

SILVA MULTI-FAMILY

3400 BARRINGTON ROAD, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 19, 2024

DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Context Plan
- L1.02 Landscape Plan
- L1.03 Landscape Details
 - 1. Recessed Wall Lighting
 - 2. Bollard Lighting
 - 3. Timber Bench
 - 4. Bicycle Rack
- L1.04 Landscape Details
 - 5. Split Rail Fence (MOESS)
 - 6. Perimeter Board Fence
- L2.01 Planting Plan (Southwest)
- L2.02 Planting Plan (Southeast)
- L2.03 Planting Plan (Northwest)
- L2.04 Planting Plan (Northeast)
- L2.05 Plant Legend & List, Planting Notes

DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for 3400 Barrington Road in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky cliff faces and outcrops create striking topographic variations that amplify contrasting experiences of a contemporary urban landscape and immersion within a natural forest environment.

The underlying plant community is characterized by moss and fern-covered rock outcroppings and bluffs within a forest dominated by Douglas fir. The understorey is comparatively sparse, dominated by mosses, as well as shrubs, ferns and groundcovers common to the Coastal Douglas fir biogeoclimatic zone. This offers an important reference ecosystem for the proposed planting design, which aims to return much of the landscape to a functional habitat following construction. Plantings in more formal areas along the front façade integrate layers of ornamental perennials into the native plant palette to add colour, visual interest and forage for beneficial birds and insects.

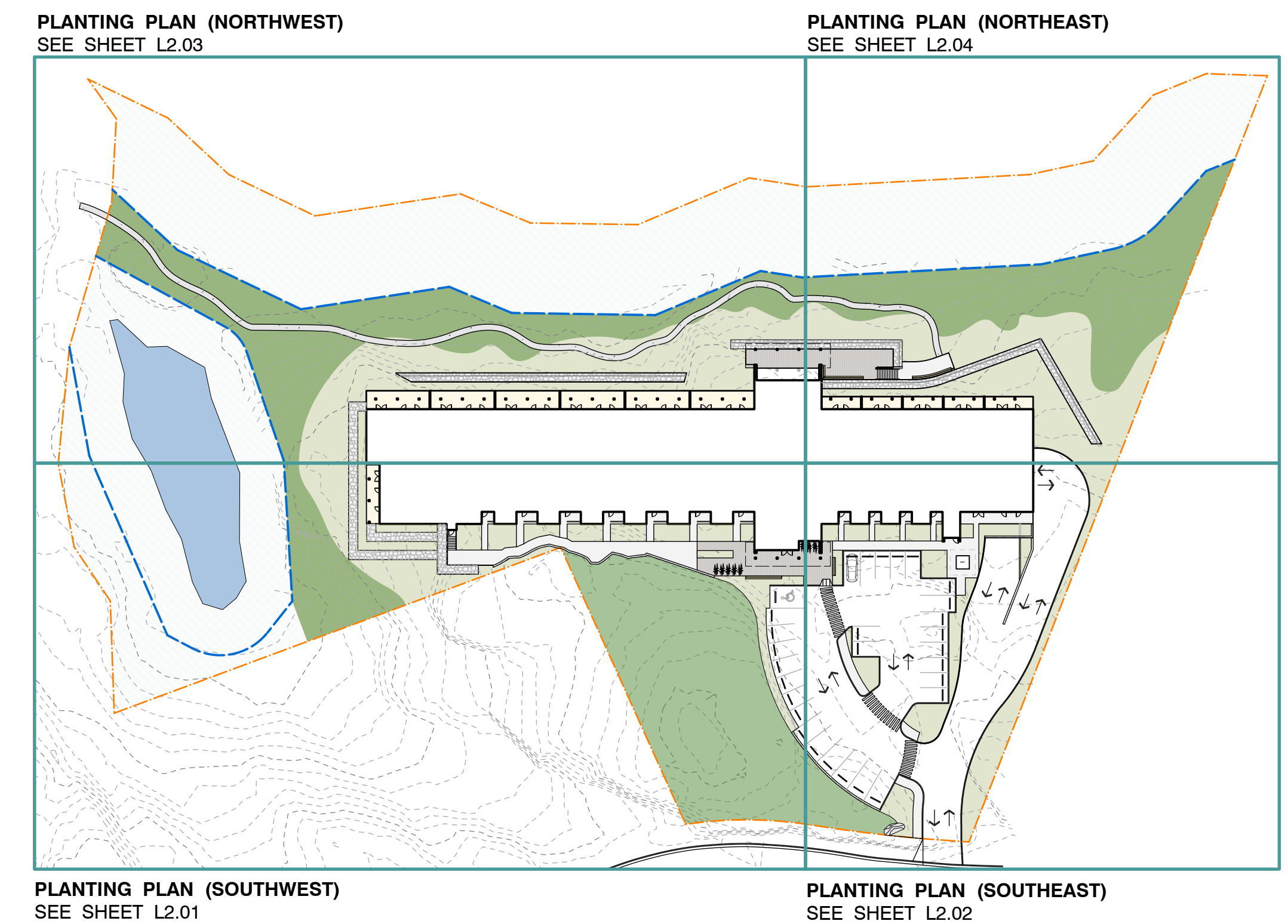
A main entry plaza and pedestrian walkway that connects to ground-oriented garden patios is shaped by a massive rock outcropping that defines the front portion of the parcel, capitalizing on the striking character of the natural landscape.

At the rear of the building, a Forest Lobby provides a social gathering space that allows for immersion in a forested landscape while retaining the comfort of a clean, contemporary architectural environment.

Owing to the site topography, boulder retaining walls create a series of terraces along the north and west façades of the building. These terraces provide space for planting and incorporate landscape as a valuable feature for managing rooftop rainwater.

Site furnishings include long timber benches for seating, and restrained bollard and recessed wall lights to announce ground-oriented entries, and for safety along paths and stairs. A simple gravel path provides a connection to an existing trail network off-site.

KEY PLAN



DESIGN PRECEDENTS



01 Forest understorey planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site



02 Layered mix of ornamental and indigenous perennials and grasses around garden patios offer colour, seasonal interest and forage for pollinators



