

# ATTACHMENT E LANDSCAPE PLAN AND DETAILS



- GARDEN BOXES WITH PERENNIAL HERBS TO BE REMOVED  
(garden boxes & gravel to be removed and replaced with new native planting)
- DECK TO BE REMOVED  
(deck to be removed and replaced with new deck, equal or less than existing footprint area)
- SANDSTONE SITTING AREA / FIRE PIT TO BE REDUCED  
(to be reduced into smaller stone sitting area surrounded by native plantings)
- CHERRY TREES NON-NATIVE TO BE REMOVED  
(4 in total to be removed)
- STAIRS TO REMAIN
- RETAINING WALL TO REMAIN
- ORNAMENTAL PLANTINGS TO BE REMOVED  
(area to be removed and replaced with native plantings)
- STONES / HARD SURFACING TO BE REMOVED  
(area to be removed and replaced with native plantings)
- LARGE HEDGE CEDAR NON-NATIVE TO BE REMOVED
- RETAINING WALL TO REMAIN
- BOAT RAMP TO REMAIN
- STORMWATER POND TO BE ENLARGED & NATURALIZED
- HAWTHORNE TREE NON-NATIVE TO BE REMOVED
- NATIVE TREES & VEGETATION TO REMAIN  
Area: 63m<sup>2</sup>  
(10% of Marine Foreshore ESA)

| EXISTING MARINE FORESHORE ESA SUMMARY |   |
|---------------------------------------|---|
| <b>TOTAL AREA:</b>                    | 600m <sup>2</sup>   |
| <b>BUILDING FOOTPRINT:</b>            | 87m <sup>2</sup> (15%)<br>(includes residence & accessory building)   |
| <b>SEMI-PERMEABLE SURFACING:</b>      | 146m <sup>2</sup> (24%)<br>(low impact, includes decking, gravel surfacing, stone surfacing, and stormwater pond) |
| <b>NATIVE VEGETATION:</b>             | 60m <sup>2</sup> (10%)  |
| <b>PERMEABLE SURFACING:</b>           | 289m <sup>2</sup> (48%)<br>(includes grass lawn, and ornamental planting beds)                                    |
| <b>IMPERMEABLE SURFACING:</b>         | 18m <sup>2</sup> (3%)<br>(includes boat ramp & retaining wall)  |

REFER TO SITE PLAN / SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES FOR EXISTING TREE LOCATION & DIAMETERS

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Kevin Thomson & Allison Waine

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**NO. | DATE | REVISION**

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DP1351  
2024-OCT-24  
Current Planning

**PROJECT**  
THOMSON - WAINE RESIDENCE  
27 Hispanola Place  
Protection Island, BC  
**EXISTING SITE**

**PROJECT ID** 24004  
DB KS CB KS  
**SCALE** NTS  
**DATE** 2024-08-05

**L1.01**



| LANDSCAPE LEGEND |  |
|------------------|--|
|                  | <b>HOT TUB</b><br>Area: 6m <sup>2</sup><br>(1% of Marine Foreshore ESA)  |
|                  | <b>HOUSE ENTRANCE / EXIT</b>   |
|                  | <b>LIGHTING: BOLLARD</b><br>Quantity: 2  |
|                  | <b>STONE STEP</b><br>Quantity: 4<br>Area: 0.55m <sup>2</sup> (per step)  |
|                  | <b>15m MARINE FORESHORE SETBACK</b><br>Setback Area: 600m <sup>2</sup><br>(32% of Total Property Area)   |
|                  | <b>NATURAL BOUNDARY</b>  |
|                  | <b>4.3m Proposed Setback</b><br>Leaveship Area: 220m <sup>2</sup><br>(20% of Total Property Area)  |
|                  | <b>PROPERTY LINE</b><br>Total Property Area: 1150m <sup>2</sup>  |
|                  | <b>BOARDWALK / DECK</b><br>Area: 74m <sup>2</sup><br>(15% of Marine Foreshore ESA)   |
|                  | <b>CRUSHED GRANITE SURFACING</b><br>Area: 23m <sup>2</sup><br>(4% of Marine Foreshore ESA)   |
|                  | <b>PLANTED AREA</b><br>Area: 383m <sup>2</sup><br>(64% of Marine Foreshore ESA)<br>Soil Depth: 150mm - 450mm<br>(see sheet L2.01 Planting Plan & sheet L2.02 Planting Notes)   |
|                  | <b>RAINGARDEN</b><br>Area: 27m <sup>2</sup> (included in planted area)<br>(4% of Marine Foreshore ESA)<br>Soil Depth: 450mm<br>Note: Naturalized, enlarged existing ditch<br>(see sheet L2.01 Planting Plan & sheet L2.02 Detail 01) |
|                  | <b>SANDSTONE SURFACING</b><br>Area: 10m <sup>2</sup><br>(1.5% of Marine Foreshore ESA)<br>Note: reduced existing area by 50%   |

