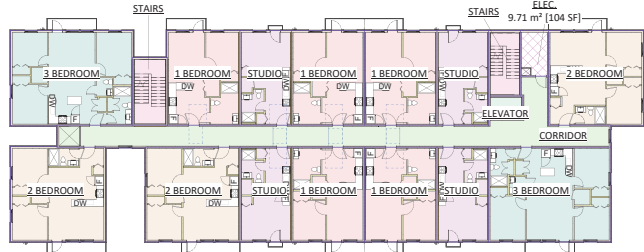
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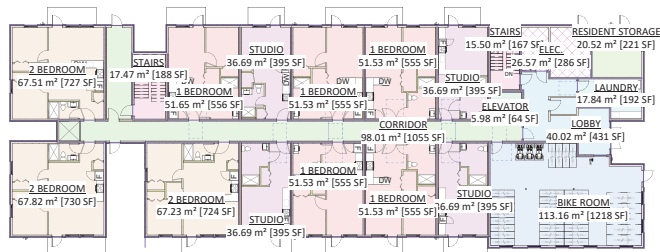
Project # 23-50 Scale



2 LEVEL 1 BLDG B
1:200



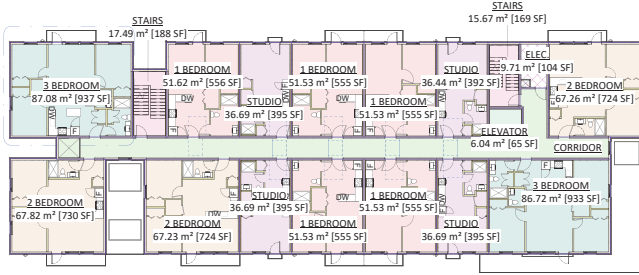
4 LEVEL 3 BLDG B
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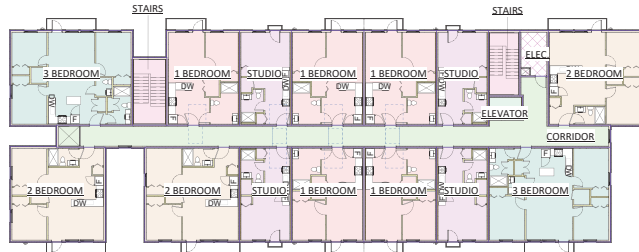
1 LEVEL 1 BLDG A&C
1:200



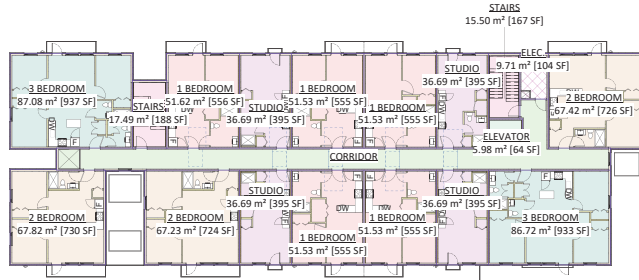
7 LEVEL 3 BLDG A&C
1:200



3 LEVEL 2 BLDG B
1:200



5 LEVEL 4 BLDG B
1:200



6 LEVEL 2 BLDG A&C
1:200



8 LEVEL 4 BLDG A&C
1:200

BC HOUSING FUNCTIONAL PROGRAM BUILDINGS A, B & C

FUNCTION	NAME	AREA OF ROOM	# OF ROOMS	TOTAL AREA
a. RESIDENTIAL UNITS	STUDIO	395 R ²	47	18560 R ²
a. RESIDENTIAL UNITS	1 BEDROOM	555 R ² ... 556 R ²	59	32740 R ²
a. RESIDENTIAL UNITS	2 BEDROOM	724 R ² ... 730 R ²	36	26537 R ²
a. RESIDENTIAL UNITS	3 BEDROOM	937 R ² ... 937 R ²	18	16837 R ²
b. RESIDENTS' AMENITY	AMENITY	555 R ²	1	555 R ²
b. RESIDENTS' AMENITY	LAUNDRY	192 R ²	3	576 R ²
b. RESIDENTS' AMENITY	STORAGE	221 R ²	3	663 R ²
c. PROGRAM SUPPORT	OFFICE	309 R ²	1	309 R ²
d. SERVICE ROOMS	MAINTENANCE	86 R ²	1	86 R ²
d. SERVICE ROOMS	ELEC	104 R ² ... 286 R ²	12	1798 R ²
d. SERVICE ROOMS	BIKE ROOM	1218 R ²	3	3654 R ²
e. CIRCULATION	LOBBY/CORRIDOR	431 R ² ... 1106 R ²	15	14415 R ²
e. CIRCULATION	STAIRS	167 R ² ... 188 R ²	24	4262 R ²
e. CIRCULATION	ELEVATOR	64 R ²	12	722 R ²
				94293 R ²
				1794 R ²
				309 R ²
				5539 R ²
				19448 R ²
				121382 R ²
				77.68%

NOTE: PER BC HOUSING DESIGN GUIDELINES AREAS MEASURED TO THE EXTERIOR FACE OF SHEATHING OF EXTERIOR WALLS, CENTERLINE OF PARTITION WALLS, & CENTERLINE OF CORRIDOR WALLS.

RESIDENTIAL AREA VS. NON-RESIDENTIAL AREA

AREA TYPE	AREA OF ROOM	AREA %
NON-RESIDENTIAL	21333 R ²	18%
RESIDENTIAL	100050 R ²	82%
	121382 R ²	100%

PER BC HOUSING RFP # 1670-2516-023A.3.1.1. PROJECT DESIGN: NON-RESIDENTIAL SPACE CANNOT BE MORE THAN 20% OF THE TOTAL GROSS FLOOR AREA AND THE TOTAL LENGTHING VALUE OF THE PROJECT. CHM PROGRAM COMPONENTS SUCH AS RESIDENT AMENITY OR ANCILLARY SPACES, AND PARKING IS CONSIDERED RESIDENTIAL SPACE.

- Area Legend
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - RESIDENT STORAGE
 - LOBBY
 - LAUNDRY
 - BIKE ROOM
 - ELEVATOR
 - CORRIDOR
 - STAIRS
 - AMENITY
 - MAINTENANCE
 - OFFICE

