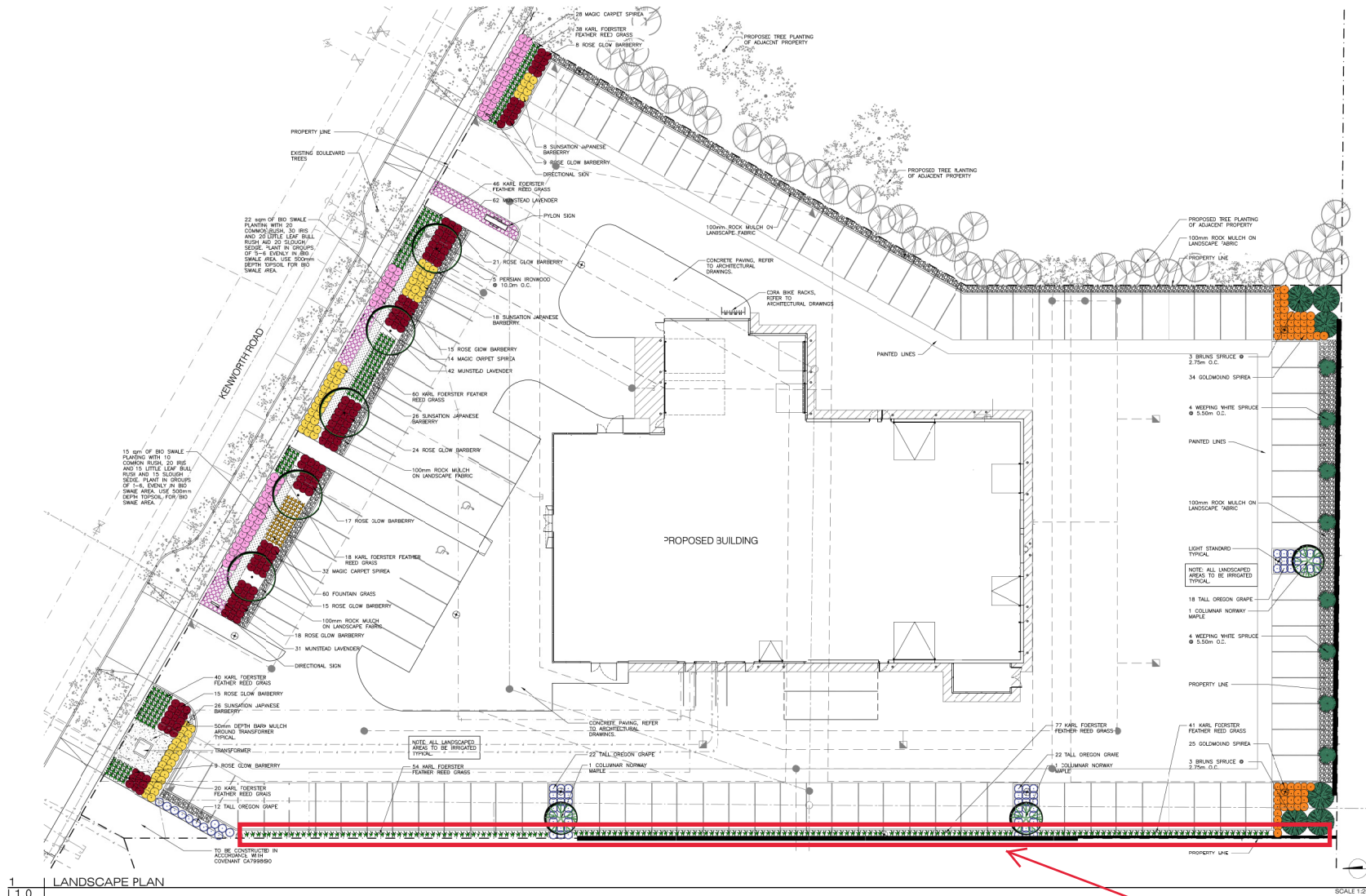


ATTACHMENT G LANDSCAPE PLAN AND DETAILS



1 LANDSCAPE PLAN
L1.0

SCALE 1:200

LEGAL DESCRIPTION GENERAL NOTES LANDSCAPE REQUIREMENTS TREE PLANTING SETBACKS

LEGAL DESCRIPTION
LOT 4, SECTION 20
RANGE 7, HOUSTON DISTRICT

MUNICIPAL ADDRESS
2355 KENWORTH ROAD
NANAIMO, BC

GENERAL NOTES

FOR SITE GRADING REFER TO ENGINEER'S DRAWINGS.
FOR EXACT LOCATION OF ALL UNDERGROUND SHALLOW AND DEEP UTILITIES REFER TO ENGINEER'S DRAWINGS.
ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
ALL WORK TO BE COMPLETED BUT NOT LIMITED TO CITY OF NANAIMO LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS.

