BC Housing / Island Health

# BCH Complex Care - Nanaimo

Nanaimo, Province

Sheet No.	Sheet Title	
L0.00	Cover	
L0.01	General Information Sheet	
L1.01	Landscape Materials: West	
L1.02	Landscape Materials: East	
L2.01	Landscape Grading & Drainage: West	
L2.02	Landscape Grading & Drainage: East	
L3.01	Planting: West	
L3.02	Planting: East	





2	DP	2025-02-13
1	SD Report	2024-11-28
No.	Issued For	Issue Date



BCH / IH

project

BCH Complex Care - Nanaimo 1850 Boxwood Road Nanaimo, BC

sheet title

Cover

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DP1379
2025-FEB-27
Current Planning

	L0.00
sheet no.	
checked by	ТВ
drawn by	MDI
scale	1:150 @ 24"x36"
project no.	124.13

#### **GENERAL NOTES**

- 1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- 2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to
- 3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- 4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- 5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- 6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction. 7. The drawings and specifications are complementary to one another and implied to correspond with
- one another. Any discrepencies should be brought to the attention of the Landscape Architect for
- 8. 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 irrigation.

#### TREE RETENTION AND REMOVAL NOTES

- 1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- 2. Refer to arborist's report for detailed information for existing tree resources.

#### **SITE GRADING AND DRAINAGE NOTES**

#### 1. All elevations are in meters.

- 2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for
- 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- 4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and
- 5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to
- ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances. 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to
- contact Landscape Architect on how to proceed in each instance.

#### IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and
- .dwg formats at least two weeks prior to commencement of irrigation installation 4. Utilties - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives
- 5. Refer to electrical drawings for electrical service.
- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- 7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- 9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
- 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- 12. Trees within shrub or rain garden areas to be irrigated with spray heads.
- 13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

## **GROWING MEDIUM NOTES**

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- 2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- 3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- 5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

#### **SITE LAYOUT NOTES**

- 1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted. 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

#### **GENERAL PLANTING NOTES**

- 1. Plant quantities on Plans shall take precedence over plant list quantities.
- 2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. 3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

#### **ON-SLAB TREE PLANTING NOTES**

- 1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water
- to the perimeter drain and protect wall from roots. 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root
  - interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

#### PAVING NOTES

- 1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
- 2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

#### **WARRANTY AND MAINTENANCE NOTES**

- 1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- 2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
- 3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the
- Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse. 4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and
- handling, and all other installation related aspects up until the End of Warranty period.
- 5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

#### **LIST OF ABBREVIATIONS**

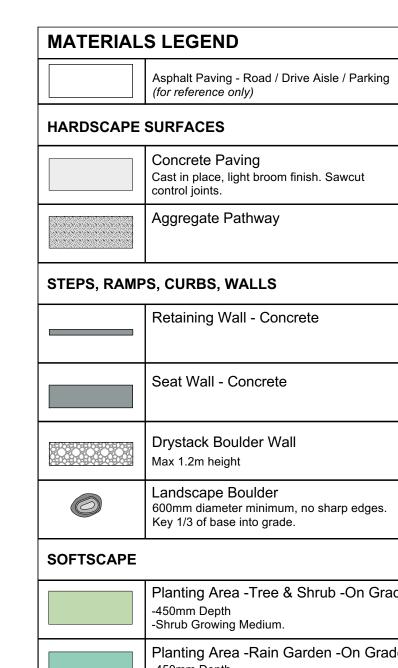
APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PE	POLYURETHANE
CLR	CLEARANCE	PI	POINT OF INTERSECTION
CLK	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
		PVC	POLYVINYL CHLORIDE
CONT	CONTINUOUS CUBIC METRE	QTY	QUANTITY
CU M		R	RADIUS
DEG	DEGREE	REF	REFERENCE
DEMO	DEMOLISH, DEMOLITION	REINF	REINFORCE(D)
DIA	DIAMETER	REQ'D	REQUIRE(D)
DIM	DIMENSION	REV	REVISION
DTL	DETAIL	ROW	RIGHT OF WAY
DWG	DRAWING	S	SOUTH
E	EAST	SAN	SANITARY
EA	EACH	SD	STORM DRAIN
EL	ELEVATION	SF	SQUARE FOOT (FEET)
ENG	ENGINEER	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EST	ESTIMATE	SPECS	SPECIFICATIONS
E.W.	EACH WAY	SQ M	SQUARE METRE
EXIST	EXISTING	ST	STORM SEWER
EXP	EXPANSION, EXPOSED	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FG	FINISHED GRADE	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOC	FACE OF CURB	TC	TOP OF CURB
FT	FOOTING	TF	TOP OF FOOTING
FTG	FOOTING	TH	THICK
GA	GAUGE	TOPO	TOPOGRAPHY
GEN	GENERAL CRADE ELEVATION	TR	TOP OF RAMP
GR	GRADE ELEVATION	TS	TOP OF STEP
HORIZ	HORIZONTAL	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HT	HEIGHT	VAR	VARIES
ID	INSIDE DIAMETER	VOL	VOLUME
INV	INVERT ELEVATION	W	WITH
IN	INCH(ES)	W/O	WITHOUT
INCL	INCLUDE(D)	WT	WEIGHT
JT	JOINT	WL	WATER LEVEL
LF	LINEAR FEET	WWF	WELDED WIRE FRAME
LP	LOW POINT	YD	YARD
		<b>@</b>	ΔΤ

