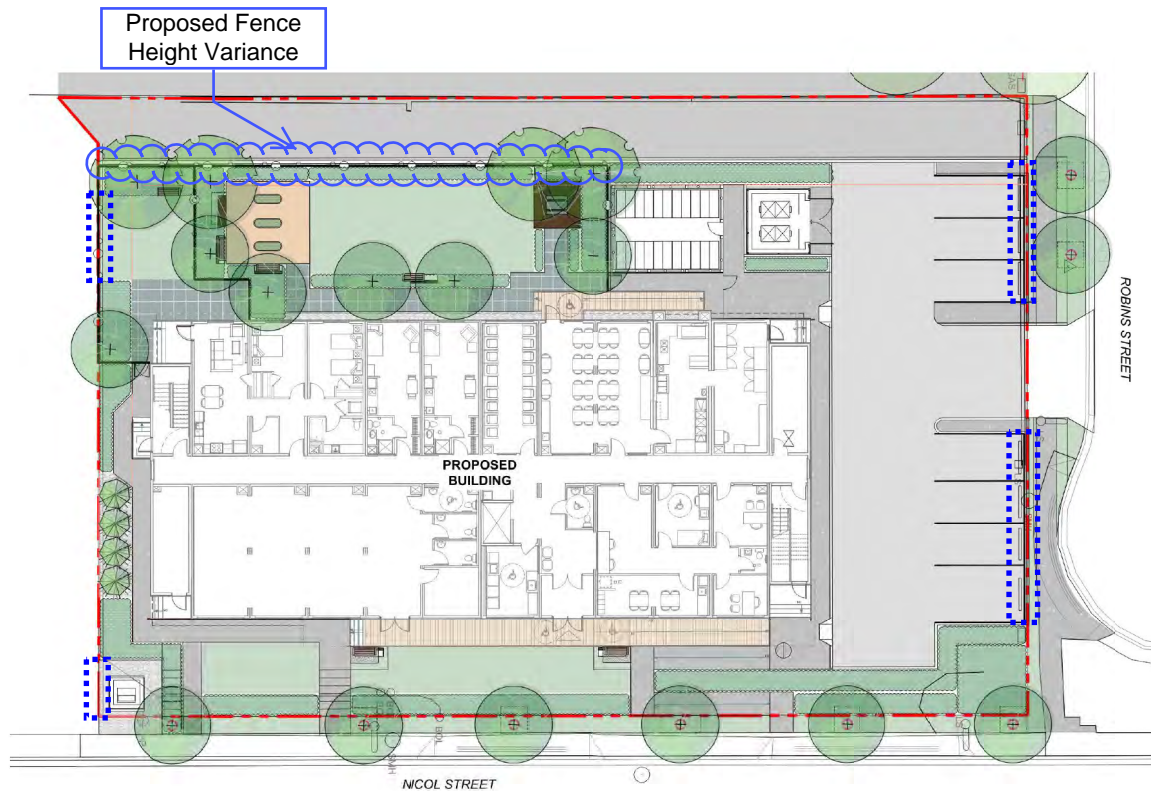


ATTACHMENT H LANDSCAPE PLAN AND DETAILS

1 of 5



BCH NICOL STREET

702 Nicol Street, Nanaimo, B.C.

ISSUED FOR REVISED DEVELOPMENT PERMIT

DRAWING LIST

L-00	COVER
L-01	EXISTING CONDITIONS & TREE MANAGEMENT PLAN
L-02	LANDSCAPE PLAN
L-03	PLANTING PLAN
L-04	DETAILS
L-05	DETAILS
L-06	DETAILS
L-07	DETAILS

WSP LANDSCAPE ARCHITECTURE

Michael Holm
Senior Project Manager
Email: michael.holm@wsp.com
Phone: (604) 631-9637