LANDSCAPE REQUIREMENTS

LANDSCAPED YARD CALCULATION ZONING: C085
THE MINIMUM LANDSCAPE BUFFER WIDTH SHALL BE 1.8m.
ACTUAL WIDTH OF LANDSCAPE BUFFER: 5.3m

LANDSCAPE TREATMENT LEVEL 1b IS REQUIRED:
- TREES SPACED AT A MAXIMUM OF 10.0m O.C.
- DECIDUOUS TREES SHALL BE MIN. 50% CANOPY, 1.5m MINIMUM HEIGHT
- CONIFEROUS TREES SHALL BE MIN. 2.0m MINIMUM HEIGHT
- IRRIGATED TURF & GRASS
- SLOPE UP GRASS AREAS SLOPES 2:1 MAX. 10-1 MIN.
- AVOID TREES AND SHRUBS TALLER THAN 600mm IN SIGHT TRIANGLE

TREE PLANTING SETBACKS

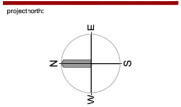
Table 14.1
SETBACK TREE'S FROM:

SETBACK TREE'S FROM:	DISTANCE
Landscaped front yard (curb or impervious area)	1.0m
Other impervious surfaces	1.0m
Lot line (side)	1.0m
Street and/or utility poles	3.0m
Overhead	3.0m
Curbs (sewers)	2.0m
Manholes, windows, services	2.0m
Street on lot lines	1.0m
Front setbacks	1.0m
Front (fire hydrants)	1.0m
Curbs (sewers)	1.0m
Signposts	2.0m
Buildings - firelight (exterior) face	2.0m
Buildings - regular (interior) face	2.5m

Area of Proposed Landscape Variances

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Issue / revision:

Issue / revision	Date
6 REVISIONS TO DP	28 JULY 22
5 ISSUED FOR REVIEW	31 MAR 22
4 REISSUED FOR DP	08 MAR 22
3 BUILDING PERMIT	22 DEC 21
2 REISSUED FOR DP	17 NOV 21
1 DEVELOPMENT PERMIT	08 OCT 21

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Victoria, British Columbia
sask

project file:
HYUNDAI DEALERSHIP NANAIMO
2355 KENWORTH ROAD

drawn by:
LANDSCAPE CONCEPT PLAN

project no.: 21.699
date: 28 JULY 2022 scale: AS NOTED
checked by: SL drawn by: JP
sheet no.:

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DP 125 1
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CUTLER DESIGN INC.

L1.0

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LEGEND

	PROPOSED PERSIAN IRONWOOD
	PROPOSED COLUMNAR NORWAY MAPLE
	PROPOSED BRANS SERBIAN SPRUCE
	PROPOSED WEEPING WHITE SPRUCE
	PROPOSED ROSE GLOW BARBERRY
	PROPOSED SUNATION JAPANESE BARBERRY
	PROPOSED MAGIC CARPET SPIREA
	PROPOSED TALL OREGON GRAPE
	PROPOSED GOLDMOUND SPIREA
	PROPOSED MUNSTEAD LAVENDER
	PROPOSED KARL FOERSTER FEATHER REED GRASS
	PROPOSED FOUNTAIN GRASS