03 Long timber benches for seating



04 Rock outcrops and other natural features shape formal public spaces



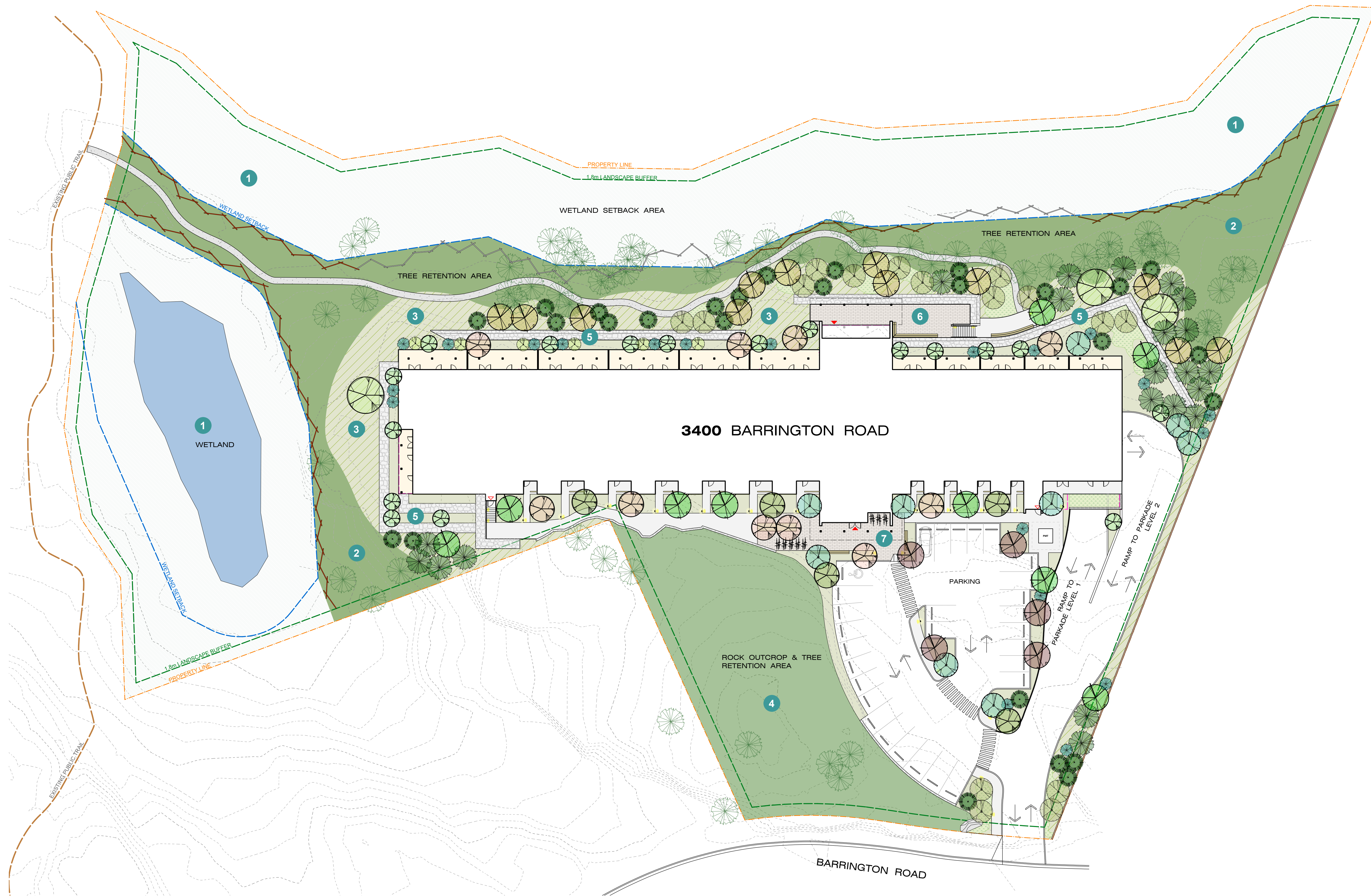
05 Native stone from on-site reused for stacked boulder walls



06 Cut stone entry sign

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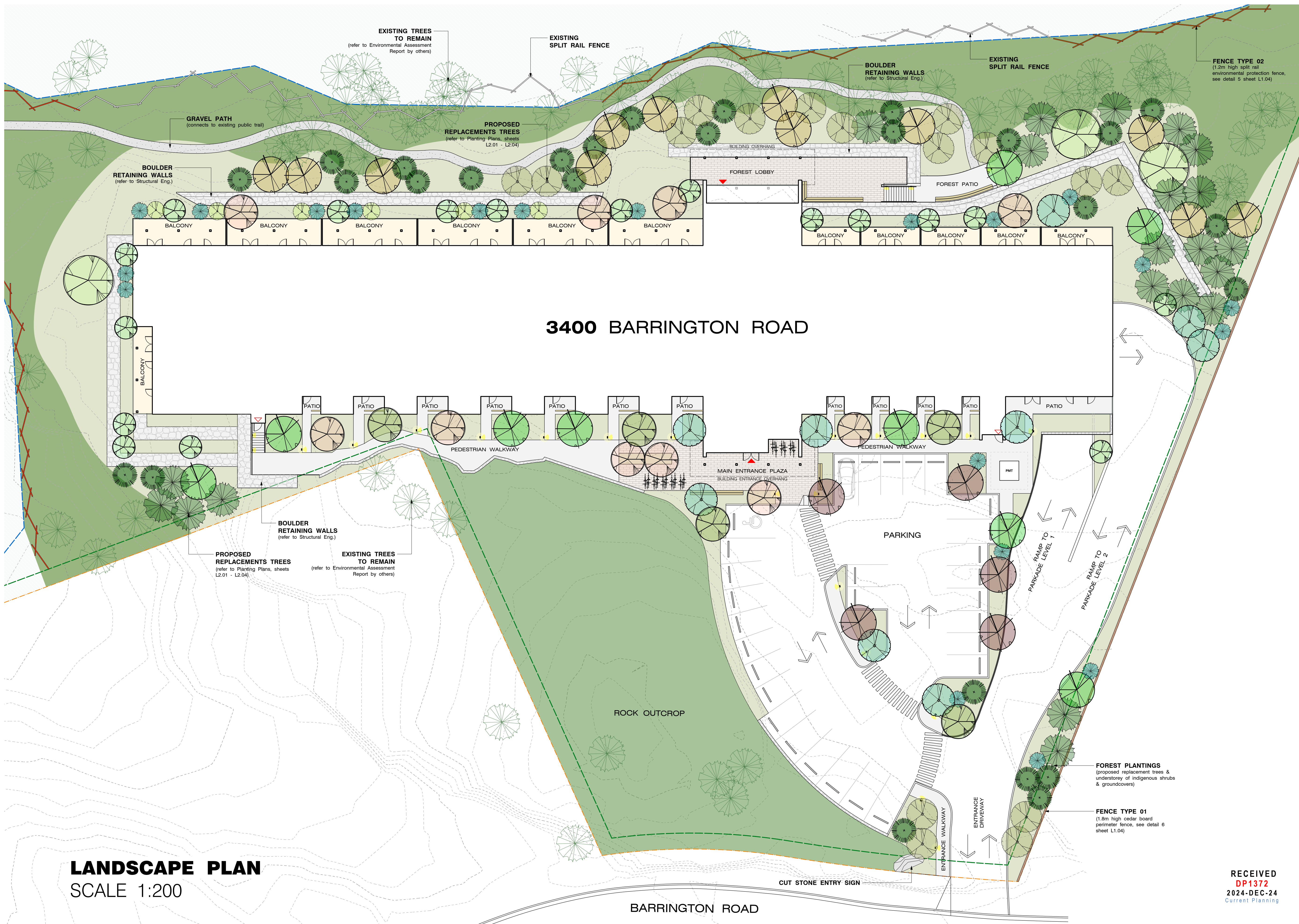
- 1 WETLANDS & SETBACK AREAS**
(a small wetland and surrounding setback area defined the west edge of the parcel; a larger wetland on the parcel to the north has a setback that extends across the entire north flank of the site)
- 2 TREE RETENTION AREA**
(much of the site is left in a natural condition, with trees removed only as needed for safety; invasive species are to be removed and replaced with indigenous understorey species)
- 3 FOREST UNDERSTOREY PLANTING**
(areas affected by construction and tree removal will be replanted with an indigenous forest understorey with replacement trees planted wherever possible; based on a parcel area of 1.53 ha, 153 replacement trees are required)
- 4 ROCK OUTCROP**
(a massive rock outcrop occupies much of the south portion of the parcel and creates a dramatic edge to the entry, parking area, entry plaza and west wing of the building)
- 5 BOULDER WALLS AND TERRACES**
(to provide a buildable area that adequately accommodates the multi-family use on such a dynamic site requires considerable terracing; given the abundance of rock material on site, these are to be constructed of native boulder material; the terraces provide space for extensive planting and provide storage volume for rain water.)
- 6 FOREST LOBBY**
(an outdoor patio and casual gathering area provides a communal space for social interaction while experiencing immersion in a forest ecosystem; views into the tree canopy and over adjacent wetlands offers opportunities to observe nature and wildlife from the comfort of a sheltered patio with long timber benches)
- 7 ENTRY PLAZA AND GARDEN PATIOS**
(a formal plaza announces the main entry to the building and connects to ground level patios along its south facade; the edges of the main entry plaza and patios are shaped by the contrasting features of contemporary architecture on one side and a massive rock outcrop on the other)

