

ATTACHMENT G
LANDSCAPE PLAN AND DETAILS



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4800 Uplands Drive & 6035 Linley Valley Drive
Northview Apartments REIT
Nanaimo, BC

LANDSCAPE ARCHITECTURE SITE PLAN	
Date:	May 2, 2019
Drawn:	CW
Checked:	NG
Scale:	1:250 metric
Project Number:	18-0212
Drawing Number:	L1 of 15

REVISION SCHEDULE	
#	Notes
0	14SEP2018 Coordination Review
1	21SEP2018 Issued for DP
2	17DEC2018 DAP Revisions
3	11JAN2019 Tender Revisions
4	24JAN2019 Issued for Tender
5	01FEB2019 Addendum #1
6	15FEB2019 Issued for BP
7	03MAY2019 Reissued for DP

LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. ALL HARD AND SOFT LANDSCAPE 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 SECTION 1-4, TABLE 1-1 & 2, MAINTENANCE LEVELS - LEVEL 2: GROOMED.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ALL TRADES SHALL COORDINATE WORK SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.
4. ALL DIMENSIONS ARE TO THE EDGE OF HARDSCAPE INSTALLATIONS, BACK OF CURB OR CENTRE POINT OF RADIUS.
5. NEW HARDSCAPE INSTALLATIONS SHALL MEET GRADE OF EXISTING SURFACES.
6. IRRIGATION SLEEVING SHALL BE INSTALLED PRIOR TO PLACING HARDSCAPE SURFACING AND POURING CONCRETE WALLS, REFER TO IRRIGATION PLAN.
7. REFER TO PROJECT DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. ALL MATERIALS AND FINISHES SHALL PER PER THE DRAWINGS, DETAILS AND SPECIFICATIONS. SOME MATERIALS MAY REQUIRE WEEKS FOR ORDER LEAD TIME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL ORDERING LEAD TIMES AND PROVIDING REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. NO UNAPPROVED SUBSTITUTIONS WILL BE ACCEPTED.
9. THE LANDSCAPE ARCHITECT CANNOT PROVIDE ASSURANCES FOR WORK WITHOUT THE FOLLOWING FIELD REVIEW ATTENDANCE:
 - A. CONSTRUCTION START-UP MEETING.
 - B. REVIEW OF ROUGH GRADES AND SUB-BASE PREPARATION FOR EXTERIOR SURFACES AND PLANTING AREAS.
 - C. MATERIALS REVIEW AND APPROVAL PRIOR TO PURCHASE (IE: INORGANIC LANDSCAPE MATERIALS).
 - D. REVIEW OF SHOP DRAWINGS.
 - E. REVIEW OF INSTALLED EXTERIOR SURFACES AND STRUCTURES.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
R	PROPERTY LINE
ROW	RIGHT-OF-WAY
TYP.	TYPICAL
SYMBOL	
---	PROPERTY LINE
---	EXISTING TIMBER FENCING TO REMAIN
---	(2) RAIL CONCRETE FENCE MANUFACTURER: ARTISAN PRECAST (PH: 800-511-2747) STYLE: WOODCRETE RAIL MODEL: 2 RAIL FENCE COLOUR: BROWN
---	1.6m TIMBER SCREEN
---	1.07m (42") ALUMINUM GUARDRAIL, PICKETS AND COLOUR TO MATCH ARCHITECTURAL RAILINGS, REFER TO SAMPLE ON SHEET L1-5
---	ALUMINUM GATE MANUFACTURER: WESTCOAST CUSTOM GATES (PH: 250-248-2840) STYLE: 30 COLOUR: SANTEX BLACK dia (2) 4" x 4" x 1/8" (1.00mm) METAL POSTS WITH CAPS, (2) TRUCLOSE REGULAR FINISHES AND MATCHLATCH SIDE RAIL
---	PLANTER WALL OR RETAINING WALL, REFER TO SITE PLAN
---	CONCRETE PAVING: BROOM FINISH REFER TO CIVIL PLANS FOR CONCRETE PAVING DETAILS ASSOCIATED WITH CURBING.
---	LEAVE AREA
---	CRUSHED AGGREGATE SURFACE
---	CONCRETE UNIT PAVING MANUFACTURER: ABBOTSFORD CONCRETE (PH: 800-5663-4091) STYLE: CLASSIC STANDARD SERIES PATTERN: DOUBLE STANDARD - STANDARD 1 WITH STANDARD SOLDIER COURSE COLOUR: SAND / BROWN BLEND WITH CHARCOAL SOLDIER COURSE
---	PERGOLA
---	BENCH MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 800-626-0476) STYLE: AYLESBURY PARK BENCH MODEL: ANA-6 COLOUR: HARBOUR GREY SLATS, LAKESIDE TEXTURED SAND FRAME QTY: 7 SURFACE MOUNT ON 2.0m x 0.6m BROOM FINISH CONCRETE PAD
---	PICNIC TABLE MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: BAYVIEW PICNIC TABLE MODEL: BVT-4 & BVTWC-8 (WHEELCHAIR ACCESSIBLE) COLOUR: HARBOUR GREY SLATS, LAKESIDE TEXTURED SAND FRAME QTY: 1 (5 WHEELCHAIR ACCESSIBLE) SURFACE MOUNT ON 3.0m x 2.25m BROOM FINISH CONCRETE PAD OR BENCH NODE, REFER TO SITE PLAN
---	GAMES TABLE MANUFACTURER: DU MOR (PH: 800-598-4018) STYLE: SQUARE GAME TABLE WITH (4) SEATS MODEL: 79-34PL WITH 5-2 MOUNT COLOUR: GREY SLATS, BRONZE FRAME QTY: 2 SURFACE MOUNT ON 2.35m x 2.35m BROOM FINISH CONCRETE PAD
---	6 - 8 STALL BIKE RACK MANUFACTURER: CORA (PH: 800-739-4609) STYLE: MULTI-RACK MODEL: WS808 COLOUR: MOON LIGHT SILVER QTY: 4 SURFACE MOUNT 600mm FROM WALL
---	SWING SET MANUFACTURER: HENDERSON RECREATION EQUIPMENT LTD. (PH: 800-265-5462) STYLE: 2-BAY 8FT ARC SWING WITH (2) BELT SEATS AND (2) BABY SEATS MODEL: SW340 CW (2) SS043 AND (2) SS042 COLOUR: TAN
---	PIKAR PLAY AREA SURFACING MANUFACTURER: PIKAR PLAYGROUND SURFACES (PH: 800-342-2721) MODEL: PIKAR SYSTEM 300 INSTALL PER MANUFACTURER'S RECOMMENDATIONS
---	LOW-LEVEL LED PATHWAY BOLLARD LIGHTING
---	PARKING LOT (FULL CUT OFF, LED PLAT LENS) LIGHTING
---	WALL LIGHTS:
---	PERGOLA
---	PLANTER WALLS
---	REFER TO ELECTRICAL ENGINEERING PLANS FOR MAKES, MODELS AND ELECTRICAL REQUIREMENTS

