

1 Key Plan
Scale: 1:100



2 EXAMPLES OF TREES AND SHRUBS PROPOSED
Scale: NTS

DESIGN RATIONALE AND SUMMARY

This residential project located in the city of Nanaimo with Bradley Street, Millstone River and Bowen Park being on the south side of the property, while the other three sides are surrounded by residential buildings.

To maintain the privacy on site, a 6' fence is proposed around the east, west and north edges of the property, along with hedging that vary in size and characteristics such as Taxus, Sarcococca rustifolia and Mahonia.

Different colors and styles of Aquapavers is being proposed for different spaces along the site for better way finding, space definition as well as maximizing the permeable surface area on the site.

Entering the site, shade loving plants are proposed on both sides of the amenity area entrance including Helleborus orientalis. A magnolia elizabeth tree is proposed in the focal point of the entrance as well as variety of ornamental grasses and flowering plants along the driveway to the parking to provide a welcoming pleasant experience for residents.

The proposed amenity area on the south of the site provides an opportunity for outdoor dining and socializing. The space is defined by multi-layered shrubbery which includes a row of Taxus to provide separation from Bradley Road and privacy to the adjacent ground floor unit, along other smaller shrubs with visually attractive characteristics to enhance the view for residents of the ground floor unit and the users of the amenity area.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.

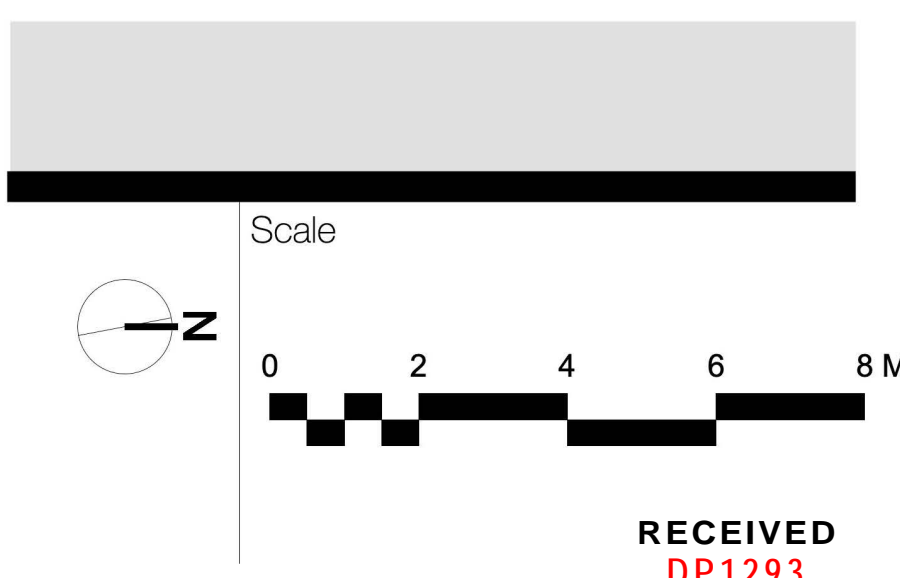


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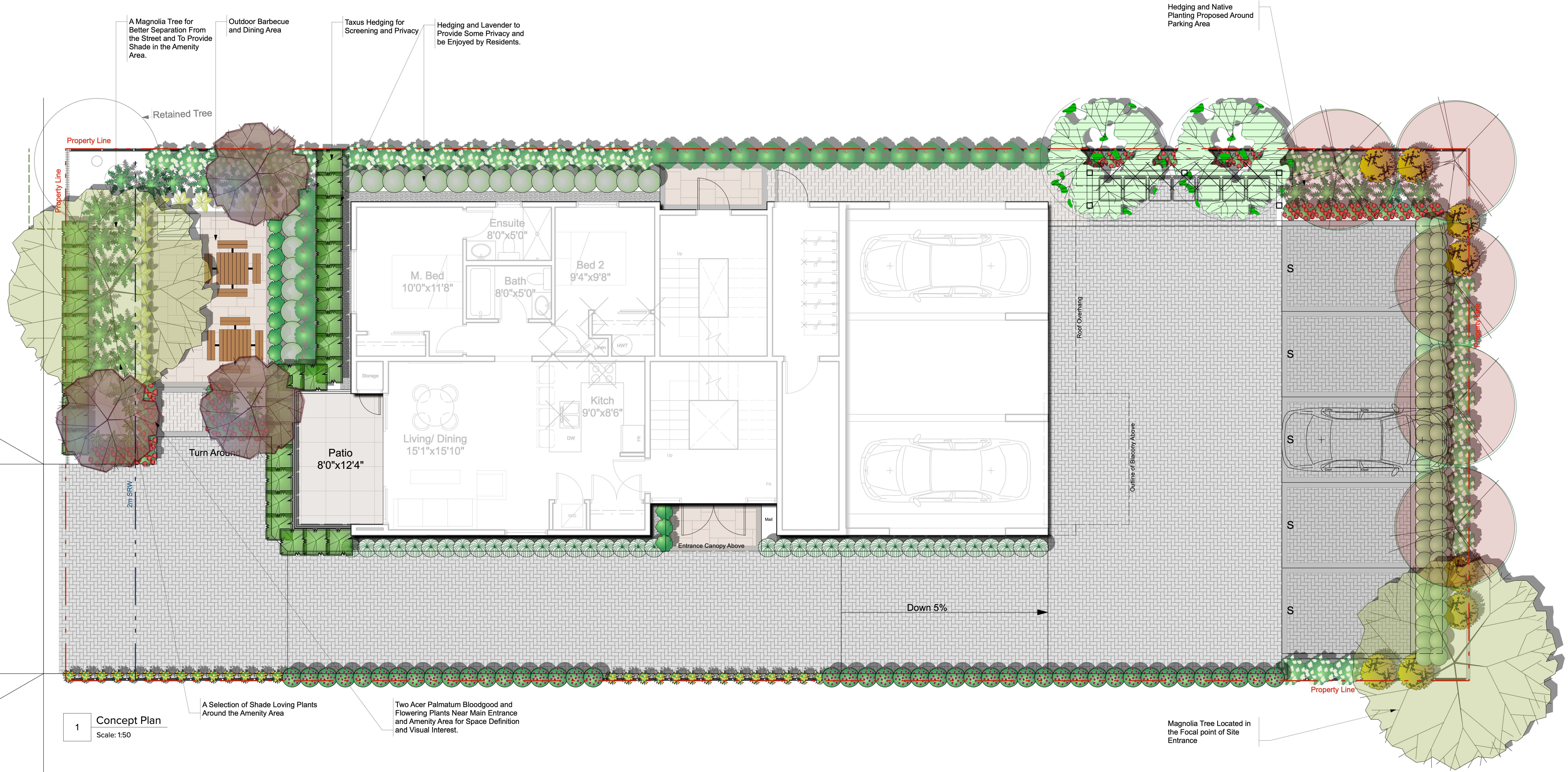
Project
582 Bradley Street
Owner
Sheet Title
Key Plan