LANDSCAPE CONTEXT LEGEND	
	FOREST UNDERSTOREY Area: 1151m ²
	GARRY OAK MEADOW Area: 234m ²
	RIPARIAN SETBACK AREA Area: 4610m ²
	TREE RETENTION AREA Area: 3185m ²
	LANDSCAPE BUFFER
	WETLAND SETBACK
	EXISTING PUBLIC TRAIL

LANDSCAPE CONTEXT PLAN
SCALE 1:300

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LANDSCAPE LEGEND

	TIMBER BENCH Quantity: 4 (see detail 3, sheet L1.03)
	BICYCLE RACK Total Capacity: 16 bikes Quantity: 8 (see detail 4, sheet L1.03)
	ENTRANCE / EXIT - MAIN ENTRANCE / EXIT - SECONDARY
	FENCE TYPE 01 Cedar Board Perimeter Height: 1.8m Length: 120.78m (see detail 6, sheet L1.04)
	FENCE TYPE 02 Split Rail (Environmental Protection) Height: 1.2m Length: 174.10m (see detail 5, sheet L1.04)
	LIGHTING - BOLLARD Quantity: 20 (see detail 2, sheet L1.03)
	LIGHTING - RECESSED WALL Quantity: 4 (see detail 1, sheet L1.03)
	CONCRETE PAVING Area: 330.65m ²
	DRAIN ROCK Area: 23m ²
	GRAVEL SURFACING Area: 167.62m ²
	PLANTED AREA Area: 1685m ²
	RIPARIAN SETBACK AREA Area: 4610m ²
	ROCK RETAINING WALLS Area: 304.16m ²
	TREE RETENTION AREA Area: 3185m ²
	UNIT PAVERS Area: 210.82m ²
	LANDSCAPE BUFFER
	WETLAND SETBACK

- ### LANDSCAPE NOTES
- It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
 - All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards & Specifications**.
 - All landscape construction to meet the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
 - Contractor shall refer to the contract specifications for additional requirements.
 - Contractor to confirm layout of landscape plan on site with the Landscape Architect.
 - Irrigation to be designed and built by Contractor. As-built drawings required.

LANDSCAPE PLAN
SCALE 1:200

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design • art • ecology

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REGISTERED MEMBER
LANDSCAPE ARCHITECT
624

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PROJECT 24009
SILVA MULTI-FAMILY
3400 BARRINGTON ROAD
NANAIMO, BC

CITY FILE NO.
SCALE 1:200
DATE 2024-10-01
DB CM **CB** KS

LANDSCAPE PLAN

L1.02

BEGA Recessed Wall Luminaire 24060 (or eq.)
Quantity: 9

Specifications:
 Asymmetrical Forward Throw

Operating Voltage 120-277V AC
 Luminaire Lumens 848 Lumens (3000K)
 Height 5" (127mm)
 Width 13" (330mm)
 Depth 5-1/2" (139mm)
 Finish Powder Coated Bronze Matte 3mil thickness



1 Recessed Wall Lighting
 L1.03 Scale: NTS

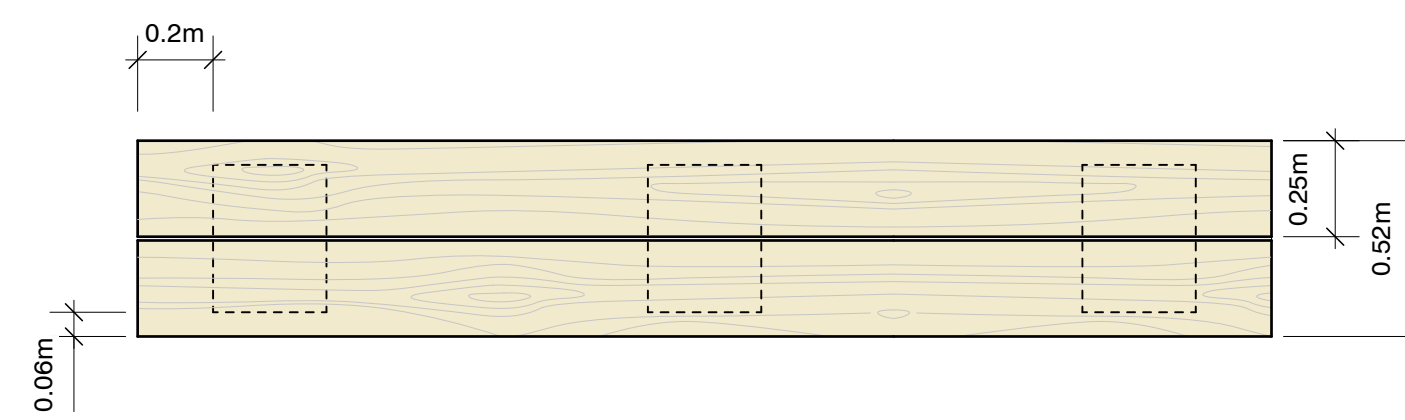
BEGA Exterior Bollard Light 99558 (or eq.)
Quantity: 21

Specifications:
 Surface Mount
 (B79817 Anchorage kit)

Operating Voltage 120-277V AC
 Luminaire Lumens 1662 Lumens (3000K)
 Height 43-3/8" (1101mm)
 Width 9-7/8" (251mm)
 Depth 5-1/2" (244mm)
 Finish Powder Coated Bronze Matte 3mil thickness



