

# ATTACHMENT F LANDSCAPE PLANS

<b>TREES</b>  <b>PURPLE LEAF BIRCH</b> <i>Betula populifolia 'Royal Frost'</i>  <b>BRUNI'S SERBIAN SPRUCE</b> <i>Picea omorika 'Bruni'</i>  <b>COLUMNAR FLOWERING CHERRY</b> <i>Prunus serrulata 'Amalgam'</i>			<b>SHRUBS</b>  <b>MOUNTAIN FIRE PINKS</b> <i>Phlox japonica 'Mountain Fire'</i>  <b>OTTO LUYKEN ENGLISH LAUREL</b> <i>Prunus laurocerasus 'Otto Luyken'</i>  <b>SINGLE PINK RUGOSA ROSE</b> <i>Rosa rugosa 'Trau Dogmal Heideg'</i>			<b>SPREADS</b>  <b>OREGON GRAPE HOLLY</b> <i>Moronea asplenifolia</i>  <b>DWARF HIMALAYAN SARCOCCOCA</b> <i>Sarcococca hookeriana nanata</i>  <b>DAVID VIBURNUM</b> <i>Viburnum davidii</i>		
<b>GROUND COVER</b>  <b>KINKARUBICK</b> <i>Penstemon hybridus 'Lion's Gold'</i>  <b>PURPLE WINTER HEATH</b> <i>Erica carnea 'Purple variety'</i>  <b>YELLOW GEM POTENTILLA</b> <i>Potentilla fruticosa 'Yellow Gem'</i>			<b>GRASSES AND WINE</b>  <b>BLUE OAT GRASS</b> <i>Helictotrichon sempervirens</i>  <b>DWARF FOUNTAIN GRASS</b> <i>Pennisetum setaceum</i>  <b>HALL'S JAPANESE HONEYSUCKLE</b> <i>Lonicera japonica</i>			<b>ALL DRAINS WITH LANDSCAPE TO BE SURROUNDED WITH RIVER ROCK</b>  <b>TYPICAL PATIO BENCHES</b> 		

**BC LANDSCAPE STANDARDS**  
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 Copies of the BC Landscape Standards are available through the BCLMA office at: 1464-574-7772.  
 Contractor to consult with designer regarding any discrepancies.  
 Contractor to consult with designer if plant substitutions are required due to availability.  
 Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.  
 Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.  
 Refer to landscape specifications supplied with this plan.  
 If you did not receive the specifications, please contact the designer.

**TOP SOIL REQUIREMENTS**  
 Minimum depth for shrub beds: 40mm (1 1/2")  
 Minimum depth for grandover: 50mm (2")  
 Trees as per detail on these drawings.  
 Minimum depth for mulch: 65-75mm (2 1/2-3")



**PROJECT:** LONG LAKE BUSINESS CENTRE  
 Plot 106 (Office, Industrial)  
 Cdn. address: 4474 Hedderley Rd Nanaimo  
 Legal address: Lot 6, Plan B209, Section 1, Hedderley District

**CLIENT:** 092799 BC LTD  
 Technifield Contracting Ltd  
 c/o Inayne Peck  
 info@technifield.com  
 250-758-6990

**ARCHITECT:** DARTOUSH FROUZI ARCHITECTURE INC.  
 40 WESTMEAD AVE  
 NANAIMO, BC V9S 1K1

**LANDSCAPE DESIGNER:** MYSTIC WOODS LANDSCAPE DESIGN  
 4737 Gordon Rd  
 Campbell River, BC V9H 1T3  
 phone: 250-286-0327  
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 design@mysticwoods.ca

**DRAWN BY:** Corinne Patterson CLD, HT  
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 Horticultural Technician  
 Member of the BCLMA / CLMA