Sheet No. L1	Total Sheets 7	Contractors	Consultants Architecture Panel Inc.
Drawn By LT	Checked By RD	AH-J City of Nanaimo	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2022-09-29	DP Application
B	2022-12-13	DP Resubmission



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1 **Concept Plan**
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Project
582 Bradley Street

Owner

Sheet Title
Concept Plan

Sheet No.
L2

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7

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DP Application

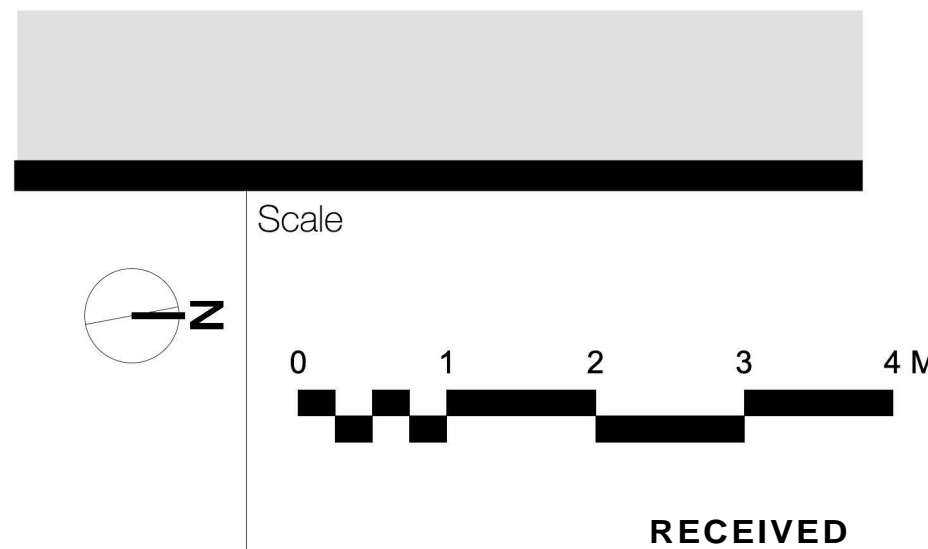
Contractors

AHJ
City of Nanaimo

Consultants
Architecture Panel Inc.

Documents
DP Application

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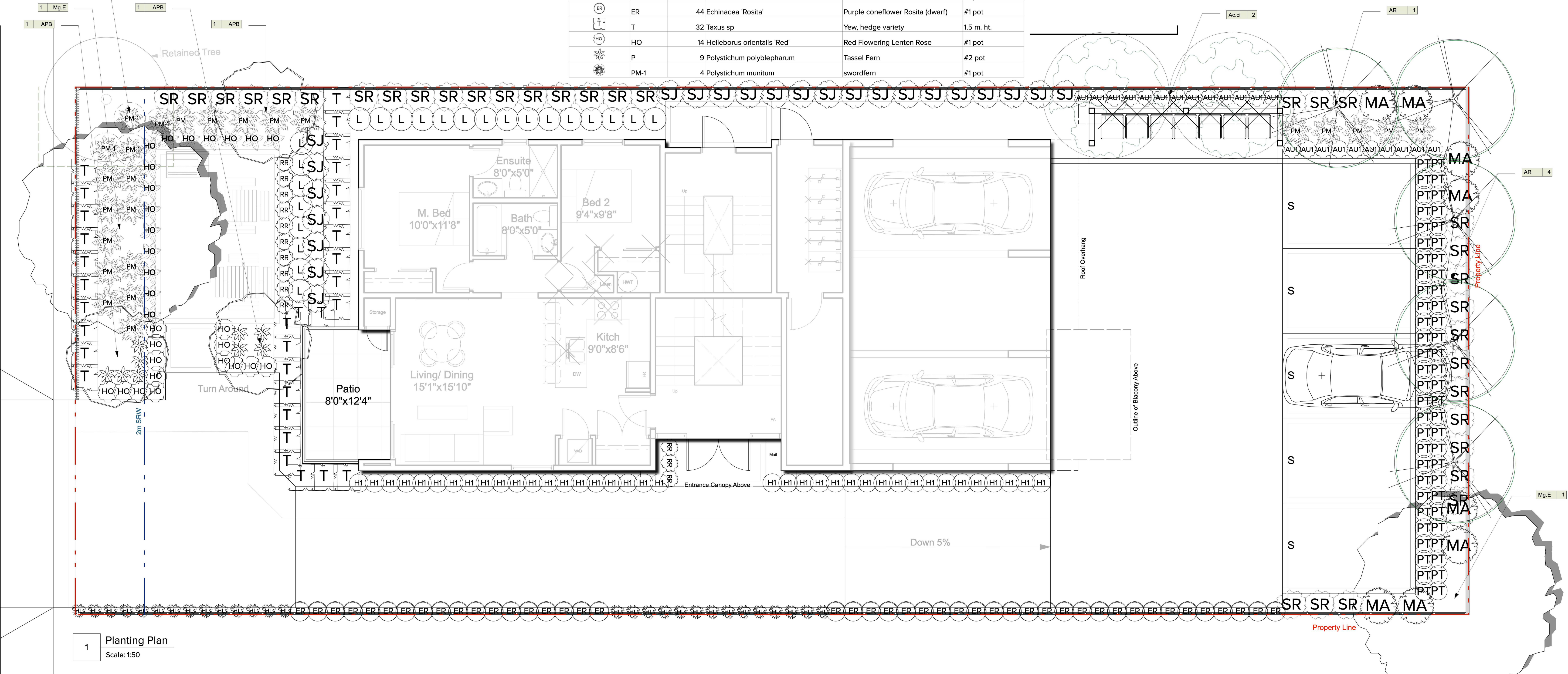
LIST OF TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size
Mg.E	2	Magnolia x 'Elizabeth' P.P.# 4145	Elizabeth Magnolia	7 cm. cal.
AR	5	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
APB	3	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm. Cal.
Ac.ci	2	Acer circinatum	Vine maple	3.0m ht.