GENERAL IRRIGATION NOTES

ALL LANDSCAPED AREAS TO BE IRRIGATED.
IRRIGATION DESIGN AND LAYOUT TO BE DONE BY A CERTIFIED IRRIGATION DESIGNER OR CONTRACTOR.
ALL IRRIGATION PRODUCT TO BE INSTALLED WITH PROPERTY BOUNDARY.
CONTROLLER LOCATION TO RESIDE WITH MECHANICAL ROOM.
IRRIGATION MAIN SERVICE, SHUT-OFF VALVE, DOUBLE CHECK VALVE AND DRAIN TO RESIDE WITH MECHANICAL ROOM.
ALL IRRIGATION SERVICE LINES UNDER CONCRETE AND PAVED AREAS ARE TO BE INSTALLED WITH A MINIMUM 4" (100mm) PVC SLEEVE.
ALL REQUIRED SLEEVING MATERIAL MUST ENTER SUBJECT PLANTING AREA A MINIMUM OF 12".
PERMISSOR MUST BE GRANTED TO INSTALL ANY IRRIGATION OUTSIDE OF DETERMINED BOUNDARY AREA.
MINIMUM STATIC PRESSURE OF 60PSI IS REQUIRED FOR IRRIGATION SYSTEM TO PROPERLY OPERATE.

ENSURE ALL IRRIGATION LINES AND HEADS INSTALLED IN ANY RIGHT-OF-WAY ARE HAND DUG.

PLANTING SCHEDULE

TOTAL	BOTANICAL NAME	COMMON NAME	COMMENTS
DECIDUOUS TREES			
4	Acer balsamifera 'Columnar'	Columnar Norway Maple	60 mm cot. min., 3.0 m H. min., 1 & 6.
5	Parrotia persica	Persian Ironwood	60 mm cot. min., 3.0 m H. min., 1 & 6.
CONIFEROUS TREES			
8	Picea sitchensis 'nana'	Weeping White Spruce	2.5 m H. min., 1 & 6.
6	Picea amara 'Brans'	Brans Serbian Spruce	2.5 m H. min., 1 & 6.
DECIDUOUS SHRUBS			
121	Berberis thunbergii f. atropurpurea 'Rose Glow'	Rose Glow Barberry	60 cm Ht. min., 5 major basal branches, potted (2 gal)
78	Berberis thunbergii 'Sunation'	Sunation Barberry	60 cm Ht. min., 5 major basal branches, potted (2 gal)
14	Melicope aquifolium	Oregon Grape	60 cm Ht. min., 5 major basal branches, potted (2 gal)
59	Spirea japonica 'Goldmound'	Goldmound Spirea	60 cm Ht. min., 5 major basal branches, potted (2 gal)
14	Spirea japonica 'Munstead'	Magic Carpet Spirea	60 cm Ht. min., 5 major basal branches, potted (2 gal)
PERENNIALS & ORNAMENTAL GRASSES			
384	Calamagrostis s. sicutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal pot
130	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal pot
50	Phlox paniculata 'Munstead'	Fourteen Cross	1 gal pot
BIO SWALE PLANTING			
35	Carex obovata	Slough Sedge	1 gal pot
50	Iris versicolor	Iris	1 gal pot
30	Juncus effusus	Common Rush	1 gal pot
35	Scirpus microcarpus	Little Leaf Bulrush	1 gal pot

NOTE:
ALL SOFT LANDSCAPE AREAS / PLANTING AREAS TO BE COVERED WITH 50mm DEPTH BARK MULCH TYPICAL. IN LANDSCAPE FABRIC SHALL BE INSTALLED UNDER BARK MULCH TYPICAL. PLANT INSTALLATION AS PER CITY OF NANAIMO DETAILS AND SPECIFICATIONS.

DESIGN ELEMENTS

COLUMNAR TREES

BIO SWALE

EVERGREEN PLANT MATERIAL

ORNAMENTAL SHRUBS & PERENNIALS

DESIGN RATIONALE

INTRODUCTION
THE LANDSCAPE DESIGN CONCEPT FOR THE HYUNDAI DEALERSHIP PROJECT IS BALANCING THE CORPORATE NEEDS OF THE CLIENT LINE MAXIMUM SPACE FOR INVENTORY PARKING, BEST LIGHT TO THE BUILDING, VISIBILITY OF ANY SERVICE AND EASE OF MAINTENANCE WITH THE CITY OF NANAIMO PLANTING REQUIREMENTS AND THE INTEGRATION OF THE LANDSCAPING INTO THE EXISTING STREETSCAPE AND SURROUNDING LANDSCAPE AREAS.

