



**LANDSCAPE NOTES**  
(Prepared by Murdoch & Brett Inc.)

**SITE PREPARATION**  
In areas where bank stability is not a concern, cut off all standing trees, brush, stumps, and roots, removing brush with existing grade and stripping of surface debris. Retain significant stumps and embedded logs where feasible to help maintain soil stability. When rocks, undesirable weeds, or designated invasive species are found on site, grubbed materials shall be disposed of off-site as approved by the Authority Having Jurisdiction. These materials shall not be used as a conditioner, or as a growing medium.  
Rough landscape areas to 450 mm below finished grades to allow for growing medium placement.  
Prior to placing growing medium, scarify compacted or native surfaces to depth of 150 mm. Scarification involves breaking up compacted soils to introduce air. Typically with coarse teeth on a machine bucket or similar method.

In areas where bank stability is a concern, manage invasive species by clear-cut clearing of existing vegetation and planting of Pacific willow (*Salix pacificifolia*) shrubs. Invasive species will be managed by removal of new vegetative growth on a monthly basis.

**BROWN & BECKM**  
Install 450 mm depth growing medium, to meet BCL 5 CE Level 4 - Open Areas/Type 30 Planting Area Table 7.4.3.3.4.

**PLANT SPECIES**  
Shrubs and Groundcovers:  
- *Medicago falcata*  
- *Manisotia aspidifolia*  
- *Myrica caroliniana*  
- *Cercaria canadensis*  
- *Silene angustifolia*  
- *Rhus typhina*  
- *Salix lucida*  
- *Symphoricarpos albus*

**IRRIGATION AND WARRANTY PERIOD**  
Supply and install the components required for an automatic irrigation system to provide supplemental water to the installed landscape in an efficient and uniform manner.  
Contractor to provide irrigation for all planting areas to current IABC Standards and Contract Specifications, for min. 2 growing seasons.  
Landscape installation to carry a 5 year warranty from date of acceptance.

**RECEIVED**  
*DAS95*  
**AUG 18 2014**  
**CITY OF NANAIMO**  
**COMMUNITY DEVELOPMENT**

PROJECT DEVELOPMENT DATA	
Address	5 Port Way, Nanaimo, BC
Legal description	Lease area within Parcel Identifier: 029-034-500 Lot A Section 1 and Part of the Bed of the Public Harbour of Nanaimo City Plan EPP27507
Zoning	W2 Harbour Waterfront
Density (allowed)	N/A
Density (proposed)	0.08 FAR
Gross floor area	Main floor (existing building) 171.0 m <sup>2</sup> Main floor (new) 150.0 m <sup>2</sup> Total 321.0 m <sup>2</sup>
Minimum lot size	900 m <sup>2</sup>
Actual lot size	4 281 m <sup>2</sup>
Let coverage (max)	50%
Let coverage (actual)	13.2%
Parking	Pu.b. Transport Terminal 171 m <sup>2</sup> * 1 space/10 m <sup>2</sup> of walking area + 5 spaces = 22 spaces Total parking provided staff: 10 spaces public: 276 spaces