2 Bollard Lighting
 L1.03 Scale: NTS



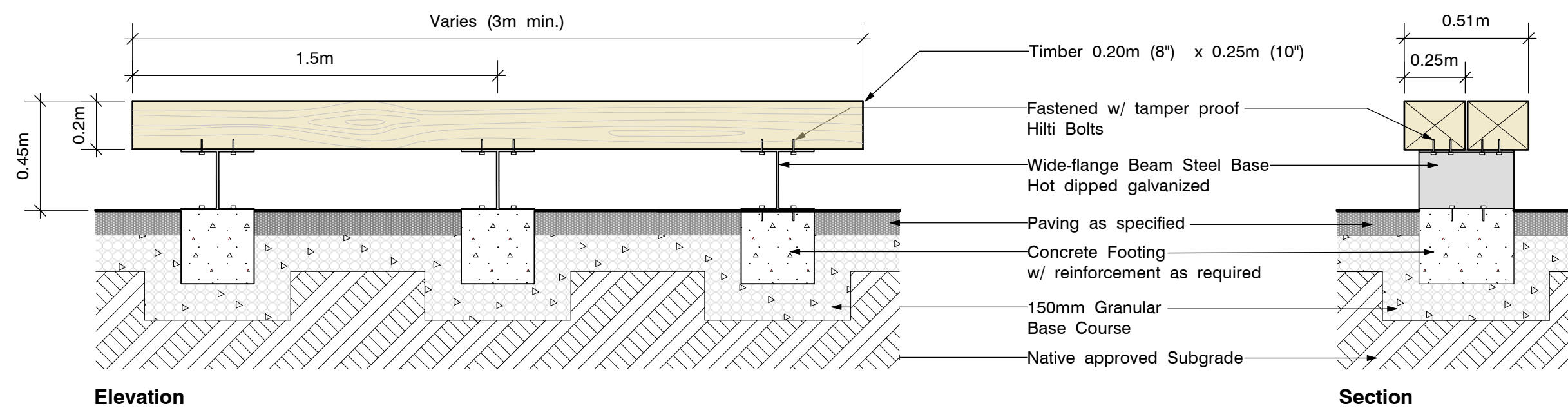
Plan

Notes:
 All wood to be selected tight knot cedar. No checks, splits, warps or waness. All cut ends to be properly sealed.

Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

Specified Cedar may be substituted with reclaimed timbers. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.

Quantity: 3 Timber Benches
 (1 x 1.5m Long, 1 x 2.0m Long, 1 x 3.0m long)



Elevation

Section

3 Timber Bench
 L1.03 Scale: 1:20

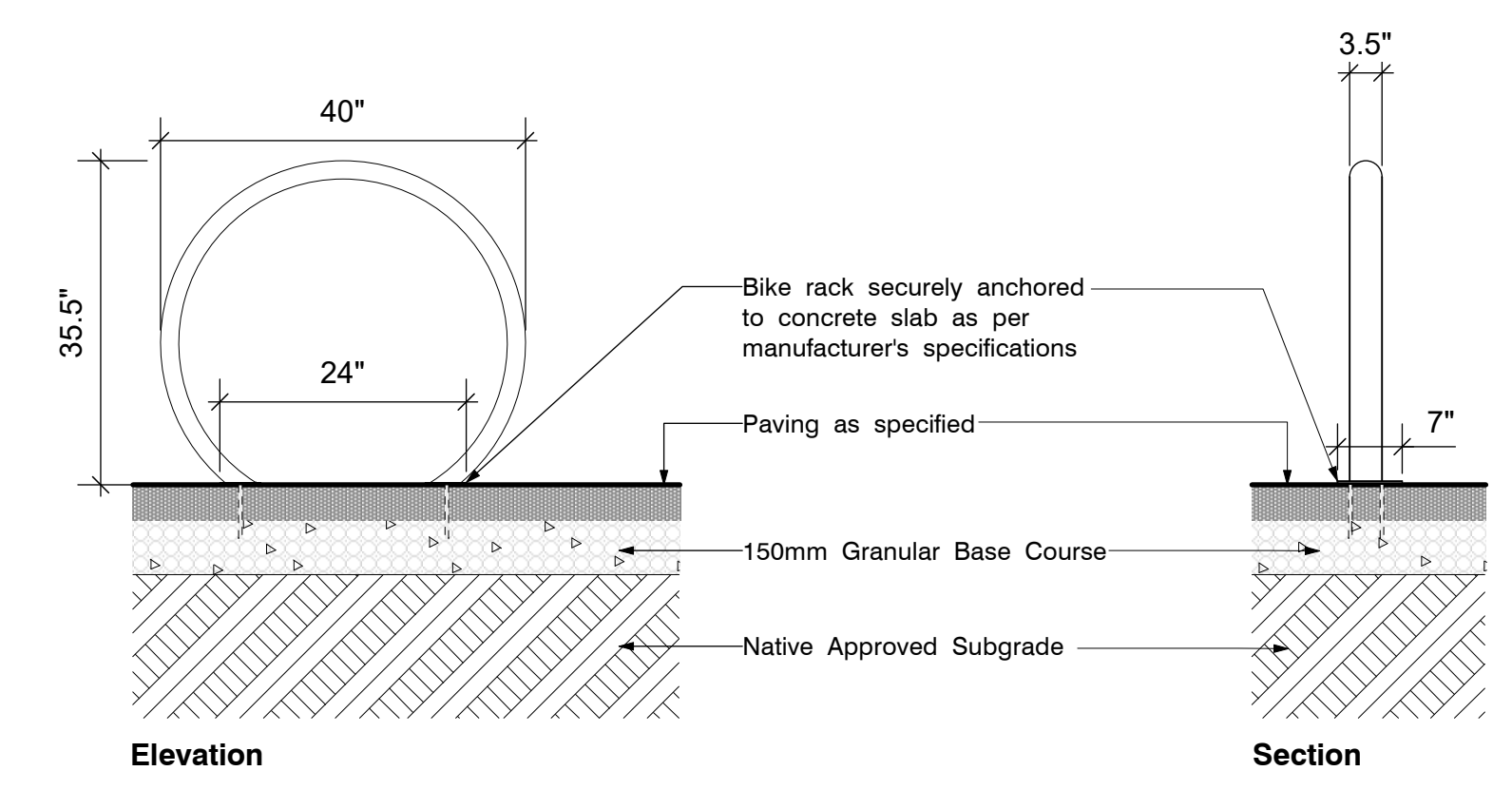
Elevation / Section

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
Quantity: 8

Specifications:
 Surface Mount
 (INST-1 Stainless steel mounting kit to be included)

Capacity up to 2
 Height 35.5" (902mm)
 Width 40" (1016mm)
 Weight 16 LBS (7.25kg)
 Finish Stainless Steel

Wishbone Site Furnishings
 210-27090 Gloucester Way
 Langley, BC
 1-866-626-0476
 604-626-0476
 www.wishboneltd.com