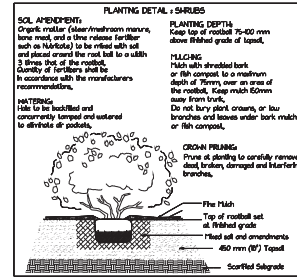
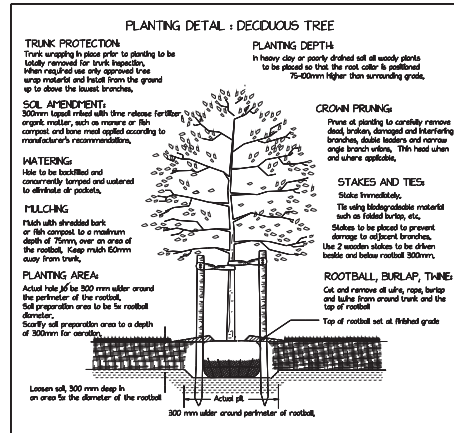
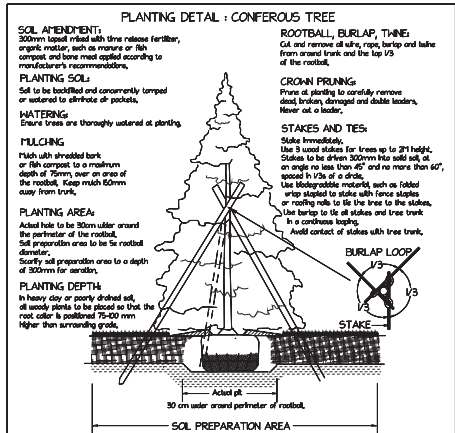
**RECEIVED**  
**DP1132**  
**2019-SEP-16**  
 CONTACT: 250-758-6990

**SCALE:** 1:50

**DATE:** November 22, 2018  
 Issued for: Nov. 26, 2018 For review  
 Issued for: Jan 2, 2019 For review  
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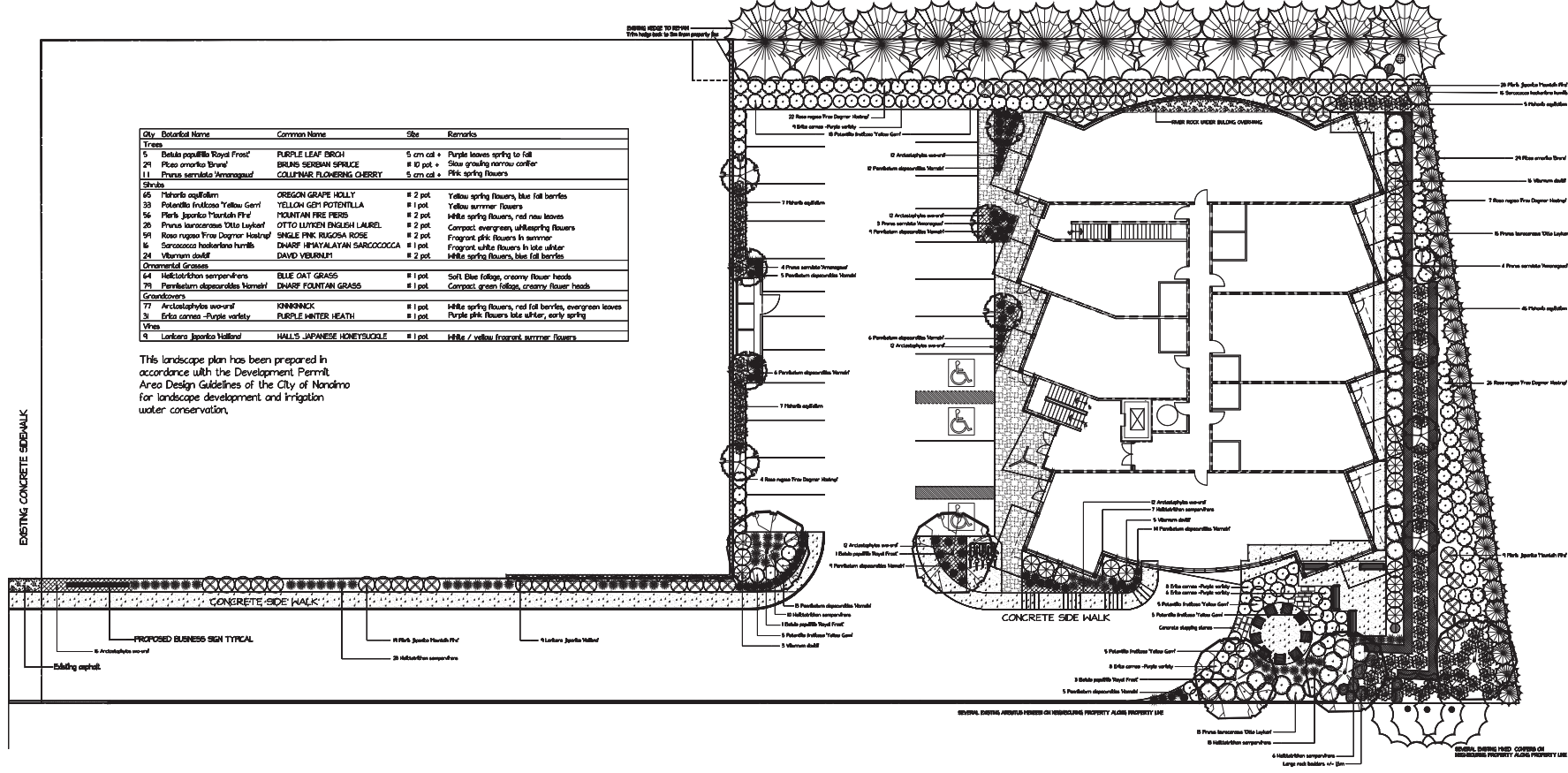
**DRAWING:** LANDSCAPE MASTER PLAN  
**DRAWING #:** 11 of 9





