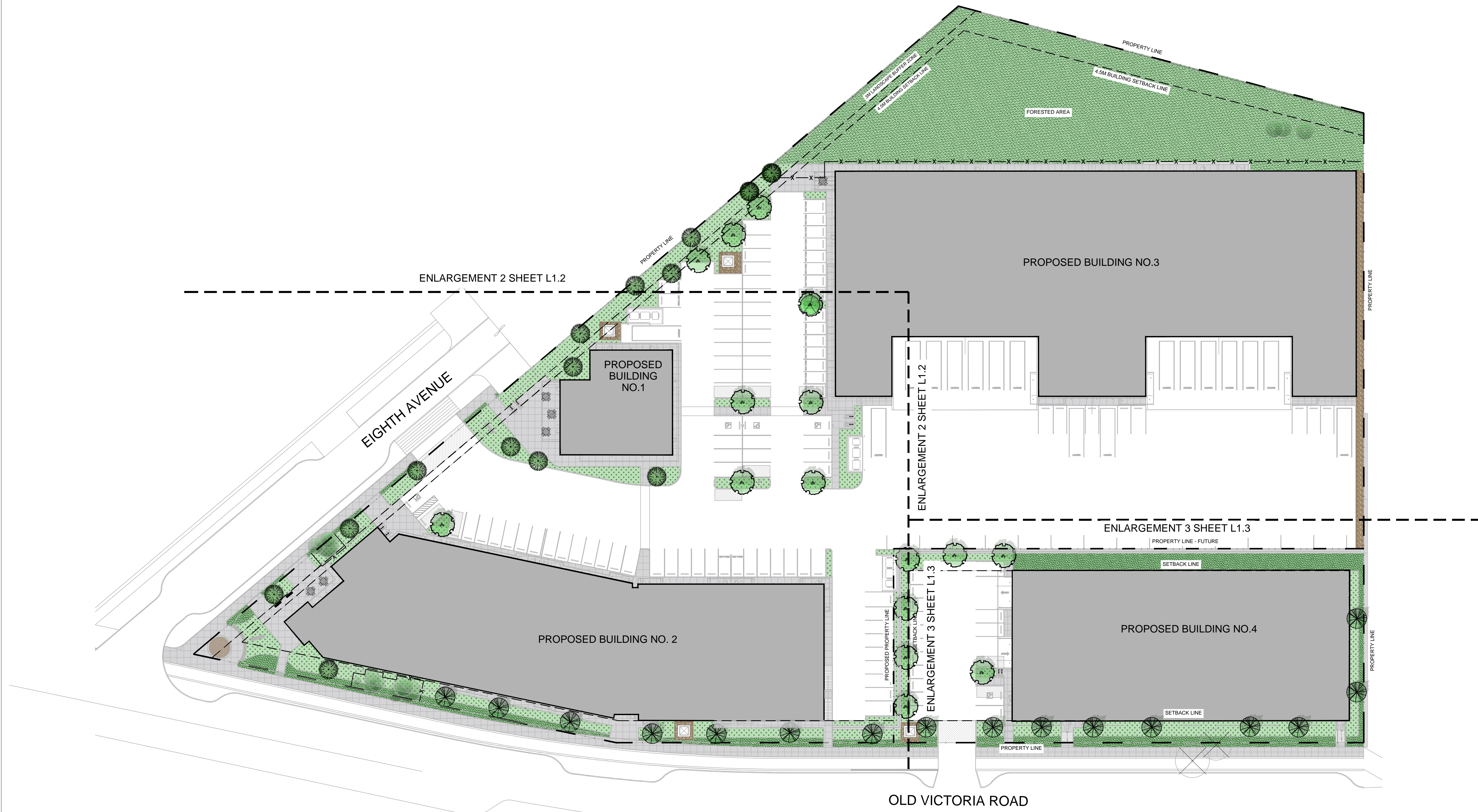


LEGEND

- PLANTING MEDIUM
- SOD
- CONCRETE WALK
- GRAVEL
- SAWCUT PAVING
- WALLS RE: ARCH
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- BIKE RACK (SINGLE)
- BENCH
- TABLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

5	23/12/12	ISSUED FOR RE-DP
4	23/11/28	ISSUED FOR DP
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2	23/03/24	ISSUED FOR CLIENT REVIEW
1	23/03/08	ISSUED FOR CLIENT REVIEW

NO. DATE: (y/m/d) DESCRIPTION:
 ISSUES & REVISIONS:
 SEAL:



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	16	Crataegus Douglasi	Black Hawthorn	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	16	Picea Engelmannii X Glauca	Hybrid White Spruce	4.5m ht.	As Shown	W.B.
	16	Pseudotsuga Menziesii	Douglas Fir	3.5m ht.	As Shown	W.B.
SHRUBS						
	83	Ilex Glabra	Inkberry	30cm ht.	As Shown	#2 Pot
	99	Rosa Gymnocarpa	Baldip Rose	1.2m ht.	As Shown	#3 Pot
	331	Vaccinium Ovatum	Evergreen Huckleberry	60cm ht.	As Shown	#5 Pot
	54	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	As Shown	B & B
	33	Juniperus Effuses	Common Rush	60cm ht.	As Shown	#2 Pot
	86	Rubus Parviflorus	Thimbleberry	1.2m ht.	As Shown	#3 Pot
	32	Pachysandra Terminalis	Japanese Spurge	0.15m ht.	As Shown	#5 Pot
	34	Erica Carneae 'Porter's Red'	Winter Heath	0.15m ht.	As Shown	#2 Pot
	28	Calluna Vulgaris 'Firefly'	Firefly Heather	0.3m ht.	As Shown	#2 Pot
	24	Aconitum Dicoctus var. Aethusifolius	Korean Goat's Beard	0.3m ht.	As Shown	#2 Pot
	115	Spiraea Douglasi	Western Spiraea	1.2m ht.	As Shown	#5 Pot
	280	Aconitum Dicoctus	Goat's Beard	1.2m ht.	As Shown	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	353	Eriophyllum Lanatum	Oregon Sunshine	90cm ht.	As Shown	#2 Pot
	319	Potentilla Arserina Var. Pacifica	Silverweed	30cm ht.	As Shown	#3 Pot