LIST OF SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size
SR	34	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
SJ	23	Skimmia japonica	Japanese Skimmia	#2 pot
HS	38	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
PM	20	Polystichum munitum	swordfern	#3 pot
HA	15	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
RR	13	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 por
MA	8	Mahonia aquafolium	Oregon grapw	#3 pot
AU1	23	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por
HL	28	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot
PT	56	Pachysandra terminalis	Japanese Spurge	#1 pot
L	23	Lavendula vars	Lavender	#1 pot
ER	44	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot
T	32	Taxus sp	Yew, hedge variety	1.5 m. ht.
HO	14	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot
P	9	Polystichum polyblepharum	Tassel Fern	#2 pot
PM-1	4	Polystichum munitum	swordfern	#1 pot

#1 pot plants proposed within tree protection area.



1 Planting Plan
Scale: 1:50



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Project
582 Bradley Street

Owner

Sheet Title
Planting Plan

Sheet No.
L3

Drawn By
LT

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RD

Total Sheets
7

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Status
DP Application

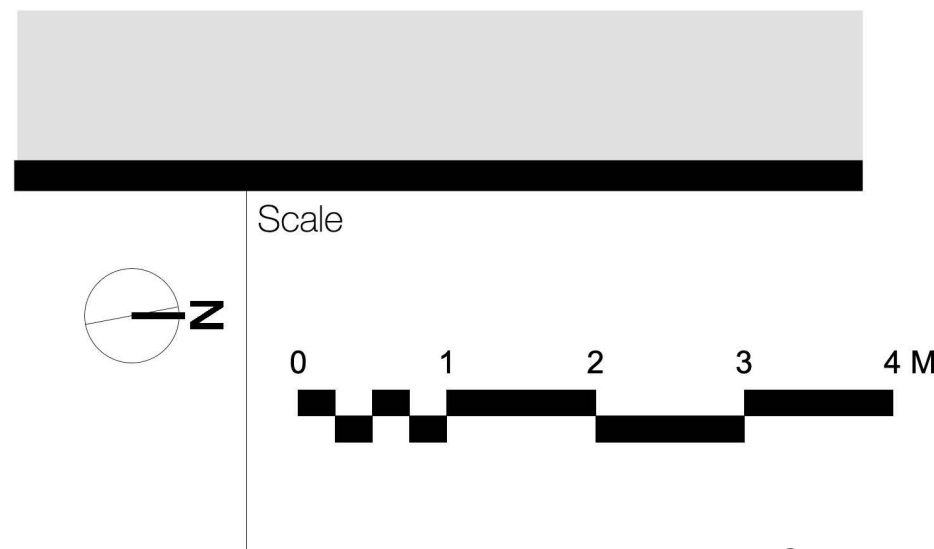
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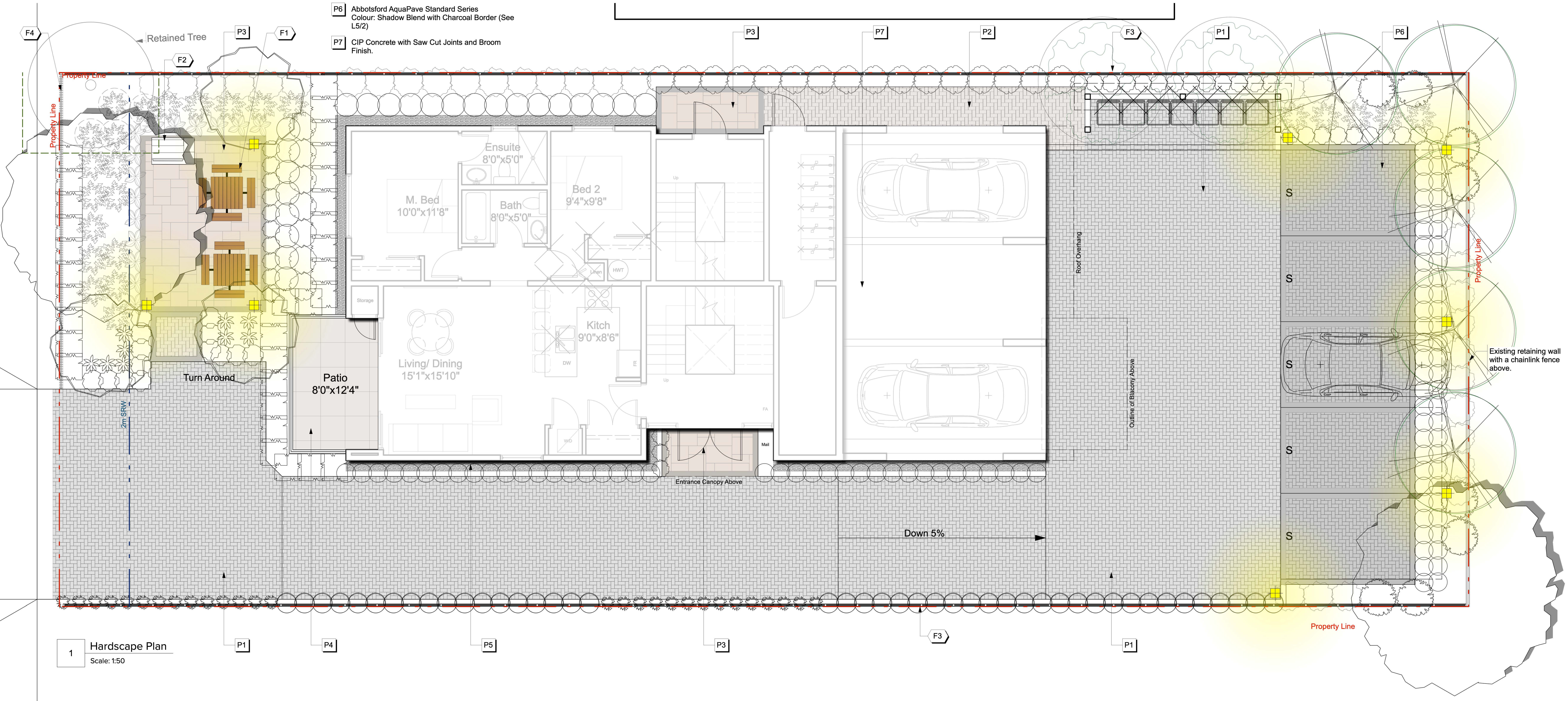
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Site Furnishing Legend

