

# ATTACHMENT G LANDSCAPE PLANS AND DETAILS

- A PROPOSED DECIDUOUS TREE 15.5m<sup>2</sup> SOIL VOLUME REQUIRED PER TREE, TYPICAL. TREES IN 500 LAWN AREAS TO HAVE 1.2m<sup>2</sup> MULCH RING.
- B EXISTING NATURAL VEGETATION AREA. (APPROX.)
- C BUILDING ENTRANCE C/W CONCRETE SURFACING, SEATING BENCH AND VISITOR BIKE RACK. REFER TO DWG L3 THIS SET FOR REFERENCE IMAGES.
- D 1.2m HI. CEDAR WOOD FENCE AT BLDG B REAR UNIT PATIOS. REFER TO DWG L3 THIS SET FOR FENCE REFERENCE IMAGE. GATES REQUIRED TO ACCESS REAR YARDS.
- E PRIVATE PATIO C/W CONCRETE FINISH. SMALL CATCH BASINS REQUIRED FOR PATIOS ALONG MOUNTAIN VISTA FRONTAGE.
- F EXISTING FENCE ON NEIGHBOURING PROPERTIES.
- G 1.2m WIDE CONCRETE WALKWAY TO PRIVATE UNITS. RETAINING WALLS & STEPS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- H FRONTAGE PLANTING BED C/W NATIVE SHRUBS & FLOWERING ACCENT PLANTS.
- I 1.1m HI. DECORATIVE METAL FENCE. GATES REQUIRED AT PRIVATE PATIO WALKWAYS ALONG MOUNTAIN VISTA FRONTAGE. REFER TO FENCE REFERENCE DWG L3 THIS SET.
- J CRUSHED ROCK GRAVEL MAINTENANCE BORDER AT BUILDING C/W PLASTIC WOOD EDGER. WEED BARRIER FABRIC REQUIRED BELOW BORDER.
- K CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS FOR DETAILED INFORMATION.
- L PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES, NATIVE SHRUBS & FLOWERING ACCENT PLANTS.
- M PROP. ADDRESS MARKER C/W UT ADDRESS SIGN. REFER TO DWG L3 THIS SET FOR REFERENCE IMAGE. TYPICAL TO ALL MOUNTAIN VISTA FRONTAGE UNITS. DESIGN BY OTHERS.
- N PERIMETER NATIVE PLANT RESTORATION AREA. INVASIVE PLANT REMOVAL MAY BE REQUIRED. TO BE REVIEWED IN FIELD WITH DEVELOPER. NON-NATIVE TRAILING GROUNDCOVER TO BE PLANTED ALONG RETAINING WALL.
- O PROP. GRAVEL TRAIL. TRAIL SURFACE TO BE "PATHWAY BLEND" (MIX 625). BASIC ROCK PRODUCTS AGGREGATE FROM CAPITAL CITY PIT OR EQUAL. FOR WHEELCHAIR AND STROLLER ACCESSIBILITY.
- P PROP. CONCRETE WALL DESIGN BY OTHERS. REFER TO CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING DRAWINGS FOR INFORMATION. SEALING OR FENCE REQUIRED AT ALL WALLS WITH FALL DISTANCES GREATER THAN 600mm WHERE AREAS ABOVE WALL ARE ACCESSIBLE TO THE PUBLIC/RESIDENTS.
- Q PROP. PLANTED BIOWALL. REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION. LOW HEIGHT PLANTS PROPOSED FOR VEHICLE CLEARANCE.
- R PROPOSED LIGHT BOLLARD. SCHEMATIC ONLY. DEVELOPER'S ELECTRICAL ENGINEERING CONSULTANT TO PROVIDE DETAILED SITE LIGHTING DESIGN AT BUILDING PERMIT STAGE.
- S ACTIVITY LAWN C/W SHADE TOLERANT GRASS MIX.
- T CRUSHED ROCK GRAVEL BORDER C/W WEED BARRIER FABRIC & PLASTIC WOOD EDGER AT PARKING STALLS.
- U SCHEMATIC BC HYDRO PMT LOCATION. TO BE CONFIRMED BY DEVELOPER'S ELECTRICAL ENGINEER.
- V PROP. 1.2m WIDE BY 1.8m HI. WOOD PRIVACY SCREEN BETWEEN PRIVATE PATIOS. WOOD STAIN COLOURS TO MATCH DARK STAIN OF BUILDING. REFER TO DWG L3 THIS SET FOR REFERENCE IMAGE. TYPICAL TO BLDG C.
- W PROP. SEATING BENCH. CONCRETE PAD REQUIRED FOR BENCHES IN 500 LAWN OR LANDSCAPE AREAS. REFER TO DWG L3 THIS SET FOR REFERENCE IMAGE.
- X PROP. RESIDENT MAIL BOX.
- Y EV CHARGING STATION.
- Z VEHICLE OVERHANG C/W STAMPED CONCRETE. DESIGN BY OTHERS.