GRADING LEGEND - PLAY AREA

SYMBOL	DESCRIPTION
---	PROPOSED 0.5m CONTOUR
---	FINISHED SURFACE
---	FINISHED GRADE
---	HIGH POINT
---	LOW POINT
---	WATCH DIGGING
---	DRAINAGE DIRECTION AND SLOPE

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2019-MAY-03
Growth Planning

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, PROVINCIAL AND FEDERAL CODES AND ORDINANCES.
2. REFER TO ARCHITECTURAL PLANS PREPARED BY HARPER ARCHITECTURE & DESIGN INC. FOR SITE PLANNING AND ALL ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICING, GRADING, DRAINAGE AND STORM WATER MANAGEMENT INFORMATION.
4. REFER TO ELECTRICAL PLANS PREPARED BY RB ENGINEERING LTD. FOR SITE LIGHTING AND LOCATIONS.
5. REFER TO GEOTECHNICAL PLANS PREPARED BY LEWKOWICH ENGINEERING ASSOCIATES LTD. FOR UPLANDS DRIVE WALL DESIGN.
6. REFER TO APPLICATION FOR TREE REMOVAL PERMIT PREPARED BY TOBY AND ASSOCIATES FOR ALL TREE REMOVAL, RETENTION, REPLACEMENT AND PROTECTION REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE PROTECTION OF ALL EXISTING UTILITIES. DAMAGE CAUSED BY THE CONTRACTOR'S INSTALLATION SHALL BE REPAIRED TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF SUCH REPAIRS.
8. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND THE PROTECTION OF ALL EXISTING UTILITIES. DAMAGE CAUSED BY THE CONTRACTOR'S INSTALLATION SHALL BE REPAIRED TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF SUCH REPAIRS.
9. VERIFY CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY SUBSTANTIAL DISCREPANCIES.