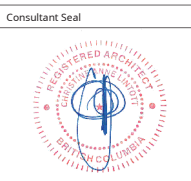
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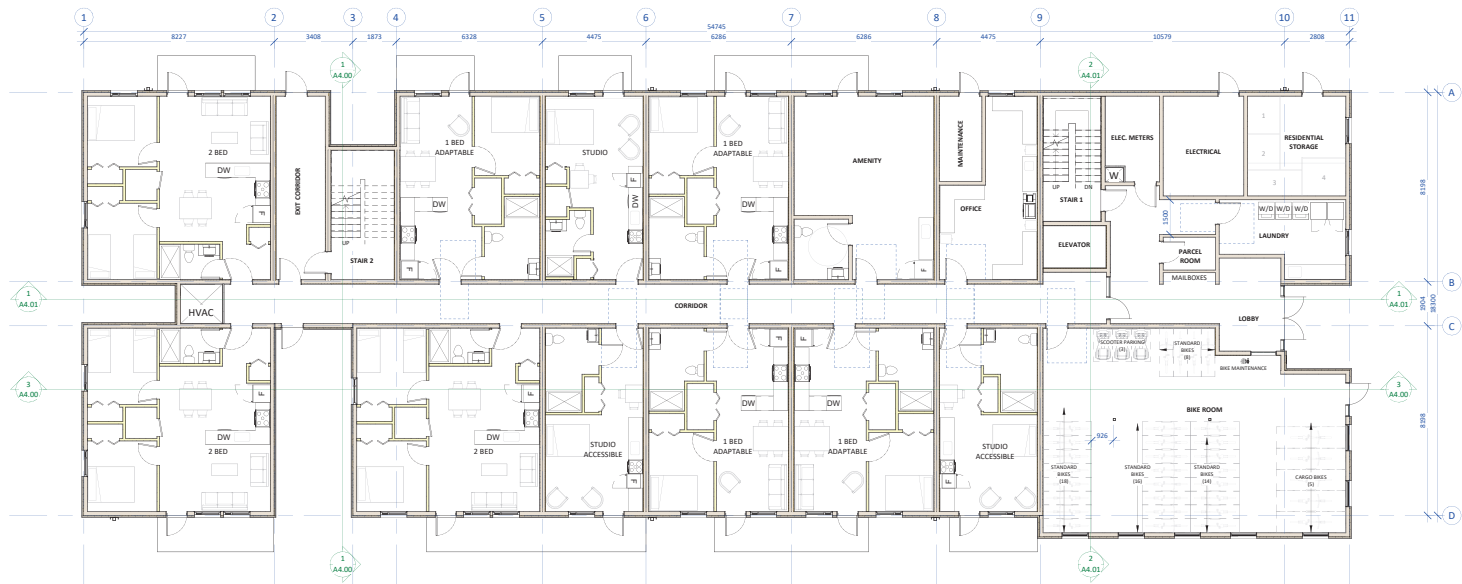
Pacifica at Hillcrest
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FLOOR AREA PLANS

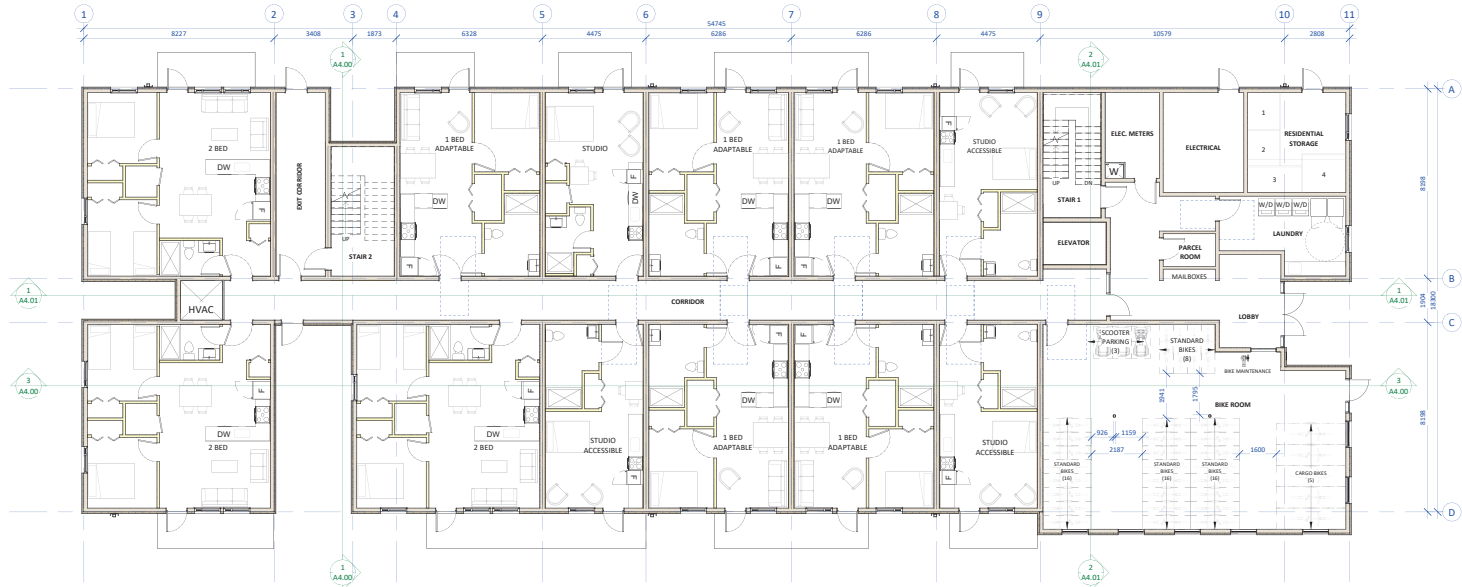
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Checked by	TK

A0.01

Project # 0001 Scale As indicated



1 BUILDING B - GROUND FLOOR PLAN
1 : 100

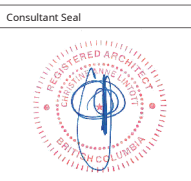


2 BUILDING A/C - GROUND FLOOR PLAN
1 : 100

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GROUND FLOOR PLANS

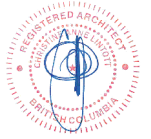
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A2.00