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.
- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.
- OTHER NOTES:**
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

NATURAL ROCK OUTCROPS TO BE RETAINED WHERE POSSIBLE



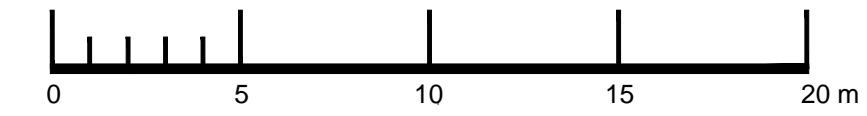
PROJECT NAME:
OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS:
 924 OLD VICTORIA ROAD
 NANIMO, BC

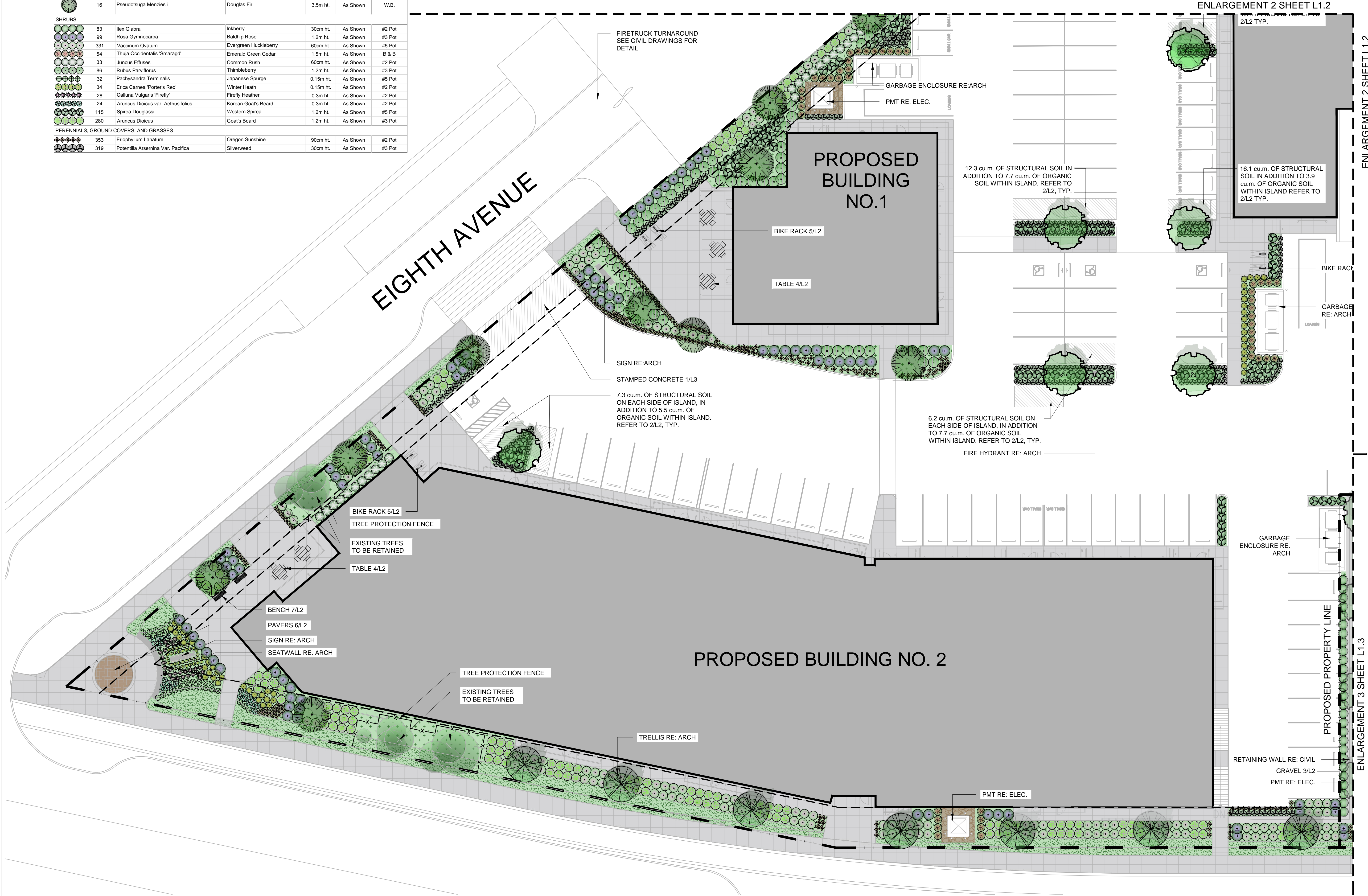
DRAWING TITLE:
OVERALL LANDSCAPE PLAN

SCALE:
 DRAWN: MA
 CHECKED: JT
 PROJECT NO: 220325-L
 DRAWING NO: **L1**

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	16	<i>Crataegus Douglasi</i>	Black Hawthorn	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	16	<i>Picea Engelmannii X Glauca</i>	Hybrid White Spruce	4.5m ht.	As Shown	W.B.
	16	<i>Pseudotsuga Menziesii</i>	Douglas Fir	3.5m ht.	As Shown	W.B.
SHRUBS						
	83	<i>Ilex Glabra</i>	Inkberry	30cm ht.	As Shown	#2 Pot
	99	<i>Rosa Gymnocarpa</i>	Baldup Rose	1.2m ht.	As Shown	#3 Pot
	331	<i>Vaccinium Ovatum</i>	Evergreen Huckleberry	60cm ht.	As Shown	#5 Pot
	54	<i>Thuja Occidentalis 'Smaragd'</i>	Emerald Green Cedar	1.5m ht.	As Shown	B & B
	33	<i>Junco Elysius</i>	Common Rush	60cm ht.	As Shown	#2 Pot
	96	<i>Rubus Parviflorus</i>	Thimbleberry	1.2m ht.	As Shown	#3 Pot
	32	<i>Pachysandra Terminalis</i>	Japanese Spurge	0.15m ht.	As Shown	#5 Pot
	34	<i>Erica Carnea 'Porter's Reef'</i>	Winter Heath	0.15m ht.	As Shown	#2 Pot
	28	<i>Calluna Vulgaris 'Firefly'</i>	Firefly Heather	0.3m ht.	As Shown	#2 Pot
	24	<i>Aruncus Dioicus var. Aethusifolius</i>	Korean Goat's Beard	0.3m ht.	As Shown	#2 Pot
	115	<i>Spiraea Douglasi</i>	Western Spirea	1.2m ht.	As Shown	#5 Pot
	280	<i>Aruncus Dioicus</i>	Goat's Beard	1.2m ht.	As Shown	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	353	<i>Eriophyllum Lanatum</i>	Oregon Sunshine	90cm ht.	As Shown	#2 Pot
	319	<i>Potentilla Arsermina Var. Pacifica</i>	Silverweed	30cm ht.	As Shown	#3 Pot



LEGEND

	PLANTING MEDIUM
	SOD
	CONCRETE WALK
	GRAVEL
	SAWCUT PAVING
	WALLS RE: ARCH
	PROPERTY LINE
	SETBACK LINE
	TREE PROTECTION FENCE
	BIKE RACK (SINGLE)
	BENCH
	TABLE
	EXISTING TREE TO REMAIN

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NO. DATE: (y/m/d) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:



PROJECT NAME:
OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS:
 924 OLD VICTORIA ROAD
 NANIMO, BC

DRAWING TITLE:
ENLARGEMENT 2

SCALE: 1:200

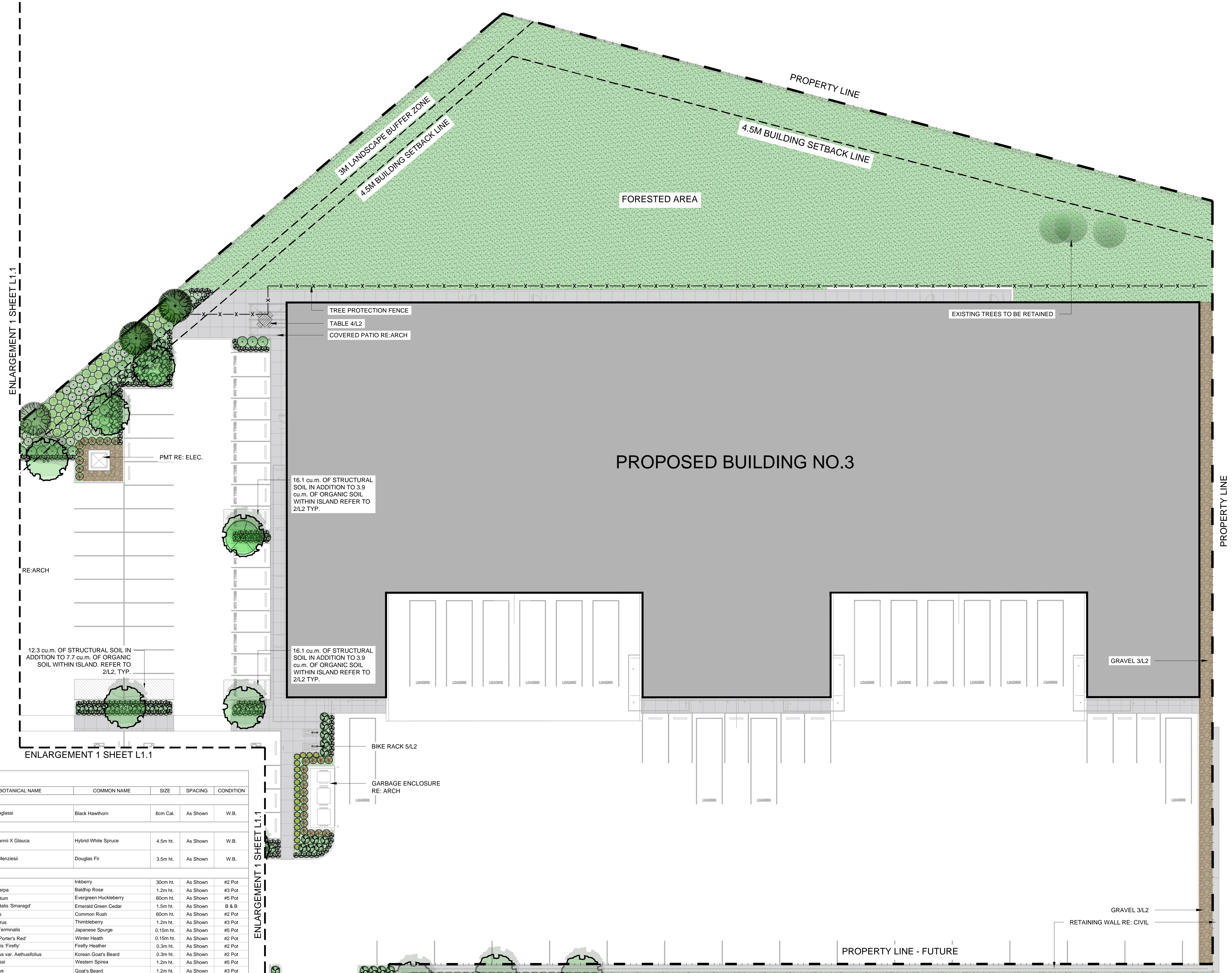
DRAWN: MA

CHECKED: JT

PROJECT NO: 220325-L

DRAWING NO:
L1.2

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
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	99	Rosa Gymnocarpa	Baldhip Rose	1.2m ht.	As Shown	#3 Pot
	331	Vaccinium Ovatum	Evergreen Huckleberry	60cm ht.	As Shown	#5 Pot
	54	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	As Shown	B & B
	33	Juncus Eftuses	Common Rush	60cm ht.	As Shown	#2 Pot
	86	Rubus Parviflorus	Thimbleberry	1.2m ht.	As Shown	#3 Pot
	32	Pachysandra Terminalis	Japanese Spurge	0.15m ht.	As Shown	#5 Pot
	34	Erica Carnea 'Porter's Red'	Winter Heath	0.15m ht.	As Shown	#2 Pot
	28	Calluna Vulgaris 'Firefly'	Firefly Heather	0.3m ht.	As Shown	#2 Pot
	24	Anuncus Dioicis var. Aethusifolius	Korean Goat's Beard	0.3m ht.	As Shown	#2 Pot
	115	Spirea Douglasii	Western Spirea	1.2m ht.	As Shown	#5 Pot
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 DP1307
 2023-DEC-21
 KD Planning

ENLARGEMENT 1 SHEET L1.1

RE:ARCH

ENLARGEMENT 1 SHEET L1.1


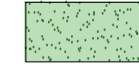
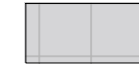




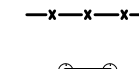




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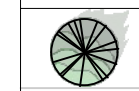

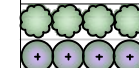

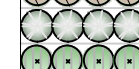



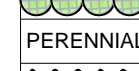







PROPERTY LINE

PROPERTY LINE - FUTURE

LEGEND

-  PLANTING MEDIUM
-  SOD
-  CONCRETE WALK
-  GRAVEL
-  SAWCUT PAVING
-  WALLS RE: ARCH
-  PROPERTY LINE
-  SETBACK LINE
-  TREE PROTECTION FENCE
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NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:

NORTH ARROW:



PROJECT NAME:

OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS:

**924 OLD VICTORIA ROAD
NANIMO, BC**

DRAWING TITLE:

ENLARGEMENT 3

SCALE: 1:200

DRAWN: MA

CHECKED: JT

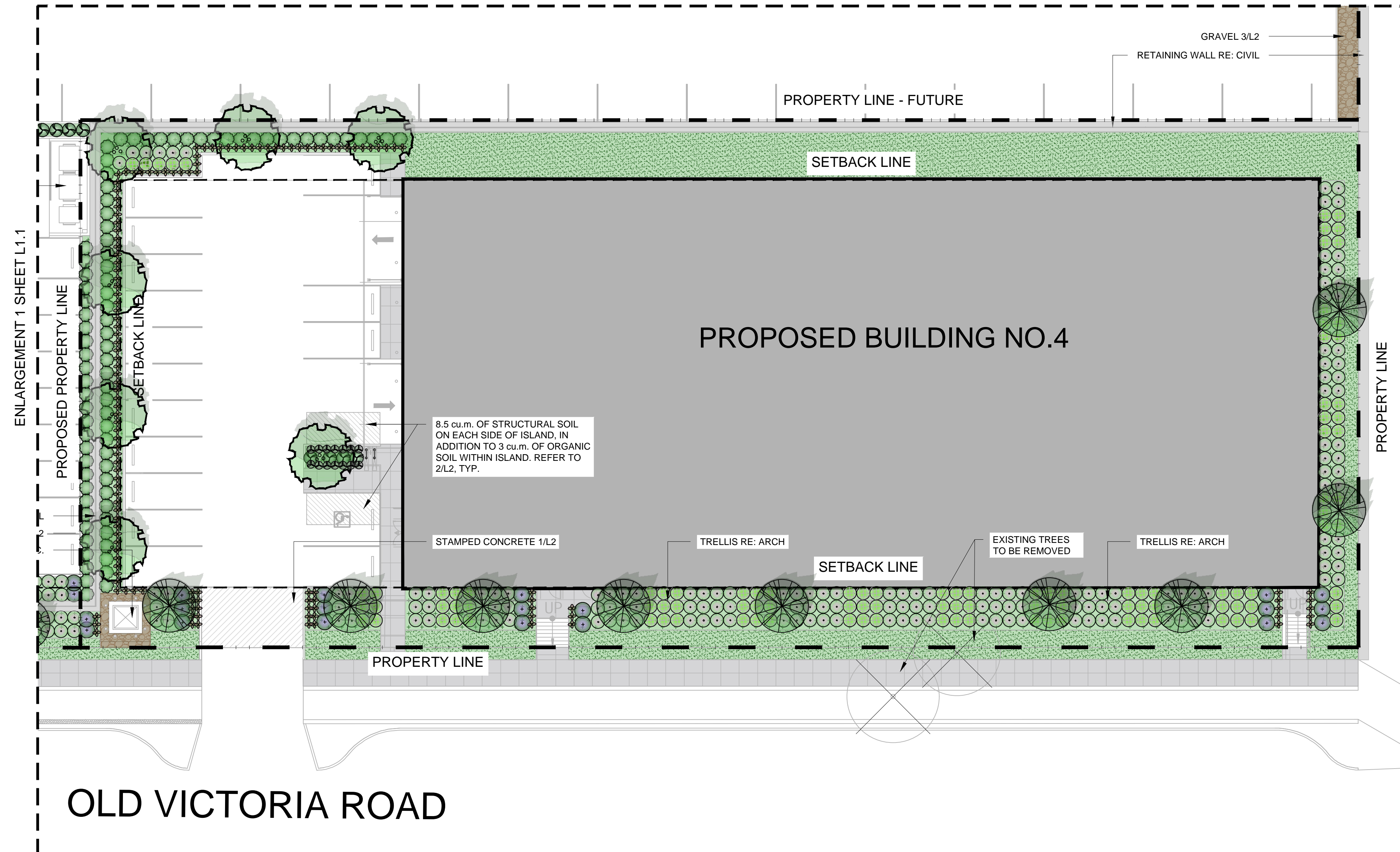
PROJECT NO: 220325-L

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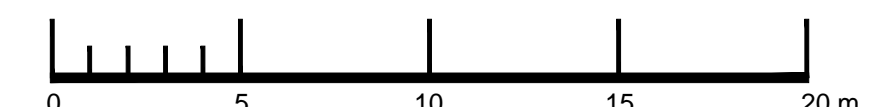
