



602 Franklyn St.

## Design Rationale

### 1. Project:

- New multifamily wood-framed 6 townhouse development with private and shared exterior landscaped amenity space and parking under building.

### 2. Location and Zoning Context:

- Site located on corner of Franklyn and Prideaux Streets, within the Old City Quarter.
- Zoning is DT8, with context mainly composed of multi-family and mixed used zoning in a redeveloping sector that promotes contemporary urban living.

### 3. Background:

- Replace existing single-family house with a 6 unit multi-family residential townhouse development that will cater to down-sizers, young professionals and commuters from Greater Vancouver.
- The location and nature of the development will promote urban living that eschews the use of automobiles and promotes a lifestyle connected to the downtown core and its many amenities and walkability.

### 4. Site Layout:

- Dictated by the standard 66' by 132' lot located on the corner of Franklyn and Prideaux streets.
- Vehicular access to lowered shared driveway at rear, allowing main floor pedestrian access and views to front porches and yards.
- Inhabitable living space is located on level 1 to 3, directing views towards the streets and, in upper levels, partial views of the downtown core and the waterfront.
- Setbacks are greater than the mandated by zoning bylaw, resulting in a compact building form. Minor variances are only projecting exterior elements, and are discussed in Variance Rationale, further below.

### 5. Form:

- Building mass is a consequence of the vehicular circulation (access ramp on Prideaux Street and rear driveway) and maximum heights as generators of building footprint, leading to the repetition of the 6 housing units, 3 storeys high above street level.
- Building form is generated by an abstraction of the vernacular form through the rhythmic repetition of slender elements capped with pitched roofs, reminiscent of the same house that is being replaced.
- Building mass is reduced at top level by recessing exterior walls but maintains the formal gesture referring to the symbol of heritage.
- Articulation on both street elevations ties to the traditional heritage elements (eaves) in a contemporary manner.
- Inviting unit fronts pay homage to the streetscape and its desired pedestrian appeal.

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DPO 01148

JUN 18 2019

CITY OF NANAIMO  
COMMUNITY DEVELOPMENT



## **6. Material and Colour:**

- Contemporary, clean two-tone scheme.
- Exterior mass is clad in white fibre cement panels with a clean modern aesthetic.
- Recessions in the exterior envelope are clad in wood toned fibre cement lap siding that resembles traditional building techniques. This allows a reading of the building as a combination of clean modernity and heritage, as the modern envelope contains a more traditional materiality within.
- Fibre cement is chosen for its practicality, fire-resistance and cost efficiency.
- Complementing these two main materials, clear glass allows openness towards the exterior and well-lit interiors, white aluminum reinforces the purity of the aesthetic and exposed polished concrete in the retaining walls for the driveway give a clean, modern look.
- In addition to the chosen materials, the building's formal articulation will produce a changing play of light and shadow that further enriches the building's materials, colours and aesthetic.

## **7. Pedestrian Circulation**

- Direct access to main floor of each unit through front yard and porch on Prideaux St.
- Attractive street presence by giving main floor and pedestrian access priority.

## **8. Vehicular Circulation**

- Driveway access through Prideaux St. To lowered shared driveway rear (west property line)
- Vehicular presence is minimized
- Result is a smaller building mass/footprint and greater setbacks to North and East.

## **9. Parking**

- Private, over-sized single garages accessed through driveway at the back of building.
- Parking is underneath the building, hidden from view.
- Gate access to ramp and driveway lowers visual impact.
- Secure storage for bicycles within parking garages.

## **10. Exterior Lighting**

- Unit fronts with porch and pedestrian access lighting, backlit unit numbers on front planters and exterior sconces on all levels of units.
- Driveway lighting on concrete walls.
- Landscaped area lighting with low voltage lighting for plant areas and bench areas.

## **11. Utilities/Garbage/Recycling**

- Shared utility room at end of driveway, partially underneath landscaped area.
- Garbage and recycling within units' garages (over-sized).
- Both utility room and garbage/recycling are not visible from street.

## **12. Key Features**

- Strong pedestrian presence from street, aiding the creation of an authentic streetscape.
- Strong, clean formal language that embodies contemporary aesthetics and heritage.
- Shared exterior amenity space in landscaped area, plus ample private exterior amenity space on every level of all units.





### 13. CPTED (Crime Prevention Through Environmental Design)

- Generous exterior lighting.
- “Eyes on the street” through large windows, window walls and balconies towards both streets.
- Landscaped areas on both street fronts, promoting constant presence of residents.
- Bicycle storage within secure, interior areas (in units’ parking garages).

### 14. Green Building Design

- Windows and window walls shaded by projecting building elements.
- Cross-ventilated interior spaces.
- High-quality, functional materials and products.
- High efficiency appliances and fixtures.

## Variance Rationale

### 1. Maximum Building Height:

- The spatial concept for the project aims at maintaining the maximum allowable height of the building regarding its context (street, neighbours), while minimizing the visual effect of the building’s parking spaces and driveway. To achieve this, the rear driveway is sunken 5’ from natural grade, hiding it from view. As a result, the building’s maximum height calculation is modified, since the rear elevation will have a lower finished grade. Despite this, this extra height (5’) is added below the building and the street’s natural finished grade. The result is a building that is perceived as a 3 story building from the streets and the neighbour’s views.
- Another important concept is the design intent of integration and character, with the goal of creating a modern and clean reinterpretation of the contextual form. This concept is achieved by designing the units as a sequence of steeply pitched roofs (8/12) that mimic the traditional building form of the context (and the building being replaced on the site), eschewing the now typical flat roofs of contemporary buildings (that would not exceed the maximum height), but doing so in a contemporary and sleek manner. As a result, the Front and Side elevations’ mean roof heights slightly exceed the 10.5 maximum height (10.58m vs 10.5m) from natural grade. This variance is a result of the added character to the building form.

### 2. Setbacks:

- The design process (4. Site Layout, 5. Form) leads to a smaller building footprint that sits at the edge of the Front and Flanking Side setbacks. While the building mass (exterior walls) is set within the setbacks, the Front elevation incorporates exterior decks with fin walls that create individual exterior amenity space that is well privatized and adds to the building’s form, articulation and character. This variance seeks only to allow for these elements that provide added value, both to the users (exterior patios and balconies) and the neighbours (higher visual appeal of the building), without adding interior building space.

### 3. Parking:



- The project's nature produces compact living units that sit on a slender footprint. As a result, each unit will count with a single parking garage which, due to its oversized dimensions, permits the inclusion of other means of transportation in addition to an automobile, such as bicycles and motorcycles.
- The project's central location permits the use of alternative means of transportation that reduce the impact of combustible engine vehicles. A great benefit of the Old City Quarter is the fact that its location and mixed-use result in a very walkable and bikeable area. As such, a small reduction of parking may prove acceptable.