Lisa Ng
Landscape Designer
Email: lisa.ng@wsp.com
Phone: (604) 601-6836

= Proposed Landscape Buffer Variance locations

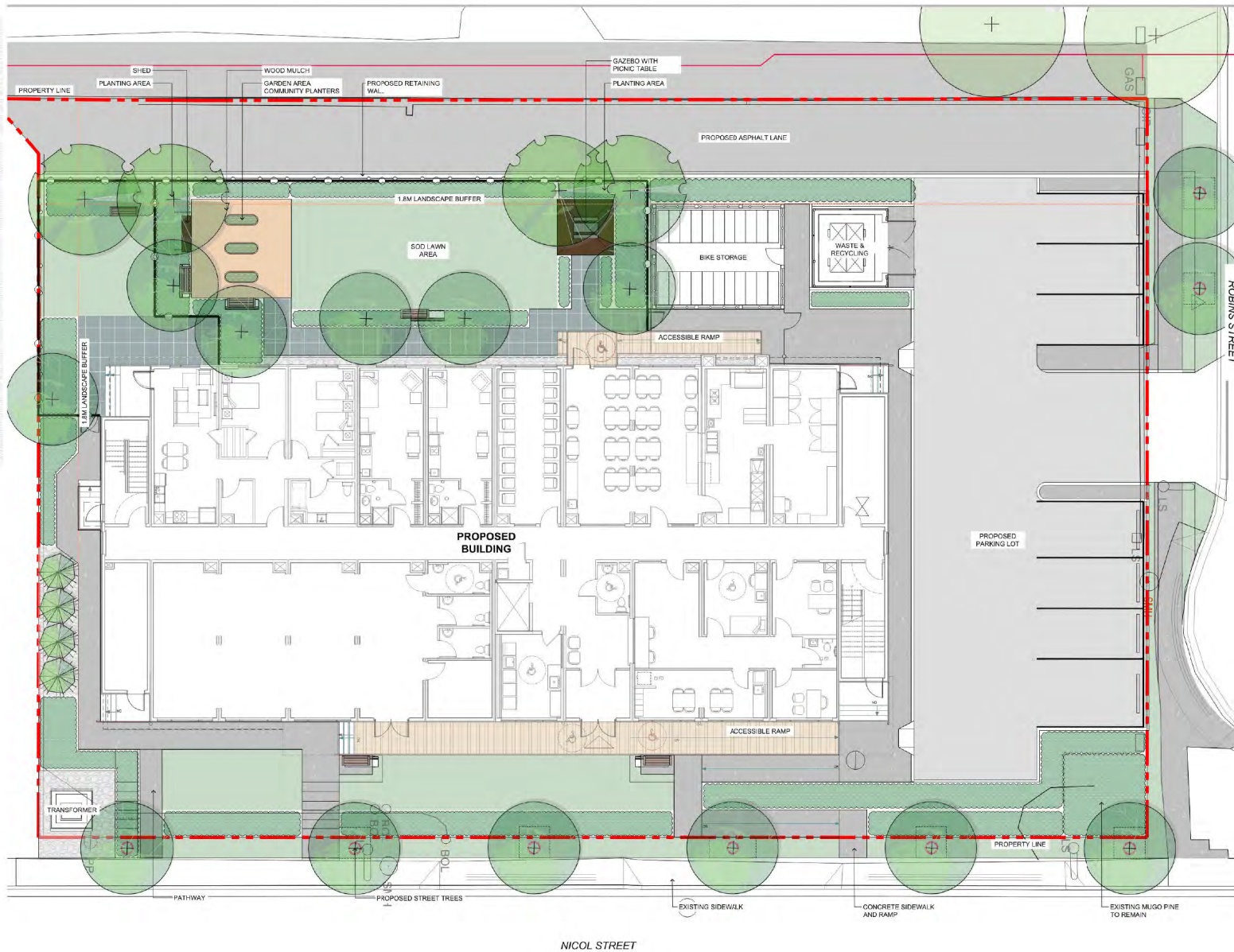
LANDSCAPE

GENERAL NOTES

- Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Trades will have a current copy of the document (digital or hardcopy) present with them on site at all times.
- Questions (RFIs) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.
- All planting areas to have an water efficient irrigation system provided by contractor. System details to be provided by irrigation designer or contractor.
- Submittals on landscape include but are not limited to:
 - Shop drawings on all specified furnishings including notes on colour and dimensions
 - Shop drawings on all custom site elements
 - Asot report submittal (compliant with "Level 2P" for shrub/tree plantings in accordance with the Canadian Landscape Standard)
 - A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires the process for review to occur immediately upon award as to prevent issues with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. Note that all tree/shrub stock is to be sourced from the Pacific Northwest (B.C., Washington, Oregon). The contractor will be expected to provide an exhaustive search was provided in sourcing material before alternatives of plant material are considered.
 - Bank mulch to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour). Submit "L" sample or website information prior to purchase
 - Unit paving and hard-surface materials to be submitted for verification on colour, size and pattern
 - Compaction testing of base preparation (95% MPO)
- Landscape critical review meetings include (but are not limited to):
 - Three protection fencing setup requires a review by the arboreal prior to construction.
 - Project kick-off on landscape, and review of stockpile and preservation of existing materials
 - Mobilization of soils and furnishing works requires furnishings to be reviewed after delivery to site to review for damages). Note that soils may be tested up to 2 times for verification of compliance of mix at the Contractor's cost, if material is suspected to be non-compliant. See notes above on submittals.
 - Mobilization of custom works (i.e. wooden walkway or bench). If applicable to contract, will be required for a critical review meeting of proposed layout and connections