Project # 0001 Scale 1 : 100



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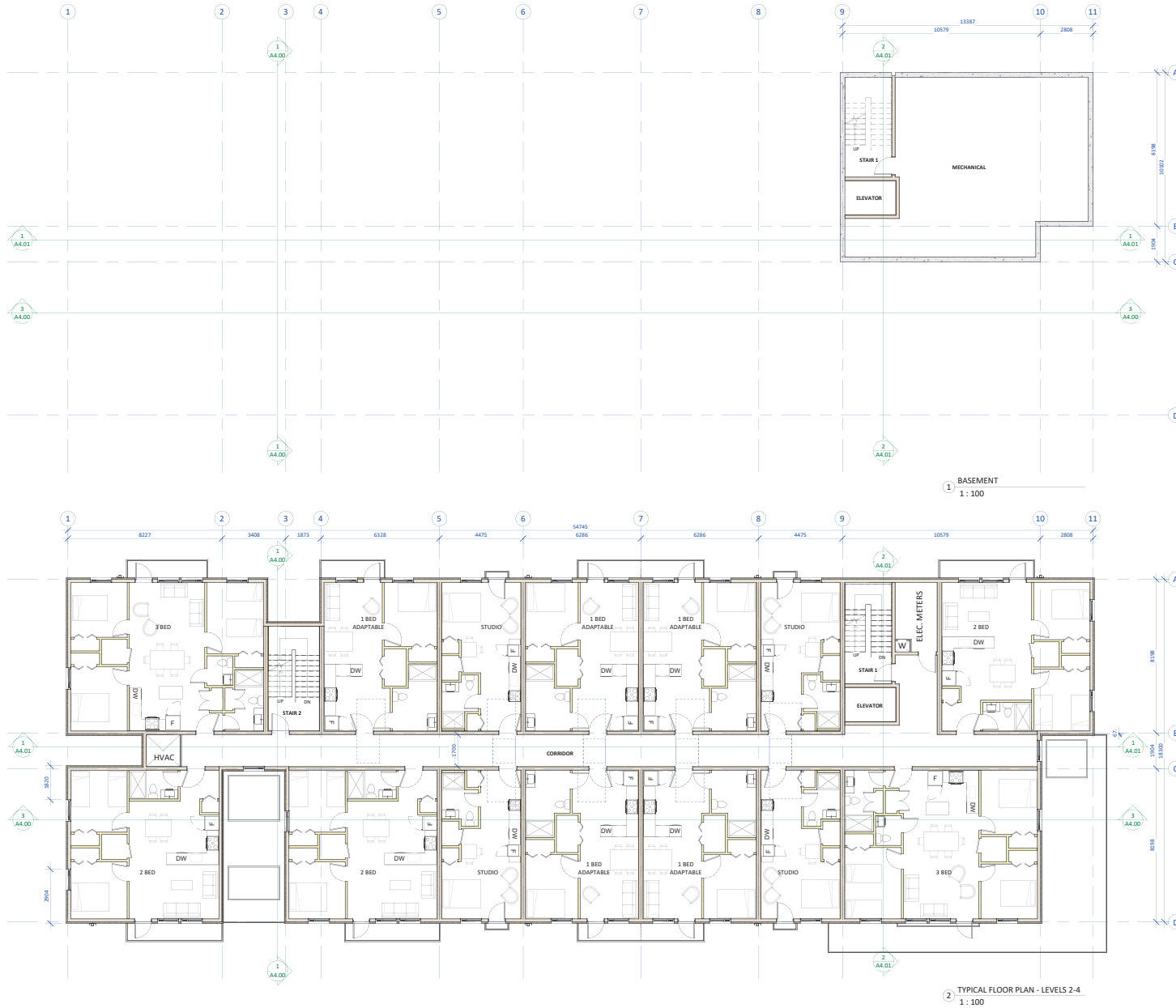


Pacifica at Hillcrest

309 HILLCREST AVENUE
NANAIMO, BC V9R 3K4

BASEMENT & TYPICAL FLOOR PLAN

A2.01





Issue Date

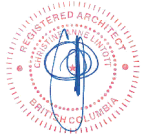
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BUILDING SECTIONS

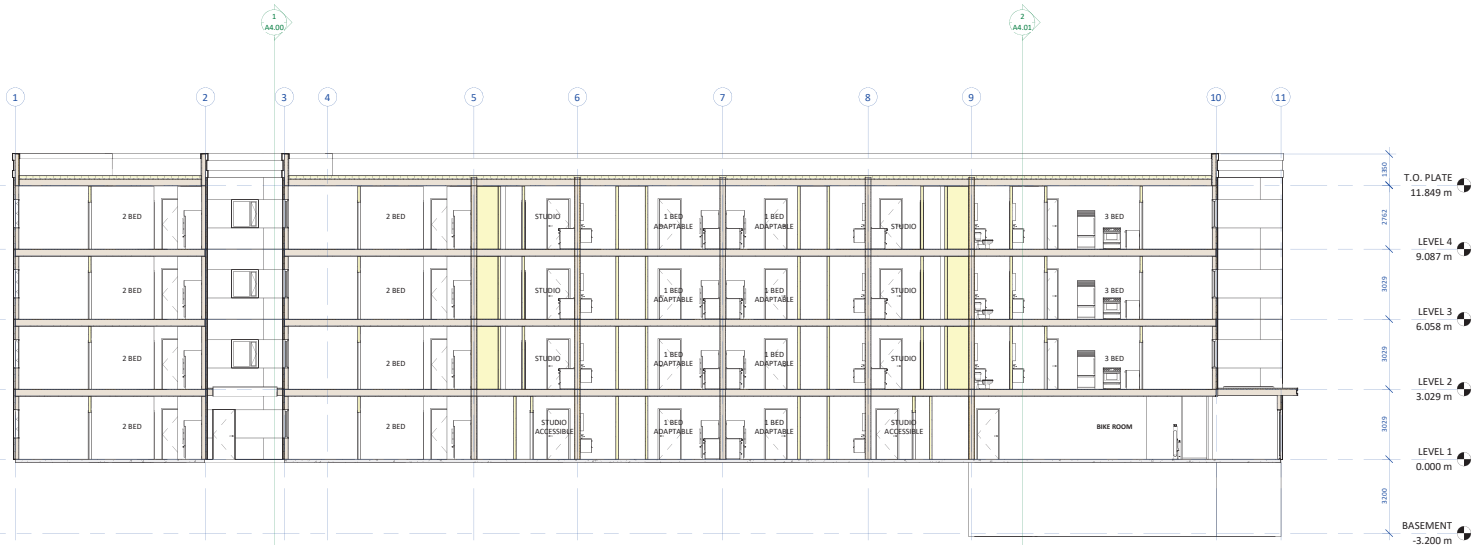
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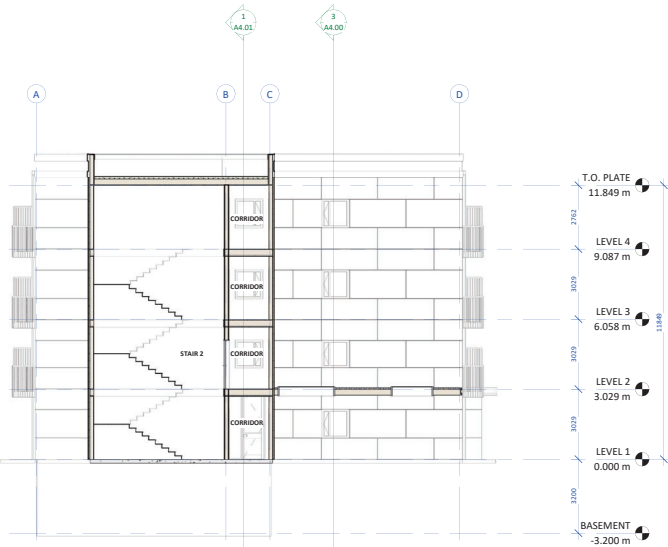
Checked by CLA

A4.00

Project # 0001 Scale As indicated



3 BUILDING SECTION - A - E/W - 1
1:100



1 BUILDING SECTION - A - N/S - 1
1:100

F.R.R. / FIRE SEPARATION LEGEND

FIRE RESISTANCE RATING (I.S.1.7)

- 0 HOUR
- 1/4 HOUR
- 1 HOUR
- 1 1/2 HOUR
- 2 HOUR

FIRE SEPARATION (I.S.1.8)

