



DEVELOPMENT PERMIT - WITH VARIANCES

Permit No: DP-2018-10

Registered Owner: Woywitka's Building Supplies, Ltd., Inc. No. C0240026
1747 Westlock Road, Duncan, BC V9L 0B8

Subject Property: 1027 College Street

Description of Land:
Parcel Identifier: 023-302-437
Legal Description: LOT A, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN VIP62519

Proposal: TWENTY-ONE UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH FIVE BUILDINGS

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Duncan bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. The Lands and building which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules:

Attachment A: Site Plan

Attachment B: Elevations and Materials

Attachment C: Landscape Plan

4. This Development Permit includes the following variances to *Zoning Bylaw 3166, 2017*, as shown in Attachment A:

VARIANCES FOR COUNCIL CONSIDERATION		
	Requirement	Proposed
1. PARKING BYLAW SECTION: 3.28.3	Parking spaces shall be laid out so as to permit unobstructed access to and egress from each parking space at all times.	That the nine surface parking spaces outside of the garages for the triplex buildings be permitted, and be permitted to be counted towards the total number of spaces.
2. VISITOR PARKING BYLAW SECTION: 3.30.1	2 STALLS Where a <i>parcel</i> contains <i>multi-unit dwellings</i> , one (1) space of every 20 required parking spaces or portion thereof, shall be identified and maintained as visitor parking.	1 STALL One surface parking space for visitors is provided near the middle triplex building.

3. EV CHARGING BYLAW SECTION 3.31.2	2 LEVEL-2 CHARGING STATIONS	0 The applicant will provide 220-volt garage service outlets ready for EV plugs in each of the seventeen garages and conduit for one future Level-2 EV Charging Station in the surface parking area.
4. FRONT YARD SETBACK BYLAW SECTION 4.7.1	3 m	To permit open decks on the second storey of Buildings 1 and 2 to be located the following distances from the front property line: 1.25 m – 4 open decks 2.25 m – 2 open decks 2 m – 2 open decks The building faces meet setbacks.
5. INTERIOR SIDE YARD SETBACK FOR ACCESSORY STRUCTURES BYLAW SECTION 4.7.1	1 m	0 m For the garbage and recycling enclosure.
6. REAR YARD SETBACK BYLAW SECTION 4.7.1	10 m where driveway access and parking is located behind the principal building 4 m where 100% of the parking is provided beneath the principal building	5 m for Building 3; and 5.75 m for Buildings 4 and 5

5. As a condition to varying the *Zoning Bylaw* and prior to Occupancy Permit issuance, the applicant must provide the following:
 - a. The applicant will provide 220-volt garage service outlets ready for EV plugs in each of the seventeen garages and conduit for one future Level-2 EV Charging Station in the surface parking area.
6. Approval of a stormwater management plan based on the Water Balance Model and a Geotechnical Assessment by the Director of Public Works and Development is a requirement of this permit prior to issuance of a Building Permit. A \$10,000.00 security deposit is required for completion of this work and proposed parking area.
7. Provision of an agreement to construct and install required works and services in accordance with City of Duncan, Engineering/Public Works Department requirements including roadwork and access, water servicing, sanitary sewer, storm drainage, electrical and telecommunications, and administration and inspection, and related securities and fees is a requirement prior to issuance of a Building Permit.
8. Pursuant to section 504(2) of the *Local Government Act*, this permit will lapse two years from the date of the Development Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.

9. This permit is not a building permit.
10. Further to condition 7, construction is considered to be substantially started when a valid building permit for the development has been issued and shall not have lapsed; and excavation or construction works associated with the development hereby approved must have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.
11. As a condition of the issuance of this Permit, Council requires a security, in an amount of \$118,625.00, equal to 125% of the proposed hard and soft landscaping costs of \$94,900, as authorized by Section 502 of the *Local Government Act*, to ensure that any conditions with respect to landscaping are satisfied or to ensure that no conditions of the Permit are being breached resulting in an unsafe condition of the Land.
12. Where any security is required by the City of Duncan, the security provided by the Permit holder in the amount agreed to by the Director of Public Works and Development Services is to be submitted prior to Building Permit issuance.
13. Where the City of Duncan considers that:
 - a) *A condition in the Permit with respect to landscaping has not been satisfied, or*
 - b) *where, as a result of the contravention of a condition in a Permit, an unsafe condition has resulted.*The City of Duncan may undertake and complete the works required to satisfy the landscaping condition or carry out any construction required to correct the unsafe condition, at the cost of the Permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the Permit holder.
14. Where the development authorized by this Permit has lapsed prior to commencement of any work pursuant to this Permit, the security shall be returned to the Permit holder.