 - Delivery of the plant material to site (mobilization of planting works)
 - 1 additional interim planting review
 - Substantial review of the landscape (soil cleanup to be complete prior to calling for review)
 - Total performance of the landscape
 - Mobilization of fitwork.
- Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended. Maintenance to be compliant with Level 2P (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.
- Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils, as defined in "Establishment Watering" requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator
- Warranty on all landscape to be 1 year, unless noted otherwise.
- All landscape and irrigation works to be constructed as per the City of Nanaimo standard details. Refer to: M&BSS - Section 14 Landscape.

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CITY OF NANAIMO

 LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING ENGINEERING 1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1	PROJECT BCH 702 NICOL STREET NANAIMO, B.C. CLIENT BC HOUSING CONSULTANT WSP		ORIGINAL SIZE 610x914mm x 914mm (24" x 36")	SEALED	DESIGN BY MH	SHEET TITLE COVER
			1 20210607 0 20210625	ISSUED FOR REVISED DEVELOPMENT PERMIT ISSUED FOR DEVELOPMENT PERMIT	MH MH	CHECKED BY RF PROJECT # 20M C2M 00 SCALE N/A



SOFTSCAPE LEGEND

	1 & 2 L-04	PROPOSED TREES Minimum 900mm depth growing medium, complete with mulch. Refer to details. Installed as per Canadian Landscape Standards.
	3 & 6 L-04	SHRUB PLANTING Minimum 450mm import growing medium complete with mulch. Refer to details. Installed as per Canadian Landscape Standards.
	4 L-04	LAWN Minimum 150mm import growing medium. Refer to details.
	2 L-04	TREE PIT OUTLINE Location of tree pit as shown on plan. Refer to detail.
		GREENWELL WATER SAVER Large sized GreenWell Water Saver. 250mm height x 600mm Ø top x 670mm Ø bottom. Refer to site for more information: https://greenwellwatersavers.com/more/greenwell-information-large-size/

HARDSCAPE LEGEND

	2 L-05	CONCRETE Pedestrian rated access - 100mm thick
	3 L-05	GRAVEL Refer to detail for aggregate size and thickness.
	1 L-05	UNIT PAVERS Refer to detail for aggregate size and thickness.
	4 L-05	WOOD CHIPS At 100mm depth with filter fabric

