

GENERAL NOTES

- I. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: WELLINGTON/ TOWNSITE/ DEPARTURE BAY.
- 2. REFER TO PLANS PREPARED BY ALVIN REINHARD FRITZ ARCHITECT INC. FOR PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- 3. REFER TO CIVIL \$ STRUCTURAL PLANS AND REPORT PREPARED BY HEROLD ENGINEERING LTD. FOR ALL SITE PLAN LAYOUT, SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

ON-SITE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
ET	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
BF	BY MECHANICAL	BY MECHANICAL	25mm (I") DOUBLE CHECK BACKFLOW PREVENTER IN MECHANICAL ROOM
		SCHEDULE 40	25mm (I") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP: MAINLINE \$ LATERALS: I 50mm (6") LATERALS \$ CONTROL WIRE: I 50mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

OFF-SITE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
C	PER CITY	PER CITY	IRRIGATION CONTROLLER PER CITY OF NANAIMO MoESS
BF	PER CITY	PER CITY	25mm (I") DOUBLE CHECK BACKFLOW PREVENTER PER CITY OF NANAIMO MoESS
		SCHEDULE 40	25mm (I") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP: MAINLINE & LATERALS: I 50mm (6") LATERALS & CONTROL WIRE: I 50mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

ON-SITE PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE				
	CORNUS KOUSA ORIENTAL DOGWOOD	Gcm CAL.	Gm O.C. AVG.	3	DROUGHT TOLERANT UNDER O/H WIRES
XXXXXX	MAGNOLIA GRANDIFLORA 'KAY PARRIS' KAY PARRIS SOUTHERN MAGNOLIA	#7 POT	SEE PLAN	2	ROOFTOP PLANTER
	PINUS CONTORTA SHORE PINE	2.5m	Gm O.C. SEE PLAN	4	NATIVE SPECIES
5	QUERCUS RUBRA RED OAK	Gcm CAL.	SEE PLAN	1	DROUGHT TOLERANT
· }	STYRAX JAPONICUS 'EVENING LIGHT' JAPANESE SNOWBELL	#15 POT	SEE PLAN	3	ROOFTOP PLANTER
SHRUBS					
	BERBERIS THUNBERGI 'AUREA NANA' DWARF GOLDEN BARBERRY	#2 POT	I.Om O.C.	15	DROUGHT TOLERANT
\bigcirc	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#2 POT	I.Om O.C.	35	DROUGHT TOLERANT
\odot	JUNIPERUS SQUAMATA 'HOLGER' HOLGER JUNIPER	#2 POT	I.Om O.C.	87	DROUGHT TOLERANT
(MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	I.Om O.C.	17	NATIVE SPECIES
	PINUS MUGO VAR. PUMILIO DWARF MOUNTAIN PINE	#2 POT	1.5m O.C.	9	DROUGHT TOLERANT
•	POTENTILLA FRUITICOSA 'GOLD FINGER' 'MANGO TANGO' 'PINK BEAUTY' YELLOW, YELLOW-ORANGE & PINK SHRUBBY CINQUEFOIL	#2 POT	0.75m O.C.	108	NATIVE CULTIVARS, MIX COLOURS IN GROUPS OF 3 OR 5
\odot	RIBES SANGUINEUM RED FLOWERING CURRANT	I.Om	0.9m O.C.	96	NATIVE SPECIES, HEDGE/ SHRUB SCREEN
GROUNDC	OVER \$ PERENNIALS				
	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	#I POT	0.9m O.C.	0	NATIVE SPECIES
*	HELICTRICHON SEMPERVIRENS BLUE OAK GRASS	#2 POT	0.9m O.C.	20	DROUGHT TOLERANT
*	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' DWARF FOUNTAIN GRASS	#I POT	0.6m O.C.	18	DROUGHT TOLERANT
⊗	RUDBECKIA FULGIDA 'GOLDSTURM' BLACK-EYES SUSAN	#I POT	0.6m	10	DROUGHT TOLERANT
⊗	SALVIA X SYLVESTRIS 'CARADONNA' CARADONNA SAGE	#I POT	0.6m O.C.	15	DROUGHT TOLERANT

OFF-SITE PLANT LEGEND

-	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
-	TREES	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE				
	•	ACER RUBRUM 'REDPOINTE' REDPOINTE RED MAPLE	5cm CAL.	15m O.C. SEE PLAN	3	
5		QUERCUS RUBRA RED OAK	5cm CAL.	15m O.C. SEE PLAN	3	
·	SHRUBS					
	\odot	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#2 POT	I.Om O.C.	3	DROUGHT TOLERANT
	\odot	JUNIPERUS SQUAMATA 'HOLGER' HOLGER JUNIPER	#2 POT	I.Om O.C.	45	DROUGHT TOLERANT
	(*)	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	27	NATIVE SPECIES
	•	POTENTILLA FRUITICOSA 'GOLD FINGER' 'MANGO TANGO' 'PINK BEAUTY' YELLOW, YELLOW-ORANGE & PINK SHRUBBY CINQUEFOIL	#2 POT	0.75m O.C.	10	NATIVE CULTIVARS, MIX COLOURS IN GROUPS OF 3 OR 5
	\odot	RIBES SANGUINEUM RED FLOWERING CURRANT	I .Om	0.9m O.C.	21	NATIVE SPECIES
		CANADA NO. 2	SOD		180m2	