Date of Development Permit Approval/Issue by Council or its Delegate:

This permit was approved on **November 18th, 2019**

This permit was issued on **December 3rd, 2019**

This permit expires on **December 3rd, 2021**

The City of Duncan

Designated Municipal Officer

I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the City of Duncan has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with Nick Woywitka, Woywitka's Building Supplies, Ltd., other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

Date

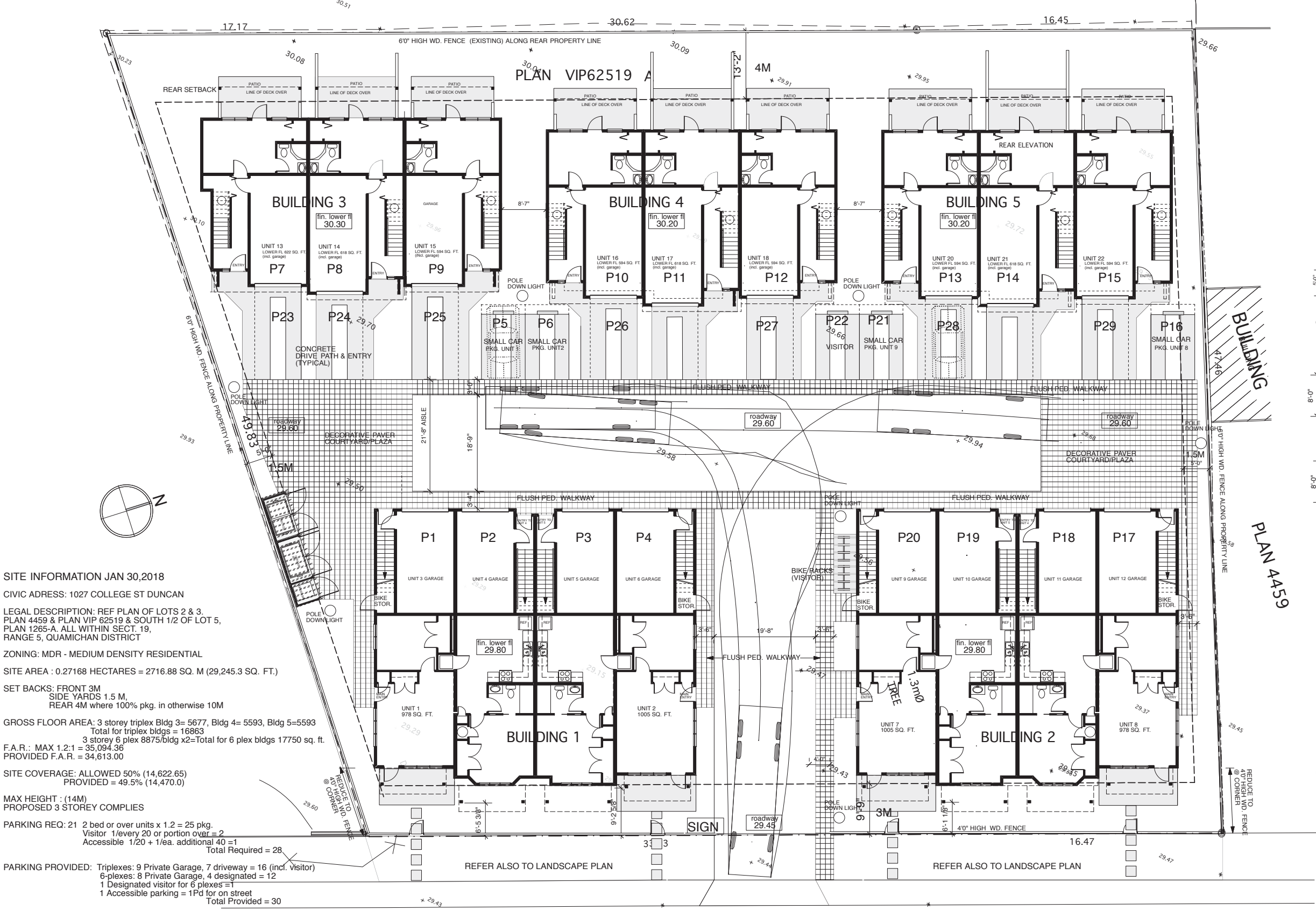
Date

Advisory Comments

The following comments are provided for information purposes only:

1. An inspection of the application site by Development Services staff will take place prior to the issuance of an Occupancy Permit to ensure that the development is in complete accordance with the approved Development Permit plans. The applicant is responsible for contacting the Development Services Division to arrange the inspection at least two weeks prior to applying for an Occupancy Permit. Additional site inspections by Development Services staff may occur during the construction phase of the project.
2. This Permit does not constitute a building, sign or awning permit or a subdivision approval. The applicant may contact Development Services to determine whether further permits are required in association with the development hereby approved.
3. This Permit does not authorize altering an archaeological site. The owner/applicant is responsible for ensuring compliance with the *Heritage Conservation Act*, including steps to determine whether or not a site is an archaeological site. Under s.36 of the *Heritage Conservation Act* it is an offence to alter an archaeological site without first obtaining a permit to do so from the Province of British Columbia.

DP-2018-10 (with Variances) - Attachment A: SITE PLAN



SITE INFORMATION JAN 30,2018

CIVIC ADDRESS: 1027 COLLEGE ST DUNCAN

LEGAL DESCRIPTION: REF PLAN OF LOTS 2 & 3.
PLAN 4459 & PLAN VIP 62519 & SOUTH 1/2 OF LOT 5,
PLAN 1265-A. ALL WITHIN SECT. 19,
RANGE 5, QUAMICHAN DISTRICT

ZONING: MDR - MEDIUM DENSITY RESIDENTIAL

SITE AREA : 0.27168 HECTARES = 2716.88 SQ. M (29,245.3 SQ. FT.)