SITE FURNISHING LEGEND

	2 L-06	BAYVIEW PARK BENCH Type: BV-6 Size: 72" W x 26" D x 27" H Supplier: Washburn Site Furnishings Installation: Bolt mounted, install as per manufacturer's specifications.
	1 L-06	RUTHERFORD PICNIC TABLE Type: RPT-4, weather-resistant Size: 72" W x 65" D x 30" H Supplier: Washburn Site Furnishings Installation: Bolt mounted, install as per manufacturer's specifications.
	5 & 6 L-05	PROPOSED 1.8m HIGH WOOD FENCE AND GATES Provide shop drawing of fence prior to fabrication. Refer to detail.
	3 L-06	GAZEBO Refer to detail for product specifications and sizes.
		SHED Detail to be provided.
	4 L-06	COMMUNITY PLANTER Refer to detail and install in accordance with manufacturer's specifications. Provide shop drawing submitted to verify product and features prior to purchase (typ).

NOTE: REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION

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Landscape Planning



LANDSCAPE ARCHITECTURE (URBAN DESIGN / PLANNING / ENGINEERING)
1000 - 340 HOWE STREET, VANCOUVER B.C. V6Z 2M4

PROJECT
BCH 702 NICOL STREET | NANAIMO, B.C.

CLIENT
BC HOUSING

CONSULTANT
WSP

PROJECT
BCH 702 NICOL STREET | NANAIMO, B.C.

CLIENT
BC HOUSING

CONSULTANT
WSP

0 1 100 2

ORIGINAL SIZE: 600mm x 384mm (24" x 36")

1 2021/02/10 ISSUED FOR REVISED DEVELOPMENT PERMIT

0 2021/02/10 ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION BY

SEALED



DESIGN BY MH

DRAWN BY LN

CHECKED BY RP

PROJECT # 2021-02-00

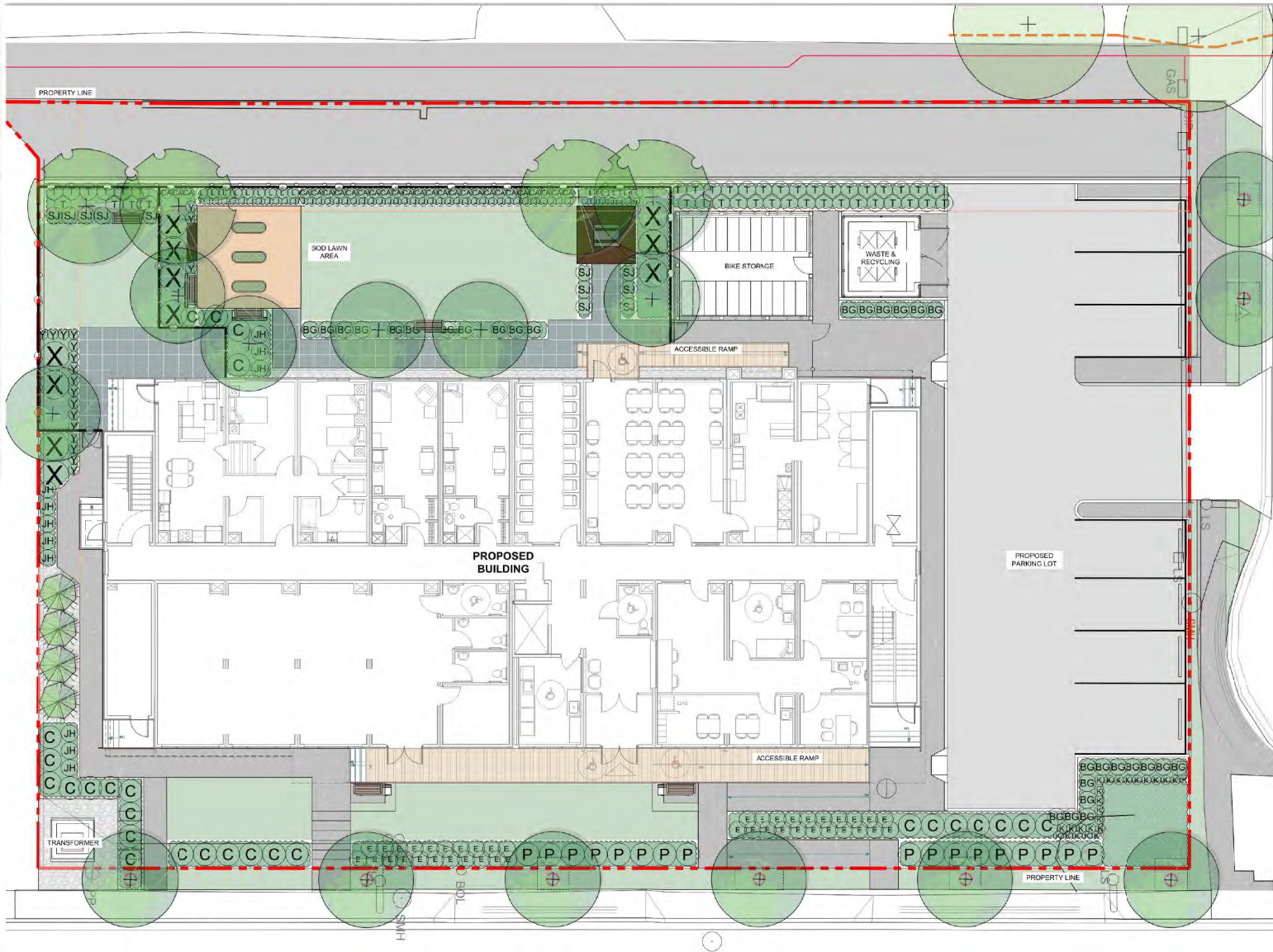
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SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L-02