- F1 Equiparc Picnic Table (See L5/1)
- F2 Barbecue.
- F3 6' Privacy Fence (See L5/6)
- F4 Ameristar 3.5' Fence (See L5/5)

Paving Legend

- P1 Abbotsford AquaPave Standard Series
Colour: Natural (See L5/2)
- P2 Abbotsford AquaPave Standard Series
Colour: Harvest (See L5/2)
- P3 AquaPave Venetian Cobble Series
Colour: Copper Canyon Blend with Charcoal
Border (See L5/3)
- P4 Aristokrat Porcelain Slabs
Colour: Cascade Granite (See L5/4)
- P5 Gravel Strip 1'0" wide separating the building from
soft landscape to enable drainage around
perimeter and avoid pooling of water
- P6 Abbotsford AquaPave Standard Series
Colour: Shadow Blend with Charcoal Border (See
L5/2)
- P7 CIP Concrete with Saw Cut Joints and Broom
Finish.



1 Hardscape Plan
Scale: 1:50



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Project
582 Bradley Street

Owner

Sheet Title
Hardscape Plan

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L4

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Total Sheets
7

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DP Application

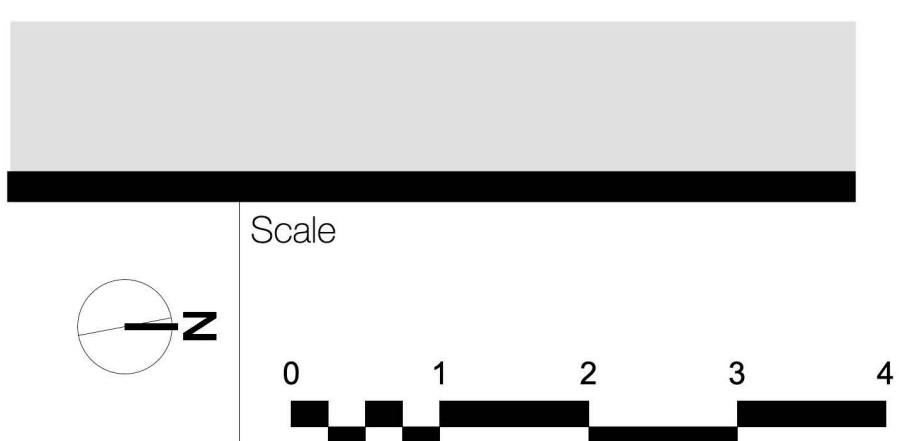
Contractors

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Documents
DP Application

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Equiparc



EP 2886 Picnic table

SPECIFICATIONS

Frame: Tubing, flat end angles made of steel
 Finish: Hot-dipped galvanized
 Panels: 5 (11m x 1550mm (2' x 5'))
 Fasteners: Hot-dipped galvanized

COVERINGS

YRPU	Grey recycled plastic	DPP	Sealed Douglas fir
SBRPU	Black recycled plastic	JAT	Jute
ORPU	Olive recycled plastic	IPE	Ipe
CRPU	Cedar recycled plastic	INWA	Select hardwood
WRPU	Walnut recycled plastic	AL	Painted aluminum

OPTIONS

GP Customized and painted frame
 HAND-RS Removal of a seat for wheelchair access
 PARASOL Modified for parasol

Depth or Length: 2010mm (79") Height: 749mm (29 1/2") Weight: 182 kg (400 lbs)


This table must be anchored.
 Our warranty applies when our product is properly assembled and anchored.

ANCHORS

GS 8 stainless steel hook bolts
 GAV 8 drop-in anchors with stainless steel theftproof bolts

Consult your local building department for the proper anchoring method. For more information, visit our website at www.equiparc.com. Equiparc is a registered trademark of Architecture Panel Inc. © 2022. All rights reserved. Equiparc is a registered trademark of Architecture Panel Inc. © 2022. All rights reserved. Equiparc is a registered trademark of Architecture Panel Inc. © 2022. All rights reserved.