- FIRE SEPARATION



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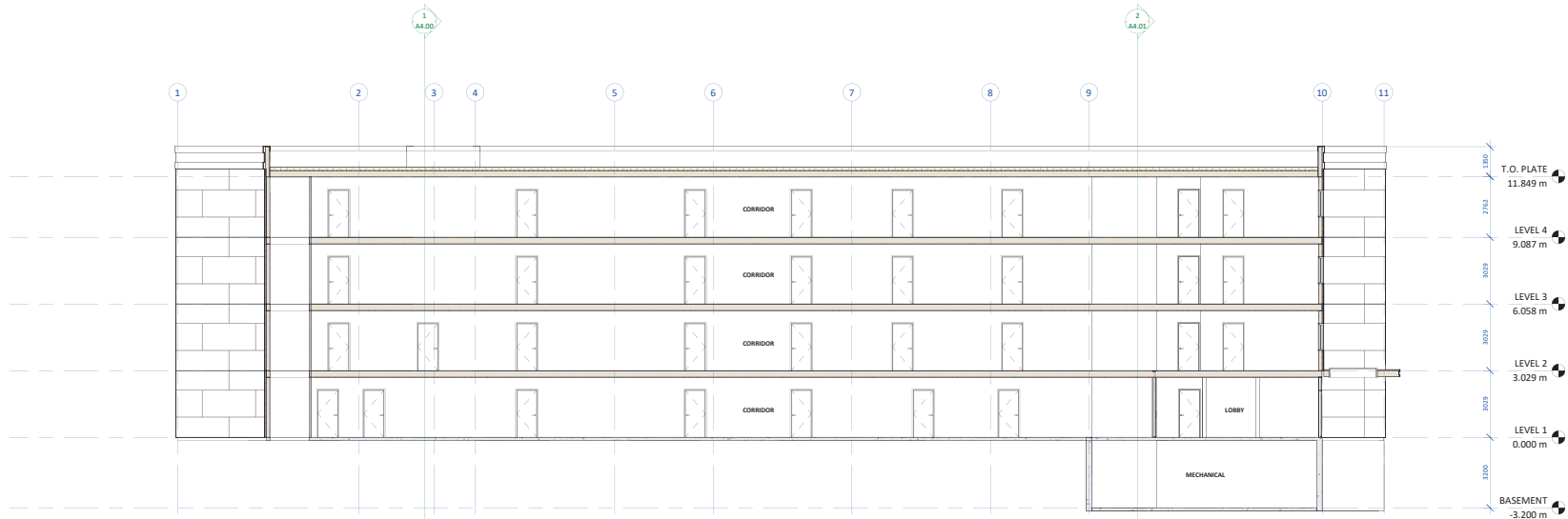


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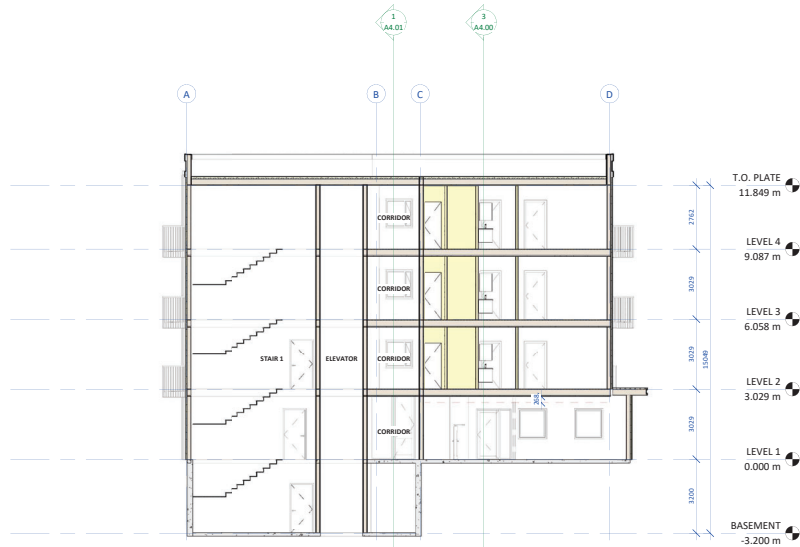
309 HILLCREST AVENUE
NANAIMO, BC V9R 3K4

BUILDING SECTIONS

A4.01



1 BUILDING SECTION - A - E/W - 2
1 : 100



2 BUILDING SECTION - A - N/S - 2
1 : 100

PACIFICA AT HILLCREST LANDSCAPE ARCHITECTURAL DRAWING SERIES

DRAWING INDEX

Dwg#	Sh#	Drawing Title
1	L1.0	Cover Sheet
2	L2.1	Materials Plan (1 of 3)
3	L2.2	Materials Plan (2 of 3)
4	L2.3	Materials Plan (3 of 3)
5	L3.0	Landscape Details
6	L4.0	Planting Schedule & Notes
7	L4.1	Planting Plan (1 of 3)
8	L4.2	Planting Plan (2 of 3)
9	L4.3	Planting Plan (3 of 3)

ABBREVIATIONS

APPROX	APPROXIMATE	LA	LANDSCAPE ARCHITECT
BC	BOTTOM OF CURB	LP	LOW POINT
BW	BOTTOM OF WALL	MAX	MAXIMUM
CA	CONTRACT ADMINISTRATOR	MIN	MINIMUM
CB	CATCH BASIN	MH	MANHOLE
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CONT	CONTOURS	O.C.	ON CENTRE
CONC	CONCRETE	O.D.	OUTSIDE DIAMETER
CON	CITY OF NANAIMO	PA	PLANTING AREA
CRZ	CRITICAL ROOT ZONE	PL	PROPERLY LINE
DIA	DIAMETER	R	RADIUS
DIM	DIMENSION	REF	REFERENCE
DWG	DRAWING	SPECS	SPECIFICATIONS
EG	EXISTING GRADE	SS	STAINLESS STEEL
EL	ELEVATION	TBC	TO BE CONFIRMED
EQ	EQUAL	TC	TOP OF CURB
EXIST	EXISTING	THK	THICK
FFE	FINISHED FLOOR ELEVATION	TW	TOP OF WALL
FG	FINISHED GRADE	TYP	TYPICAL
H	HEIGHT	U/G	UNDERGROUND



1 OVERVIEW PLAN
SCALE: 1:500

GENERAL NOTES

- ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- BASE INFORMATION INCLUDED IS FOR REFERENCE ONLY. ALL EXISTING FEATURES ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.
- REFER TO ENGINEERING DRAWINGS FOR U/G SERVICES LOCATIONS AND INFORMATION PRIOR TO LANDSCAPE IMPROVEMENTS. ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- REFER TO ARCHITECTURE FOR ALL ARCHITECTURAL WORKS.
- REFER TO CIVIL FOR ALL SITE GRADING, CIVIL WORKS AND DETAILS. ALL PAVED AREAS TO SLOPE AWAY FROM THE BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
- THIS DRAWING AND DESIGN IS THE PROPERTY OF LANARC 2015 CONSULTANTS LTD. (LANARC) AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF LANARC. LANARC WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN, OR ANY CHANGES MADE TO THE DRAWING BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS OR THEIR EMPLOYEES OR AGENTS, WITHOUT LANARC'S PRIOR WRITTEN CONSENT.
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- LANARC HAS PREPARED THESE DRAWINGS IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LANDSCAPE ARCHITECTURE PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS IN THE JURISDICTION IN WHICH THE SERVICES ARE PROVIDED, SUBJECT TO THE TIME LIMITS AND PHYSICAL CONSTRAINTS APPLICABLE TO THE PROJECT.
- CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION RELATED DAMAGE OUTSIDE THE LIMIT OF WORK.