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LANDSCAPE ARCHITECTURE
SITE PLAN

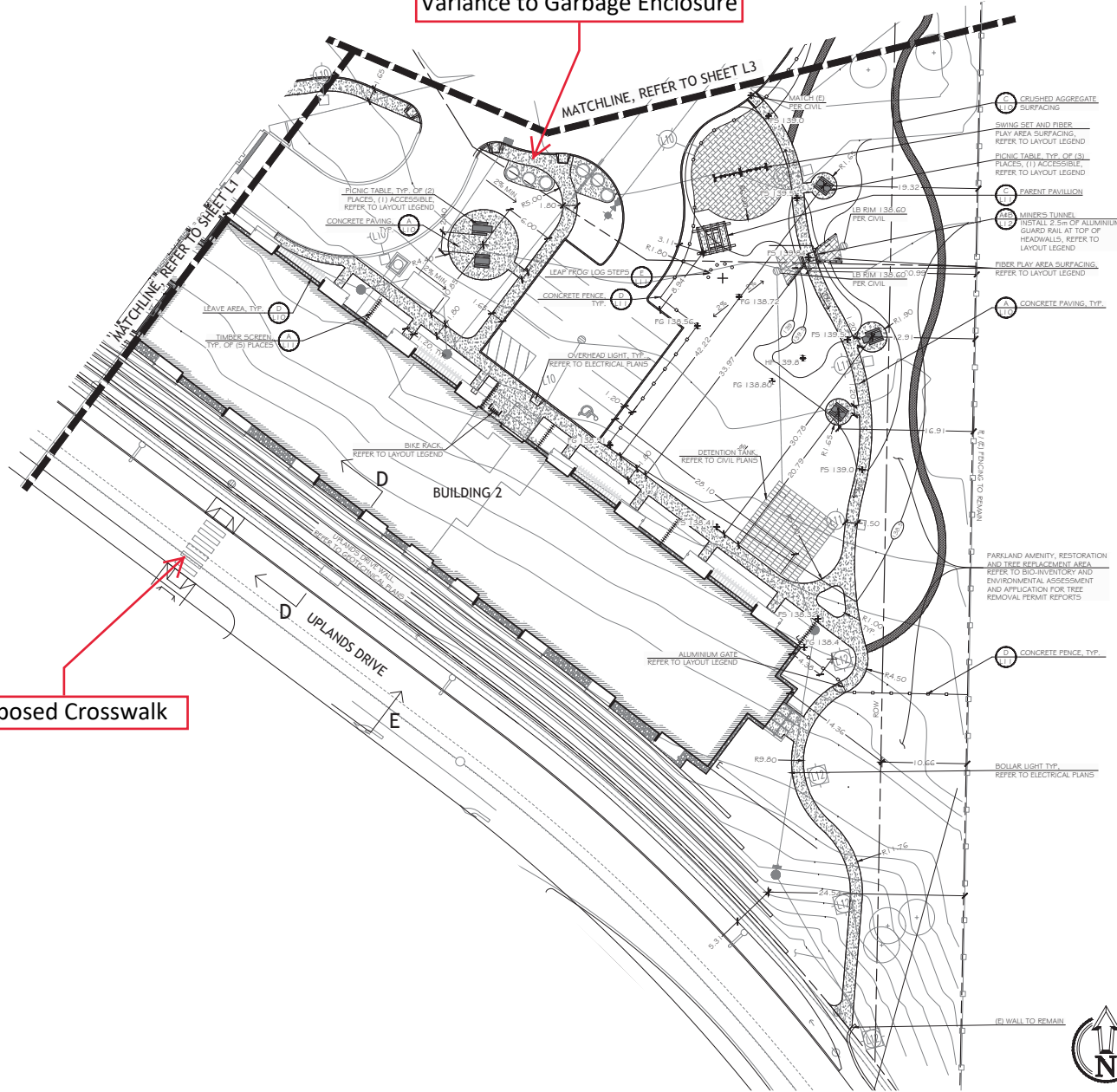
Date:	May 2, 2019
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Project Number:	18-0212
DRAWING NUMBER:	L2 of 15