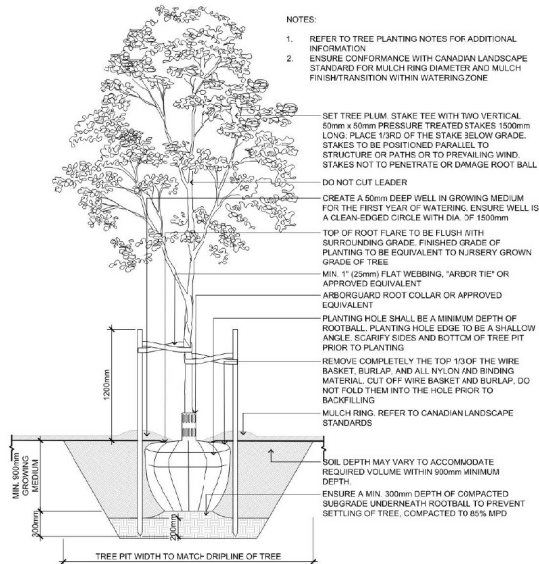


TREE SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	7	Quercus rubra	Red oak	BAB, 8cm cal., 1.6m height standard
	5	Pinus monticola	Western white pine	BAB, 8cm cal., 1.6m height standard
	17	Prunus serrulata 'Yanwanzi'	Japanese flowering cherry	BAB, 8cm cal., 1.6m height standard