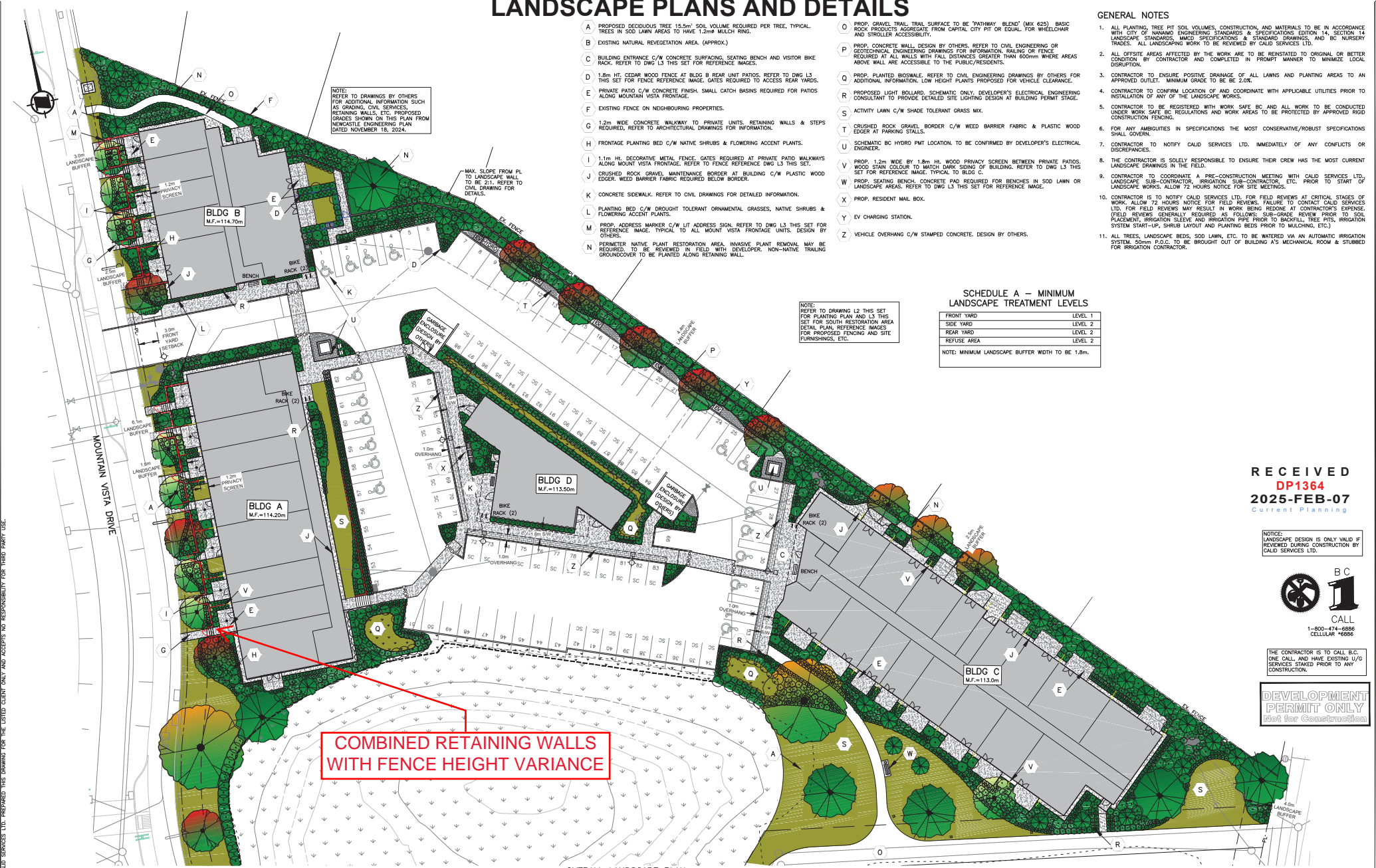
- ### GENERAL NOTES
- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS SECTION 14, SECTION 14 LANDSCAPE STANDARDS, MINED SPECIFICATIONS & STANDARD DRAWINGS, AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
  - ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
  - CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
  - CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
  - CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK ARE TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
  - FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
  - CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
  - CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING WITH CALID SERVICES LTD., LANDSCAPE SUB-CONTRACTOR, IRRIGATION SUB-CONTRACTOR, ETC. PRIOR TO START OF LANDSCAPE WORKS. ALLOW 72 HOURS NOTICE FOR SITE MEETINGS.
  - CONTRACTOR IS TO NOTIFY CALID SERVICES LTD. FOR FIELD REVIEWS AT CRITICAL STAGES OF WORK. ALLOW 72 HOURS NOTICE FOR FIELD REVIEWS. FAILURE TO CONTACT CALID SERVICES LTD. FOR FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. (FIELD REVIEWS GENERALLY REQUIRED AS FOLLOWS: SUB-GRADE REVIEW PRIOR TO SOIL PLACEMENT, IRRIGATION SLEEVES AND IRRIGATION PIPE PRIOR TO BACKFILL, TREE PITS, IRRIGATION SYSTEM START-UP, SHRUB LAYOUT AND PLANTING BEDS PRIOR TO MULCHING, ETC.)
  - ALL TREES, LANDSCAPE BEDS, SOIL LAWN, ETC. TO BE WATERED VIA AN AUTOMATIC IRRIGATION SYSTEM. 50mm I.P.O.G. TO BE BROUGHT OUT OF BUILDING AS MECHANICAL ROOM & STUBBED FOR IRRIGATION CONTRACTOR.