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6	15FEB2019	Issued for BP
7	03MAY2019	Revised for DP

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2019-MAY-03
CLARK PAVING

Proposed Landscaping
Variance to Garbage Enclosure

Proposed Crosswalk





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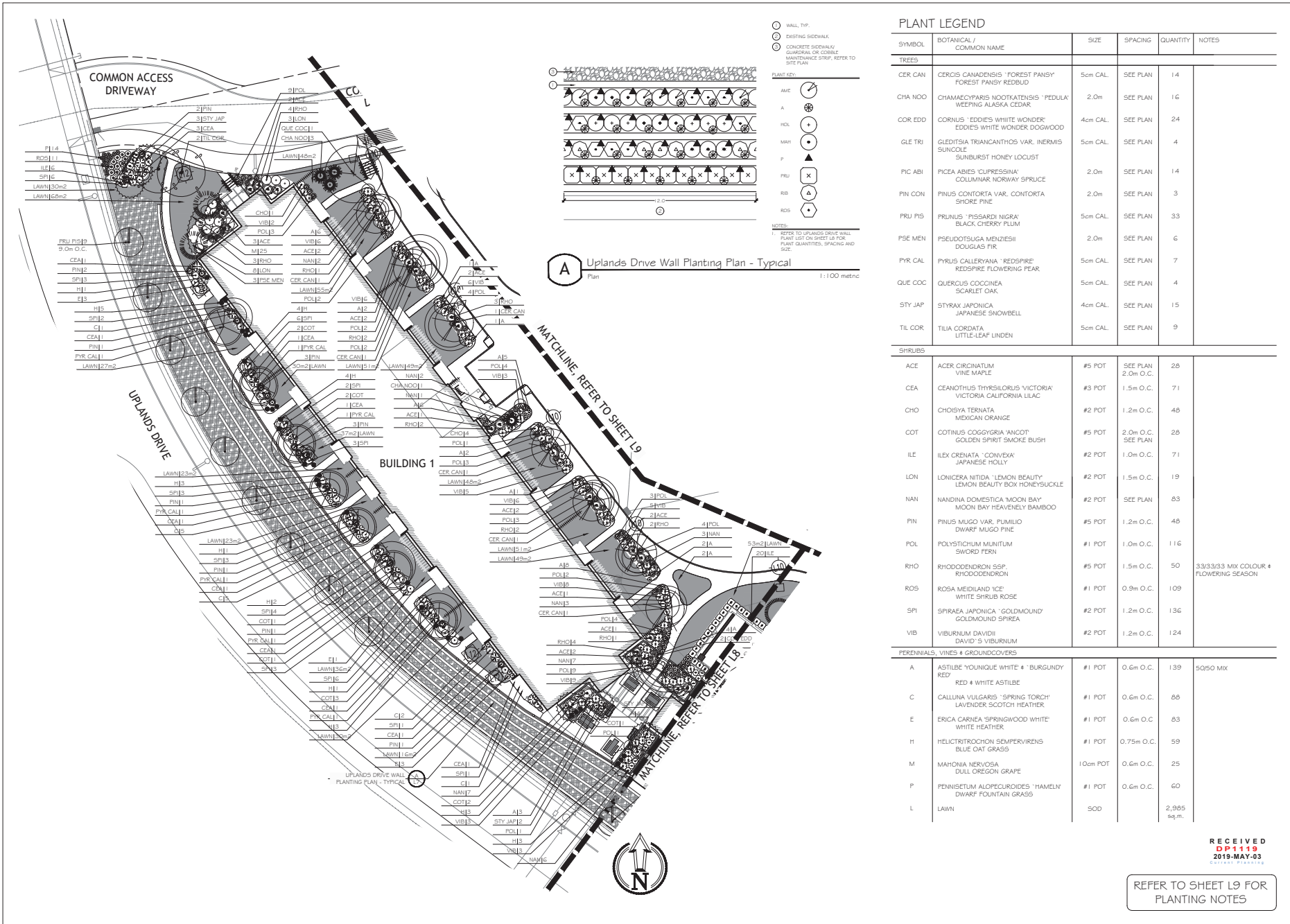
LANDSCAPE ARCHITECTURE
SITE PLAN