THE SITE
THE PROPOSED HYUNDAI DEALERSHIP IS ACCESSED OFF KENWORTH ROAD, AND IS SURROUNDED BY 3 OTHER PROPERTIES. THE PROPERTY TO THE EAST WILL BE DEVELOPED IN THE NEAR FUTURE, AND IS PROPOSING A SERVICE DRIVE AND BUFFER BARRIER OVERLOOK THE HYUNDAI DEALERSHIP. THE LOTS TO THE SOUTH AND WEST ARE CURRENTLY OCCUPIED. THE LOT TO THE SOUTH IS BOUNDARY BY A DENSE HEDGE TOWARDS THE HYUNDAI DEALERSHIP AND PROVIDES A TALL LANDSCAPE SCREEN BETWEEN THE 2 PROPERTIES. THERE IS NO EXISTING LANDSCAPING TO SCREEN OFF ALONG THE PROPERTY LINE OF THE WEST A TALL CONCRETE WALL DOES MANAGE THE GRADE SEPARATION.

PLANTING ALONG SOUTH PROPERTY LINE
TWO GROUPS OF TALL EVERGREEN TREES AND SOME WIDE HEIGHT TO THE EXISTING HEDGE ALONG THE SOUTH PROPERTY LINE. THE LOW SHRUB PLANTING WILL PROVIDE SOME ATTRACTIVE FOLIAGE, FLOWERS AND FALL COLOUR, BUT WILL NOT BE VISIBLE FROM THE ADJACENT LOT 5 WEEPING WHITE SPRUCE WILL PROVIDE SOME HEIGHT.

PLANTING ALONG WEST PROPERTY LINE
TWO PARKING SPACES ALONG THE WEST PROPERTY LINE BREAK UP THE LONG ROW OF PARKING AND PROVIDES FOR SOME VERTICAL VEGETATION TOWARDS THE VEHICLE. A ROW OF TALL ORNAMENTAL GRASSES WILL PROVIDE SCREENING OF THE EXISTING RETAINING WALL ON THE ADJACENT LOT.

PLANTING ALONG EAST PROPERTY LINE
THE ADJACENT DEVELOPMENT TO THE EAST IS PROPOSING A TREED LANDSCAPE BUFFER TOWARDS THE HYUNDAI DEALERSHIP AND A 1.8M HIGH GREEN FENCE. NO PLANT MATERIAL IS PROPOSED ALONG THE EAST PROPERTY LINE.

PLANTING ALONG KENWORTH ROAD
THE EXISTING STREETSCAPE ALONG KENWORTH ROAD CONSISTS OF STREET TREES AND A GRASS BOULEVARD. THE LANDSCAPE CONCEPT FOR THE HYUNDAI DEALERSHIP IS COMPLEMENTING THE EXISTING LANDSCAPE DESIGN THROUGH TREES WHICH ARE PLANTED ON OTHER PROPERTIES ALONG KENWORTH ROAD, WILL PROVIDE SOME HEIGHT IN THE FRONT YARD, WHILE ALLOWING VISIBILITY TO THE DEALERSHIP BUILDING AND SERVICE. A MIX OF DIFFERENT LOW SHRUB SPECIES WITH STRONG FOLIAGE, FLOWERS AND FALL COLOUR ARE ARRANGED IN A LAYERED PATTERN INTO THE SITE AND AN ATTRACTIVE FOREGROUND TO THE DEALERSHIP INVENTORY. THE ORNAMENTAL SHRUB PLANTING IS CONTROL ON A LINEAR BIO SWALE.

BIO SWALE
THE BIO SWALE IS PART OF THE STORM MANAGEMENT PLAN, AND IS PLANTED WITH A MIX OF MOISTURE LOVING PLANT MATERIAL LIKE IRIS, SLOUGH SEDGE AND COMMON RUSH.

PLANTING NOTES

ONLY NURSERY GROWN PLANT MATERIAL WILL BE ACCEPTED. ALL PLANTS SHALL BE THE 1" GRADE NURSERY STOCK AND CONFORM TO STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.

PRIOR TO INSTALLATION OF TREES AND SHRUBS, THE CONTRACTOR SHALL BE IN CONTACT WITH A UTILITY LOCATOR COMPANY TO LOCATE ALL UTILITIES. ALL PLANT MATERIAL TO BE RECEIVED SETBACK FROM UTILITIES, NO TREE STAKES WITHIN 1.0M OF POWER LINE.