#### LINE TYPE LEGEND

 Property line Building Footprint
 Rain garden - TOP OF POOL
 Rain garden - BOTTOM OF POOL

#### **GRADING LEGEND**

25.250	Proposed Landscape Grade	
25.250 36.7% 24.25	TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs 0 TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point	
+ (81.54)	Existing Grade	
<b>←</b> 25.250	Architectural grade, for reference only	
-+	Civil Grade, for reference only	



	SOFISCAPE		
		Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium.	
		Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium.	
		Turf - Sod - At Tree Pits -600mm Depth -Type 2L	
		Turf - Sod -150mm Depth -Type 2L	
		Gravel Maintenance Edge - 150mm Depth, 600 mm Width -Max gravel size 25mm (1").	
	FENCING & R	AILS	

	FENCING & RA	AILS
		Fence - Wood 1800mm height
	<b>-</b>	Guard Rail
		Gate Access control requirements TBD
SITE FURNISHINGS		HINGS

I	Bike Rack
	Chair
	<u> </u>

Movable Table and Chairs



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BCH Complex Care - Nanaimo 1850 Boxwood Road Nanaimo, BC

# General Information Sheet

sheet title

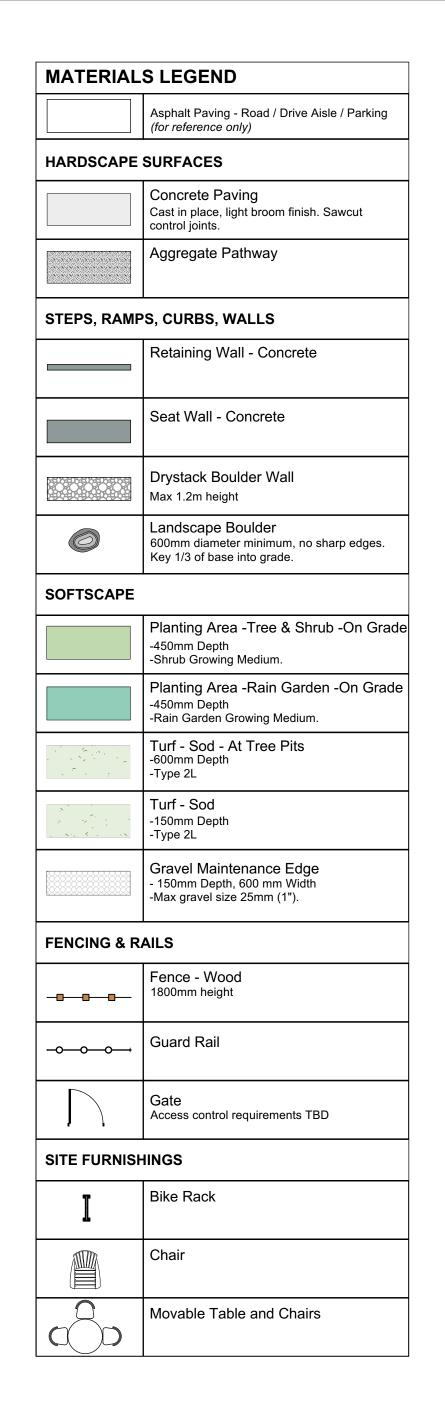
sheet no.