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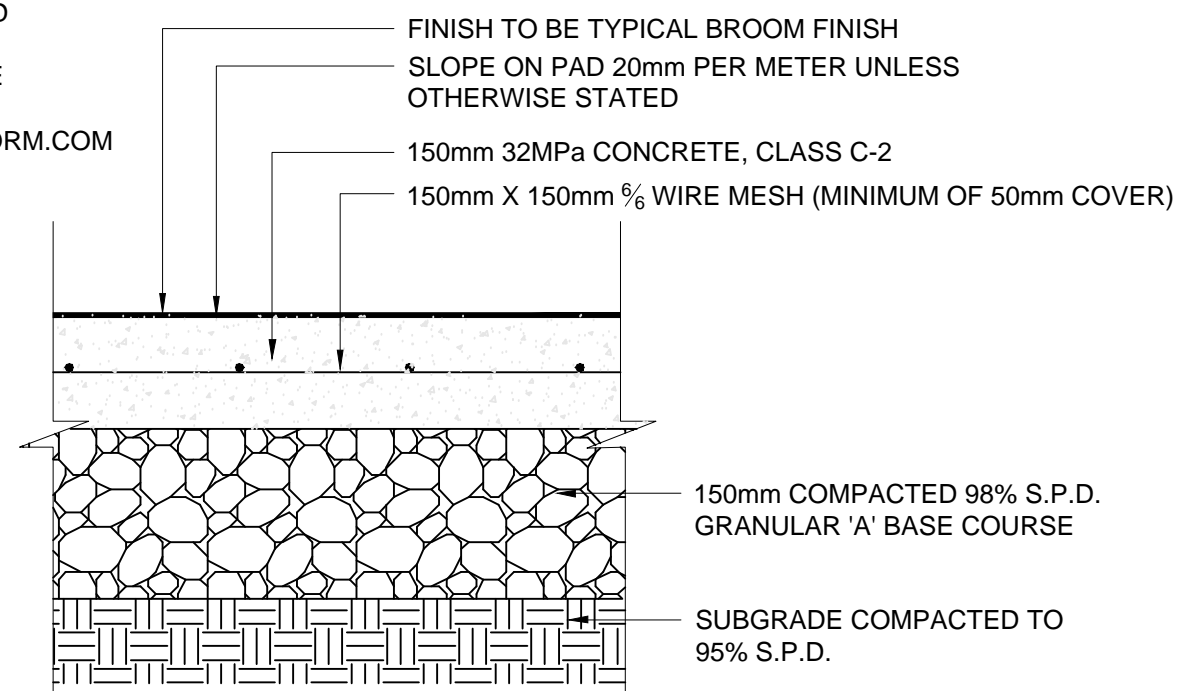


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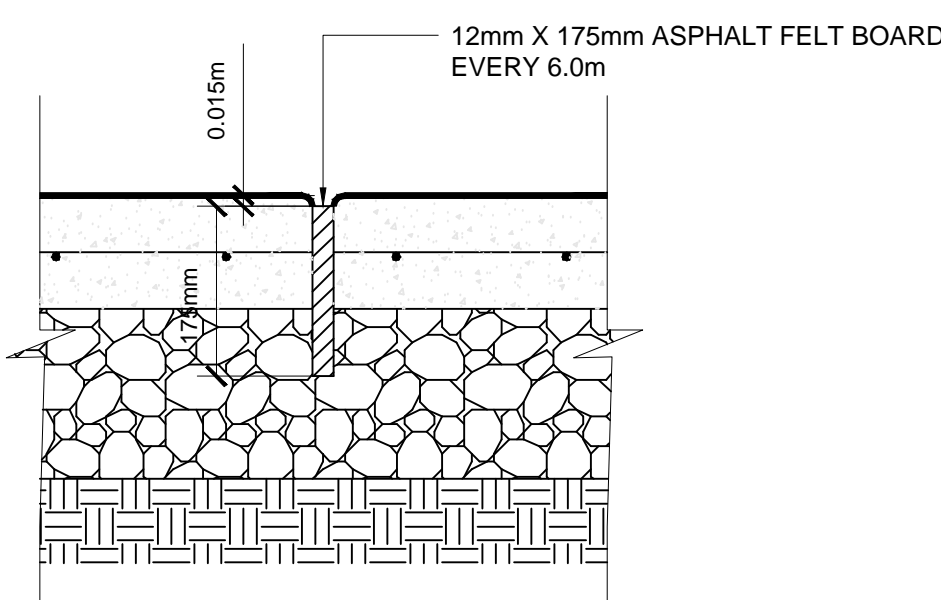
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2023-DEC-21
KD Planning