SET BACKS: FRONT 3M
SIDE YARDS 1.5 M,
REAR 4M where 100% pkg. in otherwise 10M

GROSS FLOOR AREA: 3 storey triplex Bldg 3= 5677, Bldg 4= 5593, Bldg 5=5593
Total for triplex bldgs = 16863
3 storey 6 plex 8875/bldg x2=Total for 6 plex bldgs 17750 sq. ft.

F.A.R.: MAX 1.2:1 = 35,094.36
PROVIDED F.A.R. = 34,613.00

SITE COVERAGE: ALLOWED 50% (14,622.65)
PROVIDED = 49.5% (14,470.0)

MAX HEIGHT : (14M)
PROPOSED 3 STOREY COMPLIES

PARKING REQ: 21 2 bed or over units x 1.2 = 25 pkg.
Visitor 1/every 20 or portion over = 2
Accessible 1/20 + 1/ea. additional 40 = 1

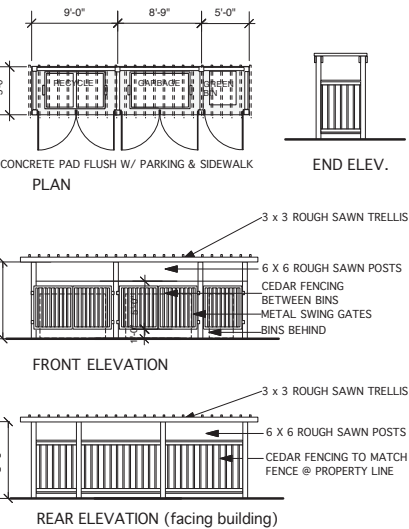
Total Required = 28

PARKING PROVIDED: Triplexes: 9 Private Garage, 7 driveway = 16 (incl. visitor)
6-plexes: 8 Private Garage, 4 designated = 12
1 Designated visitor for 6 plexes = 1
1 Accessible parking = 1Pd for on street
Total Provided = 30

NOTE: Each garage is equipped w/ a dedicated plug for EV charging. (17 in total)

BICYCLE PARKING PROVIDED: 8 visitor & 1 per unit
Private bicycle storage is in each garage and for the 4 main floor units w/o garages,
in a secure outside closet adjacent entry.
8 visitor bike racks are located next to Building 2.

NOTE: Garbage Pick Up is curbside by private company



GARBAGE ENCLOSURE: SCALE 1/8"=1'-0"

PLAN 4459

COLLEGE STREET
SCALE " = 10'-0"

levels, surveys, dimensions, specifications,
location of building on site, and location of
all services prior to construction. All work to
be done in accordance with the B.C. Building
Code, current edition, and all local building
bylaws.

NO.	DATE:	REVISION:
FEB 22, 2018	4 STOREY	
DEC 03, 2018	triplex / 6 plex	
DEC 12, 2018	FOR PLANNING RE	
DEC 20, 2018	FOR REVIEW	
JAN 2, 2019	FOR CO-ORD	
JAN 15, 2019	FOR ADP	
FEB 1 2019	REV. PARKING	
FEB 5 2019	REV. EXT SIDING / LG	
MAR 27 2019	RESPONSE TO ADP	
APR 9 2019	RESPONSE 2 TO ADP	
OCT 22 2019	PREP. FOR COUNCIL	

21 UNIT MULTI FAMILY
NICON DEVELOPMENTS



ellins architect i
architecture • planning • interior

DRAWING:

Site Plan

DRAWN BY:

DATE:

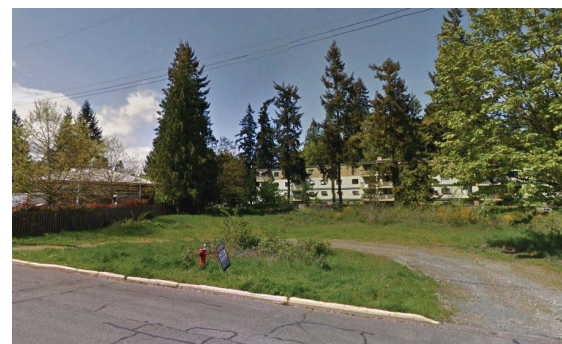
SCALE:

PROJECT NO.	DRAWING NO.
2016-15	A1.0

DP-2018-10 (with Variances) - Attachment B: Elevations, Floor Plans & Materials



EXISTING SITE



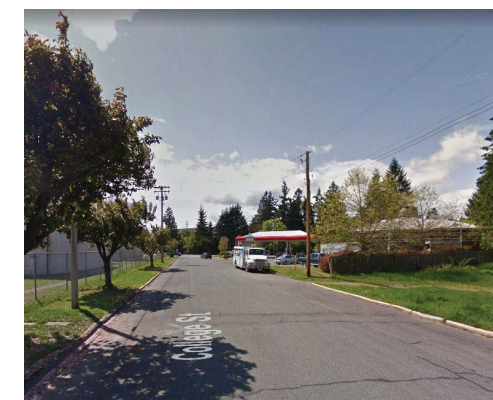
EXISTING SITE



ACROSS STREET



EXISTING STREET VIEW RIGHT



EXISTING STREET VIEW LEFT

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JAN 15, 2019		FOR ADP
FEB 1 2019		REV. PARKING
FEB 5 2019		REV. EXT SIDING / LIGHTING