DESIGN NARRATIVE

SITE DESIGN AND CIRCULATION: The landscape design provides a welcoming street presence along Wakesiah Ave., Hillcrest Ave, and Foster Street, integrating lawn and planting areas, street trees, entry plazas, connecting paths, and seating opportunities. A barrier-free 3m wide multi-use path links Wakesiah Ave to Hillcrest via the west and north sides of the site to improve connectivity and active transportation routes for all modes of travel.

A central amenity patio between buildings A and B offers a flexible space for groups of all sizes to gather. The patio is connected to Building B's interior amenity room for a seamless transition between interior and exterior amenity zones. Open lawn spaces border the patio to support informal recreation opportunities for individuals, families, and small groups (e.g., space for young children to kick a ball or chase bubbles, friends to spread out a blanket and have a picnic). A dedicated smoking area is situated at the NW side of Building B, with 6M+ distance from all doors, windows, and air intakes.

A series of rain gardens have been integrated throughout the site, to filter and slow stormwater and reduce runoff.

The edges of the site that are adjacent residential properties are screened by wooden fencing, tree, and shrub planting to provide privacy for residents and the adjacent neighbours.

PLANTING DESIGN: The planting approach aims to preserve existing trees and grow the urban tree canopy with a wide range of proposed deciduous and coniferous tree species. Extensive tree planting creates a park-like setting surrounding all buildings and along the neighbourhood interface. The understorey plant palette features a biodiverse variety of hardy, native shrubs, ornamental grasses, and flowering perennials, selected to provide habitat for pollinators and also offer colour, texture, and interest through the seasons.

IRRIGATION: The landscape will include an automatic irrigation system that will be designed to promote plant establishment while conserving water. Important factors such as solar aspect, water requirements for specific plant species, and site microclimate conditions will factor into the design.

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COVER SHEET

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L1.0

Project # 25648 Scale

LEGEND

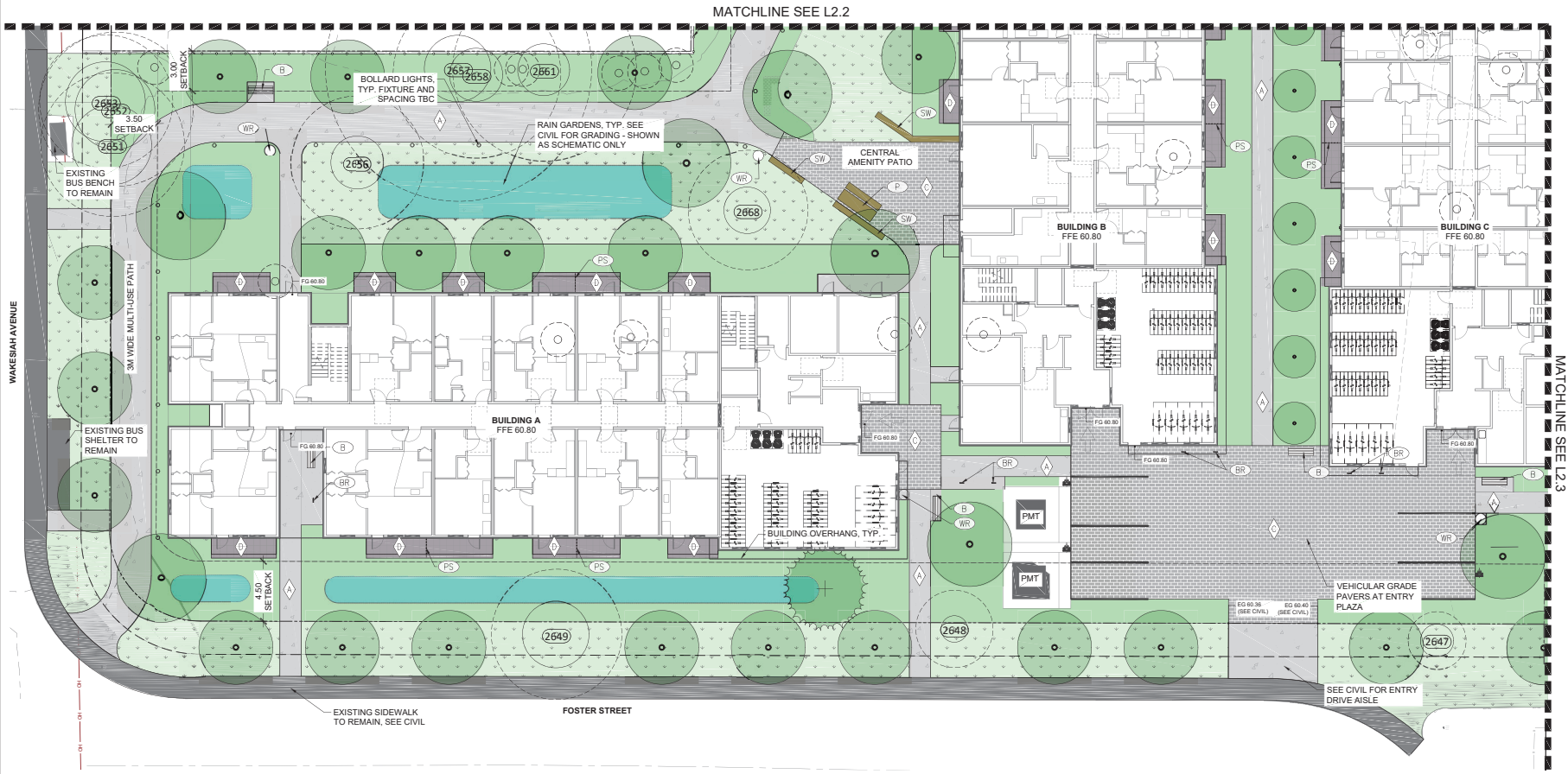
	PROPERTY LINE		PLANTING AREA, SEE PLANTING PLAN
	ROAD DEDICATION		SEEDED GRASS, SEE PLANTING PLAN
	PROPOSED DECIDUOUS TREE, SEE PLANTING PLAN		RAIN GARDEN, SEE CIVIL FOR LOCATIONS AND GRADING. AREAS SHOWN ARE SCHEMATIC ONLY
	PROPOSED CONIFEROUS TREE, SEE PLANTING PLAN		
	EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN		
	EXISTING TREE TO BE REMOVED, SEE ARBORIST TREE MANAGEMENT PLAN		