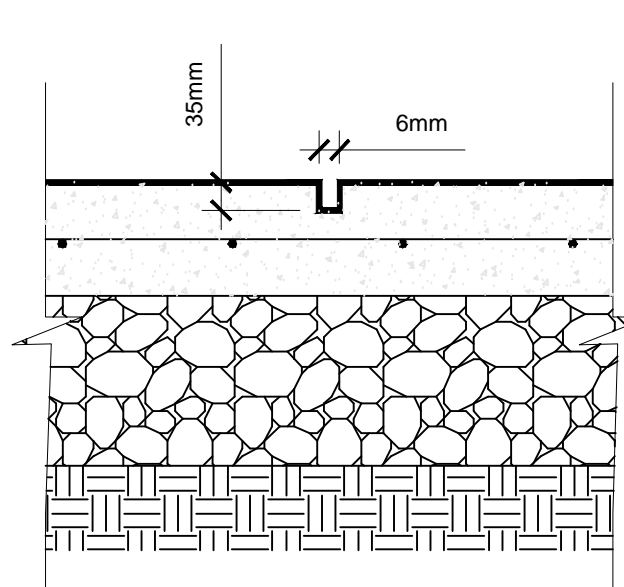
STAMPED CONCRETE SPECIFICATIONS
 PATTERN: RUNNING BOND
 INTEGRAL COLOUR: LIGHT GREY
 ANTIQUE RELEASE: SMOKEY BEIGE
 MANUFACTURER: BRICKFORM
 CONTACT: WWW.BRICKFORM.COM



EXPANSION JOINT DETAIL SECTION



CONTROL JOINT DETAIL SECTION



NOTES:

1. CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
4. CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTRELINE OF 4.0m WIDTH WALKWAY.
5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

1 STAMPED CONCRETE

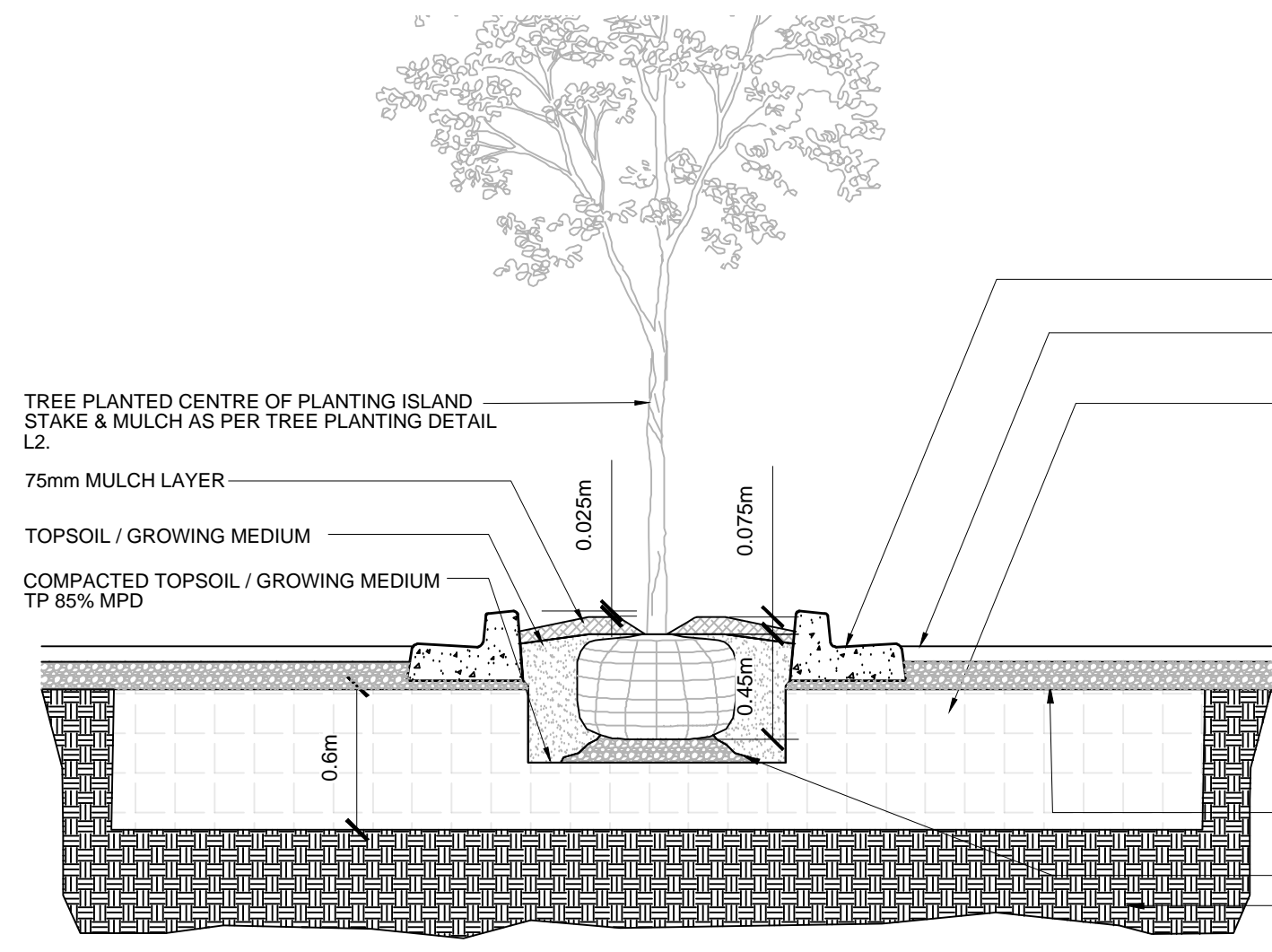
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MAGLIN 210 CLUSTER SEATING
 MATERIAL: IPE WOOD
 INSTALLATION: SURFACE MOUNT
 QUANTITY: 6
 1-800-716-5506