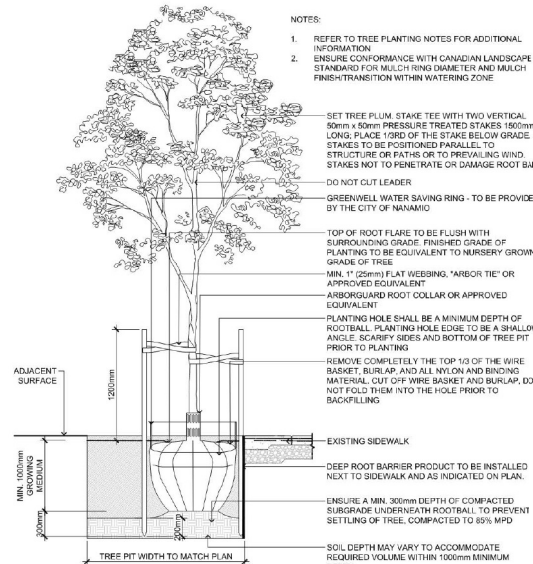
SHRUB SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Y	19	Achillea millefolium 'Desert Eve Yellow'	'Desert Eve' yellow yarrow	R2 Fol, full
K	24	Arctostaphylos uva-ursi	Kinnikinnick	R2 Fol, full
BG	29	Buxus 'Green Velvet'	'Green Velvet' boxwood	R2 Fol, full
CA	27	Ceanothus amandii	Evergreen daphne	R2 Fol, full
E	42	Eucryphia salicifolia	Winged burning bush	R2 Fol, full
J	51	Euonymus japonicus 'Paloma Blanco'	'Paloma Blanco' euonymus	R2 Fol, full
JH	11	Juniperus horizontalis	Creeping juniper	R2 Fol, full
C	27	Juniperus savin	Savin juniper	R2 Fol, full
L	14	Lonicera 'Mandarin'	'Mandarin' honeysuckle	R2 Fol, full
P	17	Potentilla fruticosa 'Goldfinger'	'Goldfinger' potentilla	R2 Fol, full
X	11	Salix purpurea	Arctic willow	R2 Fol, full
SJ	11	Spiraea japonica 'Goldmound'	'Goldmound' spirea	R2 Fol, full
T	42	Taxus x media 'Hill'	'Hill' yew	R2 Fol, full

- PLANTING NOTES:**
- All work of the contractor shall meet or exceed all standards and specifications established in the latest edition of the Canadian Landscape Standard.
 - All plant material must be certified to be free of sudden oak death (phytophthora ramorum), according to the Canadian Food Inspection Agency (CFIA), or C.S.L.A. standards; plant material to be made available for optional inspection by the Contract Administrator at source of supply.
 - The contractor shall provide a (1) year replacement warranty on all plant material to the owner from the date of substantial completion.
 - The quantities shown on the plan shall take precedence over the quantities shown on the plant list. The contractor shall notify the Contract Administrator of any discrepancies prior to ordering and installing plant material.
 - The contractor shall not substitute plant material or products without written consent of the Contract Administrator. The contractor shall be responsible for the removal and replacement of any unapproved substitutions.
 - Arrange plants in containers for consultant's review and approval of placement prior to installation.
 - All trees are to be planted with trunk flare at finished grade to match original nursery grade; contractor to obtain consultant's approval of final tree depth prior to placement of finished material. Trees planted at improper depth and without final approval may be subject to removal at contractor's expense.
 - Growing medium shall meet the following Canadian Landscape Standards:
Planting beds:
The contractor shall provide a soil sample and test to the contract administrator demonstrating that the growing medium meets these specifications prior to delivery to the site. The contractor will be responsible for the removal and replacement of any unsuitable / non specification growing medium at their own expense.
Placement - the contractor shall place the growing medium at the following minimum depths:
Trees:
900mm
Planting beds:
450mm
Contractor shall supply and place composted bark mulch 50mm deep. Mulch is to be buried tree trunk flare. Accommodate for mulch depth when planting trees. Sample of mulch to be provided to consultant for approval prior to placement.

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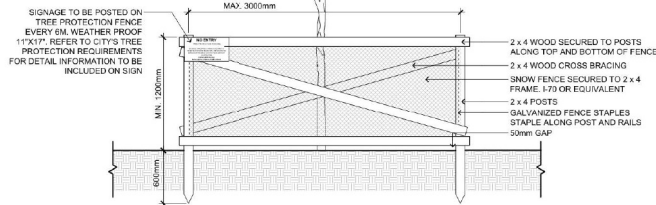


