

LANDSCAPE ARCHITECTURE SITE PLAN NOTES

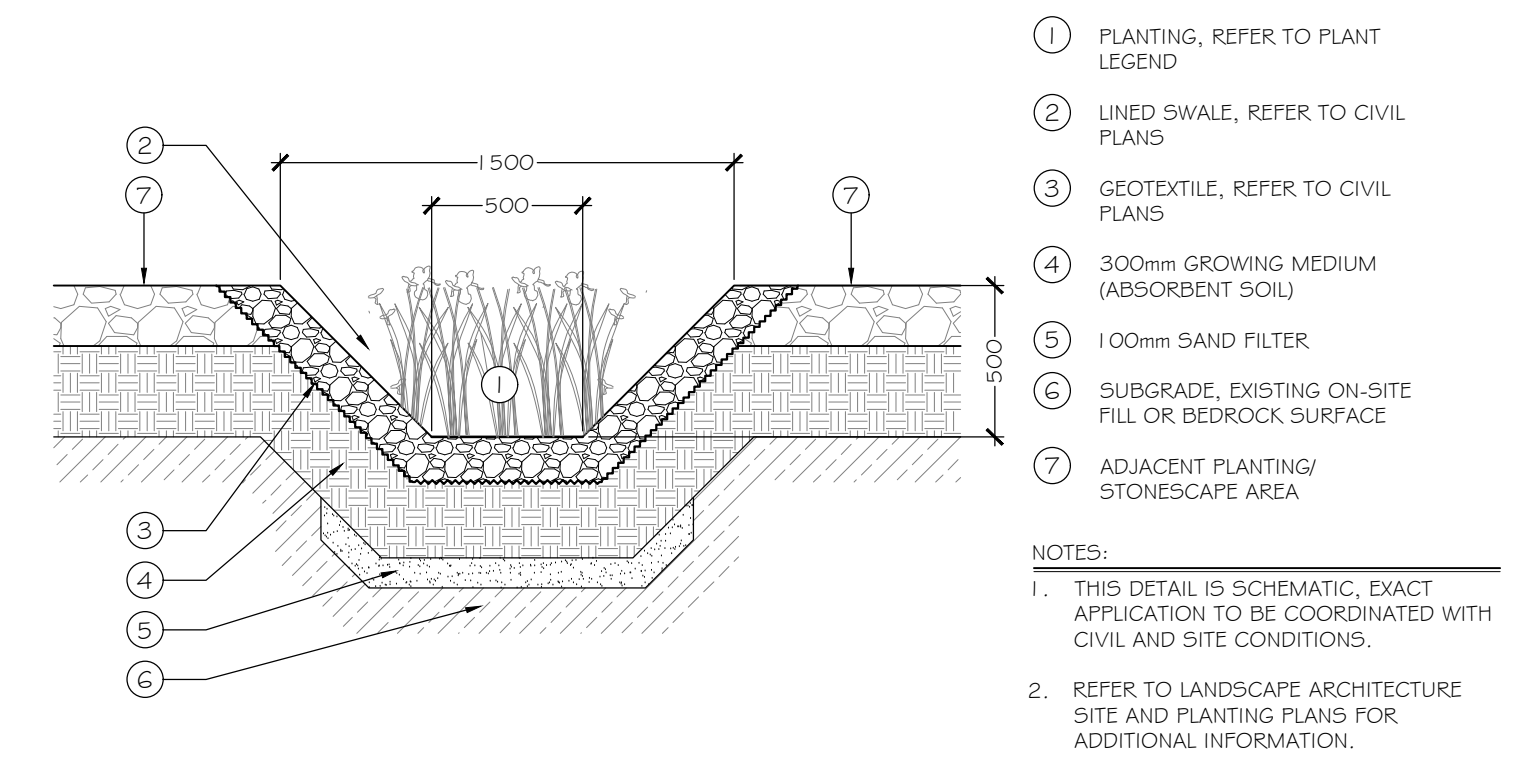
- REFER TO SITE PLAN PREPARED BY GARY CARNIATO FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS, SITE GRADING AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LTD. FOR ALL STORMWATER MANAGEMENT INFORMATION.
- REFER TO TREE REMOVAL PERMIT REPORT PREPARED BY THE PROJECT ARBORIST FOR TREE RETENTION AND REMOVAL INFORMATION.
- AREA OF EXPOSED BEDROCK OUTCROPS TO BE RETAINED AS LANDSCAPE FEATURES IS APPROXIMATE BASED ON THE TOPOGRAPHICAL SURVEY, PROPOSED FINISHED FLOOR ELEVATIONS AND FIELD INVESTIGATION.
- THE PRECISE HEIGHT AND DESIGN OF BOULDER RETAINING WALLS TO BE DETERMINED UPON COMPLETION OF BLASTING AND SITE EXCAVATION WORK. ALL RETAINING WALLS OVER 1.0m IN HEIGHT IF REQUIRED SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
PL	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL
SYMBOL	DESCRIPTION
---	PROPERTY LINE
[Hatched Pattern]	EXPOSED BEDROCK OUTCROPS TO REMAIN
[Grid Pattern]	600mm SQUARE CONCRETE PAVERS PATIOS, WALKWAYS + STEP STONES
[Slope Symbol]	CUT SLOPE/ EXPOSED BEDROCK
[Stippled Pattern]	EXPOSED AGGREGATE CONCRETE PATIOS AND DRIVEWAYS
[Cobble Pattern]	INTERCEPTOR SWALE/ STONESCAPE: 100mm (4") MINUS ANGULAR COBBLE, ON-SITE BLAST ROCK TO BE USED WHEREVER FEASIBLE
[Cobble Pattern]	200mm (8") MINUS ANGULAR COBBLE STONESCAPE: ON-SITE BLAST ROCK TO BE USED WHEREVER FEASIBLE
[Rock Wall Symbol]	STACKED ROCK WALLS: 0.6m - 1.0m, ON-SITE ROCK TO BE USED WHEREVER FEASIBLE