#### **4. Retaining Walls:**

- Retaining walls are necessary in order to achieve the sunken driveway and parking. These retaining walls will be 5' high, having their top of concrete at natural grade. Above these walls will stand 4' high fencing, which allows continuity with the rest of the project's fencing that is placed on natural grade. The sum of concrete retaining walls and fencing exceeds the 8' maximum only due to the standard height of the fences (4'). Although shorter fences could be used in order to avoid this variance, standardizing a common 4' high fence that provides enough security but permits visual connections is thought to be appropriate.

#### **5. Accessory Utility Building Setback:**

- The building's accessory utility building is placed outside of the main building's footprint in order to provide ample and identical space to each unit's garage. This utility building sits at the lowest elevation, 5' below natural grade, and is accessed from the driveway. It is placed at zero lot line towards the back (West) and 1.49m from Flanking Side. However, as it is below grade, its ceiling is only 2'6" above natural grade, and 7'6" total. By being sunken, it is almost indiscernible from the fencing, as its top elevation is identical to the fence's height. In addition, this placement allows the accessory building to be hidden from view.

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001148

## LOCATION PLAN

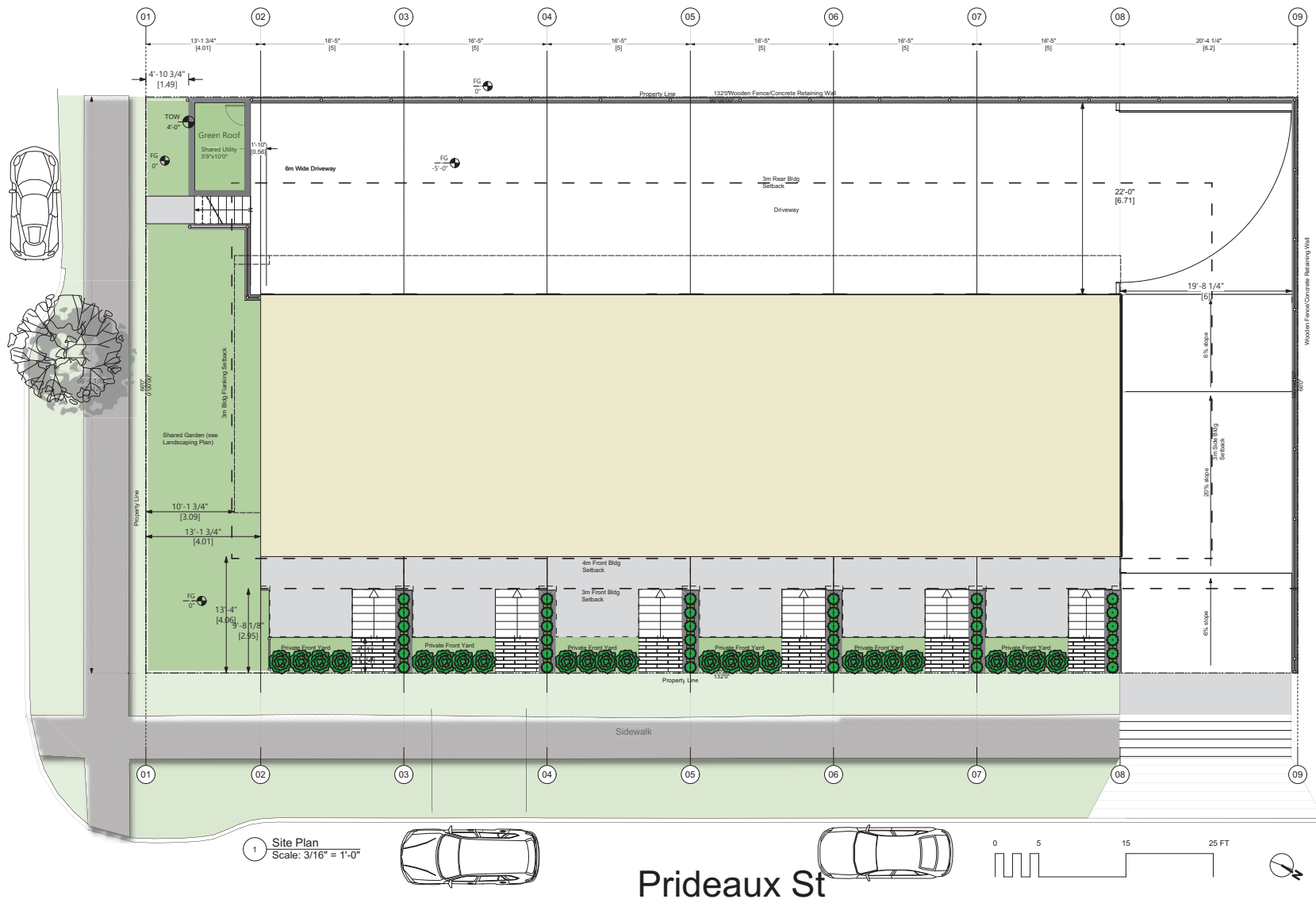
Civic: 602 FRANKLYN STREET  
Legal: LOT 9, BLOCK 25, SECTION 1  
NANAIMO DISTRICT, PLAN 584



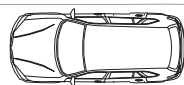
Subject Property



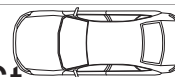
Franklyn St



1 Site Plan  
Scale: 3/16" = 1'-0"



Prideaux St



Project Data

Location: Old City  
Address: 602 Franklyn St.  
Site Area: 20.1m x 40.2m (66'x132')= 809.66m2 (8712 sq ft)  
Zoning: DT8 Old City Mixed Use  
Permitted Use: Mixed Use Commercial and Multiple Family Residential  
Proposed: 6 unit Townhouse Development  
Units: 1238.10 sq ft, Garage & Access + 3 Storeys = 4 storeys  
Unit Areas:  
G: 0  
L1: 492 sq ft  
L2: 416 sq ft  
L3: 325 sq ft  
Total: 1233 sq ft

