

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 JE 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)
	STONESCAPING: 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
SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)	
	BENCH STYLE: AYLESBURY BENCH MODEL: A-5 FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	4-STALL BIKE RACK STYLE: SPIRAL BIKE RACK MODEL: SBRB-4 COLOUR: BROWN SLATE
	7-STALL BIKE RACK SPIRAL BIKE RACK SBRB-7 COLOUR: BROWN SLATE
	PICNIC TABLE STYLE: SINGLE PEDESTAL PICNIC TABLE MODELS: (1) SPPTP-40 & (1) SPPTPW-40 (ACCESSIBLE) FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE BOLLARD MODEL: DB30 (OR EQUAL) COLOUR: BRONZE
	STEP/WALL LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE STEP LIGHT MODEL: RS52 (OR EQUAL) COLOUR: BRONZE
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: URBAN PIMA PENDANT MODEL: CXP6C COLOUR: BRONZE
ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.	

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

TREE 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):	N/A		0	0
REAR YARD:	N/A		4	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 TOH AND ASSOCIATES ENVIRONMENTAL SERVICES FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED: 58
3. REPLACEMENT TREES PROVIDED: 53



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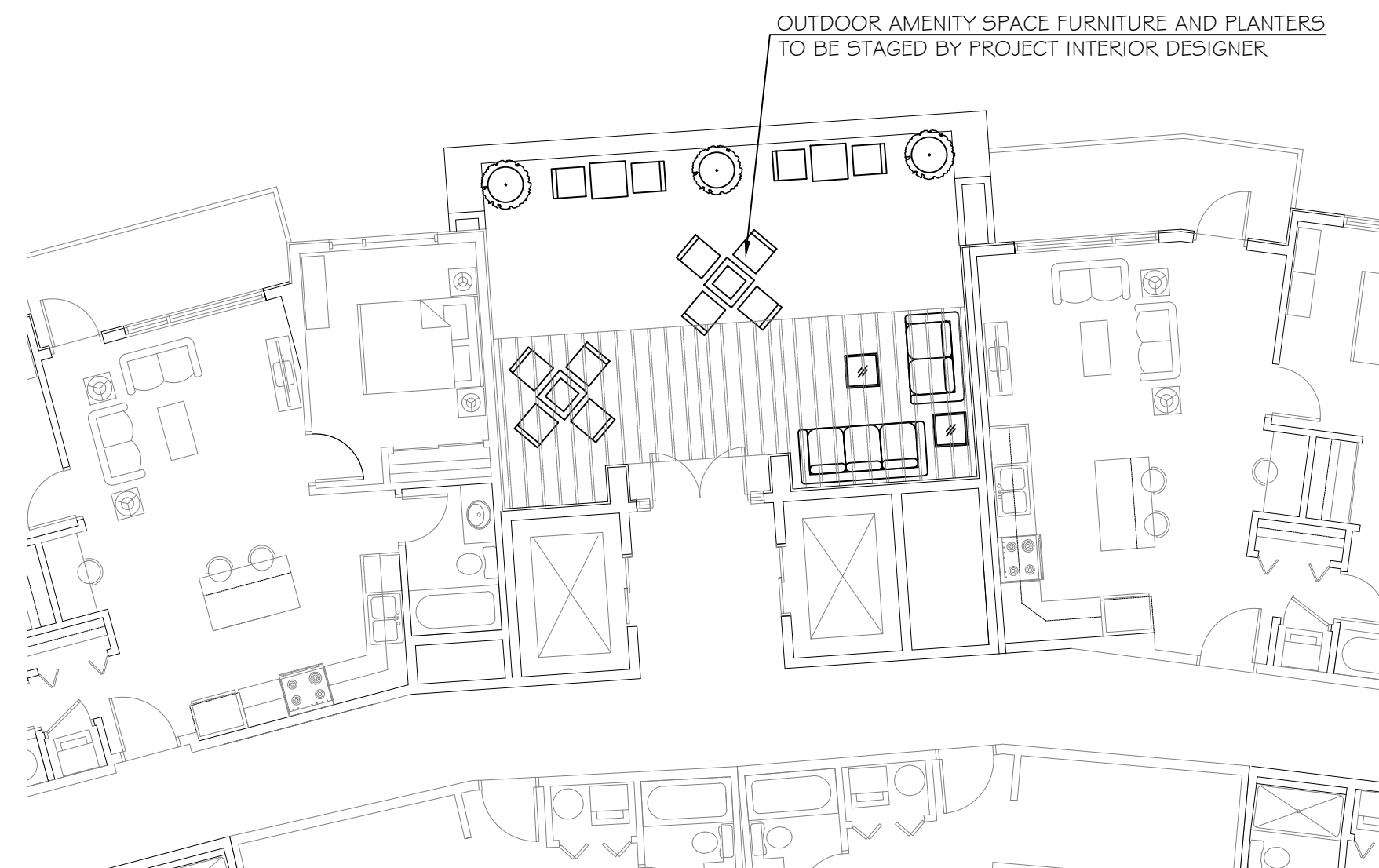
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Plavetic/ MJP Homes Ltd.
Nanaimo, BC**