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE WALKWAY	BROOM FINISH WITH SAW-CUT SCORE JOINTS
	VEHICULAR ASPHALT	REF. CIVIL
	PRECAST CONCRETE UNIT PAVERS - PLAZA	BELGARD CLASSIC STANDARD CONCRETE PAVERS: NATURAL, SHADOW
	PRECAST CONCRETE UNIT PAVERS - PATIO	TEXADA SLAB PAVERS: NATURAL
	FEATURE PAVING	C.I.P. CONCRETE WITH INTEGRAL COLOUR, OR PRECAST CONCRETE UNIT PAVERS

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES	DETAIL
	BENCH	NEOLIVIANO BENCH BY LANDSCAPE FORMS OR APPROVED EQUAL	01/L3.0
	BIKE RACK	TOFINO BIKE RACK BY SPORTWORKS OR APPROVED EQUAL	03/L3.0
	CUSTOM SEAT WALL	CIP CONCRETE SEAT WALL, WOOD SLAT MOUNTED TO TOP	02/L3.0
	COMMUNAL TABLE	SOLID PICNIC TABLE BY STREET LIFE OR APPROVED EQUAL	04/L3.0
	WASTE RECEPTACLE	SCARBOROUGH LITTER BY LANDSCAPE FORMS OR APPROVED EQUAL	06/L3.0
	SMOKING SHELTER	REF. ARCH	
	WOOD PANEL FENCE	1.8m (6ft) TALL FENCE, FSC WESTERN RED OR YELLOW CEDAR	07/L3.0
	PRIVACY SCREEN	REF. ARCH	
	ASH TRAY	MODEL-CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0



1 MATERIALS PLAN (1 OF 3)
SCALE: 1:100



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MATERIALS PLAN (1 OF 3)









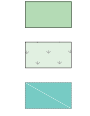
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L2.1






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LEGEND

-  PROPERTY LINE
-  ROAD DEDICATION
-  PROPOSED DECIDUOUS TREE, SEE PLANTING PLAN
-  PROPOSED CONIFEROUS TREE, SEE PLANTING PLAN
-  EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN
-  EXISTING TREE TO BE REMOVED, SEE ARBORIST'S TREE MANAGEMENT PLAN
-  PLANTING AREA, SEE PLANTING PLAN
-  SEEDED GRASS, SEE PLANTING PLAN
-  RAIN GARDEN, SEE CIVIL FOR LOCATIONS AND GRADING. AREAS SHOWN ARE SCHEMATIC ONLY

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE WALKWAY	BROOM FINISH WITH SAW-CUT SCORE JOINTS
	VEHICULAR ASPHALT	REF. CIVIL
	PRECAST CONCRETE UNIT PAVERS - PLAZA	BELGARD CLASSIC STANDARD CONCRETE PAVERS; NATURAL, SHADOW
	PRECAST CONCRETE UNIT PAVERS - PATIO	TEXADA SLAB PAVERS; NATURAL
	FEATURE PAVING	C.I.P. CONCRETE WITH INTEGRAL COLOUR, OR PRECAST CONCRETE UNIT PAVERS

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES	DETAIL
	BENCH	NEOLIVIANO BENCH BY LANDSCAPE FORMS OR APPROVED EQUAL	01/L3.0
	BIKE RACK	TOFINO BIKE RACK BY SPORTWORKS OR APPROVED EQUAL	03/L3.0
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	SMOKING SHELTER	REF. ARCH	
	WOOD PANEL FENCE	1.8m (6R) TALL FENCE, FSC WESTERN RED OR YELLOW CEDAR	07/L3.0
	PRIVACY SCREEN	REF. ARCH	
	ASH TRAY	MODEL-CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0



1 MATERIALS PLAN (2 OF 3)
SCALE: 1:150

MATCHLINE SEE L2.1

MATCHLINE SEE L2.3



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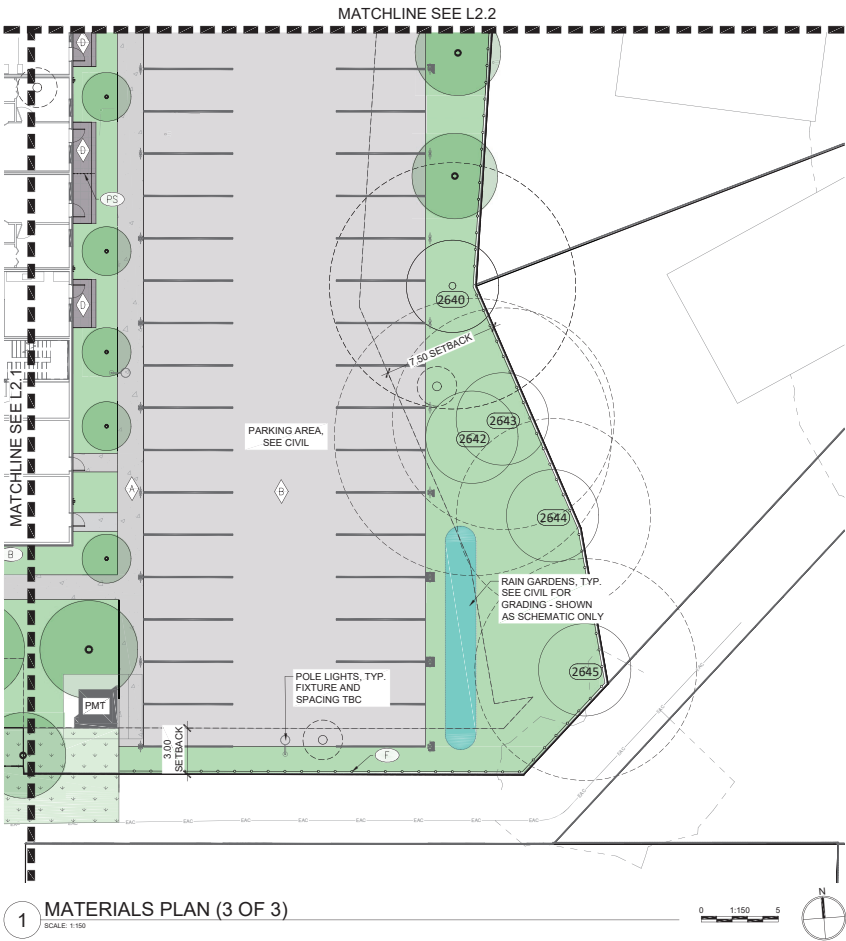
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MATERIALS PLAN
(3 OF 3)

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L2.3

Project # 25648 Scale 1:150



LEGEND

- PROPERTY LINE
- ROAD DEDICATION
- PROPOSED DECIDUOUS TREE, SEE PLANTING PLAN
- ⊕ PROPOSED CONIFEROUS TREE, SEE PLANTING PLAN
- ⊙ EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN
- EXISTING TREE TO BE REMOVED, SEE ARBORIST TREE MANAGEMENT PLAN
- PLANTING AREA, SEE PLANTING PLAN
- SEEDED GRASS, SEE PLANTING PLAN
- RAIN GARDEN, SEE CIVIL FOR LOCATIONS AND GRADING, AREAS SHOWN ARE SCHEMATIC ONLY