Total Building Area: 7398 sq ft.  
FAR: 0.85

	Required	Proposed
Floor Area Ratio	0.85 7405 sq ft	0.85 7398 sq ft
Setbacks		
Front (E)	3m 1st Storey, 4m Storeys above	4.05m, 2.95m Fin Walls, 1.24m Front Porch/Deck
Side (N)	3m	6.17m
Flanking Side (S)	3m	4.01m (Fin walls 3.09m)
Rear (W)	3m	5.54m
Accessory Building Setback		
Rear (W)	3m	0m
Flanking Side	3m	1.49m
Site Coverage	50%	44.3% (3861 sq ft)
Building Height	10.5m	10.26m Flanking Side (S) from grade/street to Mean Height 10.58 m Front (E) and Side (N) from grade/street to Mean 12.11 m Back (W) from sunken driveway to Mean Height
Parking Stalls (1.2 x 6 = 7.2)	7	6 (6 private single garages)
Visitor	1/22	0
H.C.	0	0
Electric Vehicle	6	6
Bicycles 0.1/unit	0.6	6
0.5/unit	3.0	6
Retaining Walls	Max 2.4 m (8')	1.52m (5') plus 1.22m (4') fence

Red = Variance  
x



Rhizoma

Franklyn Townhouses

602 Franklyn Street, Nanaimo, BC

Project Information

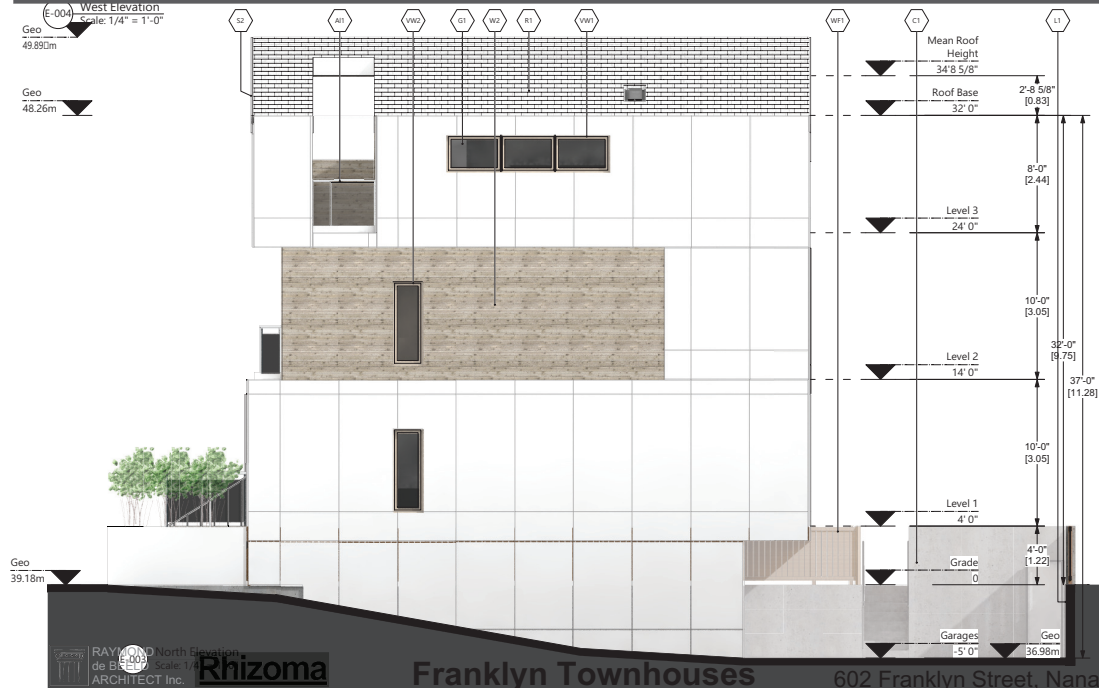
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2019-JUN-19  
CITY OF NANAIMO

June 11, 2019

A0.1







## Finishes Legend

A1 Aluminium Glass Guard (White Frame)

C1 Exposed Smooth Concrete Retaining Wall

G1 Clear Glass

L1 Wall Lighting (see Landscaping)

M1 Metal Flashing (colour White)

P1 Paving (see Landscaping)

PD1 Painted Fiberglass Door (colour White)

R1 Asphalt Shingle Roofing (colour "Fox Hollow Gray")

S1 HardieSoffit Panel Smooth (colour "Arctic White") w/ white reveal

S2 HardieSoffit Cedar Mill Fisher True Grain (colour "Chris Craft")

VW1 Vinyl Windows (colour White)

VW2 Vinyl Windows (colour "Oak")

W1 HardiePanel Smooth with hidden reveal (colour "Arctic White")

W2 HardiePlank Cedar Mill Fisher True Grain lap-siding (colour "Chris Craft")

WF1 Wood Fence (see Landscaping)







Aerial View of Project in Context



RAYMOND  
de BEELD  
ARCHITECT Inc.

**Rhizoma**

**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

**Renderings**

June 11, 2019

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DP 1148  
2019-JUN-19  
Current Planning

**A0.3**





View from Prideaux St.



**Rhizoma**

**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

**Renderings**

June 11, 2019

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DP 1148  
2019-JUN-19  
CURRENT PLANNING  
**A0.4**





View from Franklyn St.



**Rhizoma**

**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

**Renderings**

June 11, 2019

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DP1148  
2019-JUN-19  
COURTESY PLANNING  
**A0.5**





View from Franklyn St.



**Rhizoma**

**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

**Renderings**

June 11, 2019

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DP1148  
2019-JUN-19  
A0.6





View from Corner of Franklyn St and Prideaux St.



**Rhizoma**

**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

**Renderings**

June 11, 2019

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DP 1148  
2019-JUN-19  
CLERK OF COURT  
**A0.7**





View from Prideaux St. looking Southwest



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de BEELD  
ARCHITECT INC.

