

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



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1740 Dufferin Crescent
Plavetic / MJP Homes Ltd.
Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	August 20, 2024
Drawn:	CW
Checked:	CW
Scale:	1:200 metric
Project Number:	23-0350
Drawing Number:	L1 of 2

REVISION SCHEDULE		
#	Date	NOTES
0	13DEC2023	Pre-App. Meeting
1	16JAN2024	Issued for DP
2	16JAN2024	Issued for DP
3	25APR2024	DAP
4	24JUN2024	Reissued for DP
5	20AUG2024	Reissued for DP

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO PLANS PREPARED BY D.A. ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY JE ANDERSON & ASSOCIATES, FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
E	PROPERTY LINE
PA	PLANTING AREA
SYMBOL	DESCRIPTION
	PROPERTY LINE
	BROOM FINISH CONCRETE PAVING
	450mm LEAVE STRIP, 38mm MINUS ROUND WASHED RIVER COBBLE OVER LANDSCAPE FABRIC (EXTEND UNDER FRONT BALCONIES)
	STONESCAPES: 200mm MINUS ROUND WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	PREFABRICATED CONCRETE RAIL FENCE, REFER TO DETAIL ON SHEET L2
	1.2m METAL PICKET FENCE AROUND DOG AREA
SITE FURNITURE:	
MANUFACTURER: WISHBONE; SITE FINISHINGS (FH: 66-G2G-0476)	
	BENCH STYLE: AXLESBURY BENCH MODEL: A-5 FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	4-STALL BIKE RACK STYLE: SPIRAL BIKE RACK MODEL: 58RB-4 COLOUR: BROWN SLATE
	7-STALL BIKE RACK SPIRAL BIKE RACK MODEL: 58RB-7 COLOUR: BROWN SLATE
	PICNIC TABLE STYLE: SWINGE PEDESTAL PICNIC TABLE MODELS: (1) 58PT-40 & (1) 58PT-40 (ACCESSIBLE) FRAME COLOUR: BROWN SLATE SLAT COLOUR: REDWOOD
	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE BOLLARD MODEL: DB30 (OR EQUAL) COLOUR: BRONZE
	STEP WALL LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: LANDSCAPE STEP LIGHT MODEL: R5C2 (OR EQUAL) COLOUR: BRONZE
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: URBAN PIMA PENDANT MODEL: C19C COLOUR: BRONZE
ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.	

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

TREE SUMMARY:	LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1a - 6.0m	B1	5	5	8
SIDE YARD (EAST):	2a - 6.0	B3	2	2	8
SIDE YARD (WEST):	2c - 3.0	B7	6	6	12
REAR YARD:	N/A	B3	33	2	2
TOTAL:			13	34	

2. MINIMUM LANDSCAPE TREATMENT IS NOT REQUIRED ALONG THE NORTH LOT LINE WHERE THE PARCEL ABUTS A PARK.
3. THE SIDE YARD OF THE LOT IS ALREADY DEVELOPED. TWO TREES ARE PROPOSED ADJACENT TO THE BUILDING FRONTAGE ALONG THE SHARED DRIVEWAY.
4. 50% (23 OF 46) OF THE PROPOSED TREE SPECIES ARE CONIFEROUS OR EVERGREEN.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE MANAGEMENT PLAN PREPARED BY TOITH AND ASSOCIATES ENVIRONMENTAL SERVICES FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED: 58
3. REPLACEMENT TREES PROVIDED: 46

**PROPOSED
LANDSCAPE BUFFER
VARIANCE**



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Nanaimo, BC

LEGEND, NOTES & DETAILS

Date: August 20, 2024
 Drawn: CW
 Checked: CW
 Scale: AS NOTED
 Project Number: 23-0390
 DRAWING NUMBER: L2 of 2

REVISION SCHEDULE		NOTES	
#	Date	Pre-App. Meeting	Issued for DP
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PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	10	NATIVE SPECIES
	LIQUIDAMBAR SLENDER SILHOUETTE SLENDER SILHOUETTE SWETOJUNG	6cm CAL.	SEE PLAN	5	DROUGHT TOLERANT
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	#20 POT	SEE PLAN	2	EVERGREEN, INC RAISED PLANTERS
	PICEA OMORICA 'BRUNS' BRUNS SERBIAN SPRUCE	2.5m	4.5m O.C. SEE PLAN	2	CONIFER, DROUGHT TOLERANT
	PINUS CONTORTA SHORE PINE	2.5m	SEE PLAN	10	CONIFER, NATIVE SPECIES
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2.5m	SEE PLAN	9	CONIFER, NATIVE SPECIES
	TILIA CORDATA GREENSPIRE GREENSPIRE LITTLELEAF LINDEN	6cm CAL.	1.0m O.C.	8	DROUGHT TOLERANT
SHRUBS					
	CERCIS CANADENSIS 'MERLOT' MERLOT REDBUDSCALLONIA	#7 POT	SEE PLAN	4	PATIO TREE, DROUGHT TOLERANT
	'NEWPORT DWARF' DWARF ESCALLONIA	#1 POT	0.75m O.C.	89	DROUGHT TOLERANT
	GALTHEA SHALLON SALAL	#2 POT	1.0m O.C.	90	NATIVE SPECIES
	HYDRANGEA PANICULATA 'PINK DIAMOND' PINK DIAMOND HYDRANGEA	#3 POT	SEE PLAN	16	DROUGHT TOLERANT
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS HYDRANGEA	#3 POT	SEE PLAN	18	DROUGHT TOLERANT
	MAGNOLIA SUSAN SUSAN MAGNOLIA	#15 POT	SEE PLAN	5	PATIO TREE, DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	133	NATIVE SPECIES
	POUSTICHIUM MUNITUM SWOORD FERN	#1 POT	1.0m O.C.	37	NATIVE SPECIES
	SENECO GREYI 'SUNSHINE' DAINSY BUSH	#1 POT	1.2m O.C.	43	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#3 POT	0.9m O.C.	120	DROUGHT TOLERANT
	VIBURNUM TILUS 'GWENLIAN' GWENLIAN LAURUSTINUS	#2 POT	1.0m O.C.	58	DROUGHT TOLERANT
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS LIVA-URSII KIWIKOONICK	#1 POT	0.9m O.C.	135	NATIVE SPECIES
	DICENTRA FORMOSA PACIFIC BLEEDING HEART	#1 POT	0.6m O.C. SEE PLAN	39	NATIVE SPECIES
	HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	54	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE CAT GRASS	#1 POT	0.9m O.C.	94	DROUGHT TOLERANT
	HYDRANGEA ANOMALA VAR. PETIOLARIS CLIMBING HYDRANGEA	#1 POT	SEE PLAN	4	AT PERGOLA POSTS
	ROSA MEDICAND 'ICE' WHITE MEDICAND ROSE	#1 POT	1m O.C.	67	DROUGHT TOLERANT
	LAWN CANADA NO. 1	SOD		306m ²	
SEASONAL ANNUAL PLANTING					
	BY OWNER	10cm POT	0.45m O.C.	30	