1 Equiparc Picnic Table (F1)
Scale: 1:250



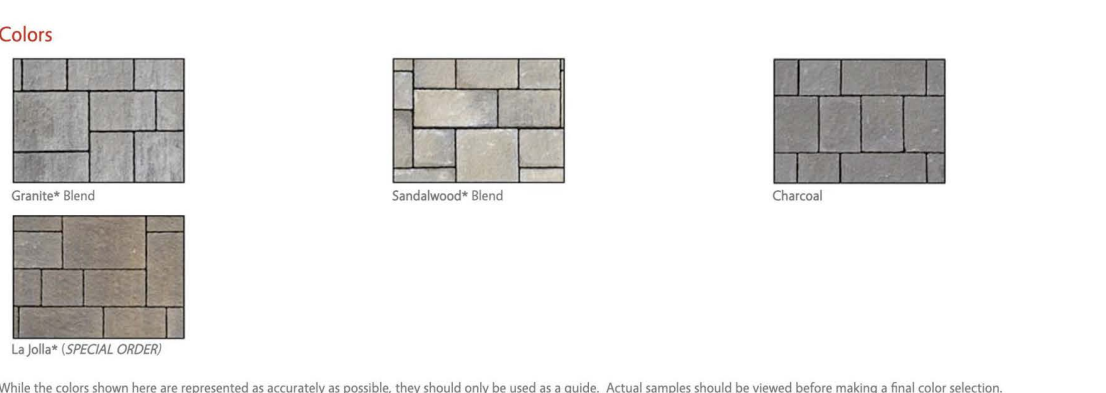
Colors

Granite® Blend
 Sandwood® Blend
 Charcoal
 Copper Canyon® Blend

Shapes and Sizes

Half Standard
 Standard
 Cobble
 Double Standard

2 Abbotsford AquaPave Standard Series (P1,P2,P6)
Scale: NTS



Shapes and Sizes

Type 1: 4" x 2" x 1 1/2"
 Type 2: 4" x 2" x 2 1/2"
 Type 3: 4" x 2" x 3 1/2"
 Type 4: 4" x 2" x 3 1/2"
 Type 5: 4" x 2" x 3 1/2"

3 AquaPave® Venetian Cobble Series (P3)
Scale: NTS



Colors

Granite® Blend
 Sandwood® Blend
 Charcoal
 Copper Canyon® Blend

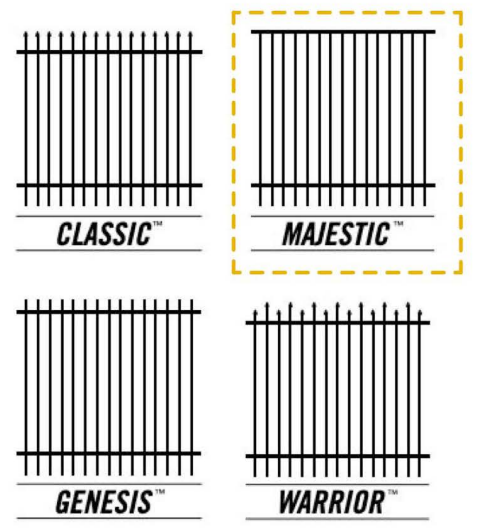
Shapes and Sizes

P4: 23 1/2" x 47 1/4" x 3/4"
 (598mm x 1200mm x 20mm)

4 Aristokrat® Porcelain Slabs (P4)
Scale: NTS

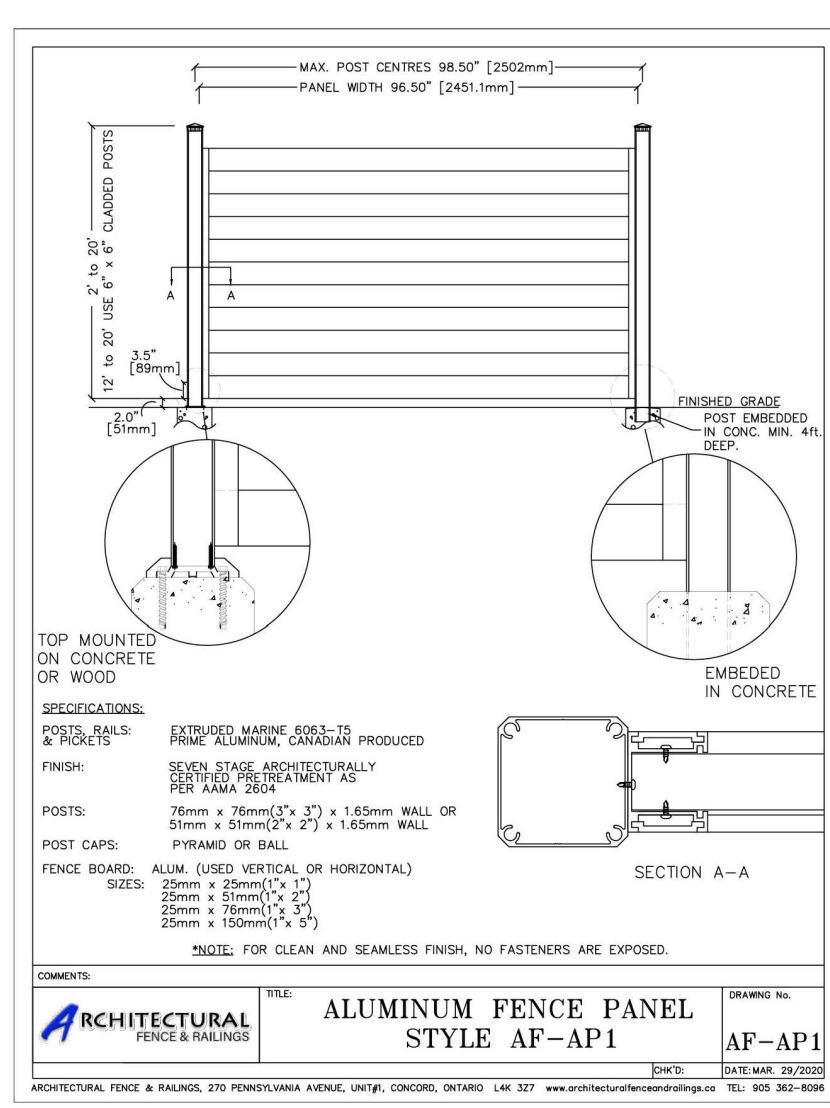
AEGIS PLUS® | 2-RAIL PANELS | 6' PANEL LENGTH
 STANDARD BOTTOM | 6' PANEL LENGTH (73.25" actual width) | 15 PICKETS PER PANEL | ASSEMBLY REQUIRED

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	1 @ 20346	43 lbs	☉
3.5'	1 @ 20406	47 lbs	☉
4'	1 @ 20466	50 lbs	☉
5'	1 @ 20586	57 lbs	☉
6'	1 @ 20706	64 lbs	☉



☒ = FENCE STYLES AVAILABLE | C = Classic M = Majestic G = Genesis W = Warrior
 ☉ = COLOR OPTIONS AVAILABLE | B = Black N = Bronze W = White S = Sand
 ☉ = NON-STOCKED PRODUCT
 For details, see Ameristar's Sales Policy in the catalog guide.

