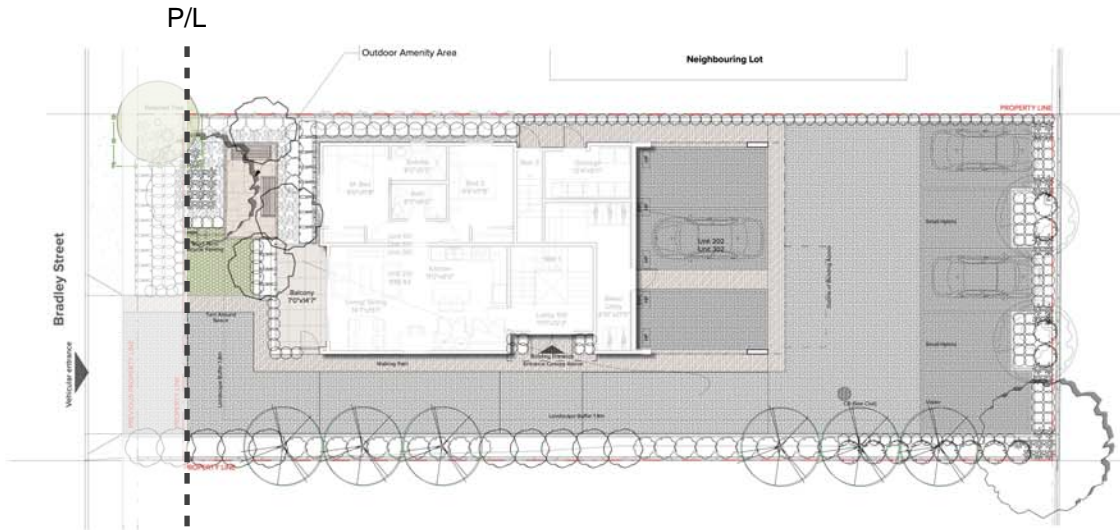


ATTACHMENT F LANDSCAPE PLAN AND DETAILS



1 Key Plan
Scale: 1:100

Neighbouring Lot



Hosta Blue Angel



Helictotrichon sempervirens



Vaccinium Ovatum



Sarcococca ruscifolia



Echinacea Rosita



Magnolia Elizabeth

2 Some proposed Trees and Shrubs
Scale: NTS

DESIGN RATIONALE AND SUMMARY

This residential project is located in the city of Nanaimo with Bradley Street, Millstone River and Bowen Park situated on the south side of the property, while the other three sides are surrounded by residential buildings.

To maintain the privacy on site, a 6' fence is proposed around the east, west and north edges of the property, along with hedging that vary in size and characteristics such as Taxus, Sarcococca Ruscifolia and Mahonia Aquifolium.

Different colors and styles of Aquapavers is being proposed for different spaces along the site for better way finding, space definition as well as maximizing the permeable surface area on the site.

Entering the site, shade loving plants are proposed on both sides of the amenity area entrance including Helleborus orientalis. A magnolia elizabeth tree is proposed in the focal point of the outdoor amenity area, and a variety of ornamental grasses and flowering plants along the driveway to the parking to provide a pleasant and welcoming experience for residents.

The proposed amenity area on the south of the site provides an opportunity for outdoor dining and socializing. The space is defined by multi-layered shrubbery which includes a row of Taxus to provide separation from Bradley Road and privacy to the adjacent ground floor unit, along other smaller shrubs with visually attractive characteristics to enhance the view for residents of the ground floor unit and the users of the amenity area.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. "Substitutions" must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the "BC Landscape Standard". Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for "Ground" areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.