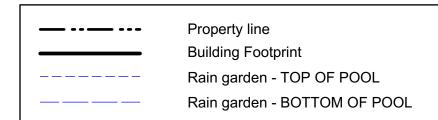
project no. 124.13 1: ### @ 24"x36" scale drawn by checked by

L0.01





# LINE TYPE LEGEND





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TAMARA BONNEMAISON
659
2025-02-13

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# Landscape Materials: West

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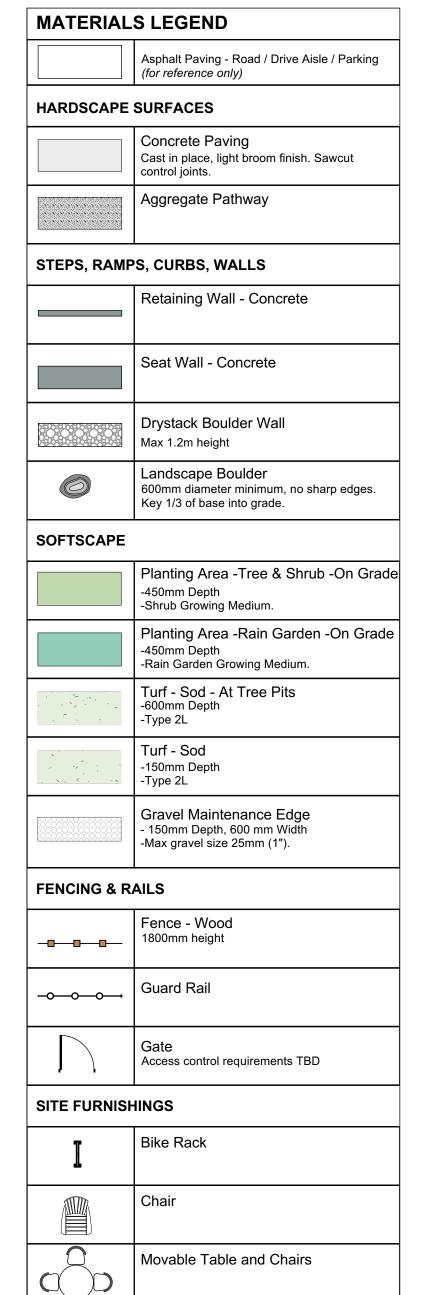
2024-11-28

Issue Date

project no.		124.13
scale	1: 100	@ 24"x36
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sheet no.		

L1.01





# LINE TYPE LEGEND

 Property line Building Footprint
 Rain garden - TOP OF POOL
 Rain garden - BOTTOM OF POOL



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TAMARA BONNEMAISON
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2025-02-13