### SCHEDULE A - MINIMUM LANDSCAPE TREATMENT LEVELS

FRONT YARD	LEVEL 1
SIDE YARD	LEVEL 2
REAR YARD	LEVEL 2
REFUSE AREA	LEVEL 2

NOTE: MINIMUM LANDSCAPE BUFFER WIDTH TO BE 1.8m.

**COMBINED RETAINING WALLS WITH FENCE HEIGHT VARIANCE**



OVERALL LANDSCAPE PLAN  
SCALE 1:250

REF. NO.	DESCRIPTION	DATE

### LEGEND

	PROP. TREES		PROP. CONCRETE SIDEWALK OR PATIO		PROP. LAWN AREA
	PROP. SHRUBS		PROP. DECORATIVE METAL FENCE		PROP. CRUSHED ROCK GRAVEL BORDER
	PROP. WOOD PRIVACY SCREEN		PROP. RET. WALL		PROP. BIOSWALE
	PROP. BOLLARD LIGHT		EX. NATIVE PLANT RESTORATION AREA		PROP. PLANTING AREA

REV.	DATE	REVISIONS	DP	BY	APPROVED
2	FEB 07/25	DP RE-SUBMISSION			
1	JAN 17/25	TO CITY OF NANAIMO COMMENTS			



DRIFT RESIDENTIAL DEVELOPMENT  
Overall Landscape Plan, Key Notes & Phasing Plan  
Client: Tectonica Management Inc.

Drawn: [Name] Date: November 19, 2024  
Checked: [Name] Project: 0595  
Approved: [Name] Scale: AS NOTED  
Designed: [Name] Date: [Date]

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2025-FEB-07  
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NOTICE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