1 TREE PLANTING
L-04 SCALE: 1:25



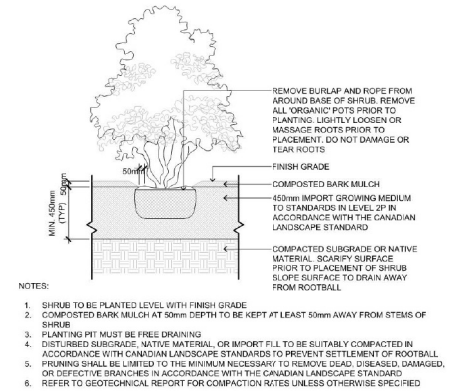
2 TREE PLANTING ADJACENT TO SIDEWALK
L-04 SCALE: 1:25

TRUNK DIAMETER CM	FT	MIN. DISTANCE FROM TRUNK (METERS)
20	0.6	1.2
25	0.8	1.5
30	1.0	2.1
40	1.2	2.4
45	1.3	2.7
50	1.5	3.0
55	1.7	3.3
60	2.0	3.6
75	2.5	4.5
90	3.0	6.0
100	3.3	6.0

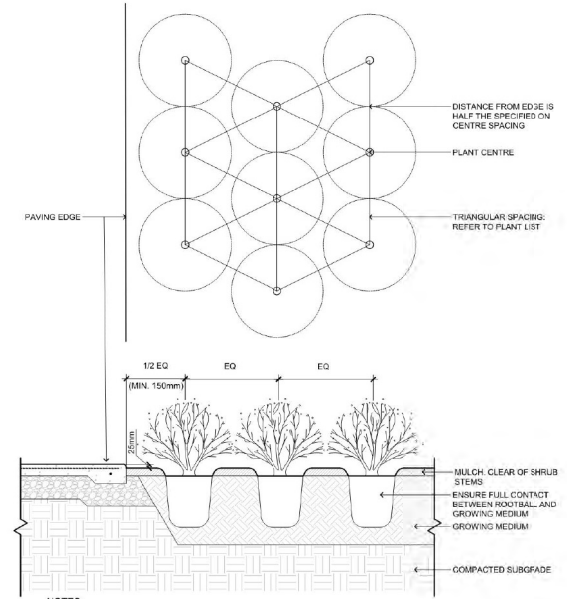


- NOTES:**
- PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICH EVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
 - MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.0m OF THE TREE PROTECTION FENCING
 - MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.0m OF TREE PROTECTION AREA
 - ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BYLAW

5 TREE PROTECTION
L-04 SCALE: 1:25

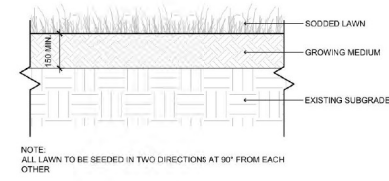


3 SHRUB PLANTING DETAIL
L-04 SCALE: 1:20

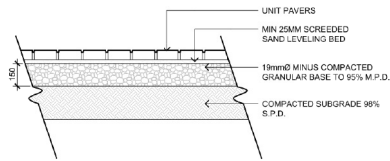


- NOTES:**
- REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
 - REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
 - ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
 - COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