4 TABLE

N.T.S.

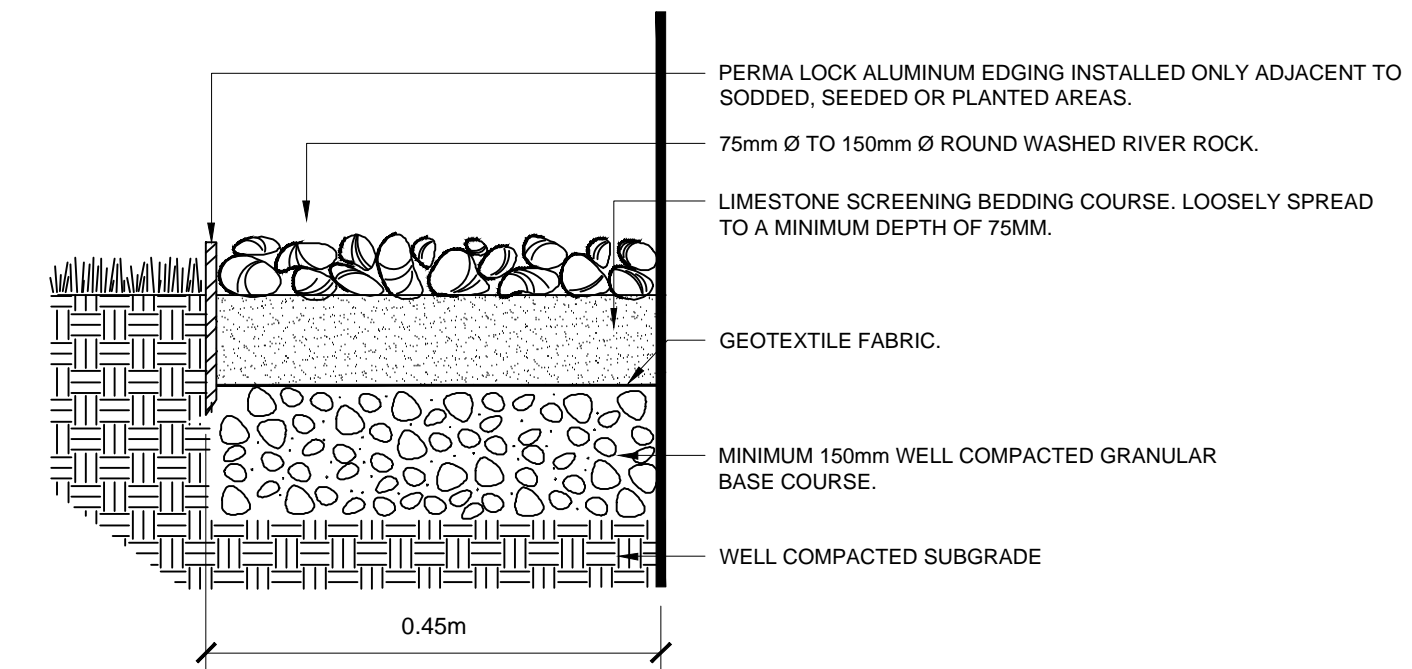


2 STRUCTURAL SOIL

1:30

3 GRAVEL

1:10



NOTES:

1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
2. RIVER ROCK SHALL BE PLACES OVER THE SCREENINGS COURSE SUCH THAT AN OVERALL LEVEL APPREARANCE IS ACHIEVED WITHOUT VOIDS.
3. RIVER ROCK TO BE LIGHTLY COMPACTED TO EMBED INTO BEDDING COURSES.



MANUFACTURER: ULINE
 MODEL NUMBER: H-6572
 COLOUR: BLACK
 QUANTITY: 8

5 BIKE RACK

N.T.S.