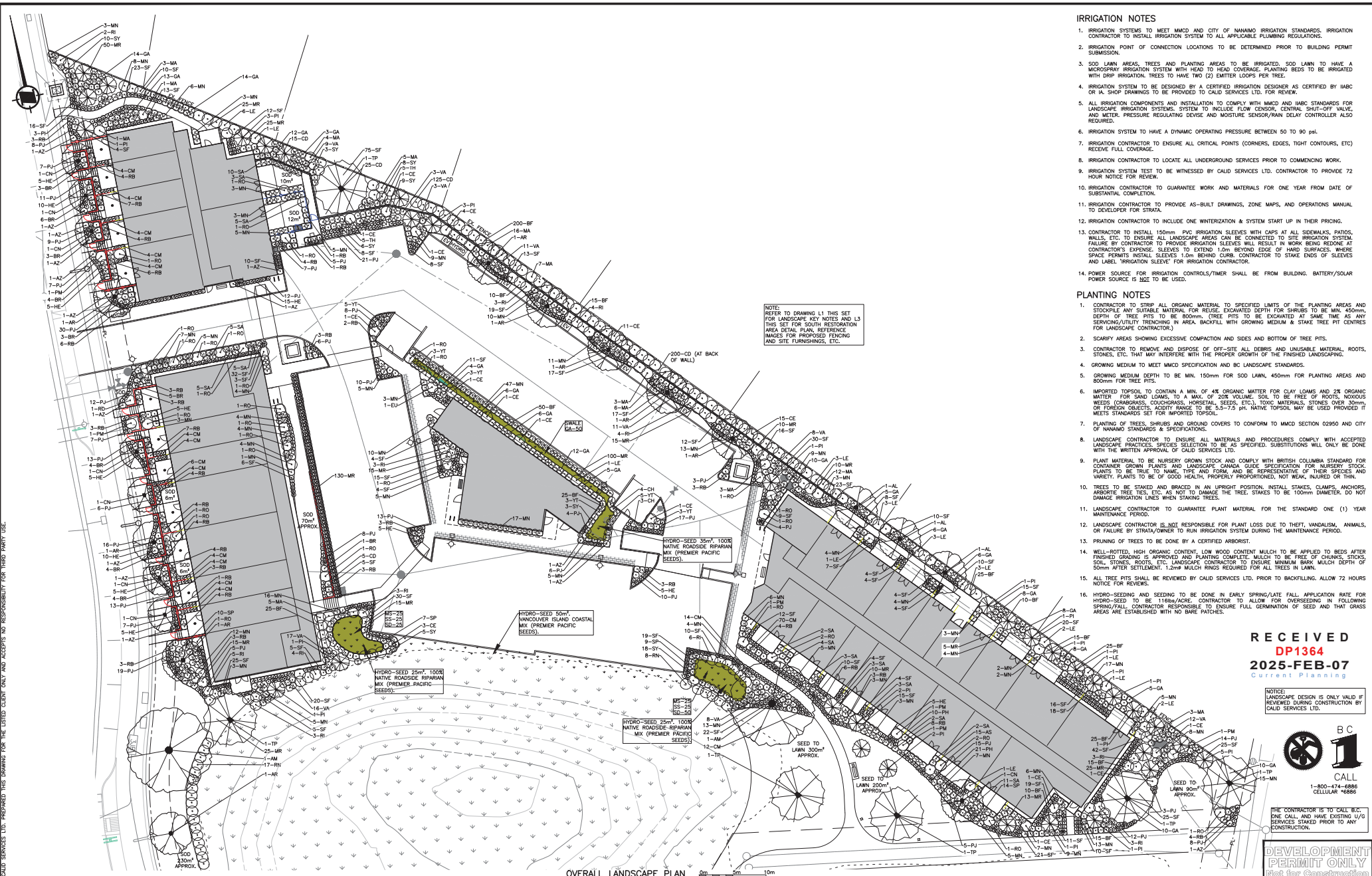


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- ### IRRIGATION NOTES
1. IRRIGATION SYSTEMS TO MEET MCMC AND CITY OF NANAIMO IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
  2. IRRIGATION POINT OF CONNECTION LOCATIONS TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMISSION.
  3. SOD LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED, SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE, PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE.
  4. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALD SERVICES LTD. FOR REVIEW.
  5. ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MCMC AND IABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
  6. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
  7. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
  8. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
  9. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALD SERVICES LTD. CONTRACTOR TO PROVIDE 72 HOUR NOTICE FOR REVIEW.
  10. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
  11. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS, ZONE MAPS, AND OPERATIONS MANUAL TO DEVELOPER FOR STRATA.
  12. IRRIGATION CONTRACTOR TO INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICE.
  13. CONTRACTOR TO INSTALL 150mm PVC IRRIGATION SLEEVES WITH CAPS AT ALL SIDEWALKS, PATIOS, WALLS, ETC. TO ENSURE ALL LANDSCAPE AREAS CAN BE CONNECTED TO SITE IRRIGATION SYSTEM. WALLS BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES. SLEEVES WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. SLEEVES TO EXTEND 1.0m BEYOND EDGE OF HARD SURFACES, WHERE SPACE PERMITS INSTALL SLEEVES 1.0m BEHIND CURBS. CONTRACTOR TO STAKE ENDS OF SLEEVES AND LABEL "IRRIGATION SLEEVE" FOR IRRIGATION CONTRACTOR.
  14. POWER SOURCE FOR IRRIGATION CONTROLS/TIMER SHALL BE FROM BUILDING. BATTERY/SOLAR POWER SOURCE IS NOT TO BE USED.

- ### PLANTING NOTES
1. CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED TREE SHEDS TO BE MIN. 450mm DEPTH. TREE PITS TO BE 800mm. (TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SIDEWALK/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT CENTRES FOR LANDSCAPE CONTRACTOR.)