IRRIGATION NOTES

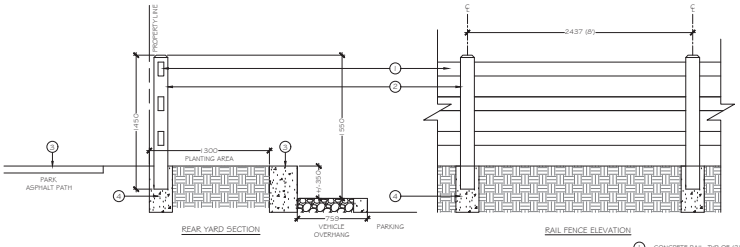
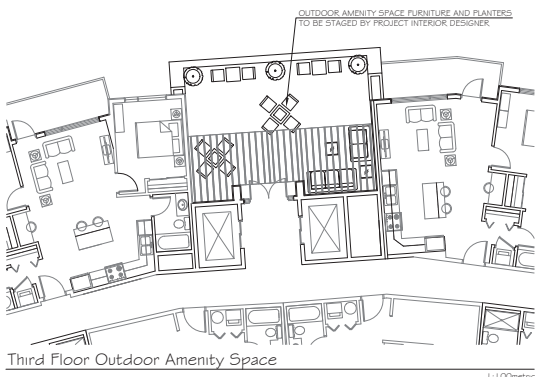
1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
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 FIELD.
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.

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 T.G.3.5.2. PROPERTIES FOR GROWING MEDIA: LEVEL 2 '3RD-COMED' - 2P. GROWING MEDIUM DEPTHS: LAWN - 100mm 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, SHRUBS, 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.

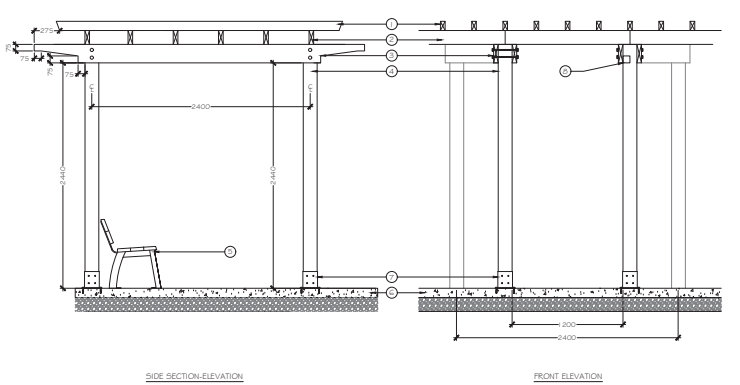
IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. 1" TP (EXACT LOCATION TBD); MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.



- CONCRETE RAIL TOP OF (B) COLOUR: TAUPÉ
 - CONCRETE POST COLOUR: TAUPÉ
 - FINISHED GRADE ADJACENT WALKWAY IN PARK
 - FOOTING PER MANUFACTURERS SPECIFICATIONS
 - CONCRETE WALL
- NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS

A Prefabricated Concrete Rail Fence on Wall
Section/Elevation
1:25 metric



- 50mm x 100mm (2" x 4") CEDAR, SIE NAIL W/ (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
- 50mm x 150mm (2" x 6") CEDAR TIE NAIL W/ (2) - 63mm (2.5") CERAMIC COATED WOOD SCREWS AT ALL CONNECTIONS
- 10 50mm x 200mm (2" x 8") CEDAR CROSS MEMBERS PER FOOT C/P TO DIMENSIONS INDICATED. FASTEN TO EACH POST W/ (2) - 15mm (5/8") GALVANIZED CARBIDE BOLTS C/W W/ WASHERS PER FASTENER
- 150mm x 150mm (6" x 6") POST
- BENCH: REFER TO LAYOUT L2000
- BROOM FINISH CONCRETE PAVING, REFER TO SITE PLAN
- 150 x 150 x 20mm GALVANIZED POST BASE FASTENED TO CONCRETE SURFACE WITH CARBON STEEL CONCRETE SODS ANCHOR POWDER COAT: BRONZE
- LED STRIP LIGHT INSTALLED BETWEEN CEDAR CROSS MEMBERS BOTH SIDES

- NOTES:
1. SAND ALL EXPOSED SURFACES SMOOTH
2. STAIN ALL TIMBERS WITH CLEAR EXTERIOR STAIN PRIOR TO ASSEMBLY

B Pergola
Section/Elevation
1:25 metric

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