5 Ameristar Fence (F4)
Scale: NTS



ALUMINUM FENCE PANEL STYLE AF-AP1

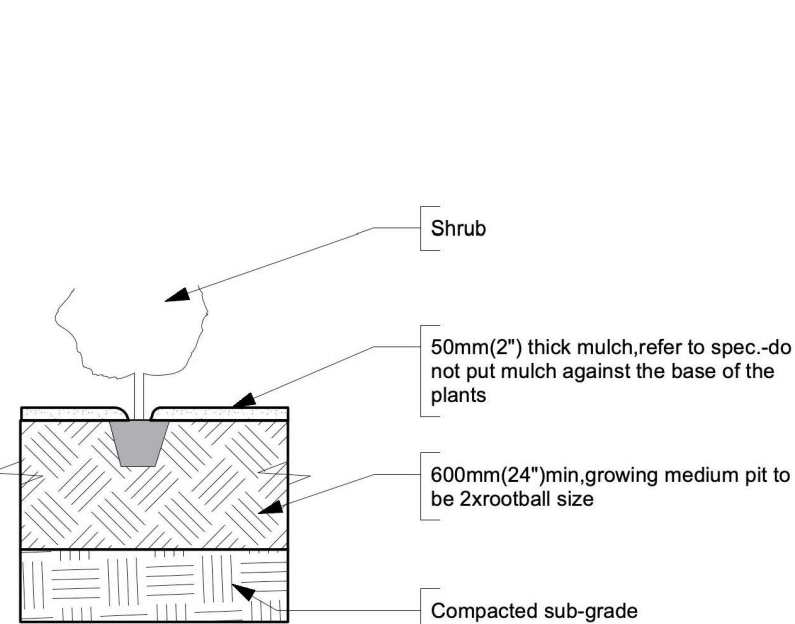
MAX. POST CENTRES 88.50" [2252mm]
 PANEL WIDTH 96.50" [2451mm]

TOP MOUNTED ON CONCRETE OR WOOD
 EMBEDDED IN CONCRETE

SPECIFICATIONS

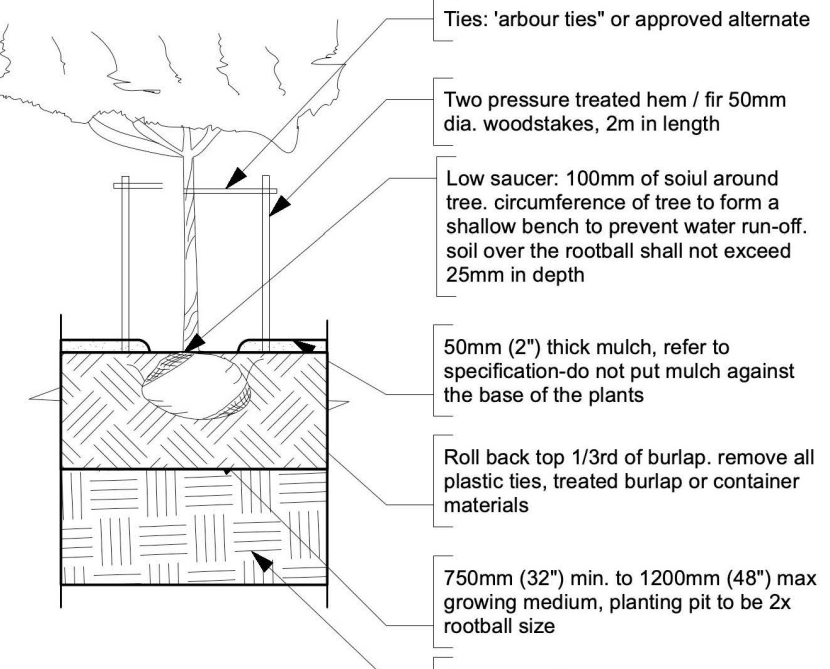
POSTS: 2" x 2" ALUMINUM
 FINISH: ANODIZED ALUMINUM
 PANELS: 2" x 4" ALUMINUM
 FASTENERS: 1/4" x 1/2" ALUMINUM