SUBSTITUTION OF PLANT MATERIAL TO APPROVAL OF CONSULTANT.

ENSURE ALL TREES HAVE A STRONG SINGLE LEADER AND USE STRONG BRANCHED, NEELY GROWN TREES WITH A SHARP SHAPE. TREES PLANTED IN STRAIGHT LINES WITH EQUAL SPACING WHERE APPLICABLE.

ALL TREE AND SHRUB PLANTING AS PER CITY OF NANAIMO PLANTING DETAILS AND SPECIFICATIONS.

SHRUB SETBACK SHALL BE 500mm MIN. FROM EDGE OF SHRUB BED.

EDGING USE FERNALOC CLEAN LINE ALUMINUM EDGING BETWEEN ALL PLANTING BEDS AND SOIL. EDGING TO BE INSTALLED PERFECTLY STRAIGHT, AND FLUSH WITH GRASS.

WOOD MULCH USE 50mm DEPTH BARK MULCH AS PER CITY OF NANAIMO PLANTING DETAILS AND SPECIFICATIONS.

ROCK MULCH 100mm DEPTH ROCK MULCH ON LANDSCAPE FABRIC WHERE NOTED ON DRAWING. TYPE OF ROCK MULCH TO BE DETERMINED. PROVIDE MULCH SAMPLES TO OWNER FOR APPROVAL.

ALL LANDSCAPE CONSTRUCTION AND MAINTENANCE (1 YEAR MINIMUM WARRANTY AND MAINTENANCE PERIOD) TO BE COMPLETED BUT NOT LIMITED TO MINIMUM STANDARDS OF MOST RECENT EDITION OF CITY OF NANAIMO DESIGN AND CONSTRUCTION STANDARDS.

ALL LANDSCAPE CONSTRUCTION AND MAINTENANCE (1 YEAR MINIMUM WARRANTY AND MAINTENANCE PERIOD) TO BE COMPLETED BUT NOT LIMITED TO MINIMUM STANDARDS OF MOST RECENT EDITION OF CITY OF NANAIMO DESIGN AND CONSTRUCTION STANDARDS.

LANDSCAPE MAINTENANCE NOTES

ALL LANDSCAPE MAINTENANCE TO MEET OR EXCEED MINIMUM STANDARDS OF CITY OF NANAIMO DESIGN STANDARDS AND LANDSCAPE SPECIFICATIONS.

LANDSCAPE CONTRACTOR TO PROVIDE FULL MAINTENANCE (OR ALL LANDSCAPING FOR A MINIMUM OF 1 FULL YEAR AFTER COMPLETION OF LANDSCAPE CONSTRUCTION).

THE 1 YEAR MINIMUM MAINTENANCE PERIOD DOES ONLY START OVER THE CONSULTANT HAS ISSUED A SUBSTANTIAL COMPLETION REPORT.

ALL LANDSCAPING HAS TO BE IN TOP SHAPE AND NEEDS TO BE WELL MAINTAINED DURING MAINTENANCE PERIOD.

LANDSCAPE MAINTENANCE DOES INCLUDE, BUT IS NOT LIMITED TO: REGULAR MOWING, FERTILIZING, WEEDING, WATERING, TOPDRESSING IF NECESSARY OF ALL SOFT AREAS.

LANDSCAPE MAINTENANCE DOES INCLUDE, BUT IS NOT LIMITED TO: WATERING, FERTILIZING, PRUNING, TOPPING UP OF MULCH, WEEDING, PEST AND DISEASE CONTROL, PLANT REPLACEMENT IF NECESSARY FOR ALL PLANT MATERIAL.

LANDSCAPE MAINTENANCE DOES INCLUDE FULL CLEAN UP AND SPRING CLEAN UP.

LANDSCAPE MAINTENANCE DOES INCLUDE REMOVAL OF GARBAGE IN LANDSCAPED AREAS.

LANDSCAPE CONTRACTOR TO ENSURE NO PARKER CARS GET DAMAGED IN PARKING LOT.

LANDSCAPE MAINTENANCE TO BE PERFORMED BY QUALIFIED PERSONNEL.

LANDSCAPE CONTRACTOR TO PROVIDE A DETAILED MONTHLY MAINTENANCE LOG TO GENERAL CONTRACTOR.