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
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◊	VEHICULAR ASPHALT	REF. CIVIL
◊	PRECAST CONCRETE UNIT PAVERS - PLAZA	BELGARD CLASSIC STANDARD CONCRETE PAVERS; NATURAL, SHADOW
◊	PRECAST CONCRETE UNIT PAVERS - PATIO	TEXADA SLAB PAVERS; NATURAL
◊	FEATURE PAVING	C.I.P. CONCRETE WITH INTEGRAL COLOUR, OR PRECAST CONCRETE UNIT PAVERS

SITE FURNISHINGS SCHEDULE

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Ⓡ	BIKE RACK	TOFINO BIKE RACK BY SPORTWORKS OR APPROVED EQUAL	03/L3.0
Ⓢ	CUSTOM SEAT WALL	CIP CONCRETE SEAT WALL, WOOD SLAT MOUNTED TO TOP	02/L3.0
Ⓟ	COMMUNAL TABLE	SOLID PICNIC TABLE BY STREET LIFE OR APPROVED EQUAL	04/L3.0
Ⓡ	WASTE RECEPTACLE	SCARBOROUGH LITTER BY LANDSCAPE FORMS OR APPROVED EQUAL	06/L3.0
Ⓢ	SMOKING SHELTER	REF. ARCH	
Ⓢ	WOOD PANEL FENCE	1.8m (6ft) TALL FENCE, FSC WESTERN RED OR YELLOW CEDAR	07/L3.0
Ⓢ	PRIVACY SCREEN	REF. ARCH	
Ⓢ	ASH TRAY	MODEL-CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0



REFERENCE IMAGE (NTS)

01 BENCH
SCALE: NTS

NOTES:

- STYLE (MANUFACTURER):** NEOLIVANO BENCH (LANDSCAPE FORMS), 6FT. BACKED, WITH ARMRESTS.
- MATERIAL:** ALUMINUM FRAME WITH LOCALLY SOURCED THERMALLY MODIFIED ASH SLATS.
- ALUMINUM FINISH:** ANODIZED ALUMINUM FRAME.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.



REFERENCE IMAGE (NTS)

02 CUSTOM SEAT WALL W/ WOOD TOP BENCH
SCALE: NTS

NOTES:

- STYLE (CUSTOM):** CIP CONCRETE SEAT WALL WITH WOOD SLAT BENCH MOUNTED TO TOP.
- MATERIAL:** CONCRETE, FSC WOOD SLATS.
- CONCRETE FINISH:** LIGHT SAND BLAST.
- FASTENERS:** GALVANIZED STEEL.



REFERENCE IMAGE (NTS)

03 BIKE RACK
SCALE: NTS

NOTES:

- STYLE (MANUFACTURER):** TOPINO BIKE RACK (SPORTSWORKS), CANE DETECTABLE MODEL (ADA COMPLIANT).
- MATERIAL / FINISH:** BEAD BLASTED STAINLESS STEEL WITH NO SCRATCH BUMPERS.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.
- ALL FASTENERS TO BE STAINLESS STEEL.



REFERENCE IMAGE (NTS)

04 COMMUNAL TABLE
SCALE: NTS

NOTES:

- STYLE:** SOLID LINEAR PICNIC TABLE BY STREET LIFE OR SIMILAR CUSTOM DESIGN.
- MATERIAL:** GALVANIZED STEEL FRAME, WOOD SLATS.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.



REFERENCE IMAGE (NTS)

05 ASH TRAY
SCALE: NTS

NOTES:

- STYLE (MANUFACTURER):** OUTDOOR SMOKING ASHTRAY CAM-399 (CANAAN SITE FURNISHINGS).
- MATERIAL:** STAINLESS STEEL.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.

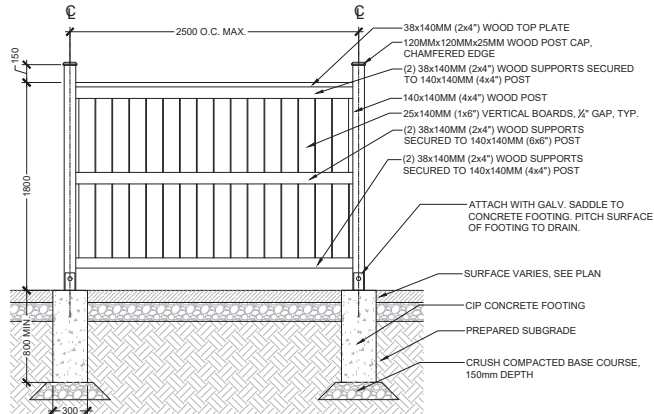


REFERENCE IMAGE (NTS)

06 WASTE RECEPTACLE
SCALE: NTS

NOTES:

- STYLE (MANUFACTURER):** SCARBOROUGH LITTER (LANDSCAPE FORMS), SIDE OPEN, LOCK.
- MATERIAL:** POWDER COATED STEEL.
- FRAME COLOUR:** POWDER COAT METALLIC GREY
- LINER COLOUR:** MATTIE BLACK
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.










NOTES:

- ALL POSTS, SUPPORTS, VERTICAL BOARDS, AND TOP PLATES TO BE FSC CERTIFIED, #2/BTR NH WESTERN RED CEDAR OR YELLOW CEDAR UNLESS NOTED OTHERWISE.
- ALL FASTENERS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE.
- MATERIAL SAMPLES AND SHOP DRAWINGS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS.

07 PERIMETER FENCE
SCALE: 1:20



LEGEND

-  PROPERTY LINE
-  ROAD DEDICATION
-  EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN
-  PLANTING AREA, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
-  SEEDED GRASS, SEE L4.0 FOR NOTES
-  RAIN GARDEN PLANTING, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
-  BARK MULCH, SEE L4.0 FOR NOTES

- NOTES:**
- SEE L1.0 FOR GENERAL NOTES.
 - SEE L4.0 FOR PLANTING SCHEDULE AND NOTES.