21 UNIT MULTI FAMILY NICON DEVELOPMENTS



50 haig road
gabriola island, b.c. V0R 1X1
business: (250) 247-8585

ellins architect inc.
architecture • planning • interior design

DRAWING:

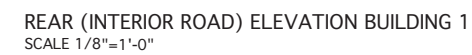
DRAWN BY:

DATE:

SCALE:

PROJECT NO.
2016-15

DRAWING NO.



21 UNIT MULTI FAMILY NICON DEVELOPMENTS



DRAWING:

BUILDING 1
SIX PLEX
ELEVATIONS

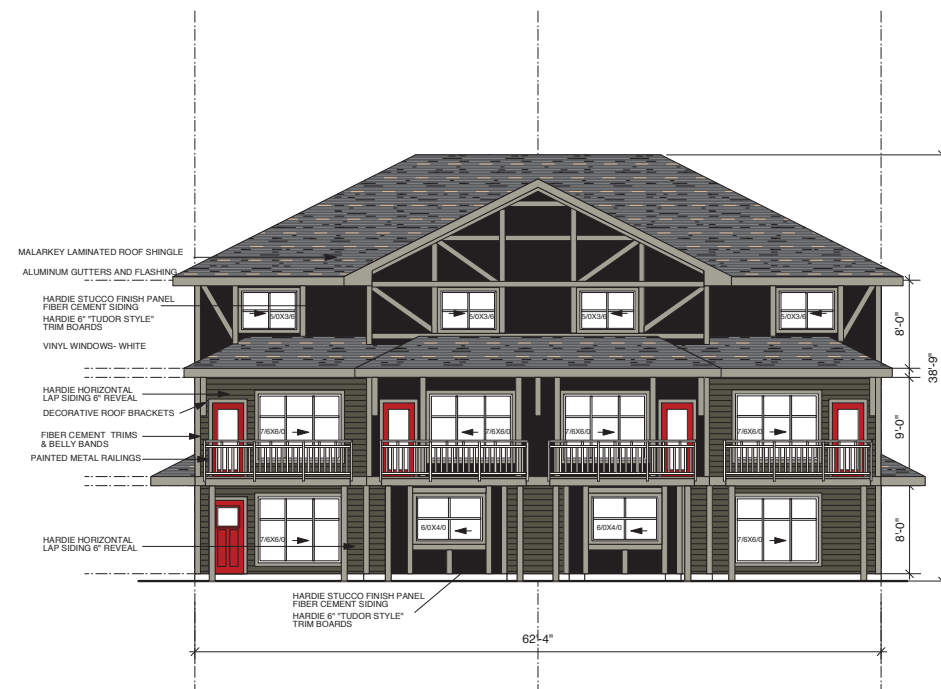
DRAWN BY:

DATE:

SCALE:

PROJECT NO.
2016-15

DRAWING NO.
A2.1



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FEB 22, 2018	4 STOREY	
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JAN 15, 2019	FOR ADP	
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DRAWING:

TRIPLEX ELEVATIONS
BUILDING 3

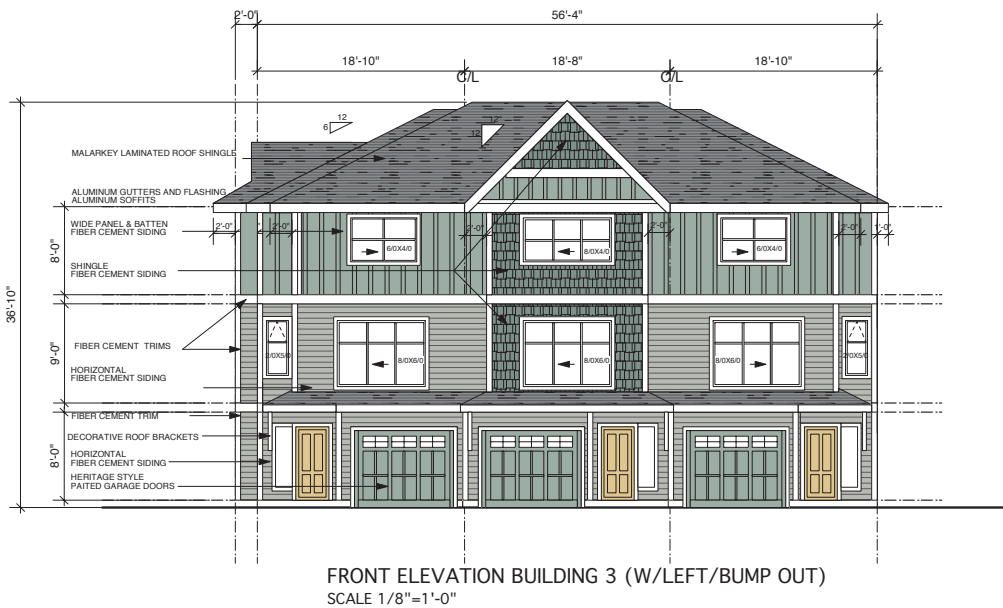
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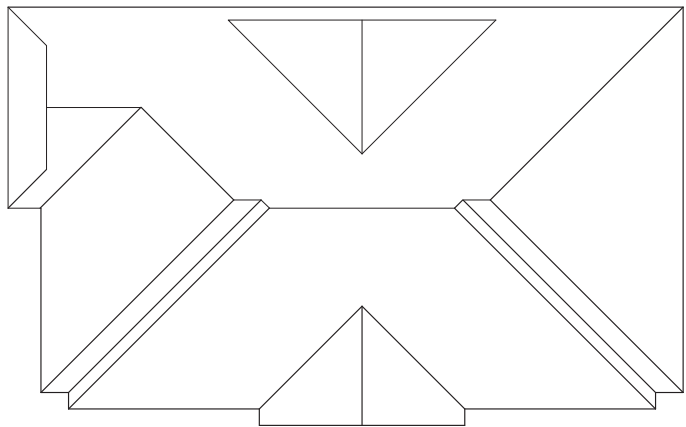
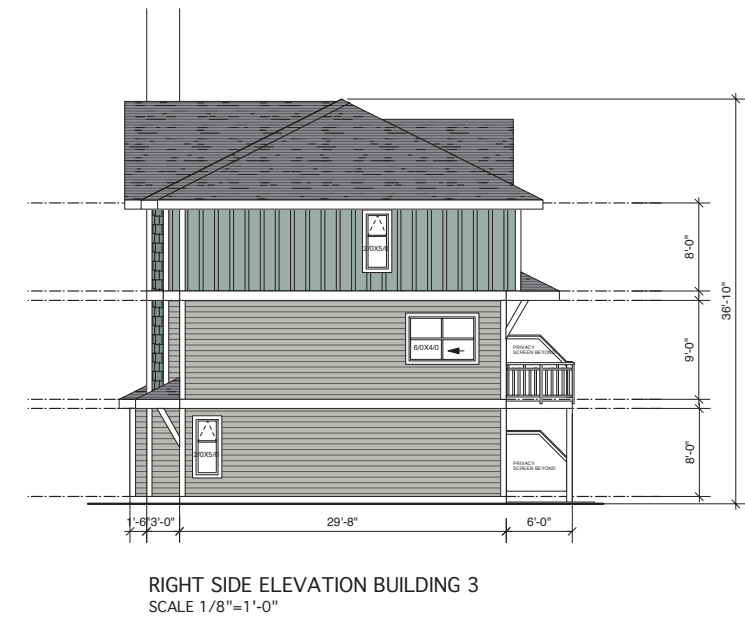
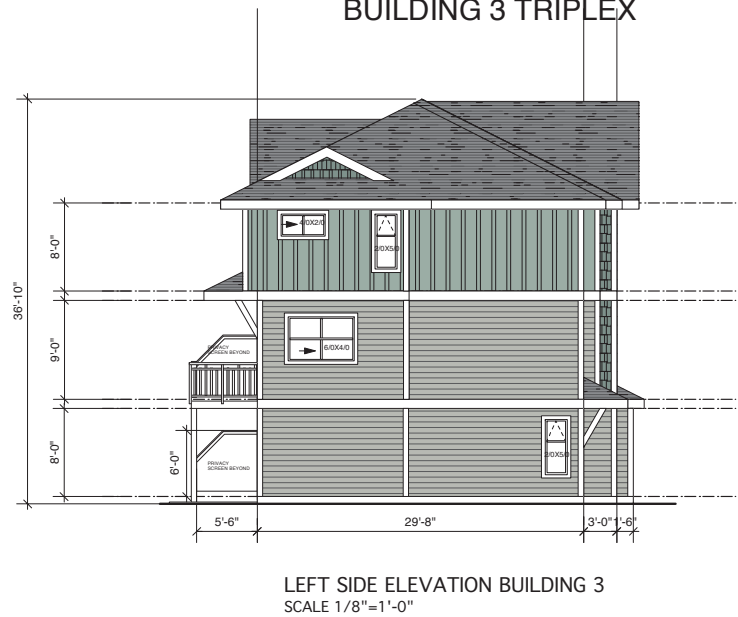
SCALE:

PROJECT NO.
2016-15

DRAWING NO.
A3.1



BUILDING 3 TRIPLEX

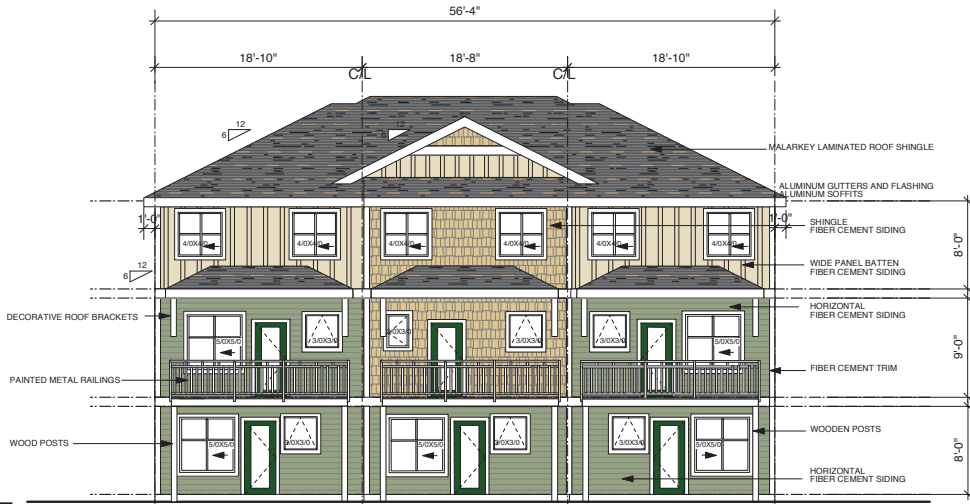


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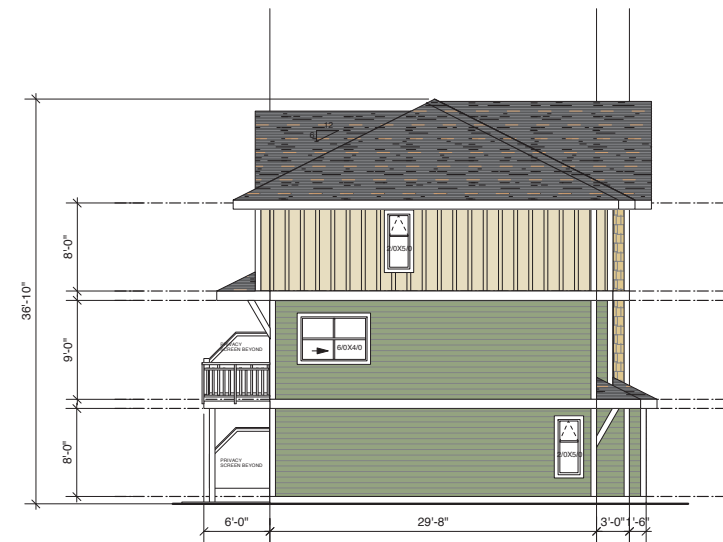
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JAN 15, 2019	FOR ADP	
FEB 1 2019	REV. PARKING	
FEB 5 2019	REV. EXT SIDING / LIGHTING	



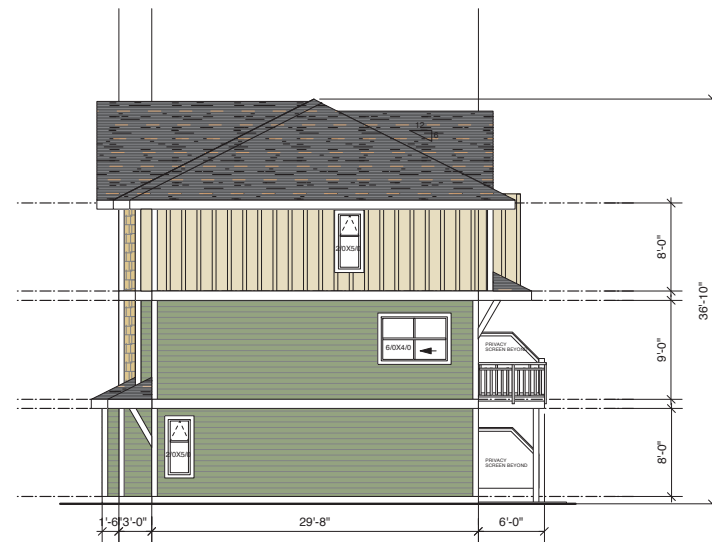
FRONT ELEVATION BUILDING 5
SCALE 1/8"=1'-0"
BUILDING 5 TRIPLEX



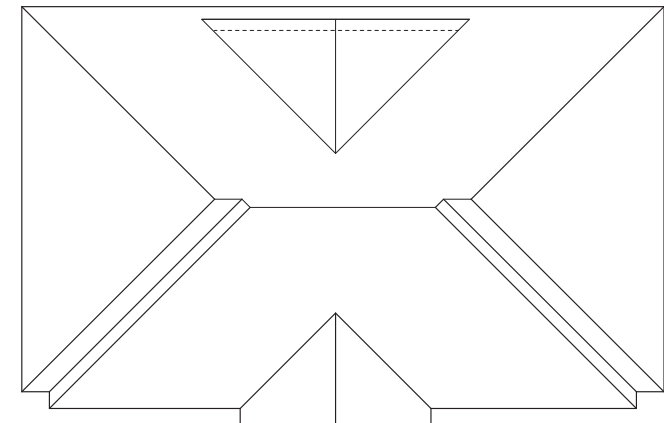
REAR ELEVATION - BUILDING 5
SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION BUILDING 5
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION BUILDING 5
SCALE 1/8"=1'-0"



