

# ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Proposed landscape buffer variance

Proposed landscape buffer variance

Proposed minimum landscape treatment level variance

## GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO.
2. REFER TO SITE PLAN PREPARED BY JMK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

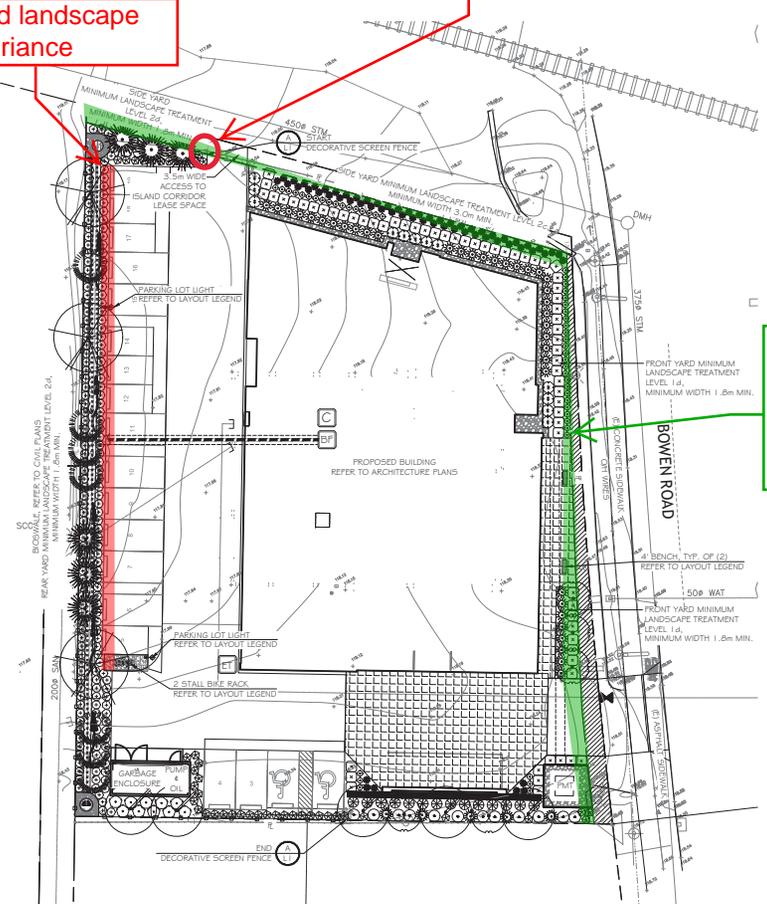
## LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
—	PROPERTY LINE
---	TYPICAL
SYMBOL	DESCRIPTION
---	PROPERTY LINE
—○—	DECORATIVE SCREEN FENCE, REFER TO DETAIL A
—○—	Ø 45mm LEAVE STRIP; 38mm (1.5") MINUS ROUND WASHED DRAIN ROCK OVER LANDSCAPE FABRIC
—	BENCH MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476) STYLE: PARKER 4' BACKLESS BENCH MODEL: PKB-4 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: GREY QTY: 2
—	BIKE RACK MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476) STYLE: TENAL 2 SPACE BIKE RACK MODEL: TBR-24 COLOUR: VICTOR RIDGE II QTY: 1
—	PRECAST CONCRETE UNIT PAVING MANUFACTURER: BASALITE (OR EQUAL) STYLE: CITYSCAPE SERIES - WINDSOR PATTERN: DOUBLE BASKET WEAVE COLOUR: CHARCOAL
—	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (PH: 800-553-0050) MAKE: GARDCO STYLE: GULLWING LED WITH INTERNAL SHIELD MODEL: GL13 SMALL NATURAL ALUMINUM
—	FINAL PARKING LOT LIGHT LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

## PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	CHAMAECYPARIS NOOKTENSIS FENDULA WEEPING NOOKTA CYPRESS	2.5m	3m O.C.	6	INDIGENOUS CULTIVAR
	CORNUS KOUSA SATOMI RED FLOWERING KOUSA DOGWOOD	6cm CAL.	4.5m O.C.	5	DROUGHT TOLERANT
	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE SWEETGUM	6cm CAL.	SEE PLAN	5	DROUGHT TOLERANT
	PICEA PUNGENS HOOPSII HOOPSII COLORADO SPRUCE	2.5m	2m O.C.	7	DROUGHT TOLERANT
	NYSSA SYLVATICA TUPELO TOWER TUPELO TOWER BLACK GUM	6cm CAL.	6m O.C.	3	DROUGHT TOLERANT
SHRUBS					
	BERBERIS THUNBERGII 'RUBY CAROUSEL' RUBY CAROUSEL BARBERRY	#2 POT	1m O.C.	12	DROUGHT TOLERANT
	BUXUS GREEN VELVET GREEN VELVET BOXWOOD	#2 POT	0.9m O.C.	66	DROUGHT TOLERANT
	CORNUS SERICICA 'KEISEY' DWARF RED OSIER DOGWOOD	#2 POT	0.75m O.C.	177	INDIGENOUS CULTIVAR
	HYDRANGEA PANGULATA FEE WEE FEE WEE DWARF HYDRANGEA	#2 POT	1m O.C.	12	
	MAHONIA AQUILIFOLIUM OREGON GRAPE	#2 POT	1m O.C.	14	INDIGENOUS SPECIES
	PINUS THUNBERGII 'YATSUBUSA' DWARF JAPANESE BLACK PINE	#7 POT	SEE PLAN	5	DROUGHT TOLERANT
	POLYSTICHUM SETIFERUM SOFT SHIELD FERN	#1 POT	1.0m O.C.	37	INDIGENOUS SPECIES
GROUNDCOVER, VINES & PERENNIALS					
	CALAMAGROSTIS ACUTIFLORA KARL FORSTERE FEATHER REED GRASS	#2 POT	1.2m O.C.	14	DROUGHT TOLERANT
	CAREX OBNUPITA STIRITA SLOUSHY SAWBREAK SEDGE	#1 POT	0.6m O.C.	105	INDIGENOUS SPECIES
	ERICA X DIARYLGENS EVA GOLD EVA GOLD HEATH	#1 POT	0.75m O.C.	44	DROUGHT TOLERANT
	HAKONECHLOA MACRA AUREOLA GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	60	
	HEUCHERELLA X SWEET TEA SWEET TEA HEUCHERELLA	#1 POT	0.6m O.C.	48	