Date: May 3, 2019
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Scale: 1:250 metric
Project Number: 18-0212
Drawing Number: L3 of 15

#	Date	NOTES
0	14SEP2018	Coordination Review
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PLANTING PLAN

Date: May 2, 2019
 Drawn: CM
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 Scale: 1:250 metric
 Project Number: 18-0212
 Drawing Number: L7 of 15

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1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL NOT EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE ASSOCIATION (CLA) OR THE CANADIAN LANDSCAPE ASSOCIATION (CLA).
2. LANDSCAPE MAINTENANCE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS SET OUT IN TABLE 1-4.2, MAINTENANCE LEVELS - LEVEL 2 (GROOMED) OF THE CANADIAN LANDSCAPE STANDARD.
3. ESTABLISHMENT MAINTENANCE SHALL MEET THE REQUIREMENTS SET OUT IN SECTION 1.3 ESTABLISHMENT MAINTENANCE OF THE CANADIAN LANDSCAPE STANDARD. ALL PROPOSED PLANT MATERIAL SHALL BE MAINTAINED FOR A MINIMUM PERIOD OF ONE YEAR MAINTENANCE PERIOD FROM THE TIME OF SUBSTANTIAL COMPLETION TO ENSURE PLANT ESTABLISHMENT AND TO MAINTAIN PLANT VIGOR.
4. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AND COVERAGE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLANS SHALL GOVERN.
6. PROVIDE MINIMUM SLOPE OF 2% FOR DRAINAGE IN ALL PLANTED AREAS.
7. THE FINISHED GRADE OF ALL PLANTERS SHALL BE 75mm BELOW THE TOP OF CURB OR ADJACENT HARDSCAPE.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANT LEGEND, PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CANADIAN STANDARDS FOR NURSERY STOCK.
9. THE CONTRACTOR SHALL SECURE PLANT MATERIAL AS SPECIFIED AT LEAST 2 WEEKS PRIOR TO ANTICIPATED PLANTING TIME. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS, NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. TREE LOCATIONS SHALL BE FIELD STAKED AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT THE SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING PLANTING PITS. DIVERTED PLANT PITS SHALL BE PROPERLY DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
12. INSPECT ALL ASSEMBLED PLANT MATERIAL AT THE NURSERY PRIOR TO SHIPPING. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO PLANTING. NO PLANTS REQUIRING PRUNING OF BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

13. ALL CAULRE-STOCK TREES SHALL BE 8 IN WIRE BASKETS.
14. REFER TO PLANT LEGEND, REFERENCE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
15. THE LANDSCAPE ARCHITECT CANNOT PROVIDE ASSURANCES FOR WORK WITHOUT THE FOLLOWING FIELD REVIEW ATTENDANCE:
 - A. REVIEW OF SUBGRADE PRIOR TO GROWING MEDIUM INSTALLATION.
 - B. REVIEW OF TREE LOCATIONS PRIOR TO INSTALLATION.
 - C. REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
 - D. REVIEW OF SOIL SAMPLE ANALYSIS.
 - E. REVIEW OF INSTALLED PLANT MATERIAL.