Qty	Botanical Name	Common Name	Size	Remarks
<b>Trees</b>				
5	Betula populifolia Royal Frost	PURPLE LEAF BIRCH	5 cm cal +	Purple leaves spring to fall
21	Picea omorika Emerald	BIRCH BERGAM SPRUCE	# 10 pot +	Slow growing narrow conifer
111	Prunus serrulata Yamanogawa	COLUMBUS FLOWERING CHERRY	5 cm cal +	Pink spring flowers
<b>Shrubs</b>				
6	Nerandis angustifolia	ORIGEN GRAPE HOLLY	# 2 pot	Yellow spring flowers, blue fall berries
35	Potentilla fruticosa Yellow Gem	YELLOW GEM POTENTILLA	# 1 pot	Yellow summer flowers
56	Prunus japonica Marutamii Plum	HOUSTON PINE PLUM	# 2 pot	White spring flowers, red new leaves
20	Prunus laurocerasus Dillo Laurel	OTTO LUXTEN ENGLISH LAUREL	# 2 pot	Compact, evergreen, white/spring flowers
91	Rosa rugosa Free Dogma Healer	SINGLE PINK ROUGEOSA ROSE	# 2 pot	Fragrant pink flowers in summer
16	Sarcococca hookeriana humilis	DNAP'S HIMALAYAN SARCOCOCCA	# 1 pot	Fragrant white flowers in late winter
24	Viburnum doakii	DAVID VEIBURNUM	# 2 pot	White spring flowers, blue fall berries
<b>Ornamental Grasses</b>				
64	Helleboritha sempervirens	BLUE OAT GRASS	# 1 pot	Soft blue foliage, orange flower heads
73	Panicum dispersabile Variegatum	DNAP'S FOUNTAIN GRASS	# 1 pot	Compact, green foliage, orange flower heads
<b>Groundcovers</b>				
77	Arctostaphylos uva-ursi	KINKINKINK	# 1 pot	White spring flowers, red fall berries, evergreen leaves
3	Erica carnea -Purple variety	PURPLE WINTER HEATH	# 1 pot	Purple pink flowers blue winter, early spring
<b>Vines</b>				
9	Lonicera japonica Hallard	HALL'S JAPANESE HONEYSUCKLE	# 1 pot	White / yellow fragrant summer flowers

This landscape plan has been prepared in accordance with the Development Permit Area Design Guidelines of the City of Nanaimo for landscape development and irrigation water conservation.