**Rhizoma**

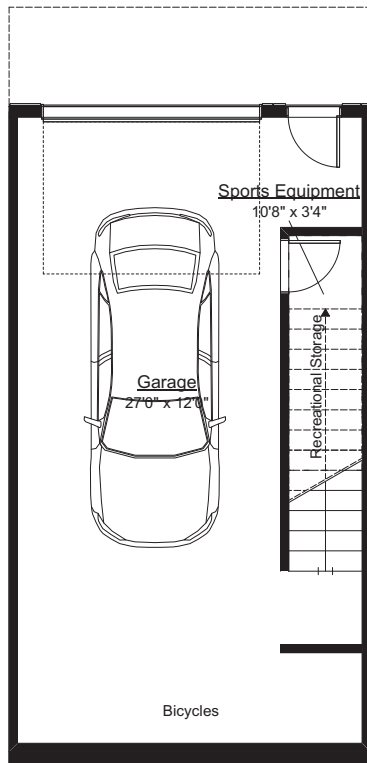
**Franklyn Townhouses**

602 Franklyn Street, Nanaimo, BC

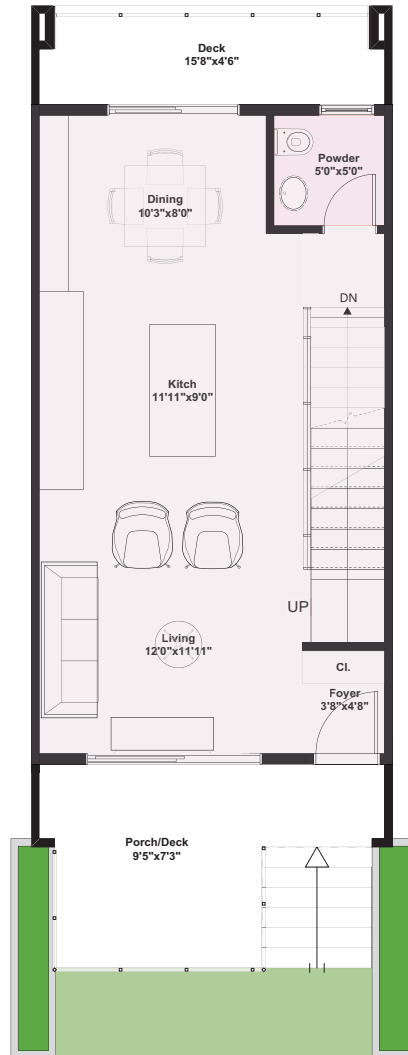
**Renderings**

June 11, 2019

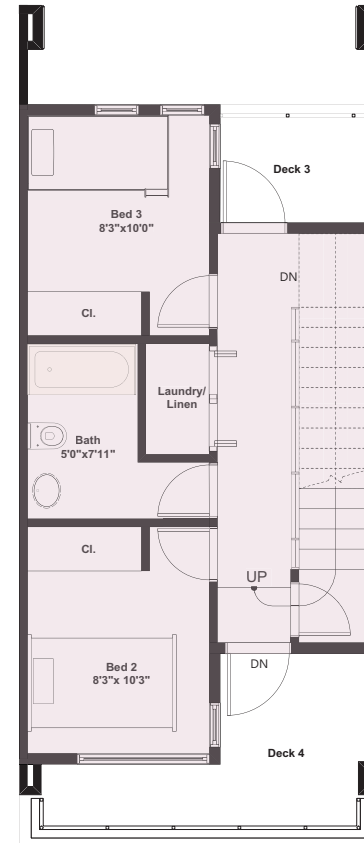
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DP 1148  
2019-JUN-19  
CITY OF NANAIMO  
**A0.8**



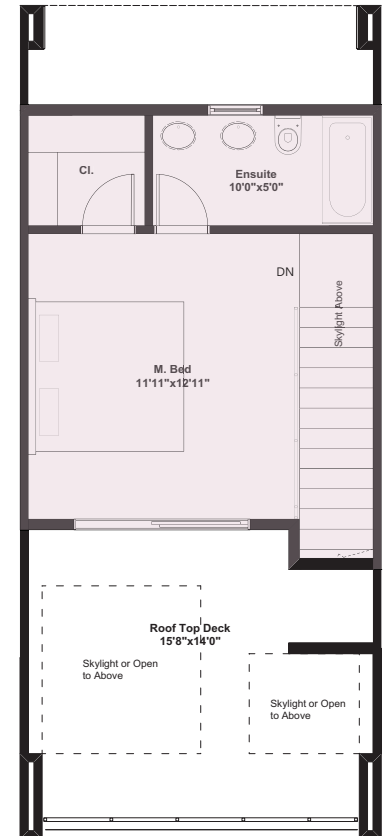
2 Basement Plan  
Scale: 3/8" = 1'-0"