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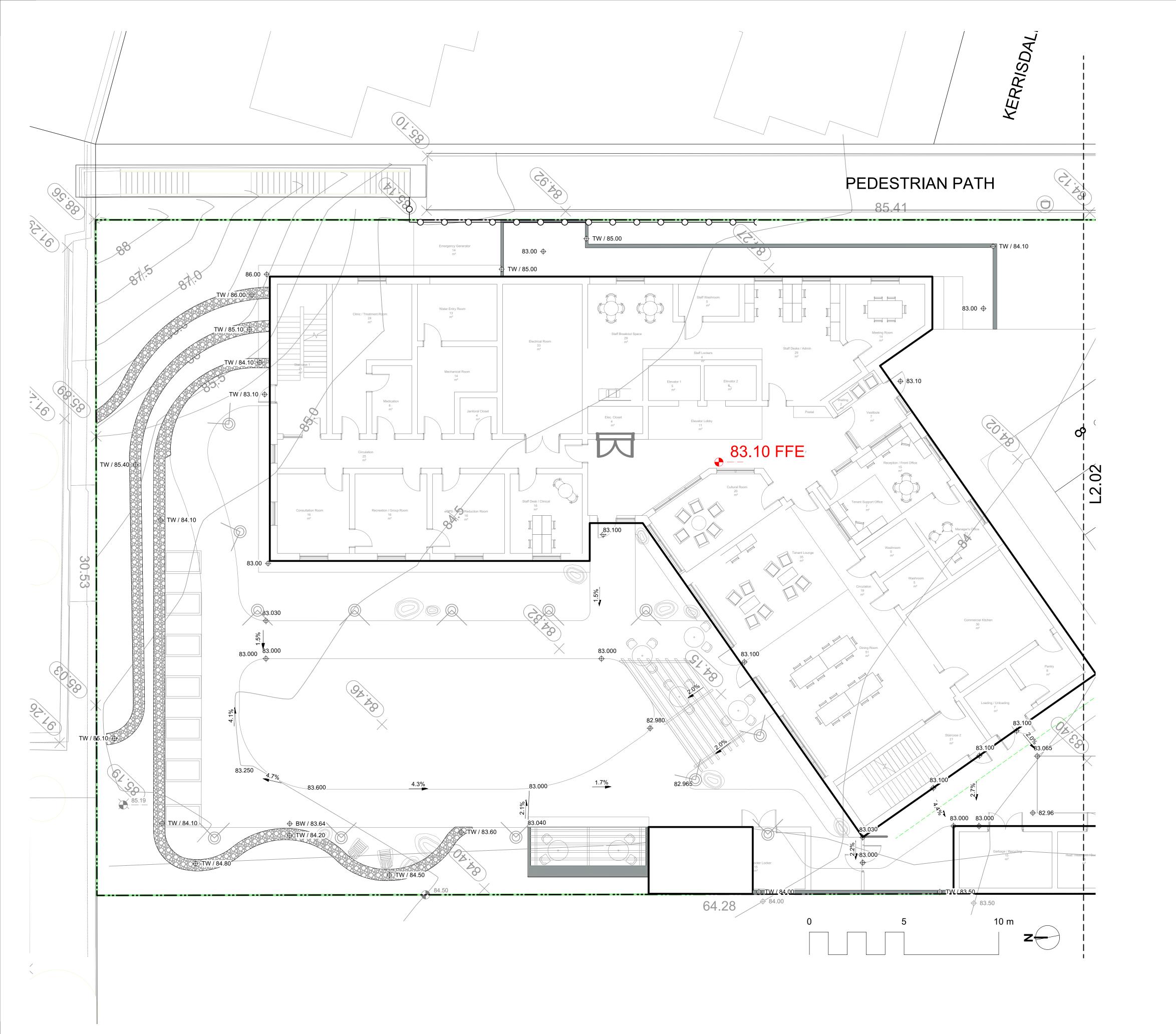
Nanaimo, BC sheet title

Landscape **Materials: East** 

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124.13 project no. 1: 100 @ 24"x36" scale drawn by checked by sheet no.

L1.02



### **GRADING LEGEND**

25.250	Proposed Landscape Grade	
25.250 36.7% 24.25	TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs O TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point	
Existing Grade		
Architectural grade, for reference only		
Civil Grade, for reference only		