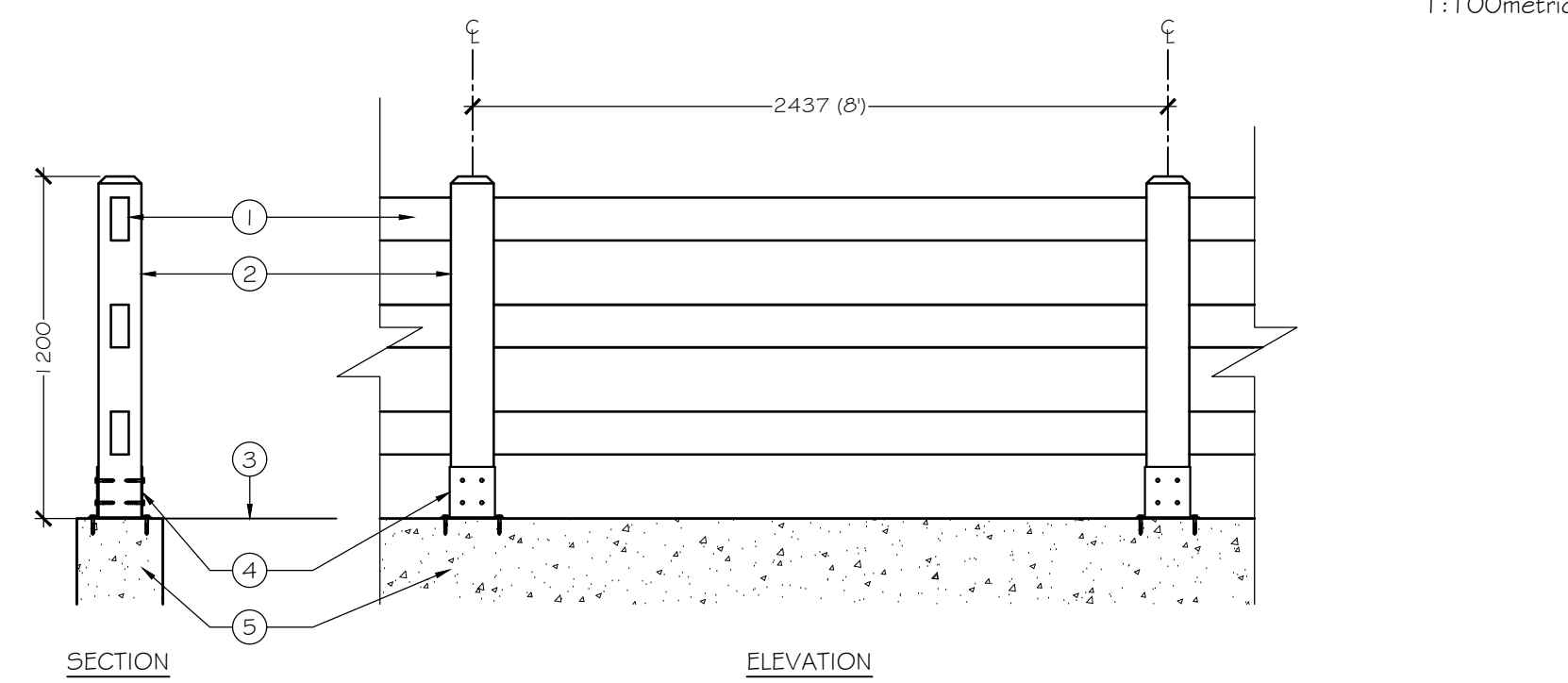
LANDSCAPE ARCHITECTURE PLAN	Date:	June 24, 2024
	Drawn:	CM
	Checked:	CM
	Scale:	1:200 metric
Project Number:	23-0350	
Drawing Number:	L1 of 2	