IRRIGATION NOTES

- ALL PLANTING AREAS (WITH THE EXCEPTION OF THE INSIDE OF THE SWALES) SHALL BE WATERED VIA AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART IET EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
- THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IIABC) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) & CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
- THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED 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.
- 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.
- ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.



A Bioswale / Stormwater Interceptor Swale Section

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DP1102
2018-NOV-16
Current Planning

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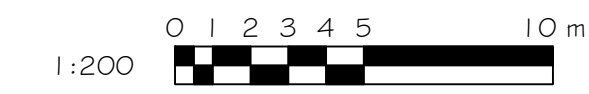
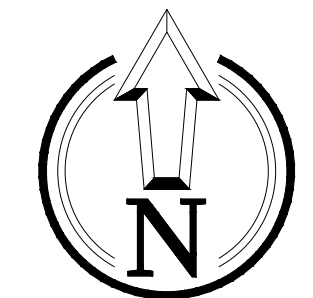
NS Homes

Nanaimo, BC

LANDSCAPE ARCHITECTURE SITE PLAN

Date: October 22, 2018
Drawn: CM
Checked: NG
Scale: 1:200 metric
Project Number: 18-0192
DRAWING NUMBER: **L1 of 3**

REVISION SCHEDULE	NOTES
#	Date
0	19MAR2018 Pre-application Review
1	26MAR2018 Issued for DP
2	22OCT2018 Reissued for DP



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES		1.5m BUFFER			
	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	3	NATIVE SPECIES
	CERCIS CANADENSIS EASTERN REDBUD	6cm CAL.	6.0m O.C.	10	STREET TREE, NATIVE SPECIES (CANADA)
	PINUS CONTORTA VAR. CONTORTA SHORE PINE	#5 POT	SEE PLAN	4	NATIVE SPECIES
SHRUBS					
	AMELANCHIER ALNIFOLIA SASKATOON	#2 POT	1.5m O.C.	9	NATIVE SPECIES
	GAULTHERIA SHALLON SALAL	#1 POT	1.0m O.C.	19	NATIVE SPECIES
	HOLODISCUS DISCOLOR OCEANSPRAY	1.0m	0.9m O.C.	23	NATIVE SPECIES, HEDGE
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	60	NATIVE SPECIES
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	1.0m	0.9m O.C.	43	DROUGHT TOLERANT, HEDGE
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	24	NATIVE SPECIES
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	44	NATIVE SPECIES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
PERENNIALS & GROUNDCOVERS					
	ANDROPOGON GERARDII SSP. BIG BLUESTEM	#1 POT	1.0m O.C.	29	DROUGHT TOLERANT
	ACHILLEA MILLEFOLIUM / FRAGARIA CHILOENSIS YARROW / BEACH STRAWBERRY	10cm POT	0.45m O.C.	60	50/50 MIX., NATIVE SPECIES
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#2 POT	1.0m O.C.	77	DROUGHT TOLERANT
	LAWN	SOD		275 sq.m.	BOULEVARD & SIDE YARD UNIT 'C'
SWALE PLANTING					
	CAREX OPNUPTA/ STIPITA SLOUGH/ SAWBEAK SEDGE	PLUG	0.9m O.C.	40	NATIVE SPECIES, 1 ROW CENTRELINE OF SWALES
	JUNCUS EFFUSUS COMMON RUSH	PLUG	0.9m O.C.	80	NATIVE SPECIES, 2 ROWS SIDE SLOPES OF SWALES

PLANTING NOTES

- 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.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED IN THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 1 "WELL GROOMED" - 1P PLANTING AREAS.

SOIL DEPTHS: SHRUBS - 300mm
LAWN - 100mm
TREES - 300mm AROUND AND BELOW ROOTBALL
- ALL TREES SHALL BE PLANTED WITH 300mm OF TOPSOIL OR AMENDED ORGANIC SOILS AROUND AND BELOW ROOTBALL.
- MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER THE PLANTING PITS OF ALL PLANT MATERIAL INSTALLED IN STONESCAPE.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL PLANTING AREAS, WITH THE EXCEPTION OF THE INSIDE OF THE BIOSWALES SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH 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.
- 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 OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPRE-STOCK TREES SHALL BE B & B IN WIRE BASKETS.

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PLANTING PLAN
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Existing Rock Outcrops to Remain

Photo



Neighbouring Home in Rock Outcrops

Photo



Use of On-site Rock: Neighbouring Home

Photo



Planting in Stonescape: Neighbouring Home

Photo



Bioswale / Interceptor Swale Planting

Photo



Home in Rock Outcrop (Sample)

Photo



Home in Rock Outcrop (Sample)

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IMAGE BOARD

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