  2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
  3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
  4. GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOD LAWN, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
  5. IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS. TO A MIN. 5% FOR VOL. SOIL TO BE FREE OF ROOTS, TOXICOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES, OVER 30mm OR FOREIGN OBJECTS. ADDITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
  6. PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MCMC SECTION 02950 AND CITY OF NANAIMO STANDARDS & SPECIFICATIONS.
  7. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED, SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALD SERVICES LTD.
  8. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA QUAL SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE REPRESENTATIVE OF THE SPECIES AND VARIETY PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
  9. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, ABSORBIVE TREE TIES. STAKES NOT TO DAMAGE THE TREE. STAKES TO BE 100mm DIAMETER. DO NOT DAMAGE IRRIGATION LINES WHEN STAKING TREES.
  10. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
  11. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, ANIMALS, OR FAILURE BY STRATA/OWNER TO RUN IRRIGATION SYSTEM DURING THE MAINTENANCE PERIOD.
  12. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
  13. WELL-ROTTED, HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MULCH IS 100mm DEPTH. MULCH 50mm AFTER SETTLEMENT. 1.2m³ MULCH RINGS REQUIRED FOR ALL TREES IN LAWN.
  14. ALL TREE PITS SHALL BE REVIEWED BY CALD SERVICES LTD. PRIOR TO BACKFILLING. ALLOW 72 HOUR NOTICE FOR REVIEW.
  15. HYDRO-SEEDING AND SEEDING TO BE DONE IN EARLY SPRING/LATE FALL. APPLICATION RATE FOR HYDRO-SEED TO BE 110lbs/ACRE. CONTRACTOR TO ALLOW FOR OVERSEEDING IN FOLLOWING SPRING/FALL. CONTRACTOR RESPONSIBLE TO ENSURE FULL GERMINATION OF SEED AND THAT GRASS AREAS ARE ESTABLISHED WITH NO BARE PATCHES.