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Project
582 Bradley Street

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Key Plan

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L1

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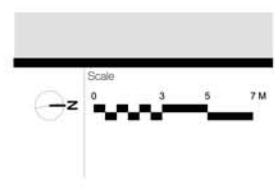
Contractors

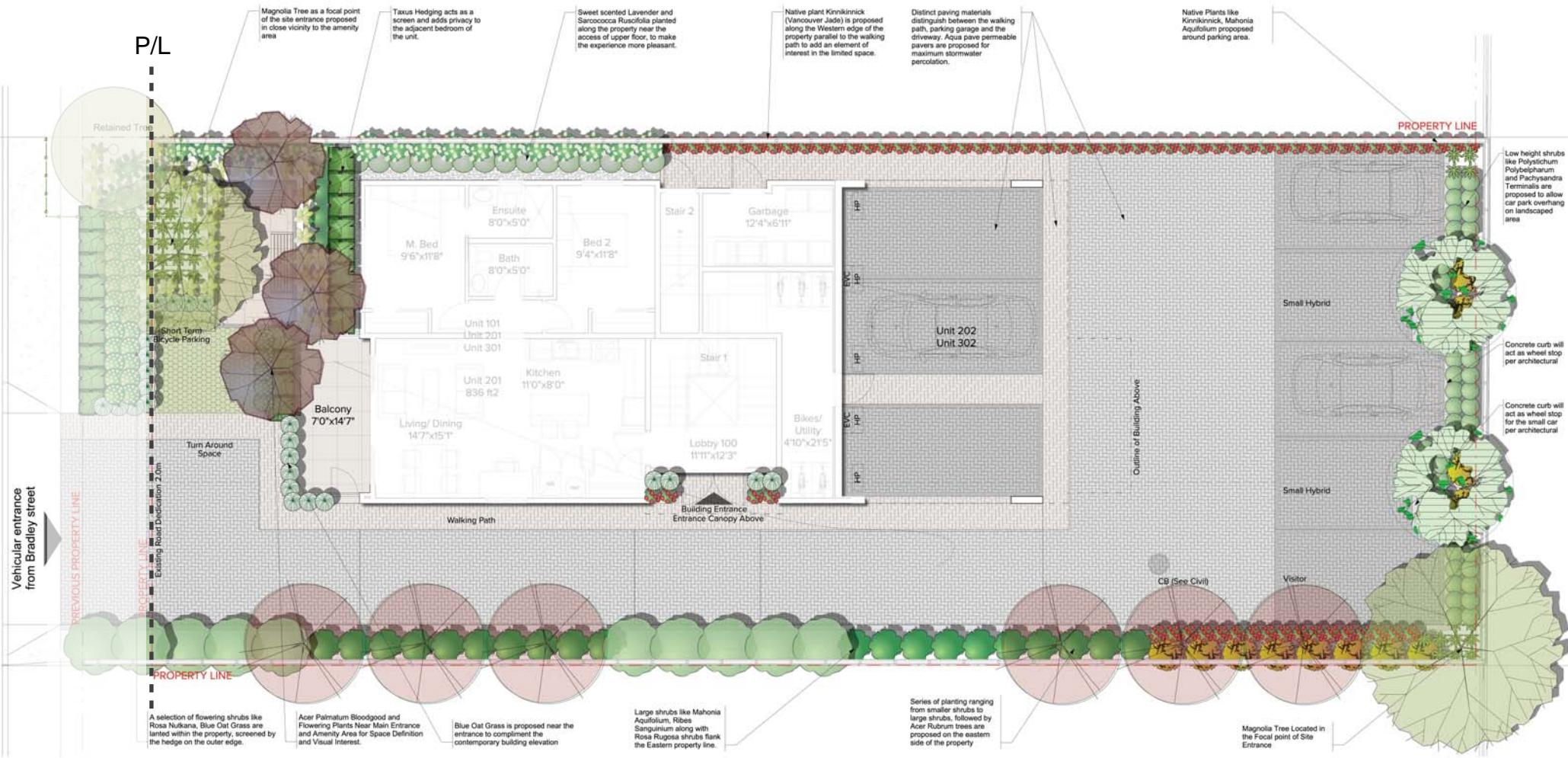
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Documents
DP Application

No	Date	Issue Notes
A	2022-09-29	DP Application
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C	2023-06-01	DP Resubmission
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1 Concept Plan
Scale: 1:50