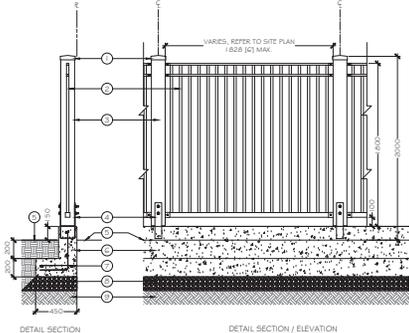
NOTE: DROUGHT TOLERANCE IS BASED ON SPECIES ONCE ESTABLISHED



## MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE SUMMARY

1. REQUIRED TREES
 

FRONT YARD:	8
SIDE YARD (NORTH):	6
SIDE YARD (SOUTH):	6
REAR YARD:	10
TOTAL:	30
2. TREES ALONG THE NORTH AND EAST SIDES OF CAR GALLERY ARE UNDESIRABLE IN FRONT OF VEHICLE DISPLAY WINDOWS AND ARCHITECTURE.
3. OVER THE WHOLE SITE 2G TREES ARE PROVIDED. 50% OF THE TREE SPECIES ARE EVERGREEN (CONIFEROUS) SPECIES.
4. SIDE YARD (NORTH): HEDGE SHRUB SCREEN OR DECORATIVE FENCE IS UNDESIRABLE IN FRONT OF VEHICLE DISPLAY WINDOWS AND ARCHITECTURE.
5. THE REQUIRED MINIMUM LANDSCAPE BUFFER WIDTH IS 1.8m. THE APPLICANT IS PROPOSING LOCALIZED VARIANCES OF THE MINIMUM LANDSCAPE BUFFER WIDTH AS FOLLOWS:
  1. FROM 1.8m TO 1.57m ALONG THE PARKING STALLS ADJACENT TO THE WEST PROPERTY LINE, A REQUESTED VARIANCE OF 0.23M.
  2. FROM 1.8m TO 0.12m AT THE CORNER OF THE DRIVE AISLE ADJACENT TO THE NORTH PROPERTY LINE, A REQUESTED VARIANCE OF 1.68m.



**A** Decorative Screen Fence - Side & Rear Yard  
Section/Elevation 1:25 metric

1. USE 300mm x 300mm (12" x 12") CEDAR POSTS AND COLUMN BASES AT PEDESTRIAN AND DRIVEWAY GATE LOCATIONS.
2. ALL FASTENERS SHALL BE GALVANIZED.
3. APPLY EXTERIOR TRANSLUCENT CEDAR STAIN ON ALL TIMBER POLES TO ASSEMBLY.
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR METAL PICKET FENCE, DRIVEWAY AND PEDESTRIAN GATES, REFER TO SPECIFICATIONS.



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The Clubhouse  
Lag Auto Group  
2595 Bowen Road, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	September 6, 2023
Drawn:	CW
Checked:	CW
Scale:	1:200 metric
Project Number:	21-0294
Drawn Number:	L1 of 2

REVISION SCHEDULE		
#	Date	NOTES
0	18MAY2023	DP Draft Coordination
1	23JUN2023	DP Draft Coordination
2	22SEP2023	DAP
3	01NOV2023	Revised for DP
4	01MAR2024	Revised for DP
5	06SEP2023	Revised for DP

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2023-SEP-06

**PLANTING NOTES**

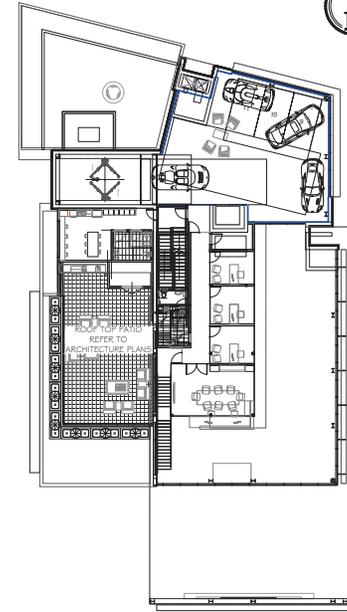
1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE 14.3.5.2. PROPERTIES FOR GROWING MEDIA:  
LEVEL 2 "GROOMED" - 2P  
GROWING MEDIUM DEPTHS: BIOMASSES - 450mm  
SHRUBS - 450mm  
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING "SMART" (ET) WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. 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.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

**IRRIGATION EQUIPMENT LEGEND**

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER IN MECHANICAL ROOM
		SCHEDULE 40	25mm (1") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP. MAINLINE 4 LATERALS: 100mm (4") LATERALS ONLY: 75mm (3") CONTROL WIRE: 50mm (2") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SMART" (ET) WEATHER-BASED) IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. 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 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



Level 2 Plan

1:200 metric

Section/Elevation



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