Elevation

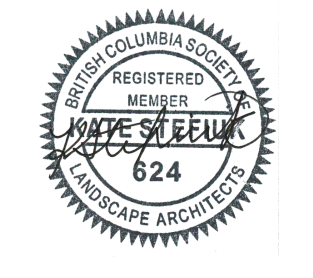
Section

4 Bicycle Rack
 L1.03 Scale: NTS

Elevation / Section

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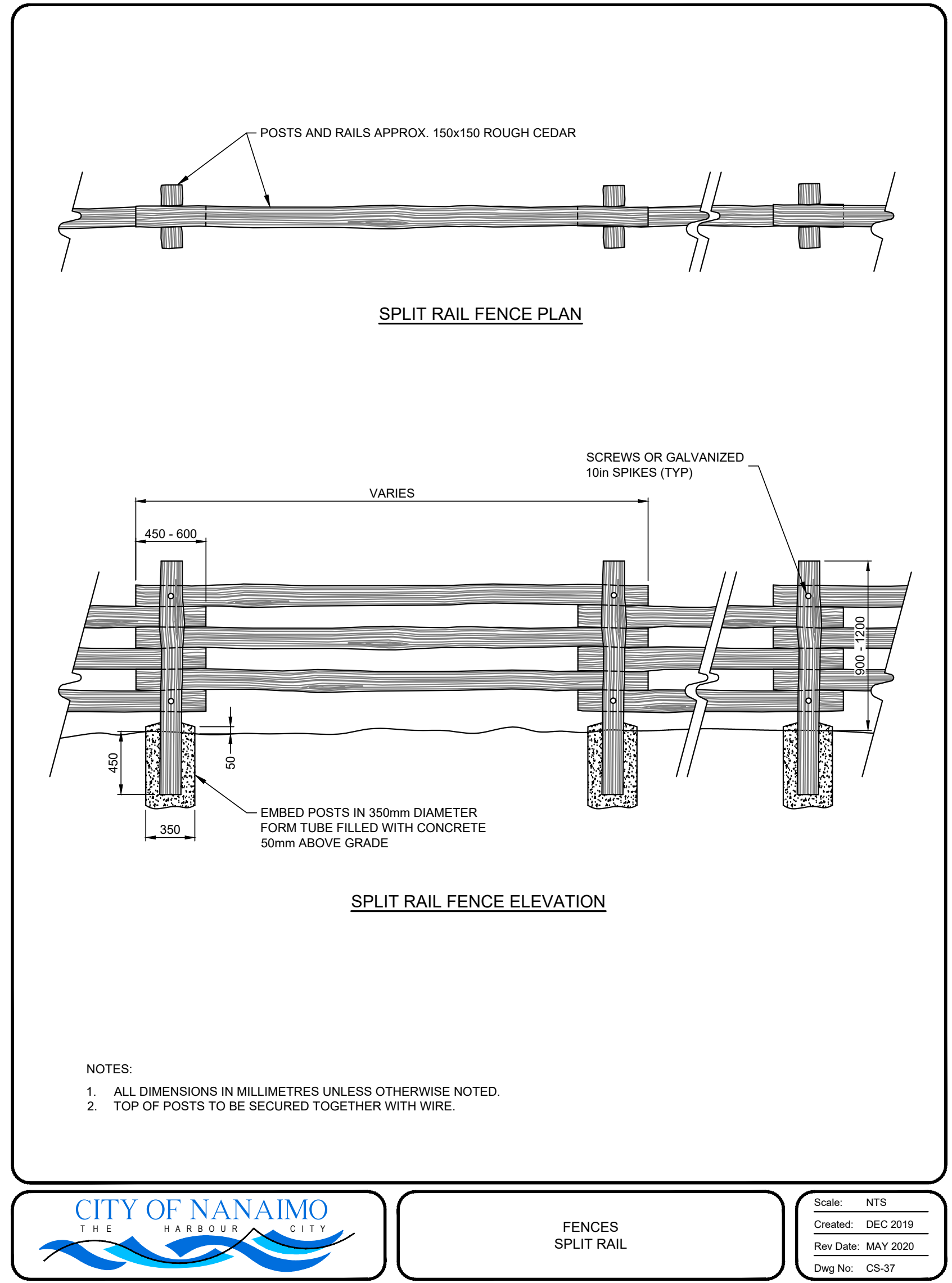
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PROJECT 24009
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 NANAIMO, BC

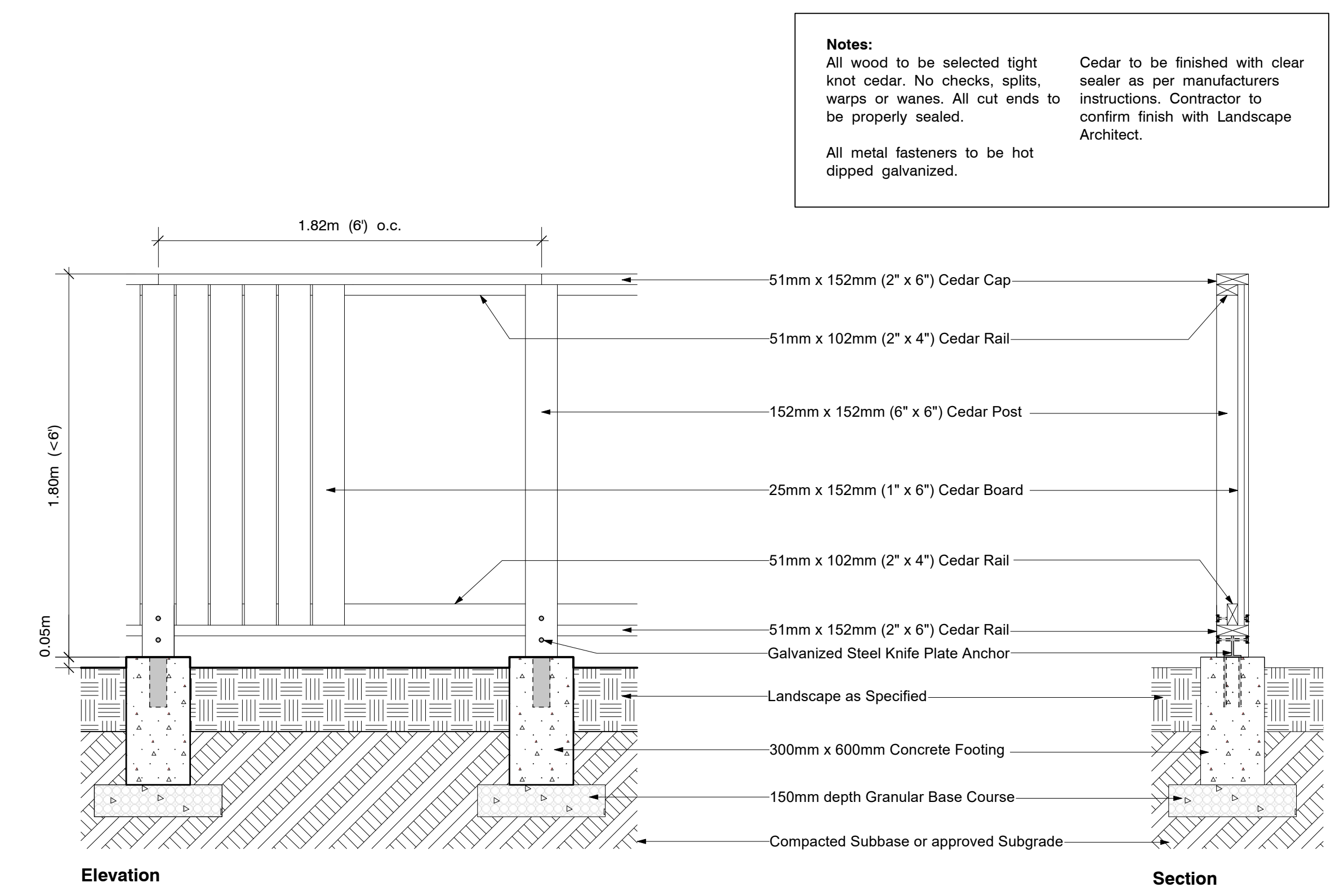
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LANDSCAPE DETAILS