1 PLANTING PLAN (1 OF 3)
SCALE: 1:150

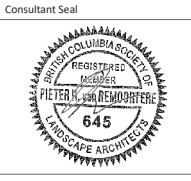
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Issue	Date
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


PLANTING PLAN (1 OF 3)

Date	31-07-2025
Drawn by	SB
Checked by	VW

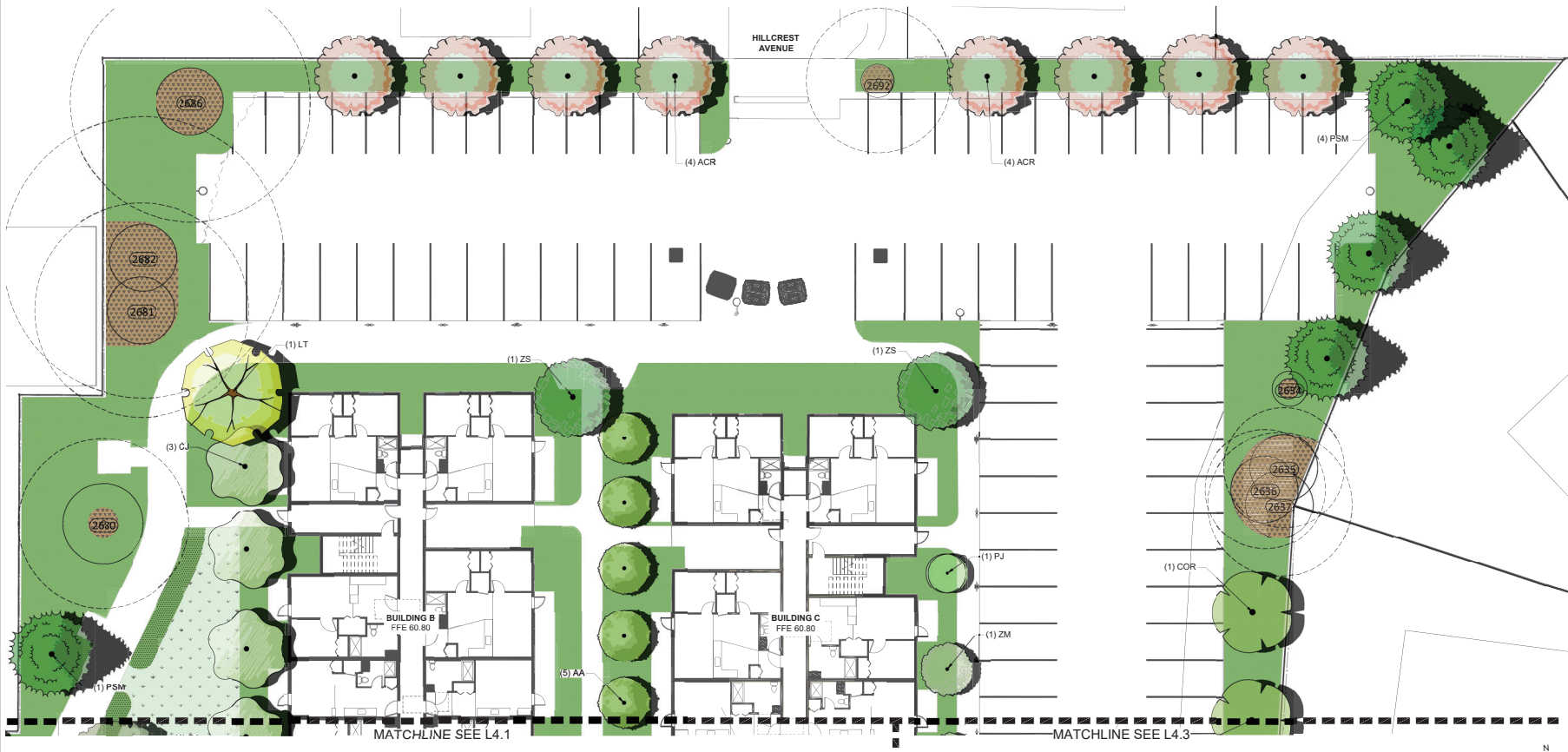
L4.1
 Project # 25648 Scale 1:150

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LEGEND

- PROPERTY LINE
- - - - - ROAD DEDICATION
-  EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN
-  PLANTING AREA, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
-  SEEDED GRASS, SEE L4.0 FOR NOTES
-  RAIN GARDEN PLANTING, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
-  BARK MULCH, SEE L4.0 FOR NOTES

- NOTES:**
1. SEE L1.0 FOR GENERAL NOTES.
 2. SEE L4.0 FOR PLANTING SCHEDULE AND NOTES.



1 PLANTING PLAN (2 OF 3)
SCALE: 1:150



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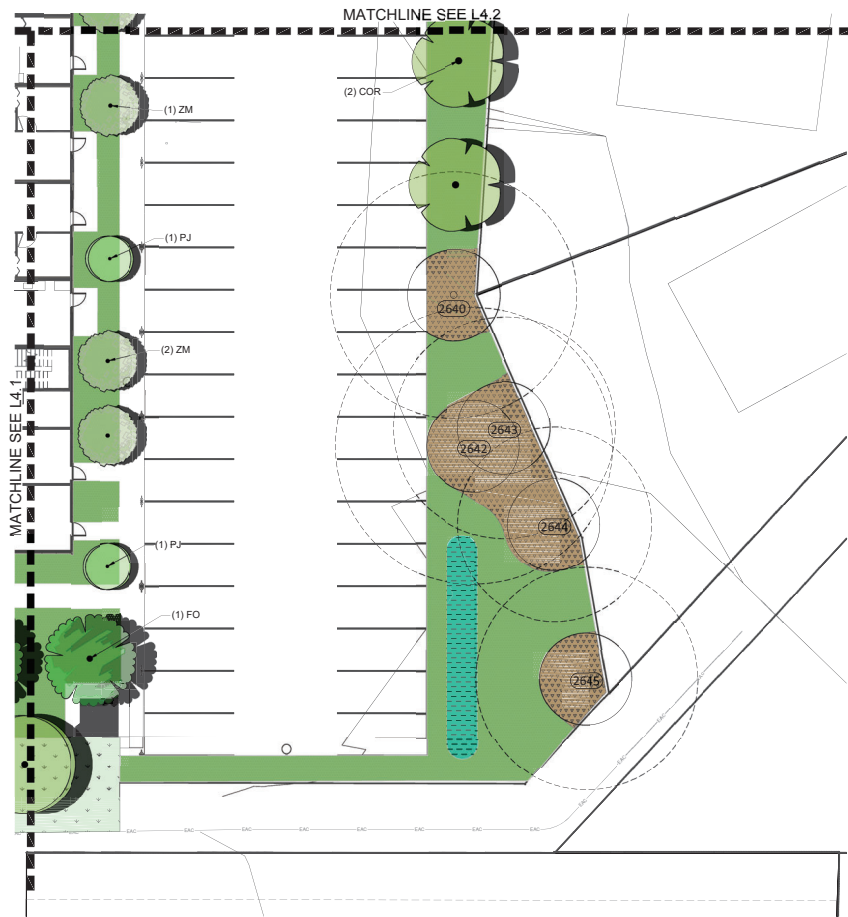
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PLANTING PLAN (2 OF 3)

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L4.2	
Project #	25648 Scale 1:150

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- NOTES:
 1. SEE L1.0 FOR GENERAL NOTES.
 2. SEE L4.0 FOR PLANTING SCHEDULE AND NOTES.



LEGEND

- — — — — PROPERTY LINE
- - - - - ROAD DEDICATION
- (XXXX) EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN
- PLANTING AREA, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
- SEEDED GRASS, SEE L4.0 FOR NOTES
- RAIN GARDEN PLANTING, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES
- BARK MULCH, SEE L4.0 FOR NOTES

1 PLANTING PLAN (3 OF 3)
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PLANTING PLAN
 (3 OF 3)

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L4.3
 Project # 25648 Scale 1:150