3 Level 1 Plan  
Scale: 3/8" = 1'-0"



1 Level 2 Plan  
Scale: 3/8" = 1'-0"

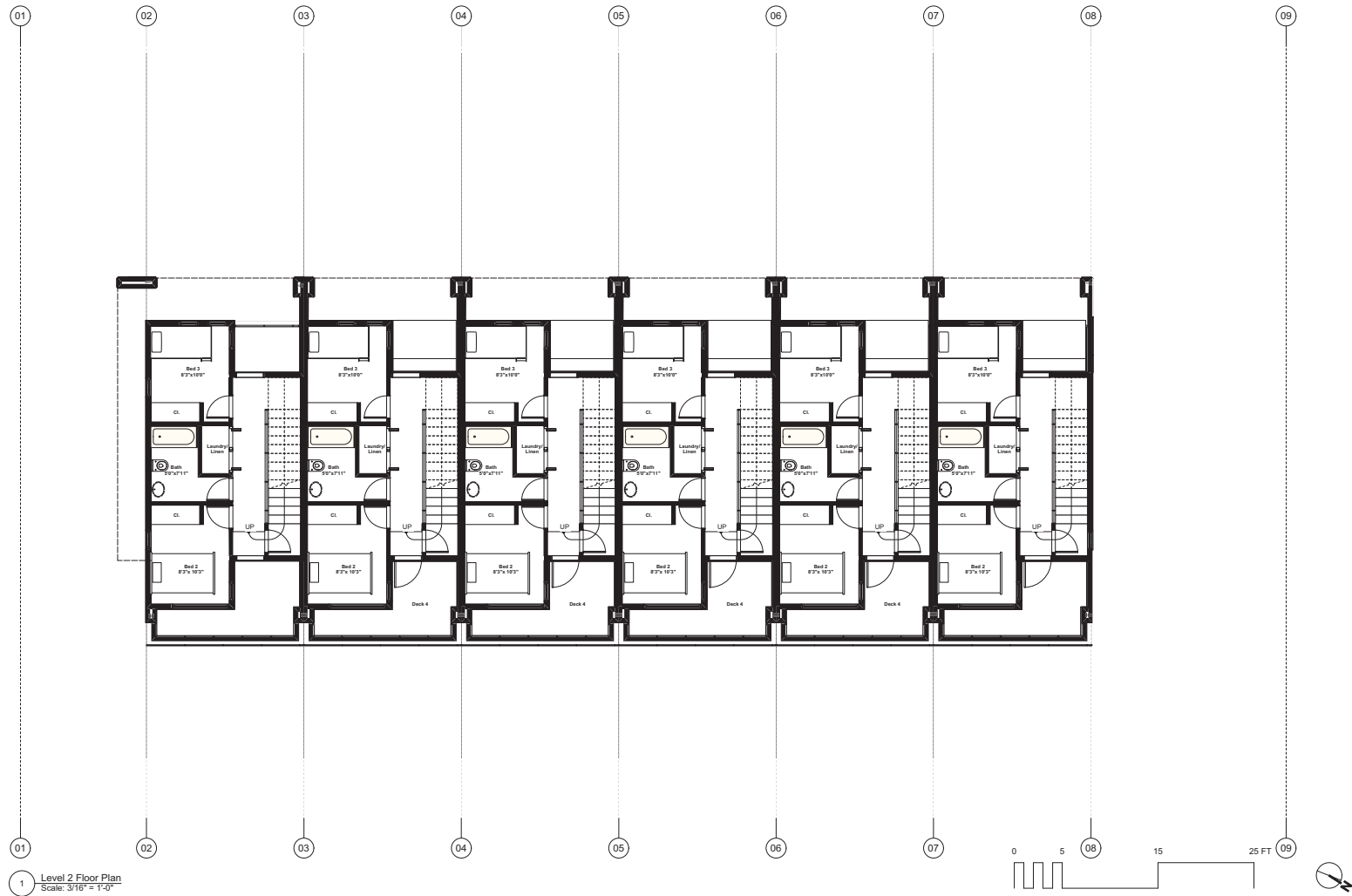


4 Level 3 Plan  
Scale: 3/8" = 1'-0"

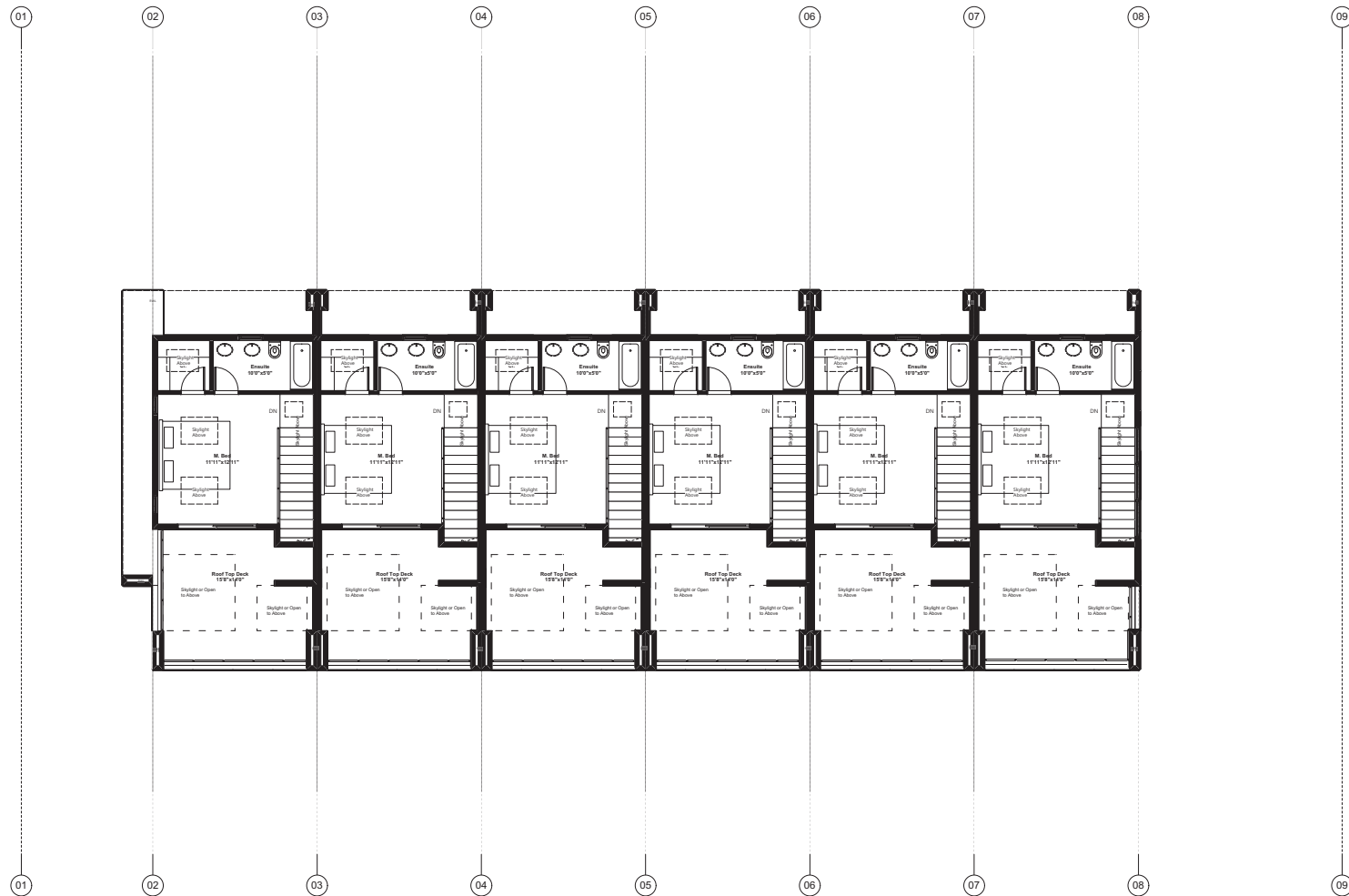
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Franklyn St