L1.03



5 City of Nanaimo (MOESS) Standard Split Rail Fence
L1.04 Scale: 1:20 Elevation / Section



6 Perimeter Board Fence
L1.04 Scale: 1:20 Elevation / Section

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PLANTING PLAN (SOUTHWEST)
 SCALE 1:150

Refer to **Sheet L2.02** for Planting Plan (Southeast)
 Refer to **Sheet L2.03** for Planting Plan (Northwest)
 Refer to **Sheet L2.04** for Planting Plan (Northeast)
 Refer to **Sheet L2.05** for Plant Legend & List,
 Planting Notes

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TREE & PLANT LEGEND

Existing Trees to Remain

Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

Coniferous & Evergreen Trees

- Am (12) Arbutus menziesii
- Po (20) Picea Omorika Bruns
- Pc (27) Pinus contorta var. contorta
- P (21) Pseudotsuga menziesii

Deciduous Trees

- Ac (17) Acer circinatum
- Ap (5) Acer griseum
- Am (3) Acer macrophyllum
- Ap (10) Acer palmatum 'Osakazuki'
- Ce (9) Cornus 'Eddies White Wonder'
- Pp (5) Parrotia persica 'Vanessa'
- Qg (16) Quercus garryana
- Qp (6) Quercus palustris 'Pingreen'
- S (9) Styx japonica

Deciduous Shrubs

- A Amelanchier grandiflora
- Hd Holodiscus discolor
- Rs Ribes sanguineum
- Sy Symphoricarpos albus
- V Vaccinium (mix varieties)

Evergreen Shrubs

- Gs Gaultheria shallon
- Mn Mahonia nervosa
- Px Paxistima myrsinites
- Vo Vaccinium ovatum

Ferns & Groundcovers

- Au Arctostaphylos uva-ursa
- Fc Fragaria chiloensis
- Fv Fragaria vesca
- Pg Polypodium glycyrrhiza
- Pm Polystichum munitum

Perennials

- At Achlys triphylla
- Gl Gaura lindheimeri
- Hm Hakonechloa macra
- Np Nepeta x faassenii 'Dropmore'
- Tg Tellima grandiflora
- TI Trientalis latifolia

FOREST UNDERSTOREY
Area: 1151m²

Plant with a mix of:

1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

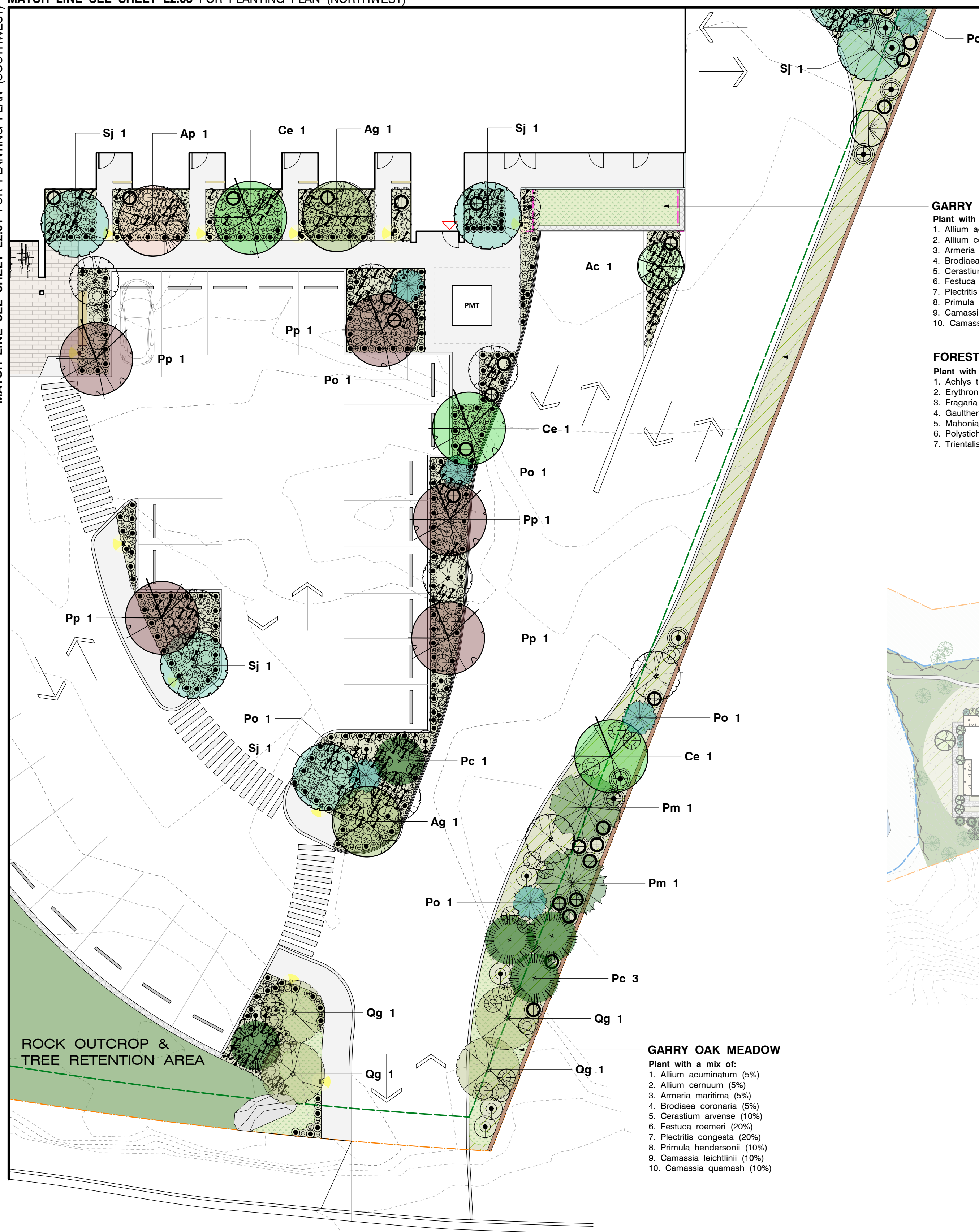
GARRY OAK MEADOW
Area: 234m²

Plant with a mix of:

1. Allium acuminatum (5%)
2. Allium cernuum (5%)
3. Armeria maritima (5%)
4. Brodiaea coronaria (5%)
5. Cerastium arvense (10%)
6. Festuca roemerii (20%)
7. Plectritis congesta (20%)
8. Primula hendersonii (10%)
9. Camassia leichtlinii (10%)
10. Camassia quamash (10%)

MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN (NORTHWEST)

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN (SOUTHWEST)



- GARRY OAK MEADOW**
Plant with a mix of:
1. Allium acuminatum (5%)
 2. Allium cernuum (5%)
 3. Armeria maritima (5%)
 4. Brodiaea coronaria (5%)
 5. Cerastium arvense (10%)
 6. Festuca roemerii (20%)
 7. Plectritis congesta (20%)
 8. Primula hendersonii (10%)
 9. Camassia leichtlinii (10%)
 10. Camassia quamash (10%)

- FOREST UNDERSTOREY**
Plant with a mix of:
1. Achlys triphylla (3%)
 2. Erythronium oregonum (2%)
 3. Fragaria vesca (10%)
 4. Gaultheria shallon (20%)
 5. Mahonia nervosa (20%)
 6. Polystichum munitum (30%)
 7. Trientalis latifolia (5%)