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NICON DEVELOPMENTS

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ellins architect inc.
architecture • planning • interior design

DRAWING:
TRIPLEX ELEVATIONS
BUILDING 5

DRAWN BY:
DATE:
SCALE:

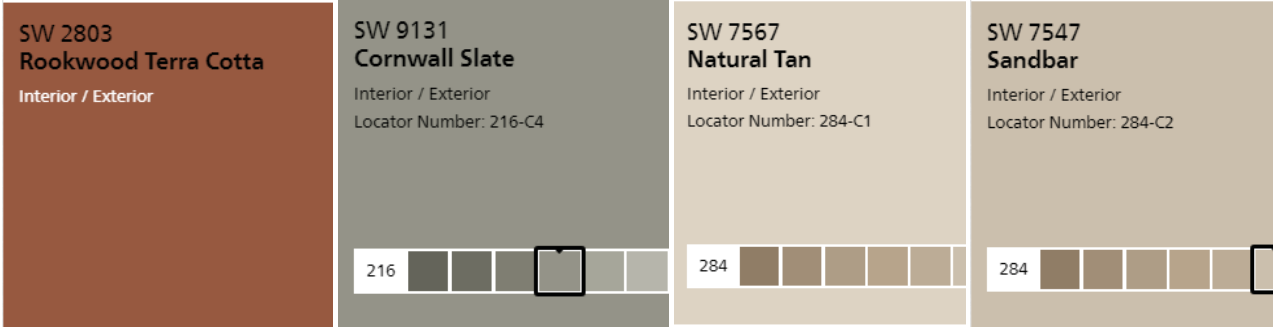
PROJECT NO.
2016-15
DRAWING NO.
A3.4

COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 1 - SIX-PLEX

JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY WEATHERED WOOD	
ALUMINUM FLASHINGS	KAYCAN SANDALWOOD	
VINYL SOFFITS VENTED	KAYCAN COLOUR SANDALWOOD	
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2803 ROOKWOOD TERRACOTTA	①
HARDIE FIBER CEMENT BOARD & BATTEN	PAINT FINISH SHERWIN WILLIAMS SW 9131 CORNWALL SLATE	②
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 7567 NATURAL TAN	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7547 SANDBAR	④
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7547 SANDBAR	
VINYL WINDOWS	ALMOND	
MAIN ENTRY DOORS & DECK DOORS OUTER 2 UNITS	PAINT FINISH SHERWIN WILLIAMS SW 2803 ROOKWOOD TERRACOTTA	
DECK DOORS CENTRE UNITS	PAINT FINISH SHERWIN WILLIAMS SW9131 CORNWALL SLATE	
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7547 SANDBAR	
GARAGE DOORS	SW 7567 NATURAL TAN	



COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 2 - SIX-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY HEATHER
ALUMINUM FLASHINGS	KAYCAN CACTUS
VINYL SOFFITS VENTED	KAYCAN COLOUR LINEN
HARDIE FIBER CEMENT PANEL - STUCCO FINSH WITH 6" "TUDOR STYLE" BATTENS	PAINT FINISH SHERWIN WILLIAMS SW 7627 WHITE HERON ①
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW2846 ROYCROFT BRONZE GREEN ②
HORIZONTAL TRIMS, TUDOR BATTENS, BELLY BANDS, FASCIAS, POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 2821 DOWNING STONE ③
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7627 WHITE HERON
VINYL WINDOWS	WHITE
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 0033 REMBRANDT RUBY ④
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 7627 WHITE HERON



COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 3 - TRI-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY RUSTIC SLATE	
ALUMINUM FLASHINGS	KAYCAN WHITE	
VINYL SOFFITS VENTED	KAYCAN COLOUR WHITE	
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 6228 REFUGE	①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 2863 POWDER BLUE	②
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW 2850 CHESEA GRAY	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE	④
METAL RAILINGS	FACTORY PAINT FINISH WHITE	
VINYL WINDOWS	WHITE	
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDSEYE MAPLE	⑤
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2863 POWDER BLUE	

SW 6228
Refuge

Interior / Exterior

Locator Number: 220-C5

220

SW 2863
Powder Blue

Interior / Exterior

SW 2850
Chelsea Gray

Interior / Exterior

SW 7757
High Reflective White

Interior

Locator Number: 256-C1

256

SW 2834
Birdseye Maple

Interior / Exterior

COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 4 - TRI-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY RUSTIC SLATE	
ALUMINUM FLASHINGS	KAYCAN RUSTIC GRANITE	
VINYL SOFFITS VENTED	KAYCAN COLOUR SANDALWOOD	
HARDIE FIBER CEMENT BOARD & BATTEN SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2836 QUARTERSAWN OAK	①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 7569 STUCCO	②
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7069 IRON ORE	④
METAL RAILINGS	FACTORY PAINT FINISH MATCH SW 7069 IRON ORE OR BLACK	
VINYL WINDOWS	ALMOND / TAN	
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2836 QUARTERSAWN OAK	
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY	