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OVERALL LANDSCAPE PLAN SCALE 1:250

Dwg No.	REFERENCE DRAWINGS	DATE

LEGEND	
	PROP. TREES
	PROP. SHRUBS
	PROP. 1.8m HL CEDAR FENCE
	PROP. DECORATIVE METAL FENCE
	PROP. WOOD PRIVACY SCREEN
	PROP. RET. WALL
	PROP. BOLLARD LIGHT
	PROP. BIOSWALE
	EX. NATIVE PLANT RESTORATION AREA

REV.	DATE	REVISIONS	BY	APPROVED
2	FEB 07/25	DP RE-SUBMISSION	DP	
1	JAN 17/25	TO CITY OF NANAIMO COMMENTS	DP	



**DRIFT RESIDENTIAL DEVELOPMENT**  
 Overall Planting Plan & Notes  
 Client: Tectonica Management Inc.

Drawn: [Name] Date: November 19, 2024  
 Checked: [Name] Project: 0595  
 Approved: [Name] Scale: AS NOTED  
 Designed: [Name] AS NOTED


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**PROP. FENCING**




1.1m HL. DECORATIVE METAL FENCE (MOUNT VISTA FRONTAGE) C/W GATES; LOWER TOP RAIL TO BE OMITTED TO MATCH ARCHITECTURAL RAILINGS.



1.8m HL. WOOD FENCE (BLDG & REAR YARDS) C/W GATES; WOOD TO BE STAINED DARK TO MATCH SIDING ON BUILDING.


**NOTE:** CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCE PANELS FOR APPROVAL PRIOR TO ORDERING.

**PROP. BIKE RACK (VISITOR)**




BIKE RACK TO BE 1-LOOP U-LINE BIKE RACK (OR APPROVED EQUAL) TO ALLOW FOR TWO POINTS OF CONTACT FOR BIKES. POWDER COAT COLOUR TO BE BLACK.

**PROP. BENCH**




BENCH TO BE WISHBONE SITE FURNISHINGS 5' RUTHERFORD BENCH. POWDER COAT COLOUR TO BE BLACK WITH WALNUT COLOUR PLASTIC WOOD SLATS. CONCRETE PADS REQUIRED FOR BENCHES IN LAWNS.

**PROP. BIKE RACK (VISITOR)**



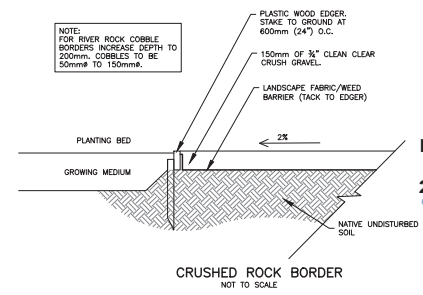
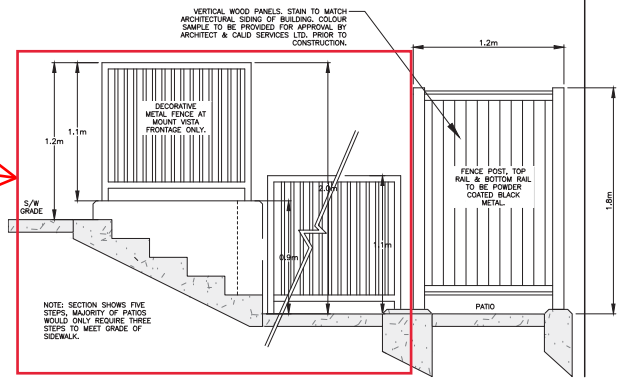
1.1m HL. CONCRETE COLUMN TO BE PLACED AT GATES C/W ILLUMINATED ADDRESS SIGN.