6 Aluminum 6' Privacy Fence- Colour: Brown (F3)
Scale: 1:250

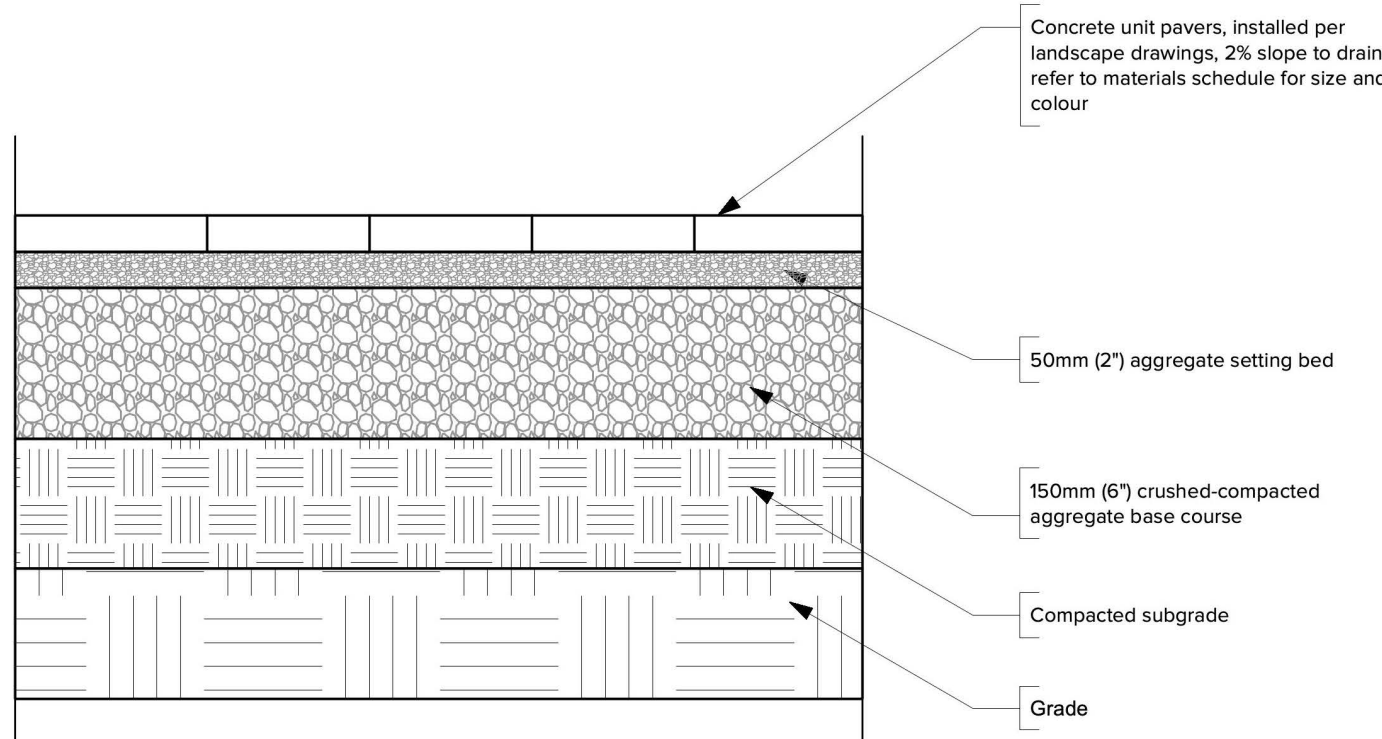
Shrub
 50mm(2") thick mulch, refer to spec, do not put mulch against the base of the plants
 600mm(24") min. growing medium pit to be 2x rootball size
 Compacted sub-grade

7 Detail: Tree at Shrubs
Scale: 1:250



Ties: 'arbour ties' or approved alternate
 Two pressure treated hem / fir 50mm dia. woodstakes, 2m in length
 Low saucer: 100mm of soil around tree, circumference of tree to form a shallow trench to prevent water run-off, soil over the rootball shall not exceed 25mm in depth
 50mm (2") thick mulch, refer to specification-do not put mulch against the base of the plants
 Roll back top 1/3rd of burlap, remove all plastic ties, treated burlap or container materials
 750mm (32") min. to 1200mm (48") max growing medium, planting pit to be 2x rootball size
 Compacted Subgrade

8 Detail: Tree at Grade
Scale: 1:250



Concrete unit pavers, installed per landscape drawings, 2% slope to drain, refer to materials schedule for size and colour
 50mm (2") aggregate setting bed
 150mm (6") crushed-compacted aggregate base course
 Compacted subgrade
 Grade

9 Detail: Concrete Unit pavers on Grade
Scale: 1:250



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Project
582 Bradley Street

Owner

Sheet Title
Details

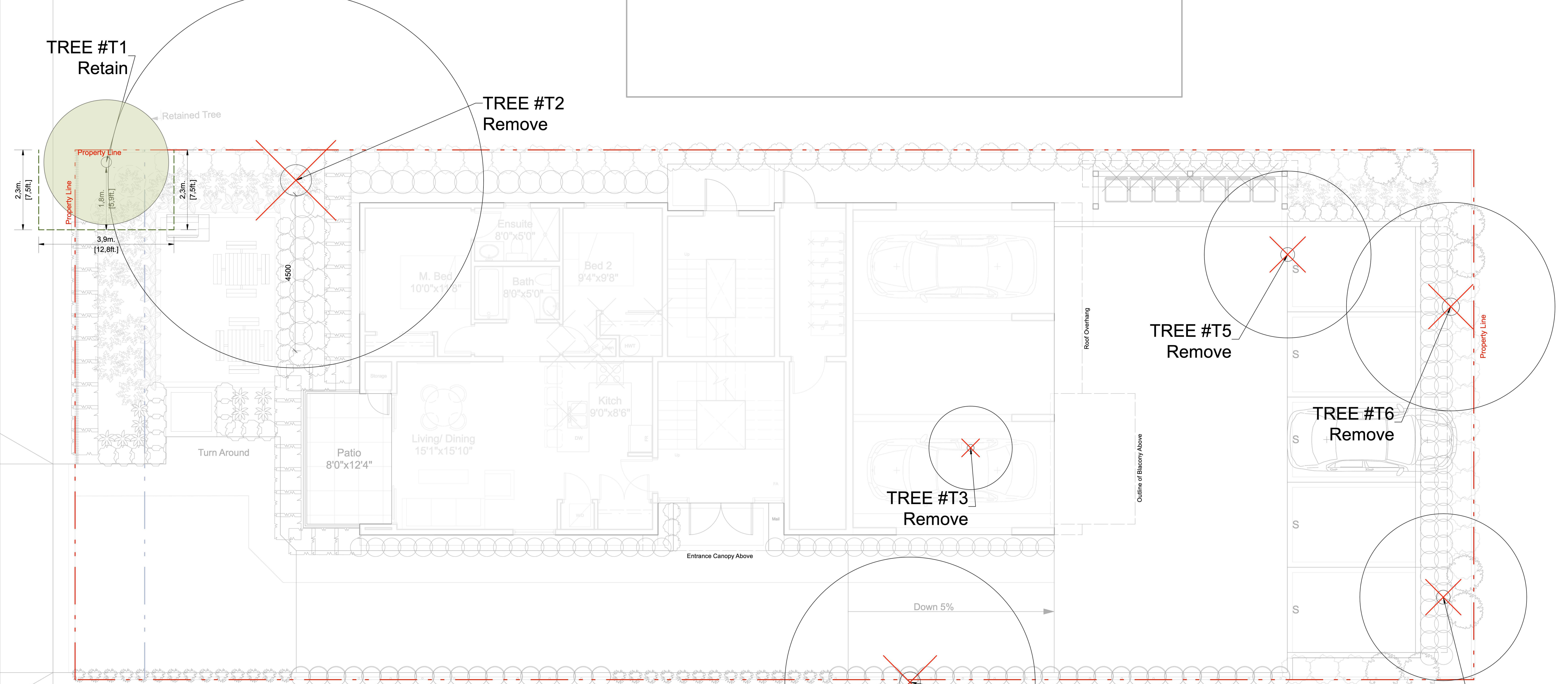
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Reviewed By RD	Status DP Application		