REVISION SCHEDULE	NOTES
#	Date
0	13DEC2023 Pre-App. Meeting
1	16JAN2024 Issued for DP
2	16JAN2024 Issued for DP
3	25APR2024 DAP
4	24JUN2024 Reissued for DP

**RECEIVED
DP1334
2024-JUL-05
Current Planning**



Third Floor Outdoor Amenity Space



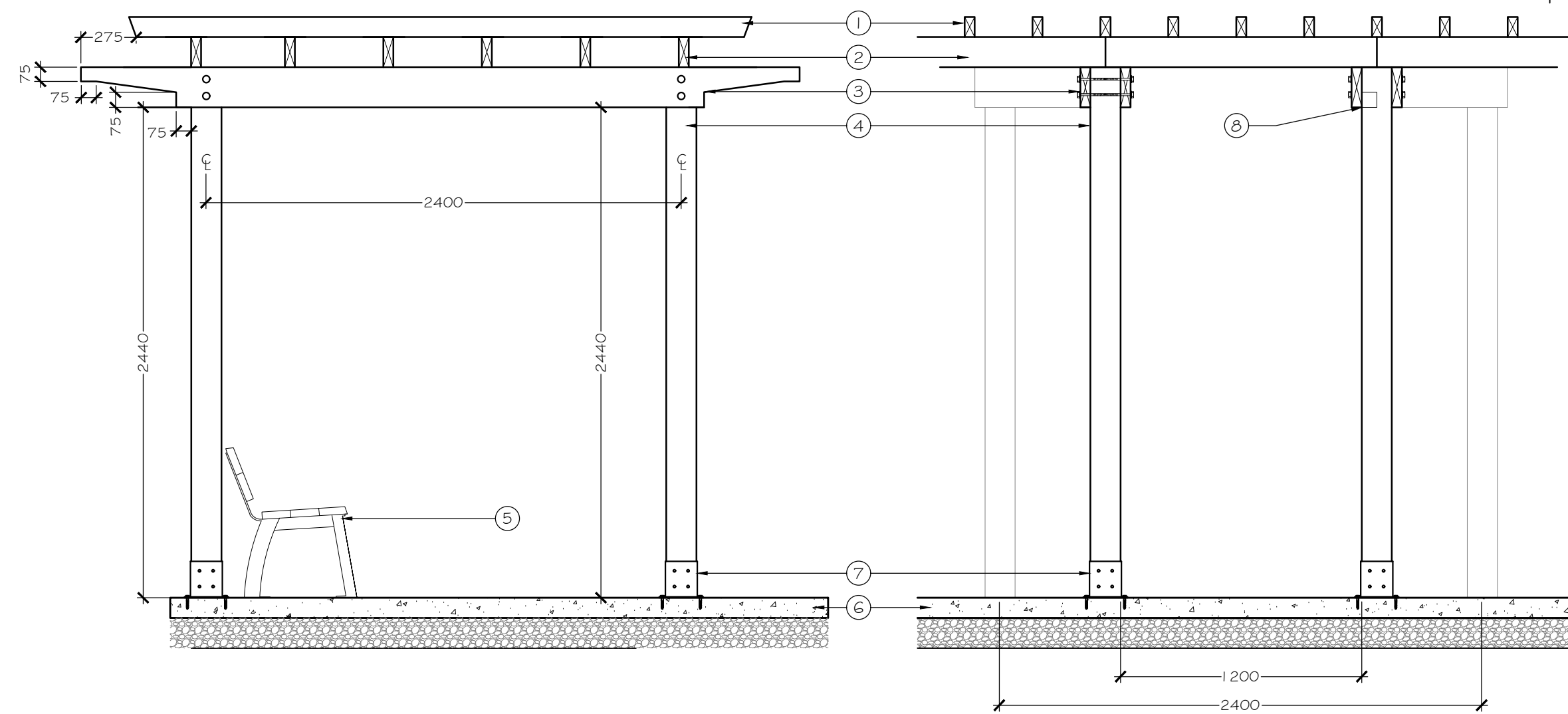
- 1 CONCRETE RAIL, TYP OF (3) COLOUR: TAUPE
- 2 CONCRETE POST COLOUR: TAUPE
- 3 FINISHED GRADE/ADJACENT WALKWAY IN PARK
- 4 POST BASE FASTENED TO CONCRETE POST AND WALL WITH CONCRETE ANCHORS
- 5 CONCRETE RETAINING WALL