SW 2836
Quartersawn Oak

Interior / Exterior

SW 7569
Stucco

Interior / Exterior

Locator Number: 286-C2

286

SW 2849
Westchester Gray

Interior / Exterior

SW 7069
Iron Ore

Interior / Exterior

Locator Number: 251-C7

251

COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 5 - TRI-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY WEATHERED WOOD	
ALUMINUM FLASHINGS	KAYCAN WHITE	
VINYL SOFFITS VENTED	KAYCAN COLOUR WHITE	
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2833 ROYCROFT VELLUM	①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDEYE MAPLE	②
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW 2812 ROOKWOOD JADE	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE	④
METAL RAILINGS	FACTORY PAINT FINISH WHITE	
VINYL WINDOWS	WHITE	
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 0016 BILLIARD GREEN	⑤
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDEYE MAPLE	

<div>SW 2833</div> <div>Roycroft Vellum</div> <div>Interior / Exterior</div> <div></div>	<div>SW 2834</div> <div>Birdseye Maple</div> <div>Interior / Exterior</div> <div></div>	<div>SW 2812</div> <div>Rookwood Jade</div> <div>Interior / Exterior</div> <div></div>	<div>SW 7757</div> <div>High Reflective White</div> <div>Interior</div> <div>Locator Number: 256-C1</div> <div><div>256</div><div></div><div></div><div></div><div></div></div>	<div>SW 0016</div> <div>Billiard Green</div> <div>Interior / Exterior</div> <div></div>
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PLANT SCHEDULE

REF.	QTY.	BOTANICAL / COMMON NAME	SIZE / REMARKS
TREES			
3	3	ACER PALMATUM 'TROMPENBURGH' / JAPANESE MAPLE	2m B&B
2	2	ACER GININGTUM / VINE MAPLE	2m B&B
4	4	ACER RUBRUM / RED MAPLE	7m CAL.
2	2	CHAMAECYPARIS NUTKA CYPRESS / WEeping NUTKA CYPRESS	2m B&B
11	11	CORNUS NUTTALLII / PACIFIC DOGWOOD	6m CAL.
SHRUBS			
20	20	CHOISYA 'AZTEC TEAR' / MEXICAN MOCK ORANGE	#5
30	30	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	#3
4	4	MAHONIA AQUIFOLIUM 'ATROPURPUREA' / PURPLE OREGON GRATE	#2
140	140	ENKIATHUS COMPANULATUS / REDVINE ENKIATHUS	#5
25	25	PIERIS JAPONICA 'VARIEGATA' / LILY-OF-THE-VALLEY SHRUB	#3
50	50	PINUS MUGHO / MUGO PINE	#3
12	12	RHODODENDRON 'HONOURABLE JEAN MARIE MONTAGNE'	#7
8	8	RHODODENDRON 'GOLD PLUMMER'	#7
		LONICERA 'MANDARIN' / CLIMBING HONEYSUCKLE	#2
GRASSES, FERNS, GROUNDCOVERS			
200	200	ARCTOSTAPHYLOS 'VANCOUVER JADE' / KINKIKINNICK	#1
150	150	CORNUS CANADENSIS / CREEPING DOGWOOD	#1
36	36	NASSELLA TENNISSESSIMA / MEXICAN FEATHER GRASS	#1
50	50	POLISTICHUM MINUTUM / SWORD FERN	#1
50	50	PHEGNUM SPICANT / DEER FERN	#1
25	25	ACORUS GRAMINEUS 'OGON' / GOLDEN SWEET FLAG	#1
20	20	GAULTHERIA SHALLON / SALAL	#1

NOTES

1. ALL PLANTS AND PLANTINGS TO BE TO BE LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTED AREAS TO BE MULCHED WITH FINE FIR BARK MULCH.
3. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES AND SHRUBS.
4. AREA OF PLANTINGS & LAWN AREAS SHALL BE IRRIGATED TO ILLABE STANDARDS.
5. PLANT MATERIAL SUBJECT TO AVAILABILITY. DESIGNER MAY SUBSTITUTE SIMILAR.
6. EXACT PLANT LOCATION MAY VARY TO SUIT SITE. DO NOT SCALE DRAWINGS. CONFIRM LOCATION OF EXISTING SITE SERVICES, EASEMENTS, SIDEWALKS, & STRUCTURES PRIOR TO PLACING TO SOIL.
7. SEE SITE SURVEY & DEVELOPMENT LAYOUT PLANS FOR GRADING, EXISTING & PROPOSED ELEVATIONS & CONTOURS.
8. ALL PATIOS, DRIVEWAYS AND PARKING AREAS SHALL BE CONCRETE. PEDESTRIAN WALKWAYS WILL BE PAVES AS INDICATED. ROADWAY SURFACE WILL BE ASPHALT.

21 UNIT MULTI FAMILY NICON DEVELOPMENTS
1027 COLLEGE STREET, DUNCAN BC

PROPOSED LANDSCAPE PLAN

DESIGNED & DRAWN BY: JANICE NEW
NEW LANDSCAPES 250.701.7646

DATE: JAN. 2019

SCALE: 1" = 10' (APPROX.)

REVISIONS: FEB 7, 2019
APRIL 2, 2019
APRIL 11, 2019

NOV. 7, 2019