OFF- SITE MINIMUM TREE PLANTING CLEARANCES

SETBACK TREES FROM:	DISTANCE IN METRES
UNDERGROUND STREET LIGHT CONDUIT OR IRRIGATION MAIN	0.6
OTHER UNDERGROUND UTILITIES	1.2
LAMP STANDARDS	6.0
STEEL AND WOODEN UTILITY POLES	3.0
DRIVEWAYS	2.0
CATCH BASINS	2.0
MANHOLES, VALVE BOXES, SERVICES	1.2
SEWER SERVICE BOXES	1.5
FIRE HYDRANTS	2.0
ROAD INTERSECTION	7.0
CURB FACE	1.0
SIDEWALK	0.85
BUILDINGS - FASTIGIATE (COLUMNAR) TREE	2.0
BUILDINGS - REGULAR CROWN TREE	3.0 - 5.0

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NOTES	DP Coordination	200CT2022 DP Coordination	DP Review				
Date	23JUN2022	200CT2022	260CT2022 DP Review				

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ON-SITE IRRIGATION NOTES

- I. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE 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 EQUIPMENT.
- 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.
- G. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF GOOMM WITH I 50MM 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 I 50MM 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.

OFF-SITE IRRIGATION NOTES

1. THE OFF-SITE IRRIGATION SYSTEM SHALL BE INSTALLED, MAINTAINED AND WATERED PER SECTION 14 - LANDSCAPE OF THE CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS (MoESS) LATEST EDITION AND STANDARD DETAILS I-1 TO 1-11 AVAILABLE ON THE CITY OF NANAIMO WEBSITE: https://www.nanaimo.ca/docs/doing-business/engineering-standards/16-2016-moess-sec-14-0.pdf



1.2m Metal Picket Fence

Photo Courtesy of: http://www.westcoastgates.ca



1.2m Corrugated Metal Fence

Photo Courtesy of: https://simple-fencing.com/metal-fences

Sample

PLANTING NOTES

- I. 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-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
 - LEVEL 2 "GROOMED" 2P.
 GROWING MEDIUM DEPTHS: 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, SHRURB AND GROUNDCOVER PLANTING AREAS.
- 4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- 5. 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 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.

OFF-SITE PLANTING NOTES

- I. ALL OFF-SITE TREES, SHRUBS AND SOD SHALL BE INSTALLED, MAINTAINED AND WATERED PER SECTION 14 LANDSCAPE OF THE CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS (MoESS) LATEST EDITION AND STANDARD DETAILS P-1, P-2 & P-3 AVAILABLE ON THE CITY OF NANAIMO WEBSITE: https://www.nanaimo.ca/docs/doing-business/engineering-standards/16-2016-moess-sec-14-0.pdf
- 2. ALL OFF-SITE PLANTING INSPECTIONS AND APPROVALS SHALL BE PERFORMED BY THE CITY ENGINEER. NO TREE PLANTING SHALL BEGIN UNTIL THE TREE LOCATIONS HAVE BEEN STAKED ON SITE AND INSPECTED WITH CITY OF NANAIMO STAFF TO CONFIRM TREE PLANTING CLEARANCES ARE BEING MET, UNTIL THE TREES TO BE PLANTED HAVE BEEN INSPECTED BY CITY OF NANAIMO STAFF, AND UNTIL THE CITY OF NANAIMO HAS AUTHORIZED TREE PLANTING TO PROCEED IN WRITING. ALL COMMUNICATIONS WITH RESPECT TO TREE PLANTING AND BOULEVARD LANDSCAPING ARE TO BE ROUTED THROUGH THE CONSULTANT TEAM, AND NOT DIRECTLY TO THE CITY OF NANAIMO.
- 3. ALL TREE \$ SHRUB PLANTING AND SODDING SHALL MEET OR EXCEED THE MOESS AND THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- 4. GROWING MEDIUM AND SOIL SAMPLES AND TESTING SHALL BE PER THE MoESS SECTION 14.14 \$ 14.17A.
 GROWING MEDIUM PROPERTIES SHALL MEET THE PROPERTIES FOR LEVEL 2 'GROOMED' AND LEVEL 3 'MODERATE'
 AREAS FOR 1L LOW TRAFFIC LAWN AREAS AND TREES
 SOIL DEPTHS:

SOD AREAS: 150mm MIN.

SHRUB AREAS: 450mm (18")

AT EACH TREE: 1000mm DEEP X 900mm WIDE MIN.

STRUCTURAL SOIL: 800mm / 8m³ PER TREE MIN.

5. STRUCTURAL SOIL UNDER THE SIDEWALK SHALL BE COMPOSED OF THE APPROVED GROWING MEDIUM AND CLEAR CRUSH GRANULAR COMPONENTS IN ACCORDANCE WITH THE FOLLOWING RECOMMENDED BASE RATIO OF

SOIL COMPONENT PROPORTION BY WEIGHT
GROWING MEDIUM: 15% TO 20% DRY WEIGHT
CLEAR CRUSH: 25mm TO 75mm CLEAR CRUSH 80% TO 85% DRY WEIGHT

INSTALL GEOTEXTILE FILTER CLOTH BETWEEN THE STRUCTURAL SOIL AND SIDEWALK BASE MATERIAL. REFER TO CIVIL PLANS FOR LIMIT OF STRUCTURAL SOIL.

- 6. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNAY CSLA STANDARDS FOR NURSERY STOCK AND THE MOESS.
- 7. SOD MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH THE MOESS.
- 8. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- 9. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. SUBSTITUTIONS SHALL NOT BE ACCEPTED WITHOUT WRITTEN CITY OF NANAIMO APPROVAL.
- OCATIONS 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



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Nananimo Loaves & Fis 1861 Fast Wellington Road

Date:	October 26, 2022
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NOTES	23JUN2022 DP Coordination	200CT2022 DP Coordination	DP Review			
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