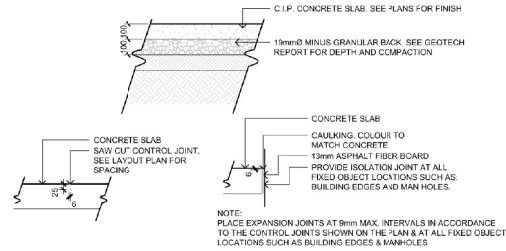
6 SHRUB SPACING DETAIL
L-04 SCALE: 1:15



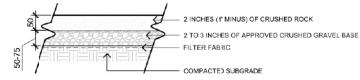
4 SOD
L-04 SCALE: 1:10



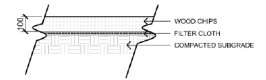
1 UNIT PAVER
L-05 / SCALE: 1:15



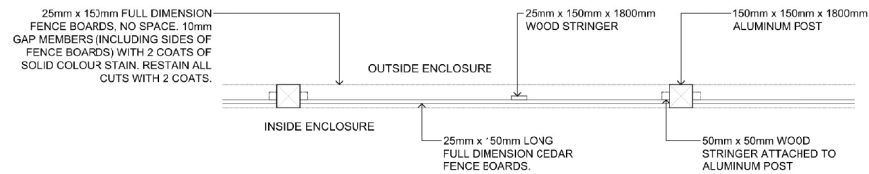
2 C.I.P. CONCRETE
L-05 / SCALE: 1:15



3 GRAVEL
L-05 / SCALE: 1:15

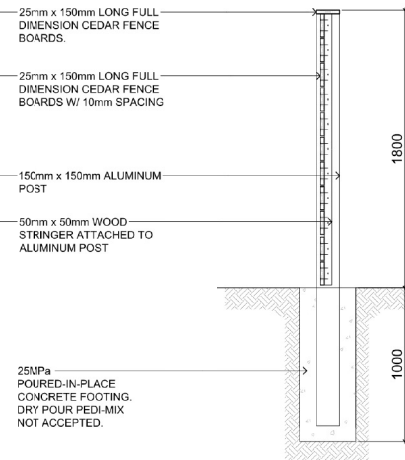
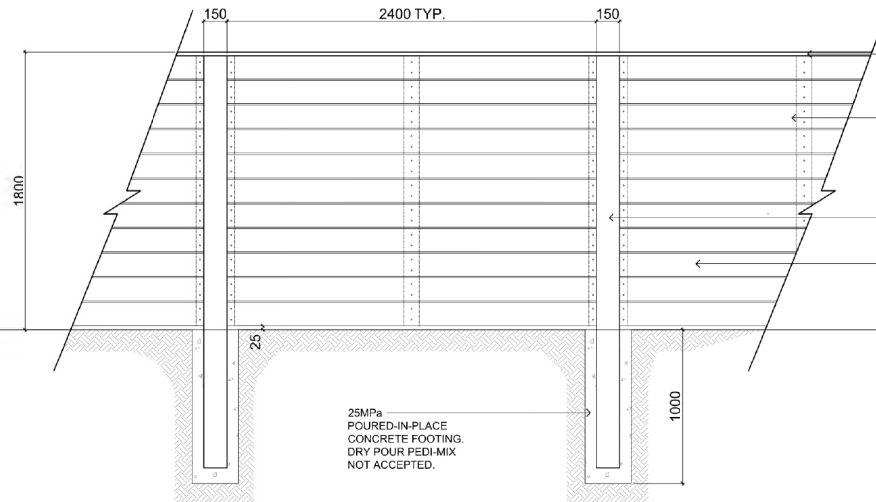


4 WOOD CHIPS
L-05 / SCALE: 1:15



NOTE:

1. ALL HARDWARE TO BE GALVANIZED.
2. ALL STAIN TO BE A SEMI-TRANSPARENT BEHR WOOD STAIN OR APPROVED ALTERNATE. APPLY 2 COATS AS PER MANUFACTURERS SPECIFICATIONS. COLOUR TO BE CEDAR NATURAL TONE SEMI-TRANSPARENT OR APPROVED ALTERNATE. STAIN BOARDS ALL FOUR SIDES PRIOR TO CONSTRUCTION.
3. REFER TO PLAN FOR FENCING LAYOUT.



5 WOOD FENCE
L-05 / SCALE: 1:15

wsp

LANDSCAPE ARCHITECTURE (BCH 702 NICOL STREET | NANAIMO, B.C.)
1800 - 1041 HWY 1 STREET, NANAIMO, B.C. V9R 5M1

PROJECT
BCH 702 NICOL STREET | NANAIMO, B.C.

CLIENT
BC HOUSING

CONSULTANT
wsp

ORIGINAL SIZE 60 96cm x 96.4cm (24" x 36")

1 2023/02/10 ISSUED FOR REVISED DEVELOPMENT PERMIT

0 2023/02/25 ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION BY

SEALED



DESIGN BY MH

CHECKED BY UN

PROJECT # 2046 02/20 00

SCALE AS SHOWN

SHEET TITLE

SHEET NO.

DETAILS

L-05

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