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Project
582 Bradley Street

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Concept Plan

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L2

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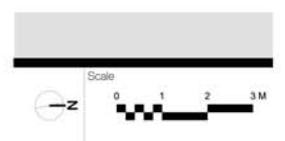
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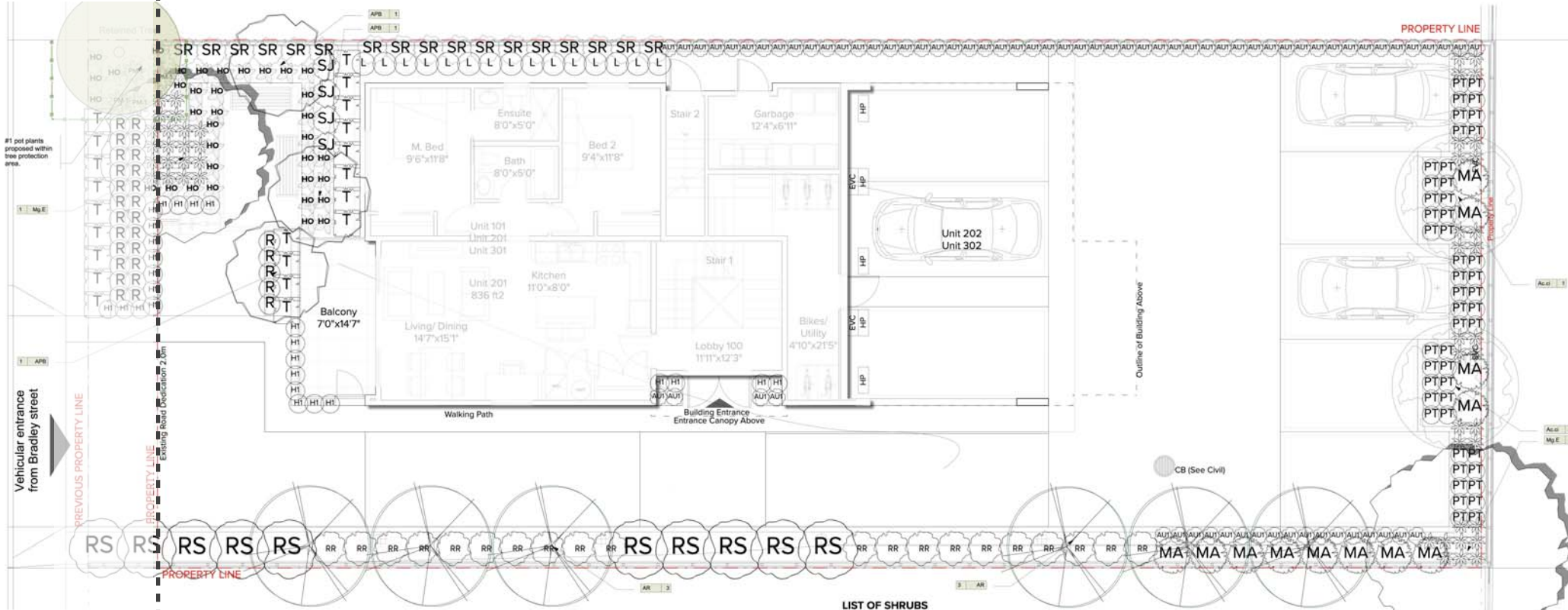
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1 Planting Plan
Scale: 1:50

LIST OF TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size
APB	3	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Mg.E	2	Magnolia x 'Elizabeth' PP# 4145	Elizabeth Magnolia	7 cm. cal.
AR	6	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
Ac.c	2	Acer circinatum	Vine maple	3.0m ht.