GROWING MEDIUM AND MULCH

16. PROPERTIES FOR GROWING MEDIUM SHALL MEET OR EXCEED SPECIFICATION SECTION 3291.1.3 SOIL PREPARATION FOR:
 - LEVEL 2 "GROOMED" AREAS:
 - 2L TREES (LARGE SHRUBS)
SHRUBS - 45cm (18")
RANGARDENS - 300mm (12")
TREE - 300mm (12") BELOW AND AROUND ROOTBALL
LAWN - 155mm (7.3")
17. ON-SITE TOPSOIL MAY BE STRIPPED, STOCKPILED AND MEET THE STANDARDS ABOVE.
18. SUBMIT A (4) LITER SAMPLE OF SCREENED TOPSOIL PROPOSED FOR USE AS A BASIS FOR GROWING MEDIUM TO A SOIL ANALYSIS LAB APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATION SECTION 014500 QUALITY CONTROL. SOIL TESTING SHALL BE AT THE CONTRACTORS EXPENSE.
19. INDICATE TO THE SOIL LAB THAT THE PURPOSE OF THE ANALYSIS AND AMENDMENT RECOMMENDATIONS IS FOR TREES AND LARGE SHRUBS.
20. AMENDMENT RECOMMENDATIONS BY THE SOIL ANALYSIS LAB SHALL BE THE BASIS FOR ACCEPTANCE OF THE GROWING MEDIUM. RETAIN EVIDENCE OF ALL AMENDMENTS ADDED TO THE TOPSOIL.
21. MULCH SHALL BE COMPOST. REFER TO SPECIFICATIONS.
22. MULCH DEPTH SHALL BE 75mm MINIMUM.

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Date: May 3 2010

Date: May 3, 2019

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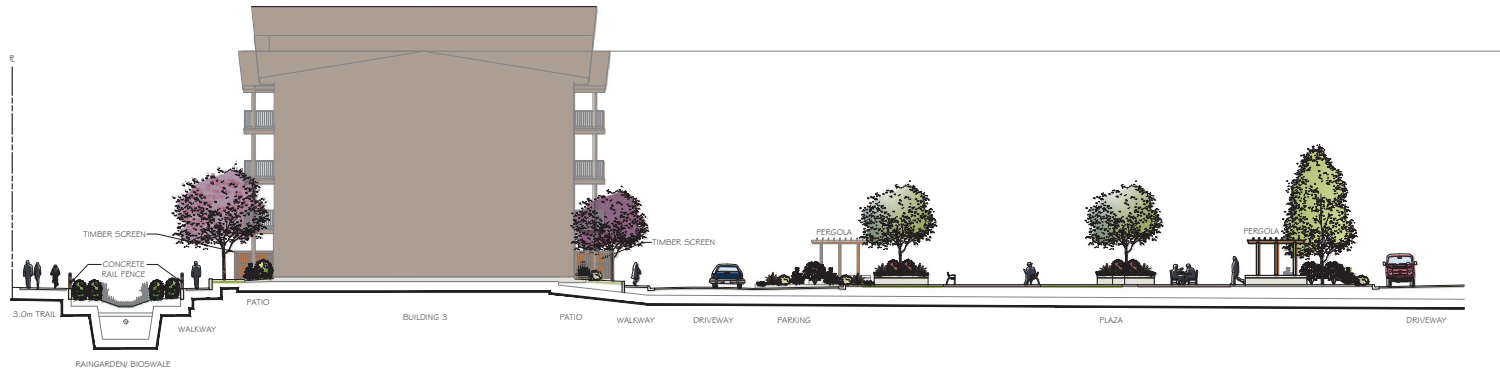
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REVISION SCHEDULE		
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A-A
1:150 metric

Section



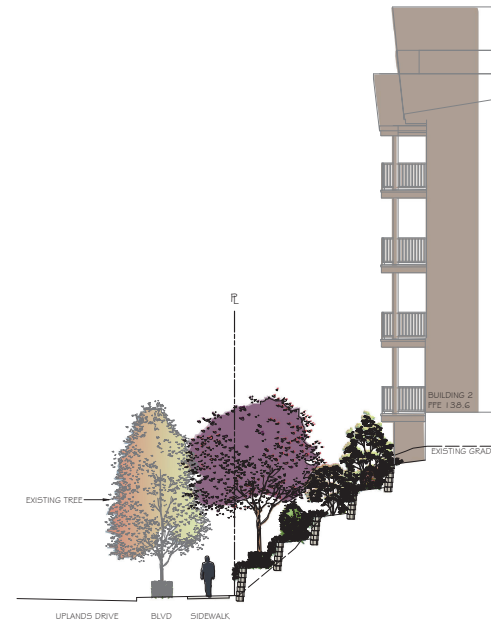
B-B
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Section



C-C
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Section



D-D
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SECTIONS	
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Elevation



1.07m (42") Guardrail Sample
Photo courtesy of Abbotsford Concrete Products Ltd.
(www.pavingstones.com)

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ELEVATION & PHOTO SAMPLE

Date:	May 2, 2019
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