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A	2022-09-29	DP Application
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1 Tree Management Plan
Scale: 1:50

-  Retained Trees
-  Trees to be Removed
-  Tree Protection Fence

**TREE #T4
Remove**
The neighbor's authorization will be required



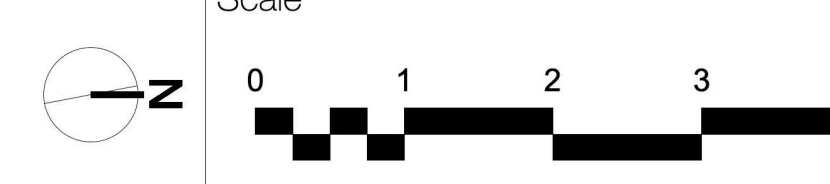
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Project
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Sheet Title
Tree Management Plan

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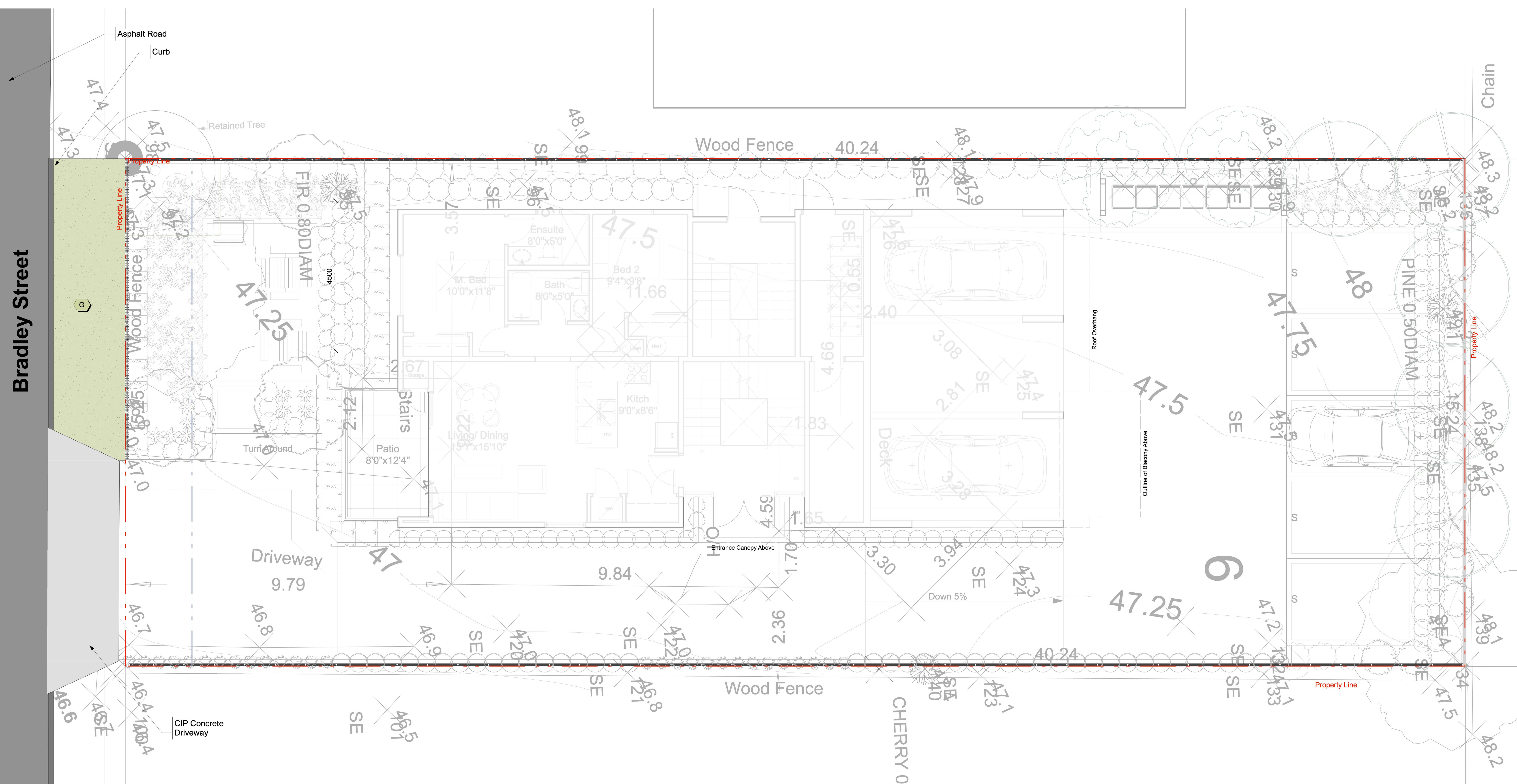
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Bradley Street

1 Off-Site Plan
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Non-Netted SOD



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Off-Site Plan

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