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**TOP SOIL REQUIREMENTS:**  
Minimum depth for shrub beds 400mm (10")  
Minimum depth for groundcover 500mm (20")  
Trees as per detail on these drawings.  
Minimum depth for mulch 65-75mm (2.5-3")

**LANDSCAPE AREA**  
TREES/SHRUB AREA 568.01 sqm 6,223 sqft  
RIVER ROCK AREA 1285 sqm 1381 sqft  
PATIO AREA 40.71 sqm 436 sqft  
LANDSCAPE AREA 6223.7 sqm 6,699 sqft

FENCE = 90.33m

**PROJECT:** LONG LAKE BUSINESS CENTRE  
11550 Highway 100, Nanaimo, BC  
Site address: 4474 Wellington Rd, Nanaimo  
Legal address: Lot 8, Plan B949, Section 5, Wellington District

**CLIENT:** O22799 BC LTD.  
Technical Contracting Ltd.  
c/o Wayne Peck  
Info@techcontract.com  
250-758-6490

**ARCHITECT:** DARTOUSH PROULX ARCHITECTURE INC.  
460 BROADWAY  
NANAIMO, BC V9Y 1K3  
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CITY OF NANAIMO

**SCALE:** 1:150  
0 1 2 3 4 5  
METERS

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**DRAWING:** LANDSCAPE PLANT PLAN  
**DRAWING #:** L2 of 3

**LANDSCAPE DIMENSION PLAN**

- SCOPE OF WORK:**  
 Work includes supply of all related items and performing of operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
- 1 Site Preparation
  - 2 Finish grading and landscape drainage
  - 3 Installation of underground irrigation system
  - 4 Supply and placement of growing medium
  - 5 Testing growing medium and supply of additives (Fertilizers) to meet requirements of all local, and BC, Landscape Standards
  - 6 Preparation of planting beds, apply of plant material and planting
  - 7 Supply and placement of the correct mulch on plant beds
  - 8 Preparation, supply and placement of rock, boulders, and river rock
  - 9 Establishment Maintenance for one year
  - 10 Other work required to complete landscape
  - 11 Leave site completely clean and tidy

**GRADING AND DRAINAGE**

The preparation of the subgrade shall be rough grading and filling provide a base that will allow the planting of growing medium to the specified depth. Finished subgrade surfaces should be free of visible lumps and boulders and provide for growing medium depths as laid out on the landscape plan. Debris, rocks, branches, stones, utility materials, contaminated soils, debris wastes and anything else that may interfere with the proper growth and development of the planted finished landscape shall be removed. Areas showing excessive compaction shall be scarified to a minimum depth of 8" (60mm) immediately before planting growing medium. All drains within landscape beds shall be surrounded by a minimum diameter of 2" (50mm) of drain rock to a depth of 8" (60mm) to prevent much floating into drainage system.

**SITE PROTECTION**

All existing and new plants, site services, curbs, paving structures, fences and all other features shall be protected against damage during the work. Damage shall be reported and shall be completely repaired to the satisfaction of the Authority / Inspector.

**ESTABLISHMENT MAINTENANCE**

The intent of establishment maintenance is to provide sufficient care to newly installed plant material for a period of one year from acceptance to ensure or increase the long-term success of the planting. The objective is the adoption of plants to a new site in order to obtain the desired effect from the planting while reducing the risk of failure and unnecessary work associated with improper establishment. Establishment maintenance procedures apply to all vegetation, including:

- 1 Existing trees, shrubs
- 2 New trees, shrubs, and groundcovers

Maintenance during the one-year guarantee period is essential to ensure the viability of any guarantee.

**GUARANTEE**

The customary one year guarantee period for the construction industry is accepted as the standard for landscape work. The contractor shall guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance (Acceptance). Inspections must be called for in order to achieve Substantial Performance.

**INSPECTIONS TO BE CALLED FOR**

- FIRST INSPECTION** to be called for after irrigation has been installed but prior to backfilling
- SECOND INSPECTION** to be called for after subgrade preparation, and soil has been placed, after plants have been laid out, but prior to planting.
- THIRD INSPECTION** to be called for, once completed. Once the plan has been approved by the City, no changes may be made to the plan without written approval of both the designer and the City.