**PROP. BENCH**



1.8m HL. WOOD PRIVACY SCREEN AT PATIOS; WIDTH TO BE 1.2m. WOOD TO BE STAINED DARK TO MATCH SIDING ON BUILDING.

**COMBINED RETAINING WALLS WITH FENCE HEIGHT VARIANCE**



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Dwg. No.	REFERENCE DRAWINGS	DATE

**LEGEND**

	PROP. TREES		PROP. 1.8m HL. CEDAR FENCE		PROP. CONCRETE SIDEWALK OR PATIO		PROP. LAWN AREA
	PROP. SHRUBS		PROP. DECORATIVE METAL FENCE		PROP. CRUSHED ROCK GRAVEL BORDER		PROP. PLANTING AREA
	PROP. WOOD PRIVACY SCREEN		PROP. RET. WALL		PROP. BIOSWALE		EX. NATIVE PLANT RESTORATION AREA
	PROP. BOLLARD LIGHT		PROP. BOLLARD LIGHT				

REV.	DATE	REVISIONS	BY	APPROVED
1	JAN 17/25	TO CITY OF NANAIMO COMMENTS	DP	
2	FEB 07/25	DP RE-SUBMISSION		



**DRIFT RESIDENTIAL DEVELOPMENT**  
Restoration Area Infill Planting & Details  
Client: Tectonica Management Inc.

**CALID** Services Ltd.

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VICTORIA, B.C. V8T 4E8  
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FAX: (250) 381-6219  
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Drawn	dp	Date	November 19, 2024
Checked		Project #	0595
Approved		Scale	AS NOTED
Designed	dp		

L3

2

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Plant List							
<b>Evergreen Site Trees:</b>				<b>Deciduous Shrubs &amp; Accent Plants:</b>			
Pice omorika 'Bruns' (Serbian Spruce)	PI	33	3.0m Ht.	Astilbe chinensis (Chinese Astilbe)	AS	15	#1 Pot
Thuja plicata 'Excelsa' (Western Redcedar)	TP	6	3m Ht.	Berberis thunbergii 'Rose Glow' (Barberry)	BR	38	#2 Pot
				Carex morrowii 'Gold Band' (Japanese Sedge)	CM	140	#2 Pot
<b>Deciduous Site Trees:</b>				<b>Restoration Buffer Planting (North PL)</b>			
Acer macrophyllum (Big Leaf Maple)	AM	2	6cm Cal.	Comus sericea 'Flaviramea' (Yellow Twig Dogwood)	YT	22	#2 Pot
Acer rubrum var. October Glory (Red Maple)	AR	9	6cm Cal.	Hemerocallis 'Stella de Oro' (Day Lily)	HE	80	#1 Pot
Comus 'Eddies White Wonder' (Flowering Dogwood)	CN	8	6cm Cal.	Philadelphus 'Snow Dwarf' (Dwarf Mock Orange)	PH	31	#2 Pot
Alnus rubra (Red Alder)	AL	3	4cm Cal.	Spirea japonica 'Little Princess' (Japanese Spirea)	SP	40	#2 Pot
<b>South Tree Infill Restoration Area:</b>				<b>Evergreen Shrubs:</b>			
Acer circinatum 'Pacific Fire' (Vine Maple)	AC	2	4cm Cal.	Cotoneaster dammeri (Bearberry Cotoneaster)	CD	365	#1 Pot
Acer macrophyllum (Big Leaf Maple)	AM	2	6cm Cal.	Ceanothus, (California Lilac)	CE	30	#1 Pot
Pseudotsuga menziesii (Douglas Fir)	DF	4	3m Ht.	Pteridium aquilinum (Bracken Fern)	BF	350	#1 Pot
Thuja plicata 'Excelsa' (Western Redcedar)	TP	2	3m Ht.	Gaultheria shallon (Salal)	GA	112	#1 Pot
				Leucothoe axillaris (Coastal Leucothoe)	LE	25	#1 Pot
<b>Evergreen Native Shrubs:</b>				<b>Deciduous Shrubs:</b>			
Ceanothus, (California Lilac)	CE	15	#3 Pot	Mahonia aquifolium (Oregon Grape)	MA	62	#1 Pot
Gaultheria shallon (Salal)	GA	54	#1 Pot	Mahonia nervosa, (Cascade Oregon Grape)	MN	85	#1 Pot
Leucothoe axillaris (Coastal Leucothoe)	LE	3	#3 Pot	Mahonia repens (Creeping Oregon Grape)	MR	440	#1 Pot
Mahonia aquifolium (Oregon Grape)	MA	7	#3 Pot	Polystichum munitum (Sword Fern)	SF	283	#1 Pot
Mahonia nervosa, (Cascade Oregon Grape)	MN	327	#1 Pot	Vaccinium ovatum, (Evergreen Huckleberry)	VA	51	#1 Pot
Mahonia repens (Creeping Oregon Grape)	MR	363	#1 Pot				
Polystichum munitum (Sword Fern)	SF	493	#1 Pot				
Pteridium aquilinum (Bracken Fern)	BF	140	#1 Pot				
Vaccinium ovatum, (Evergreen Huckleberry)	VA	42	#2 Pot				
<b>Evergreen Shrubs &amp; Groundcovers:</b>				<b>Bioswale Planted Bottom</b>			
Azalea 'Hino Crimson' (Red Azalea)	AZ	15	#2 Pot	Carex mertensii (Merten's Sedge)	MS	50	#1 Pot
Choisya temata (Mexican Orange Blossom)	CH	7	#3 Pot	Carex obnupta (Slough Sedge)	SS	50	#1 Pot
Cotoneaster dammeri (Bearberry Cotoneaster)	CD	5	#1 Pot	Gaultheria shallon (Salal)	GA	50	#1 Pot
Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley)	PJ	340	#2 Pot	Spiraea douglasii (Hardhack)	SD	75	#1 Pot
Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine)	PM	6	#5 Pot				
Rhododendron 'Baden Baden' (Red Rhododendron)	RB	126	#2 Pot				
Rhododendron 'Christmas Cheer' (Pink Rhododendron)	RO	31	#5 Pot				
Sarcococca humilis (Sweetbox)	SA	38	#3 Pot				
Thuja occidentalis 'Smaragd' (Emerald Arborvitae)	TH	10	1.2m Ht.				
<b>Deciduous Native Shrubs:</b>				<b>Notes:</b>			
Ribes sanguineum (Red Flowering Currant)	RI	27	#2 Pot	1. Plants to be irrigated with an automatic irrigation system to City of Nanaimo Irrigation standards.			
Rosa nutkana (Nootka Rose)	RN	17	#2 Pot	2. Tree caliper size to be measured 1.4m above rootball.			
Symphoricarpos albus (Snowberry)	SY	41	#1 Pot	3. Changes to plant size, quantity, or type to be reviewed & approved in			
				4. Hydroseed to be premier pacific seed 100% Native Roadside Riparian seed mix for bioswales and Vancouver Island Coastal mix (MoTI standard) for restoration strip. Hydroseed rate to be 16lbs/acre.			
				4. Total proposed shrubs/plants are approximately 85% evergreen based on above totals.			
				5. Total proposed new site trees, including south infill area = 71 new trees. Of these trees, approximately 63% are conifers. Due to site constraints, 33 non-native Serbian Spruce are proposed where space at proposed buildings or underground servicing is too tight for larger native conifers.			