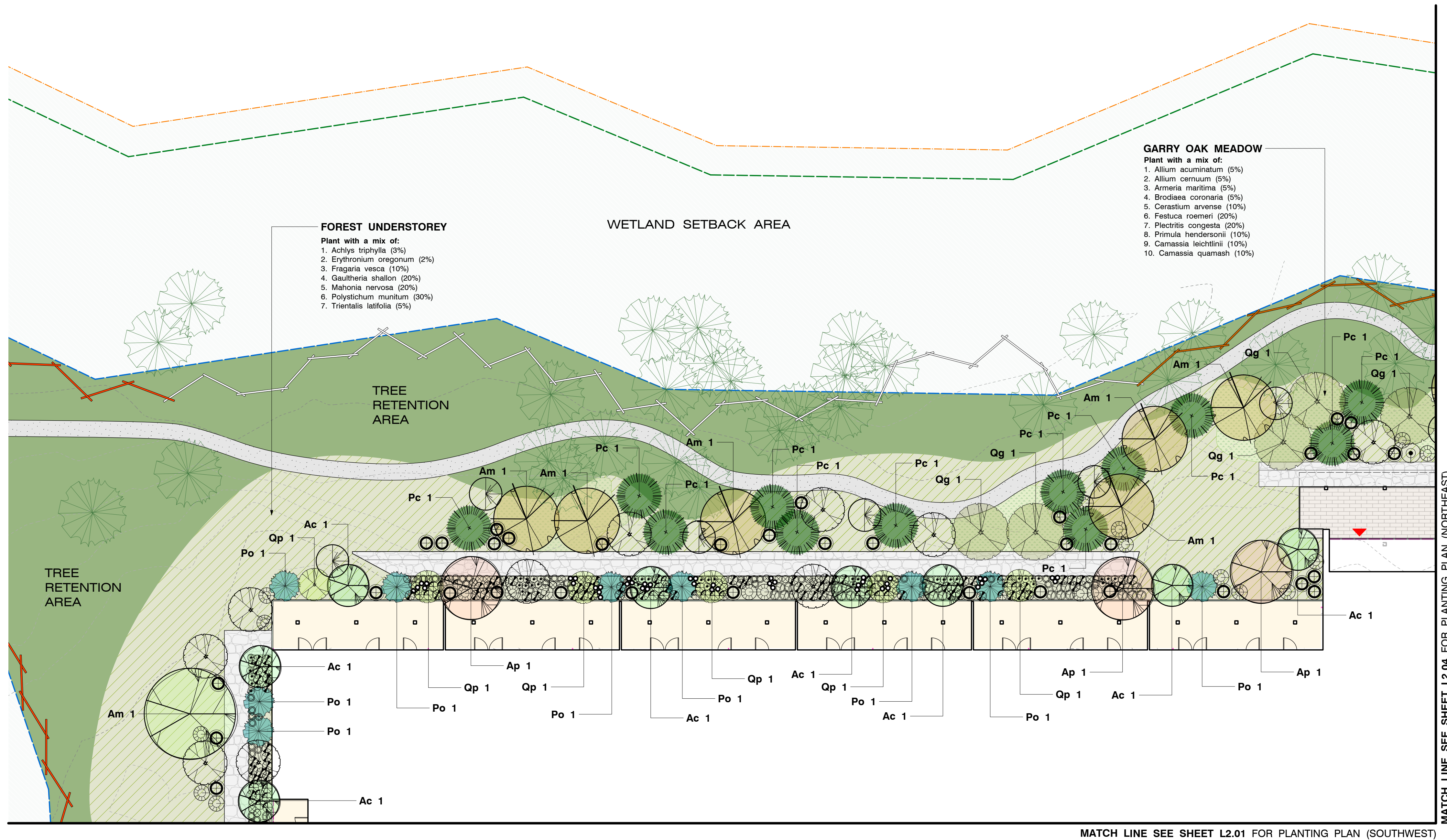
Refer to **Sheet L2.01** for Planting Plan (Southwest)
 Refer to **Sheet L2.03** for Planting Plan (Northwest)
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 Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

PLANTING PLAN (SOUTHEAST)

SCALE 1:150

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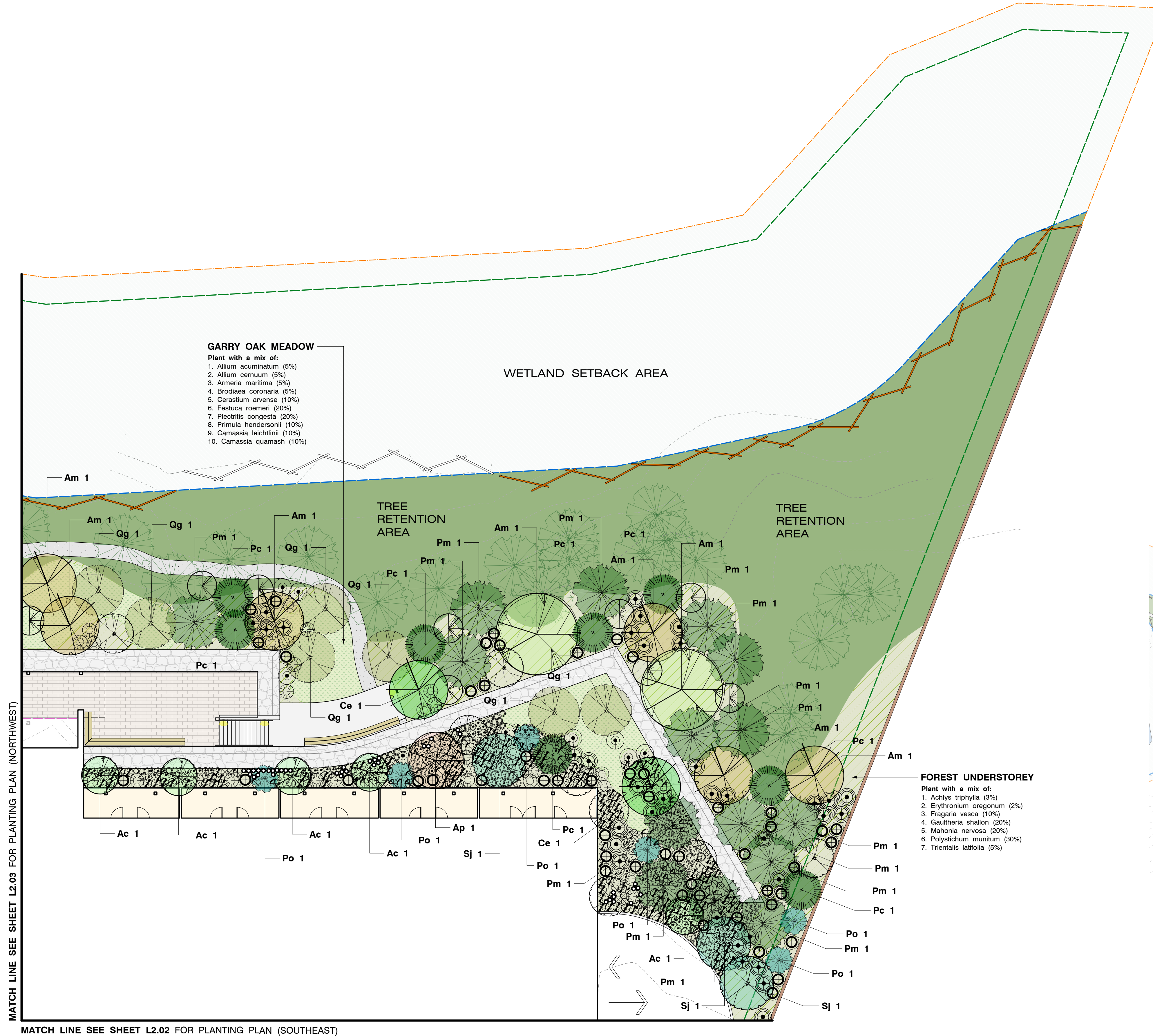
PLANTING PLAN (NORTHWEST)
SCALE 1:150