**PRESERVATION OF EXISTING HEDGE**

Physical protection barriers shall be erected 35m from the property line before any work (including clearing and grubbing) occurs on site. Hedges shall be fenced off by means of a plastic snow fence of at least 12 meters height mounted on steel or sturdy wooden posts that includes top and bottom rail. Fence posts should be placed no further than 24m apart. Signs should be provided in association with protection fencing of regular intervals around areas designated for preservation. Signs should describe the function of the fencing, i.e. "Tree Protection Area - No Entry". There shall be no stockpiling of soils, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation phases. There shall be no stockpiling of soils, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation phases.

**IRIGATION**

Irrigation plans to be design / build at time of construction.

**GENERAL**

- Scope of work:** Supply and install the components required to provide a properly operating irrigation system to cover the applicable landscape.
- Obtain a scaled display of the proposed irrigation system which meets 11 ABC Standards. Obtain property informed agreement from the owner's representative as to the inclusion or not of desirable features in the design which exceed 11 ABC Design Standards and/or are site specific.**
- Quality Assurance:** All irrigation work shall be done by a suitably experienced and qualified irrigation contractor, having in-kind and competent personnel adequate for the scope of work.

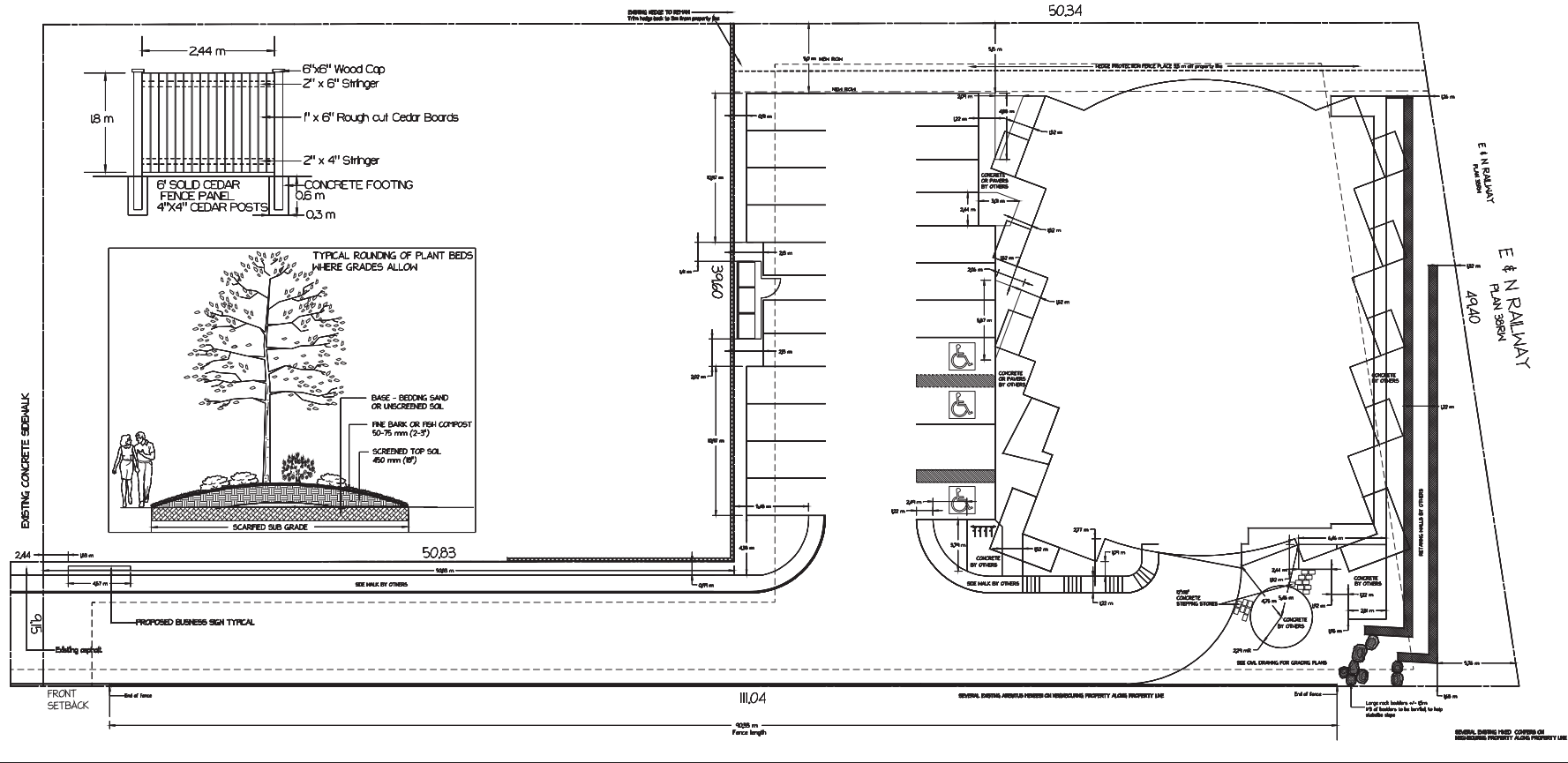
**REGULATION**

A suitably scaled as built drawing shall be provided. All components of the irrigation system shall be shown as installed, with clear measurements from an identifiable reference point to the location of the controller and its clock breaker, master valve, zone control valves, main water connection, blow out connection, pump and its electrical connection, and any other similar features. Provide a manual controlling operating and maintenance instructions for all components of the system. Provide clear instructions for operating the irrigation system "in season", showing the relative timing differences between zones of different precipitation rates, and a schedule of run times suggested for various weather conditions. Provide any specific tools as provided by the manufacturer for day to day servicing of the irrigation equipment installed.