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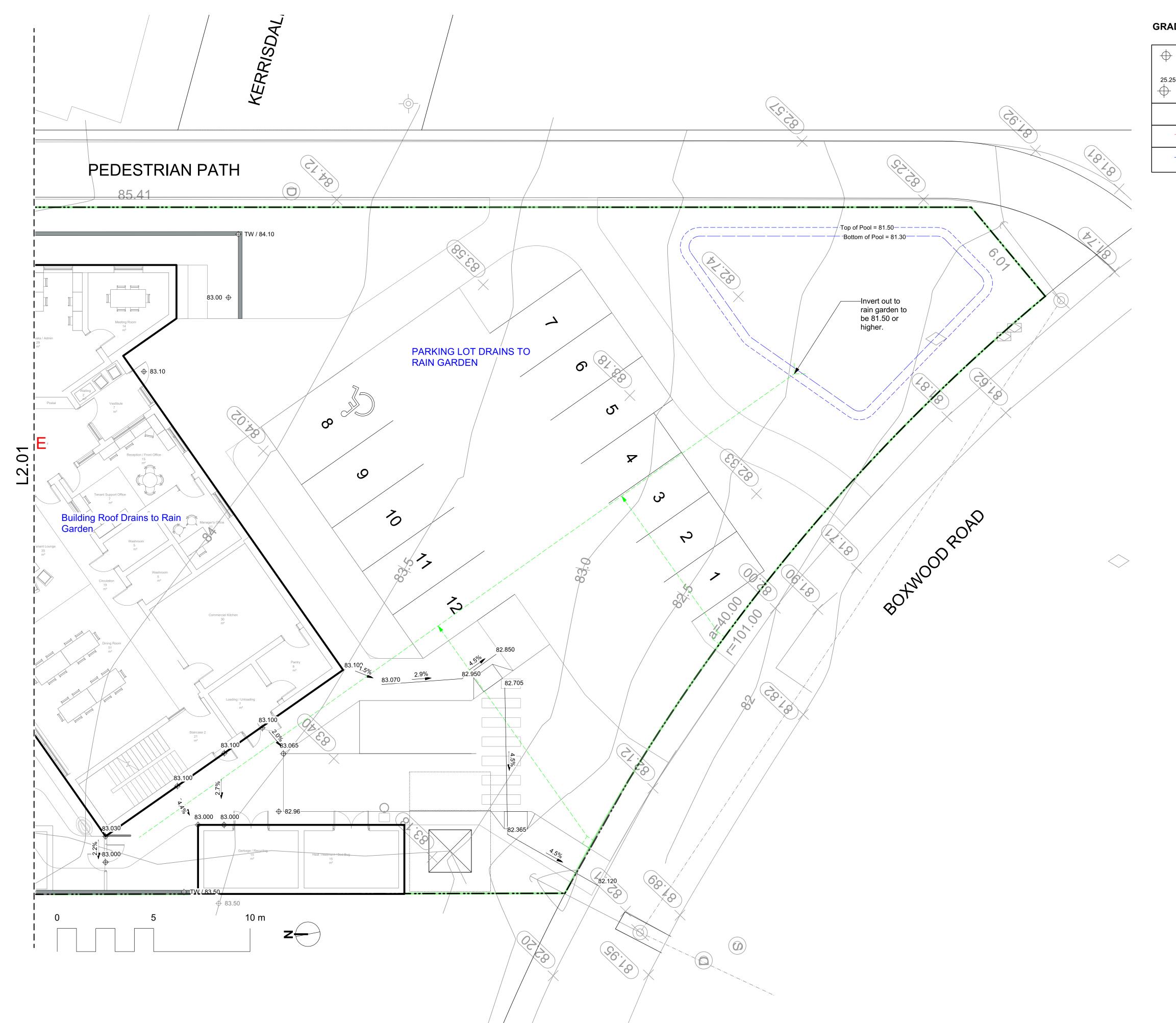
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# Landscape Grading & Drainage: West

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project no.		124.13
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sheet no.		

L2.01



### **GRADING LEGEND**

25.250	Proposed Landscape Grade	
25.250 36.7% 24.25	TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs D TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point	
+ (81.54)	Existing Grade	
<b>←</b> 25.250	Architectural grade, for reference only	
Civil Grade, for reference only		



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# Landscape Grading & Drainage: East

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L2.02

Plant List, See L3.02



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# Planting: West

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sheet no.		

L3.01

		KERRISDAL
ARA CNP CNP	CNP FSD FSD FSD	PEDESTRIAN PATH  FSO  FSO  TSO  TSO  TSO  TSO  TSO  TSO
10-Rrr 28-Arc  12-Rrr 32-Arc  Cline / Treatment Room 24 m²  Medication 8 m²	21-Rn 24-Ma-1 Wate 17-Sa  13 m²  Staff Desks / Admin 29 m²  Postal	Meeting Room 14 m²  4-Pm
ARA  RS  Consultation Room  18  m'  Recreasion / Group Room  18  m'	Elec. Closet 4 m² Elevator Lobby 11 m²  Lobby 42 m²  Cultural Room 20 m²  Cultural Room 27 TO-Erl 26-Amw 13-Jun 9-Rrr	Reception / Front Office 15 m²  Tenant Support Office 7 m²  Manager's Office 11 m²  Washroom
Rs Ama Rs Ama	3-Ma-1 9-Erl 3-Amw 2-Jun 1-Rrr	Circulation 19 m²  Commercial Kitchen 30 m²  Pantry 8 m²
ARA ARA	7- 7- 3-	Ma-1 3-Erl -Amw -Jun -Rrr  8-Ma-1 24-Erl 9-Amw
ARA  ARA  AU  Au  Au  Au  Au  Au  Au  Au  Au  A	QG Smaleny Smalen QG A	4-Jun 3-Rrr  Garbage / Recycling 15 m²  Heat Treatment / Bel 15 m²
		5 10 m Z





2	DP	2025-02-13
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sheet title

# **Planting: East**

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	L3	3.02
sheet no.		
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drawn by		MDI
scale	1: 100	@ 24"x36"
project no.		124.13