| PROPOSED MARINE FORESHORE ESA SUMMARY     |  |
|---|--|
| <b>TOTAL AREA:</b>                        | 600m <sup>2</sup>  |
| <b>BUILDING FOOTPRINT:</b>                | 87m <sup>2</sup> (15%)<br>(includes residence & accessory building)  |
| <b>PROPOSED SEMI-PERMEABLE SURFACING:</b> | 106m <sup>2</sup> (18%)<br>(low impact, includes boardwalk, decking, crushed granite, and sandstone surfacing) |
| <b>PROPOSED IMPERMEABLE SURFACING:</b>    | 6m <sup>2</sup> (1%)<br>(concrete pad under hottub)  |
| <b>PROPOSED NATIVE VEGETATION:</b>        | 383m <sup>2</sup> (64%)<br>(includes raingarden)   |
| <b>IMPERMEABLE SURFACING TO REMAIN:</b>   | 18m <sup>2</sup> (3%)<br>(includes boat ramp & retaining wall)   |

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Current Planning

**PROJECT**  
**THOMSON - WAINE RESIDENCE**  
27 Hispanola Place  
Protection Island, BC

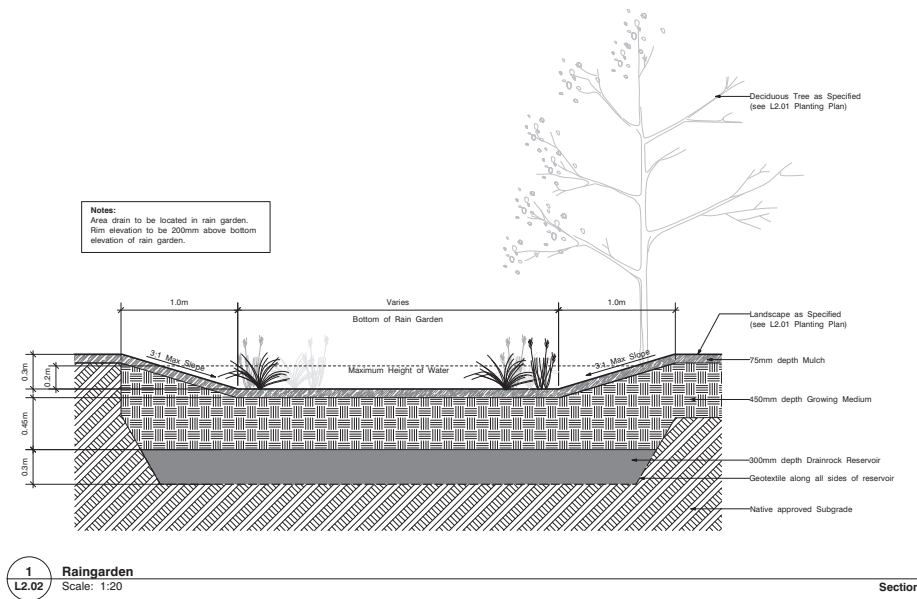
**LANDSCAPE PLAN**

**PROJECT ID** 24004  
**DB** KS      **CB** KS  
**SCALE** 1:100  
**DATE** 2024-06-05

**L1.02**







| Key  | Qty | Botanical Name                | Common Name               | Pot Size | Spacing   | Notes         |
|--|-----|-------------------------------|---------------------------|----------|-----------|---------------|
| <b>PLANT LIST</b>  |     |                               |                           |          |           |               |
| <b>Marine Foreshore ESA Plants</b>   |     |                               |                           |          |           |               |
| <b>Coniferous Trees</b>  |     |                               |                           |          |           |               |
| Pc   | 3   | Pinus contorta var contorta   | Shore Pine                | #15      | 10m ht    | Native        |
| <b>Deciduous Tree</b>  |     |                               |                           |          |           |               |
| Ce   | 2   | Cornus 'Eddie's White Wonder' | White Flowering Dogwood   | #20      |           | Hybrid-Native |
| Mf   | 2   | Malus fusca                   | Pacific Crabapple         | #10      |           | Native        |
| Pe   | 2   | Prunus emarginata             | Bitter Cherry             | #10      |           | Native        |
| Og   | 6   | Quercus garryana              | Garry Oak                 | #10      | 5-22m ht  | Native        |
| <b>Deciduous Shrubs</b>  |     |                               |                           |          |           |               |
| A  | 3   | Ametanther albiflora          | Service Berry             | #3       | Multistem | Native        |
| Cs   | 1   | Cornus sericea                | Red Twig Dogwood          | #1       | 2m o.c.   | Native        |
| Hd   | 2   | Hiododiscus discolor          | Ocean Spray               | #3       | 2m o.c.   | Native        |
| Pl   | 2   | Philadelphus lewisii          | Mock Orange               | #2       | 2m o.c.   | Native        |
| Rb   | 5   | Ribes sanguineum              | Red Flowering Currant     | #2       | 1.2m o.c. | Native        |
| Rn   | 5   | Rosa Nutkana                  | Nootka Rose               | #2       | 1.2m o.c. | Native        |
| Sy   | 5   | Symphoricarpos albus          | Snowberry                 | #1       | 1.2m o.c. | Native        |
| <b>Evergreen Shrubs</b>  |     |                               |                           |          |           |               |
| Ge   | 101 | Gaultheria shallon            | Sald                      | #1       |           |               |