SOL COMPOSITION FOR GROUND LEVEL PLANTING AREAS	
TABLE 4-35A, "GOOD" AND "MODERATE" SOL COMPOSITION	
Percent of Dry Weight of Total Growing Medium	
Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 6%
Sand larger than 2mm, smaller than 20mm	40 - 60%
Silt larger than 200mm, smaller than 25mm	0 - 2%
Clay smaller than 200mm	0 - 2%
Clay and Silt combined	Maximum 15%
Organic content	0 - 20%
Acidity (pH):	4.5 - 6.5

Drainage: Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

**BC ONE CALL**  
 Call Before You Dig  
 1-800-474-6886  
 Cellular #6886



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 150mm depth for groundcover 600mm (24")  
 Trees as per detail on these drawings.  
 150mm depth for mugh 65-75mm (2.5-3")

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**LANDSCAPE AREA** 560.01 sqm 6,223 sq ft  
**TREE/SHRUB AREA** 1285 sqm 13,910 sq ft  
**RIVER ROCK AREA** 40.71 sqm 436 sq ft  
**PATIO AREA** 622.37 sqm 6,699 sq ft  
**LANDSCAPE AREA** 622.37 sqm 6,699 sq ft

**FENCE** = 90.33m

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 (Next to Office Building)  
 City address 4474 Wellington Rd Nanaimo  
 Legal address Lot 8, Plan B949, Section 5, Hallock District

**CLIENT:** 092799 BC LTD.  
 Technical Contracting Ltd.  
 c/o Wayne Peck  
 Info@techfittd.com  
 250-758-6490

**ARCHITECT:** DARTMOUTH PROULX ARCHITECTURE INC.  
 460 BROADWAY  
 NANAIMO, BC V9R 1K6  
 TEL: 250-758-1010  
 WWW.DPARCHITECTURE.COM

**LANDSCAPE DESIGNER:** MYSTIC WOODS LANDSCAPE DESIGN  
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 Campbell River, BC V9H 1T3  
 phone 250-286-8327  
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**DRAWN BY:** Corinne Matheson CLD, HT  
 Certified Landscape Designer  
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**DRAWING:** LANDSCAPE DIMENSION PLAN  
**DRAWING #:** L3 of 3