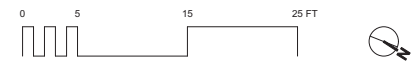


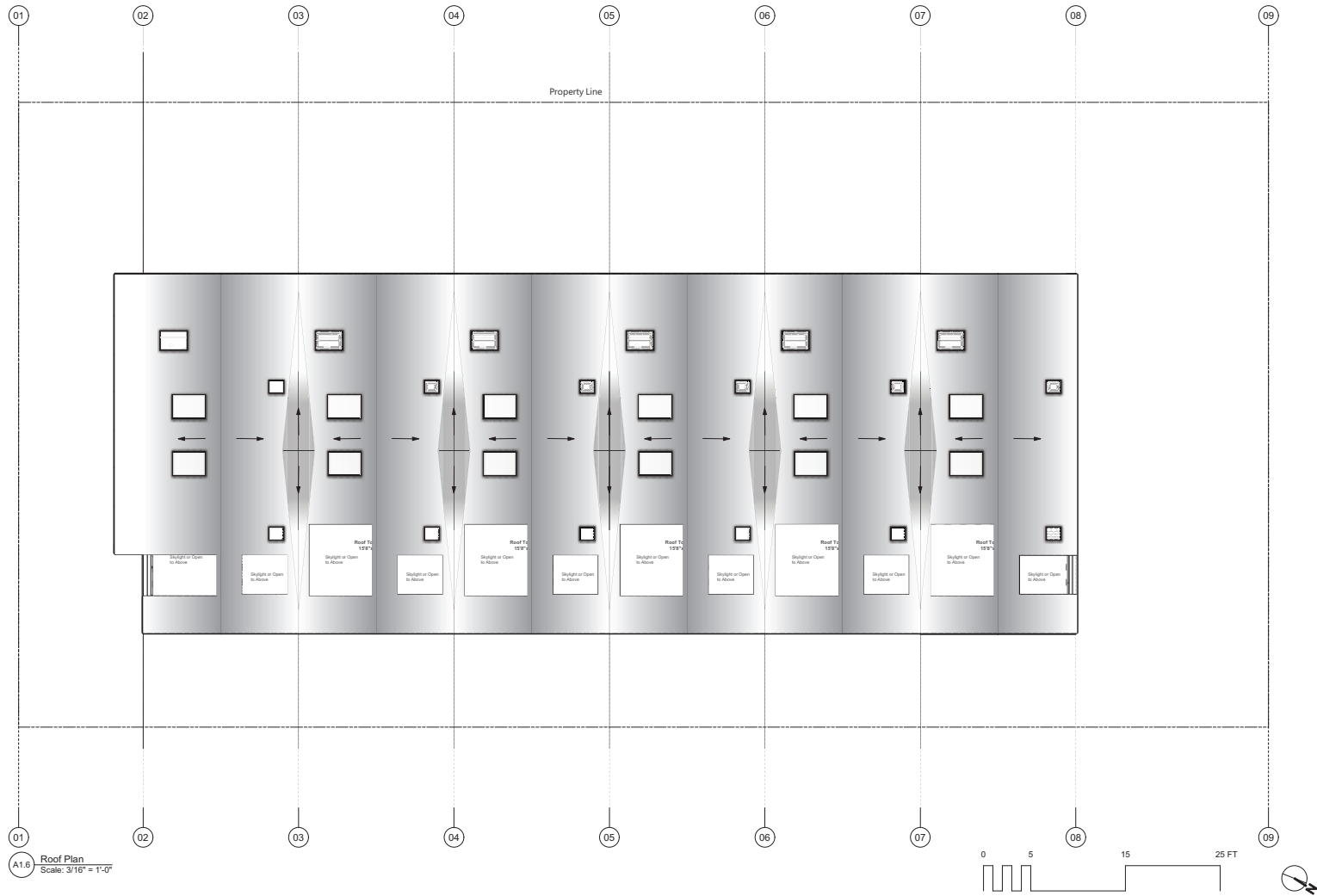






A1.5 Level 3 Floor Plan  
Scale: 3/16" = 1'-0"









macdonald gray

June 5, 2019

**City of Nanaimo Community Development**

411 Dunsmuir Street  
Nanaimo, BC  
V9R 0E4

**Re: 602 Franklyn Street, Nanaimo, BC –  
Landscape Architecture Old City Multiple Residential Design Guideline Summary**

This summary is intended to explain how the landscape components proposed for the 602 Franklyn Street project comply with the Old City Multiple Residential Design Guidelines.

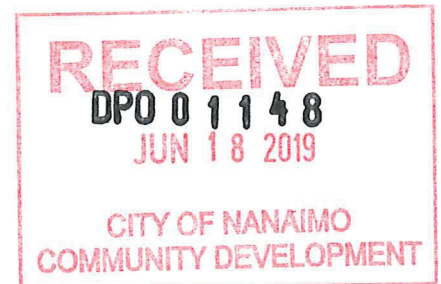
The landscape components of the project include a seating amenity space, feature pedestrian paving, entrance accent planters, signage and lighting.

The frontage landscape separates the street from the private lot through the use of a continuous screen of fence along the Franklyn Street frontage and a hedge to be maintained at a maximum height of 1.2 metres along Prideaux Street. Screens are broken only by driveways, pedestrian walks and gates and do not impede safe sight distances at intersections and driveway crossings. Special design features at vehicular and pedestrian entrances along Prideaux Street include: raised planters with a smooth stucco finish, step lighting and backlit address signs; accent planting in the form of fastigate conifer screen planting, evergreen flowering hedge material and flowering perennials; and decorative unit paving. Proposed hedge/ screen material is #3 pot installed at 0.9m on centre. A gate is provided at the pedestrian access off of Franklyn Street. The proposed fence and gate is a highly detailed lattice design of stained wood.

The amenity space is an outdoor bench seating area to the southeast of the site and is separated from the parking areas with access to a south exposure. The amenity space is separated from decks and windows through the use of tree and shrub planting and fencing. The pedestrian access to the amenity space is decorative unit paving.

**Cara MacDonald**, MBCSLA, ISA

Principal / Registered Landscape Architect



## LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: OLD NANAIMO
2. REFER TO SITE PLAN PREPARED BY RHIZOMA VENTURES INC. + RHIZOMA FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, STAIRS, RETAINING WALLS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICING, GRADING AND STORM WATER MANAGEMENT INFORMATION.

## IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	T80	AUTOMATIC IRRIGATION CONTROLLERS IN SHARED UTILITY BUILDING
	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSORS ON SOUTH-FACING EAVE
	BY MECHANICAL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLY IN SHARED UTILITY BUILDING
	BY MECHANICAL	BY MECHANICAL	38mm (1.5") PVC MAINLINE TO LANDSCAPE
	BY MECHANICAL	BY MECHANICAL	PVC SLEEVES SHALL BE INSTALLED UNDER ALL PAVING AND PLANTERS
	BY MECHANICAL	BY MECHANICAL	MANLINE & LATERALS: 100mm (4")
	BY MECHANICAL	BY MECHANICAL	LATERALS ONLY: 75mm (3")
	BY MECHANICAL	BY MECHANICAL	CONTROL WIRE: 50mm (2")
	BY MECHANICAL	BY MECHANICAL	BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

## IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART 'ET' EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
2. THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IABC) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) + CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
3. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
4. THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTING AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
5. 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 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
6. ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

## PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
	<b>TREES</b>				
	CORNUS KOUSA JAPANESE DOGWOOD	4cm CAL.	SEE PLAN	1	FLOWERING, FALL COLOUR
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' SLENDER SILHOUETTE SWEETGUM	4cm CAL.	2.0m O.C.	5	COLUMNAR, FALL COLOUR
	STYRAX JAPONICA JAPANESE SNOWBELL	4cm CAL.	5m O.C.	5	FLOWERING
	<b>SHRUBS</b>				
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	#3 POT	0.75m O.C.	9	
	ESCALLONIA PINK PRINCESS PINK PRINCESS ESCALLONIA	#3 POT	1.2m O.C.	9	SCREEN
	LONICERA NITIDA 'LEMON SPREADER' LEMON SPREADER BOX HONEYSUCKLE	#3 POT	1.0m O.C.	12	
	ROSA RUGOSA 'WHITE PAVEMENT' WHITE PAVEMENT ROSE	#3 POT	0.6m O.C.	6	
	TAXUS BACCATA 'MELFORD' MELFORD ENGLISH YEW	#3 POT	0.45m O.C.	44	HEDGE/ SCREEN
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	16	
	<b>PERENNIALS &amp; GROUNDCOVERS</b>				
	ASTILBE YONOHKE 'WHITE & RED' WHITE & RED ASTILBE	#1 POT	0.6m O.C.	30	50/50 MIX
	CAMPANULA BLUE WATERFALL TRAILING BELFLOWER	#1 POT	(7) PER PLANTER	42	UNDER YEWS IN CONCRETE PLANTERS, CASCADING
	PRAGARIA CHILENSIS BEACH STRAWBERRY	#1 POT	0.6m O.C.	15	
	EXTENSIVE GREEN ROOF: SEDUM, GRASSES AND DROUGHT RESISTANT PERENNIALS	PLUGS	PER MFR. SPECS	8 sq.m.	DROUGHT TOLERANT
	LAWN	SOD		12 sq.m.	

## EXISTING TREE INVENTORY

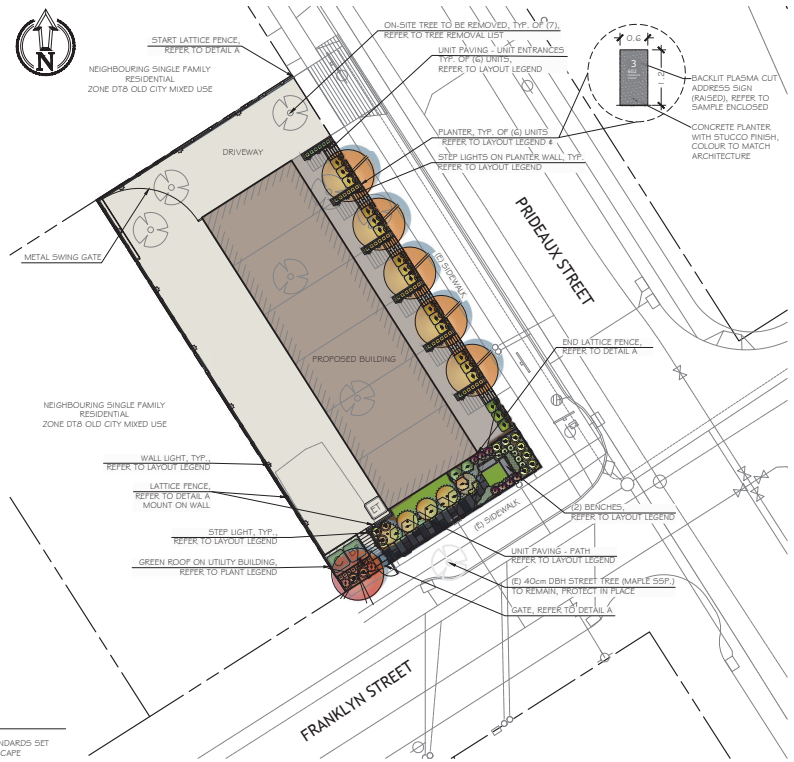
NO.	DIAMETER (cm)	SPECIES	NOTES
TREES TO BE REMOVED			
1	50	PURPLE LEAVED CHERRY	
2	50	PURPLE LEAVED MAPLE	
3	45	WEeping WILLOW	
4	40	AMERICAN BEECH	
5	40	FRUIT	
6	25	COLUMNAR SPRUCE	
7	20	PURPLE LEAVED CHERRY	

## LAYOUT LEGEND

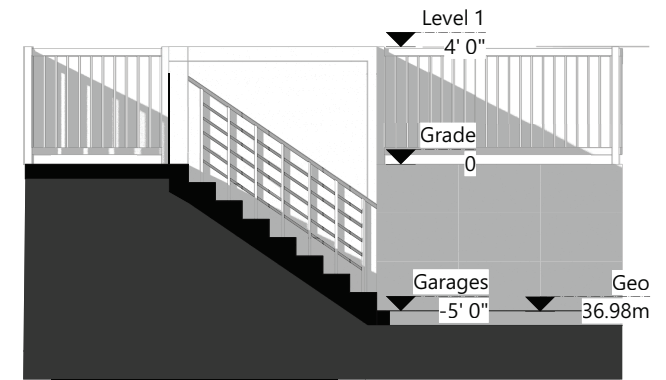
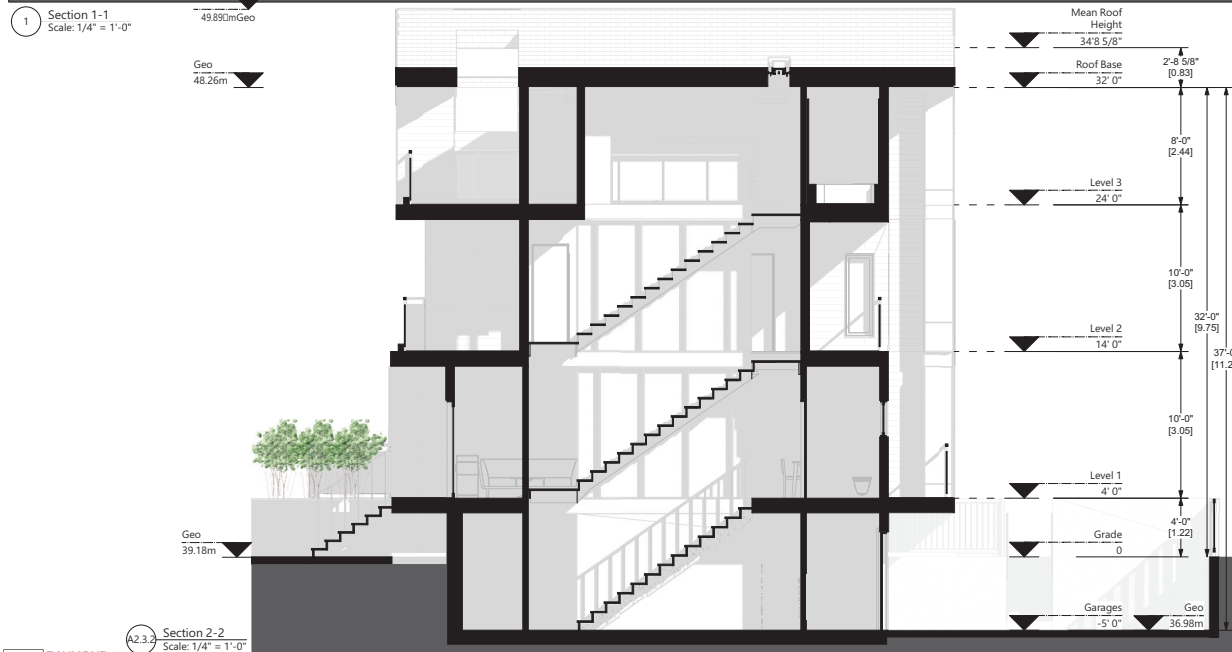
ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
(P)	PROPERTY LINE
(FA)	PLANTING AREA
TYP.	TYPICAL
SYMBOL	DESCRIPTION
	PROPERTY LINE
	1.2m LATTICE FENCE, REFER TO DETAIL A
	UNIT PAVING
	MANUFACTURER: ABBOTSFORD CONCRETE
	STYLE: ARISTOCRAT HYDRA-PRESSED PORCELAIN SLABS
	UNIT ENTRANCES
	SIZE: WOOD PLANK
	COLOR: BEACH WOOD
	PATH
	SIZE: 60cm x 120cm x 2cm x 60cm x 60cm x 2cm
	COLOR: BLACKSTONE
	3.0m x 0.6m x 1.2m CONCRETE PLANTER WITH SMOOTH STUCCO FINISH AND LED LIT ADDRESS SIGN. REFER TO CUT SHEET FOR STYLE SAMPLE
	STUCCO COLOR: TO MATCH ARCHITECTURE
	BENCH
	MANUFACTURER: WISHBONE SITE FURNISHINGS
	STYLE: HUTCH PARK BENCH
	MODEL: HB-5
	FRAME COLOR: BLACK SUPER TEXTURE
	SLAT COLOR: LIGHT GREY
	SURFACE MOUNTED ON ROCK, SALT FINISH CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS
	WALL LIGHTING
	REFER TO CUT SHEET FOR STYLE SAMPLE
	STEP LIGHTING
	REFER TO CUT SHEET FOR STYLE SAMPLES
	FINAL WALL & STEP LIGHTING MAKES, MODELS, LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