LIST OF SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size
RR	20	Rosa rugosa 'Hansa'	Hansa rose	#2 pot
MA	12	Mahonia aquifolium	Oregon grow	#3 pot
AUJ	73	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
L	15	Lavendula vars	Lavender	#1 pot
SJ	4	Skimmia japonica	Japanese Skimmia	#2 pot
SR	17	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
T	21	Taxus sp	Yew hedge variety	1.5 m. ht.
PT	48	Fuchsia terminalis	Japanese Spurge	#1 pot
HO	35	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
P	49	Polystichum polyblepharum	Tassel Fern	#2 pot
RS	10	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
R	29	Rosa Nutkana	Nooka Rose	#2 pot
HT	26	Helictotrichum sempervirens	Blue Oat Grass	#1 pot
PM-1	4	Polystichum munitum	swordfern	#1 pot



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Planting Plan

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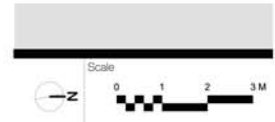
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Paver
110 x 221.5 x 80mm
4 5/16 x 8 3/4 x 3 1/8"

1 Belgard AquaPave Standard Series (P1, P3)
Scale: NTS



Classic Standard
112.5 x 225 - 60mm & 80mm
4 7/16 x 8 7/8 - 2 3/8" & 3 1/8"

2 Belgard Classic Standard Series (P2)
Scale: NTS



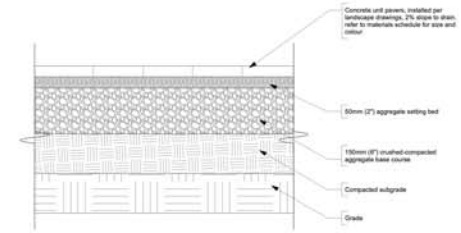
5 pc set | 90 mm | 3.45"
4 x 4" | 152 x 152mm
6 x 6" | 152 x 229mm
8 x 12" | 152 x 304mm
9 x 6" | 229 x 229mm
9 x 12" | 229 x 304mm

3 Belgard permeable Venetian Cobble Series (P4)
Scale: NTS

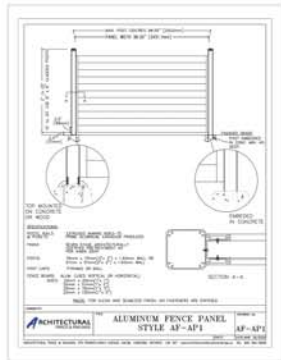


23 1/2" x 47 5/8" x 3/4"
(598mm x 1202mm x 20mm)

4 Aristokrat® Porcelain Slabs (P5)
Scale: NTS

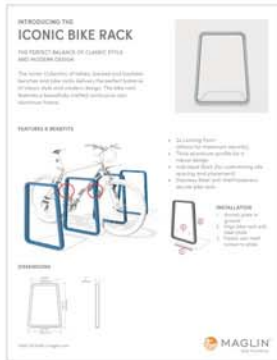


5 Detail: Concrete Unit pavers on Grade
Scale: NTS

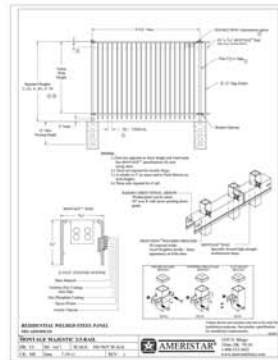


6 Aluminum Fence- Colour: Brown (F2)
Scale: 1:250

Note: Height of Aluminium fence per Architectural



7 Bike rack details (F4)
Scale: NTS



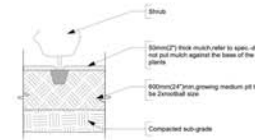
8 Ameristar Fence 3'6" (F3)
Scale: NTS



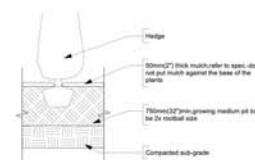
9 Maglin Outdoor Bench (F1)
Scale: NTS



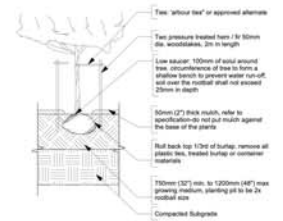
10 Turfstone Pavers (P7)
Scale: NTS



11 Detail: Shrub at Grade
Scale: NTS



12 Detail: Hedge at Grade
Scale: NTS



13 Detail: Tree at Grade
Scale: NTS

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