| Mn   | 9   | Mahonia nervosa               | Dull Oregon Grape         | #1       | 60cm o.c. |               |
| Mo   | 1   | Morera californica            | California Wax Myrtle     | #3       | 2m o.c.   | Native        |
| Vo   | 17  | Vaccinium ovatum              | Evergreen Huckleberry     | #1       | 1m o.c.   |               |
| <b>Ferns</b>   |     |                               |                           |          |           |               |
| Al   | 10  | Althymum filix-ferina         | Lady Fern                 | #1       | 80cm o.c. | Native        |
| Dg   | 49  | Polypodium glycyrrhiza        | Licorice Fern             | 10cm     | 30cm o.c. | Native        |
| Pm   | 113 | Polystichum munibum           | Sword Fern                | #1       | 60cm o.c. | Native        |
| <b>Grasses</b>   |     |                               |                           |          |           |               |
| Dac  | 28  | Danthonia californica         | California Oatgrass       | Plugs    | 45cm o.c. | Native        |
| Dc   | 22  | Deschampsia cespitosa         | Tufted Hairgrass          | 10cm     | 60cm o.c. | Native        |
| Fr   | 60  | Festuca nemoralis             | Romesque Fescue           | 10cm     | 45cm o.c. | Native        |
| Km   | 19  | Koeleria macrantha            | Junegrass                 | Plugs    | 60cm o.c. | Native        |
| Lm   | 36  | Leymus mollis                 | Dune Wildrye              | #1       | 60cm o.c. | Native        |
| <b>Groundcovers</b>  |     |                               |                           |          |           |               |
| Au   | 47  | Arctostaphylos uva-ursi       | Kinnikinnick              | 10cm     | 45cm o.c. | Native        |
| Fc   | 75  | Fragaria chiloensis           | Coastal Strawberry        | 10cm     | 45cm o.c. | Native        |
| <b>Perennials</b>  |     |                               |                           |          |           |               |
| Am   | 42  | Achillea millefolium          | Yarrow                    | 10cm     | 60cm o.c. | Native        |
| Aa   | 50  | Allium scarrinatum            | Hookers Onion             | 10cm     | 45cm o.c. | Native        |
| Ac   | 50  | Allium cernuum                | Nodding Onion             | 10cm     | 45cm o.c. | Native        |
| Ah   | 40  | Artemisia howellii            | Howell's Pussysteos       | 10cm     | 45cm o.c. | Native        |
| Am   | 50  | Artemisia maritima            | Sea Thrift                | 10cm     | 45cm o.c. | Native        |
| Bc   | 40  | Brodiaea coronaria            | Harvest Brodiaea          | 10cm     | 45cm o.c. | Native        |
| Ca   | 40  | Cardium arvense               | Field Chickweed           | 10cm     | 45cm o.c. | Native        |
| El   | 20  | Eriophyllum lanatum           | Woolly Sunflower          | 10cm     | 60cm o.c. | Native        |
| Gs   | 32  | Grindelia stricta             | Entire-leaved Gumweed     | 10cm     | 60cm o.c. | Native        |
| Hes  | 30  | Hauchera micrantha            | Small-flowered Alumroot   | 10cm     | 45cm o.c. | Native        |
| Lj   | 11  | Lathyrus japonicus            | Beach Pea                 | 10cm     | 60cm o.c. | Native        |
| Lp   | 40  | Lithophragma gentianiflorum   | Small-flowered Woodland   | 10cm     | 45cm o.c. | Native        |
| Lr   | 17  | Lupinus fibrillosus           | Seashore Lupine           | 10cm     | 60cm o.c. | Native        |
| Plc  | 40  | Plectritis congesta           | Sea Blush                 | 10cm     | 45cm o.c. | Native        |