Refer to **Sheet L2.01** for Planting Plan (Southwest)
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 Planting Notes

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GARRY OAK MEADOW
 Plant with a mix of:
 1. Allium acuminatum (5%)
 2. Allium cernuum (5%)
 3. Armeria maritima (5%)
 4. Brodiaea coronaria (5%)
 5. Cerastium arvense (10%)
 6. Festuca roemerii (20%)
 7. Plectritis congesta (20%)
 8. Primula hendersonii (10%)
 9. Camassia leichtlinii (10%)
 10. Camassia quamash (10%)

FOREST UNDERSTOREY
 Plant with a mix of:
 1. Achlys triphylla (3%)
 2. Erythronium oregonum (2%)
 3. Fragaria vesca (10%)
 4. Gauthieria shallon (20%)
 5. Mahonia nervosa (20%)
 6. Polystichum munitum (30%)
 7. Trientalis latifolia (5%)



Refer to **Sheet L2.01** for Planting Plan (Southwest)
 Refer to **Sheet L2.02** for Planting Plan (Southeast)
 Refer to **Sheet L2.03** for Planting Plan (Northwest)
 Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

PLANTING PLAN (NORTHEAST)
 SCALE 1:150

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SILVA MULTI-FAMILY
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 NANAIMO, BC

PLANTING PLAN (NORTHEAST)

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L2.04

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Am	12	Arbutus menziesii	Arbutus	#5		Native
Po	20	Picea omorika bruns	Serbian Spruce	2.5m ht		Ornamental
Pc	27	Pinus contorta var. contorta	Shore Pine	#15		Native
Pm	21	Pseudotsuga menziesii	Douglas Fir	#15		Native
Deciduous Tree						
Ac	17	Acer circinatum	Vine Maple	#7		Native
Ag	5	Acer griseum	Paperbark Maple	#20		Ornamental
Am	3	Acer macrophyllum	Big Leaf Maple	#20		Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	9	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Pp	5	Parrotia persica 'Vanessa'	Persian Ironwood	#20		Ornamental
Og	16	Quercus garryana	Garry Oak	#15		Native
Oq	6	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20		Ornamental
Sj	9	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
Deciduous Shrubs						
A	37	Amelanchier alnifolia	Service Berry	#3	2m o.c.	Native
Hd	16	Holodiscus discolor	Ocean Spray	#3	2m o.c.	Native
Rc	30	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	39	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Gs	556	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	403	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Px	127	Paxistima myrsinites	Falsebox	#1	1.2m o.c.	Native
Vo	158	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	252	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	244	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	344	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	273	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	1065	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Perennials						
At	111	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Aa	34	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	34	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Arm	34	Armeria maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	34	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	68	Cerastium arvense	Field Chickweed	10cm	45cm o.c.	Native
Fr	134	Festuca roemerii	Roemers Fescue	10cm	45cm o.c.	Native
Gl	155	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	49	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Plc	134	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Np	41	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Ph	68	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Tg	122	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Tl	217	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
Bulbs						
Cl	68	Camassia leichtlinii	Great Camas	#1	45cm o.c.	Native
Cq	68	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Eo	30	Erythronium oregonum	White Fawn Lily	#1	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:
KINSHIP DESIGN ART ECOLOGY
 Kate Stefiuk BCSLA
 t: 250-753-8093 e: kate.stefiuk@kinshipdesign.ca
 No substitutions will be accepted without prior written approval of the Landscape Architect.

TREE & PLANT LEGEND

Existing Trees to Remain

Coniferous & Evergreen Trees

Am (12) Arbutus menziesii

Po (20) Picea Omorika Bruns

Pc (27) Pinus contorta var. contorta

P (21) Pseudotsuga menziesii

Deciduous Trees

Ac (17) Acer circinatum

Ap (5) Acer griseum

Am (3) Acer macrophyllum

Ap (10) Acer palmatum 'Osakazuki'

Ce (9) Cornus 'Eddies White Wonder'

Pp (5) Parrotia persica 'Vanessa'

Og (16) Quercus garryana

Oq (6) Quercus palustris 'Pingreen'

S (9) Styrax japonica

Deciduous Shrubs

A Amelanchier grandiflora

Hd Holodiscus discolor

Rc Ribes sanguineum

Sy Symphoricarpos albus

V Vaccinium (mix varieties)

Evergreen Shrubs

Gs Gaultheria shallon

Mn Mahonia nervosa

Px Paxistima myrsinites

Vo Vaccinium ovatum

Ferns & Groundcovers

Au Arctostaphylos uva-ursi

Fc Fragaria chiloensis

Fv Fragaria vesca

Pg Polypodium glycyrrhiza

Pm Polystichum munitum

Perennials

At Achlys triphylla

GI Gaura lindheimeri

Hm Hakonechloa macra

Np Nepeta x faassenii 'Dropmore'

Tg Tellima grandiflora

TI Trientalis latifolia

FOREST UNDERSTOREY
 Area: 1151m²

Plant with a mix of:
 1. Achlys triphylla (3%)
 2. Erythronium oregonum (2%)
 3. Fragaria vesca (10%)
 4. Gaultheria shallon (20%)
 5. Mahonia nervosa (20%)
 6. Polystichum munitum (30%)
 7. Trientalis latifolia (5%)

GARRY OAK MEADOW
 Area: 234m²

Plant with a mix of:
 1. Allium acuminatum (5%)
 2. Allium cernuum (5%)
 3. Armeria maritima (5%)
 4. Brodiaea coronaria (5%)
 5. Cerastium arvense (10%)
 6. Festuca roemerii (20%)
 7. Plectritis congesta (20%)
 8. Primula hendersonii (10%)
 9. Camassia leichtlinii (10%)
 10. Camassia quamash (10%)

PLANTING NOTES

- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
- All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 'Groomed' - 2P.
- Growing Medium Depths (unless otherwise specified):
 Tree Planting Areas: 1 cu. m. per tree
 Shrub & Ground Cover Areas: 450mm (18") depth
 Seeded Areas: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.
- 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.
- No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
- 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 to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan (Southwest)
 Refer to **Sheet L2.02** for Planting Plan (Southeast)
 Refer to **Sheet L2.03** for Planting Plan (Northwest)
 Refer to **Sheet L2.04** for Planting Plan (Northeast)

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