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

A Prefabricated Concrete Rail Fence

Section / Elevation

Not to Scale



SIDE SECTION-ELEVATION

FRONT ELEVATION

- 1 50mm X 100mm (2" X 4") CEDAR, TOE NAIL W (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
- 2 50mm X 150mm (2" X 6") CEDAR, TOE 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, FASTEN TO EACH POST W (2) - 19mm (3/4") GALVANIZED CARRIAGE BOLTS CW (4) WASHERS PER FASTENER
- 4 150mm X 150mm (6" X 6") POST
- 5 BENCH, REFER TO LAYOUT LEGEND
- 6 BROOM FINISH CONCRETE PAVING, REFER TO SITE PLAN
- 7 150 X 150 X 20mm GALVANIZED POST BASE FASTENED TO CONCRETE SURFACE WITH CARBON STEEL CONCRETE SCREW ANCHORS, POWDER COAT: BRONZE
- 8 LED STRIP LIGHT INSTALLED BETWEEN CEDAR CROSS MEMBERS BOTH SIDES

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

B Pergola

Section/ Elevation

1:25 metric

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE 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 "GROOMED" - 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. EXCAVATED 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.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
ET	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
BF	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.

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 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	SEE PLAN	2	NATIVE CULTIVAR
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	LIQUIDAMBAR 'SLENDER SILHOUETTE' SLENDER 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
	STYRAX JAPONICUS JAPANESE SNOWBELL	6cm CAL.	SEE PLAN	2	IN RAISED PLANTERS
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	#20 POT	1.0m O.C.	8	DROUGHT TOLERANT
SHRUBS					
	ESCALLONIA 'NEWPORT DWARF' DWARF ESCALLONIA	#1 POT	0.75m O.C.	89	DROUGHT TOLERANT
	GAULTHERIA SHALLON SALAL	#2 POT	1.0m O.C.	88	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	18	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	133	NATIVE SPECIES
	POLYSTICHUM MUNIUM SWORD FERN	#1 POT	1.0m O.C.	37	NATIVE SPECIES
	SENECIO GREYII 'SUNSHINE' DAISY BUSH	#1 POT	1.2m O.C.	43	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' 'H.M. EDDIE' YEW	#3 POT	0.9m O.C.	120	DROUGHT TOLERANT
	VIBURNUM TINUS 'GWENLIAN' GWENLIAN LAURUSTINUS	#2 POT	1.0m O.C.	58	DROUGHT TOLERANT
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINKIKINICK	#1 POT	0.9m O.C.	135	NATIVE SPECIES
	DICENTRA FORMOSA PACIFIC BLEEDING HEART	#1 POT	0.6m O.C. SEE PLAN	39	NATIVE SPECIES
	HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	54	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 POT	0.9m O.C.	94	DROUGHT TOLERANT
	HYDRANGEA ANOMALA VAR. PETIOLARIS CLIMBING HYDRANGEA	#1 POT	SEE PLAN	4	AT PERGOLA POSTS
	ROSA MEIDILAND 'ICE' WHITE MEIDILAND ROSE	#1 POT	1m O.C.	67	DROUGHT TOLERANT
	LAWN CANADA NO. 1	SOD		306m2	
SEASONAL ANNUAL PLANTING					
	BY OWNER	10cm POT	0.45m O.C.	30	



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Plavetic/ MJP Homes Ltd.
Nanaimo, BC

LEGEND, NOTES & DETAILS
Date: June 24, 2024
Drawn: CM
Checked: CM
Scale: AS NOTED
Project Number: 23-0350
DRAWING NUMBER: L2 of 2

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