| Ph   | 40  | Primula hendersonii           | Broad-leaved Shootingstar | 10cm     | 45cm o.c. | Native        |
| Sc   | 10  | Senecioia crassicaulis        | Pacific Santicle          | 10cm     | 60cm o.c. | Native        |
| S  | 40  | Setium spathulifolium         | Broad-leaved Stonecrop    | 10cm     | 45cm o.c. | Native        |
| So   | 41  | Solidago canadensis           | Canada Goldenrod          | 10cm     | 60cm o.c. | Native        |
| Syc  | 42  | Symphoricarpos chilense       | California Astler         | 10cm     | 60cm o.c. | Native        |
| <b>Vine</b>  |     |                               |                           |          |           |               |
| Lh   | 4   | Lonicera hispidula            | Hairy Honeysuckle         | #1       | 80cm o.c. | Native        |
| <b>Raingarden</b>  |     |                               |                           |          |           |               |
| Co   | 15  | Carex obovata                 | Slough Sedge              | 10cm     | 60cm o.c. | Native        |
| Id   | 15  | Iris setosa                   | Bristle-pointed Iris      | 10cm     | 60cm o.c. | Native        |
| Je   | 15  | Juncus effusus                | Common Rush               | 10cm     | 60cm o.c. | Native        |
| Sm   | 15  | Scirpus microcarpus           | Small-flowered Bulrush    | 10cm     | 60cm o.c. | Native        |
| <b>Bulbs</b>   |     |                               |                           |          |           |               |
| Ci   | 50  | Camassia leichlinii           | Great Camas               | #1       | 45cm o.c. | Native        |
| Cq   | 50  | Camassia quamash              | Common Camas              | #1       | 45cm o.c. | Native        |
| Please contact the Landscape Architect for approval of any plant substitutions.              |     |                               |                           |          |           |               |
| <b>KINSHIP DESIGN ART ECOLOGY</b>  |     |                               |                           |          |           |               |
| Kate Stefuik BCSLA   |     |                               |                           |          |           |               |
| t: 250-753-8002 e: kate.stefuik@kinshipdesign.ca   |     |                               |                           |          |           |               |
| No substitutions will be accepted without prior written approval of the Landscape Architect. |     |                               |                           |          |           |               |

- PLANTING NOTES**
- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
  - All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
  - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
  - Growing Medium Depths (unless otherwise specified):  
Tree Planting Areas: 1 cu. m. per tree  
Shrub & Ground Cover Areas: 450mm (18") depth  
Seeded Areas: 150mm (6") depth
  - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Match depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
  - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
  - All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.
  - 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.
  - No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
  - 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 to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to Sheet L2.01 for Planting Plan

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**DB** KS **CB** KS  
**SCALE** SEE SHEET  
**DATE** 2024-06-05

**PLANTING NOTES & PLANT LIST**

**L2.02**