## PLANTING NOTES

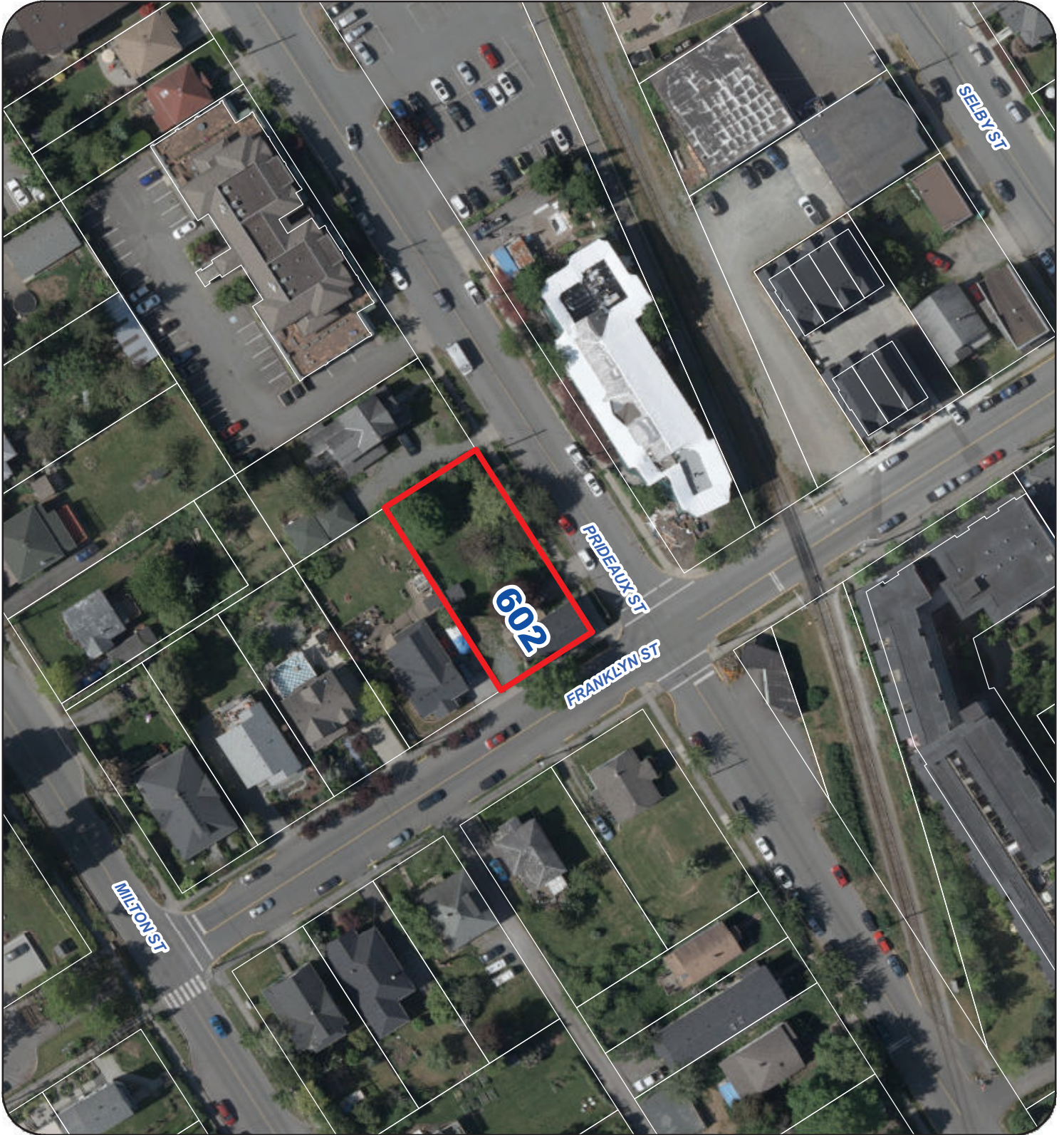
1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) / CANADIAN LANDSCAPE STANDARD.
2. ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
3. SOIL DEPTHS: SHRUBS - 300mm  
LAWN - 100mm  
TREES - 300mm AROUND AND BELOW ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
6. ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
8. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND.
9. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. 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.
11. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
12. ALL CALIPRE-STOCK TREES SHALL BE B & B IN WIRE BASKETS.







# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001148**

## Legend

 Subject Property