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NOTICE:  
 LANDSCAPE DESIGN IS ONLY VALID IF  
 REVIEWED DURING CONSTRUCTION BY  
 CALID SERVICES LTD.



THE CONTRACTOR IS TO CALL B.C.  
 ONE CALL AND HAVE EXISTING U/G  
 SERVICES MARKED PRIOR TO ANY  
 CONSTRUCTION.

DEVELOPMENT PERMIT ONLY  
 Not for Construction

OVERALL LANDSCAPE PLAN  
 SCALE 1:250



LEGEND

- PROP. TREES
- PROP. SHRUBS
- PROP. 1.8m HL. CEDAR FENCE
- PROP. DECORATIVE METAL FENCE
- PROP. WOOD PRIVACY SCREEN
- PROP. RET. WALL
- PROP. BOLLARD LIGHT
- PROP. BIOSWALE
- EX. NATIVE PLANT RESTORATION AREA



DRIFT RESIDENTIAL DEVELOPMENT  
 Overall Planting Plan & Notes  
 Client: Tectonica Management Inc.



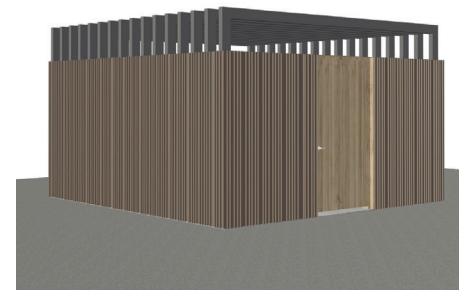
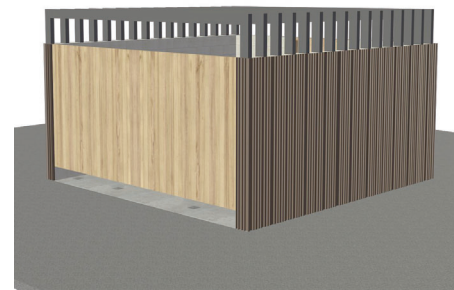
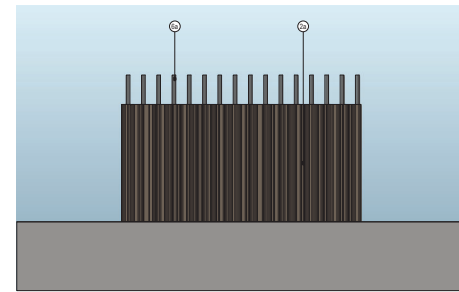
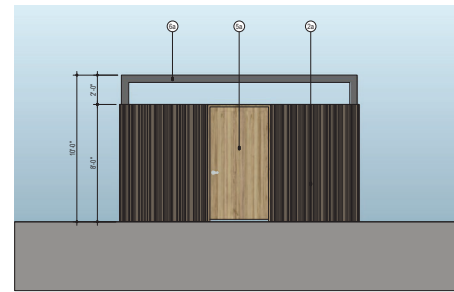
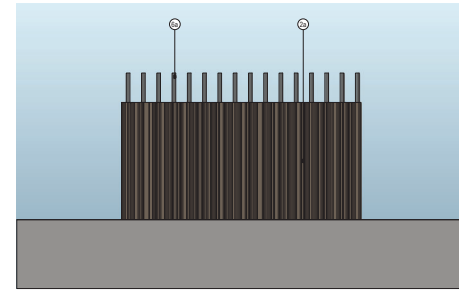
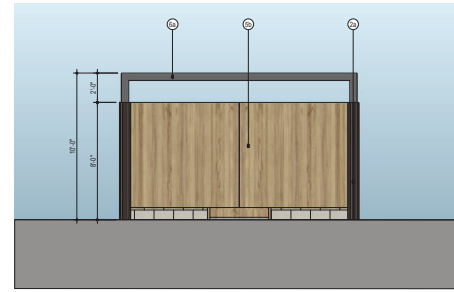
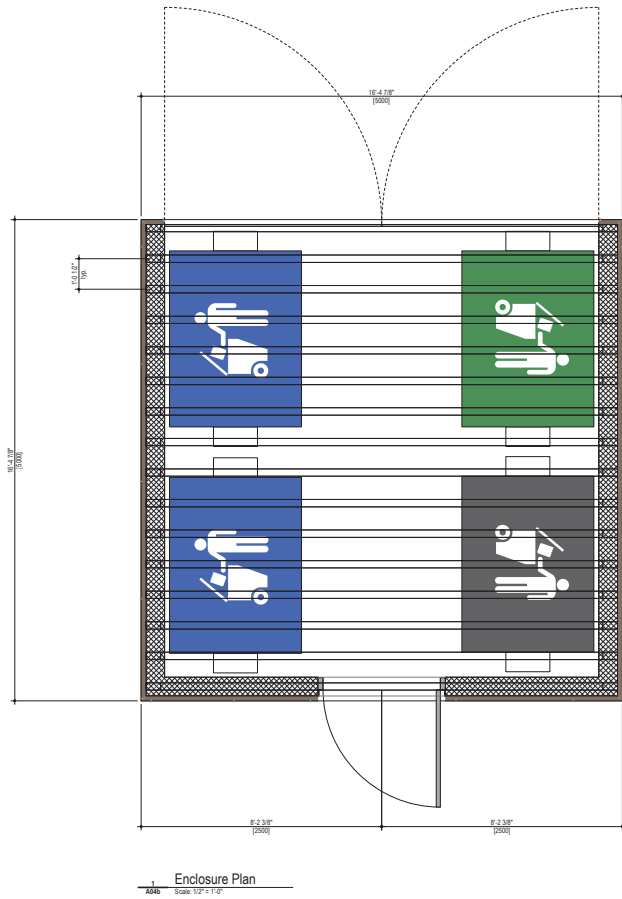
Drawn	ds	Date	November 19, 2024
Checked	ds	Project #	0595
Approved		Scale	AS NOTED
Designed	ds	Rev.	
		L2	2

CANCEL PRINT'S BEARING EARLIER LETTER

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

Dep. No.	REFERENCE DRAWINGS	DATE

REV.	DATE	REVISIONS	BY	APPROVED
2	FEB 07/25	DP RE-SUBMISSION		DP
1	JAN 17/25	TO CITY OF NANAIMO COMMENTS		DP



## Exterior Materials

Material	Finish	Colour	Notes
2 a Cladding – corrugated square panels (random)	Prefinished	Brown	SW-7515 Homestead Brown
3 a Flashing – metal	Prefinished	Charcoal	-
5 a Gates and frames – wood	Stained	Wood	Sansin Harvest Gold
5 b Gates – wood	Stained	Wood	Sansin Harvest Gold
6 a Metal Frames	Prefinished	Charcoal	-

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**2025-FEB-06**  
Current Planning

## Mountain Vista Apartments