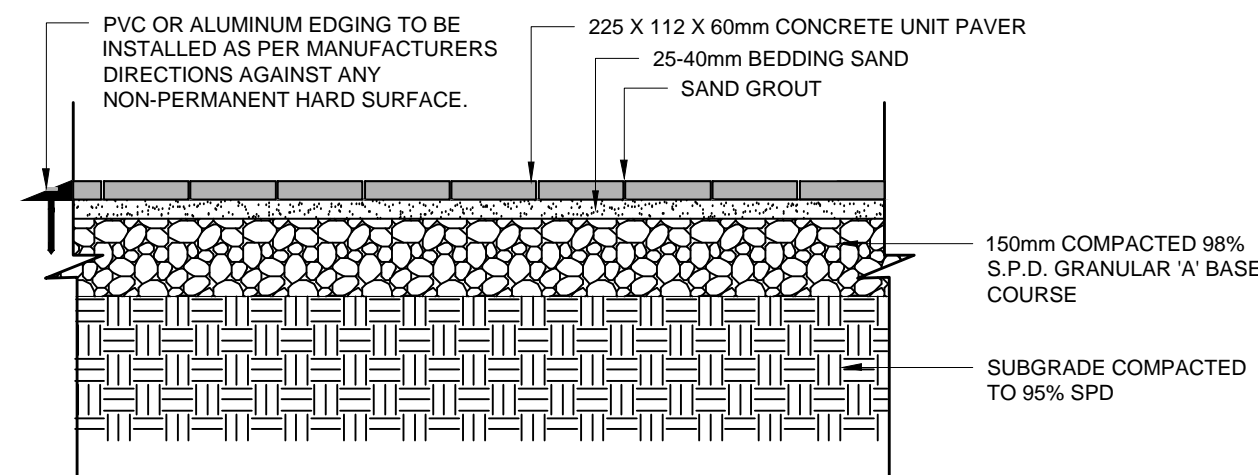
MAGLIN 2300 BACKED BENCH
 MATERIAL: IPE WOOD
 INSTALLATION: SURFACE MOUNT
 QUANTITY: 2
 1-800-716-5506

7 BENCH

N.T.S.

NOTES:

- INSTALL ALL COMPONENTS AS PER MANUFACTURERS SPECIFICATIONS

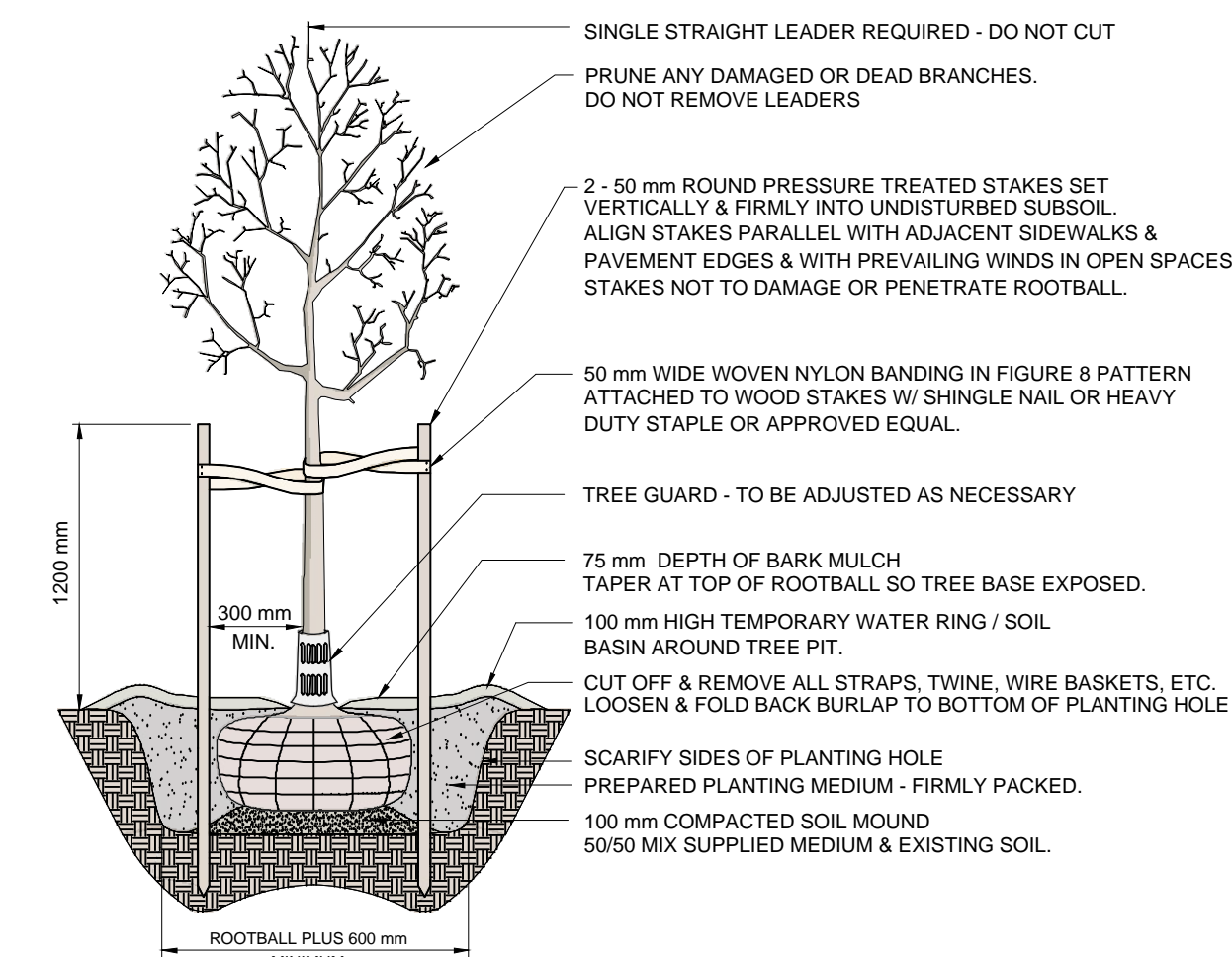


UNIT PAVER SPECIFICATIONS

PATTERN:
 MODEL: TEXADA
 SIZE: 610mm x 610mm
 COLOUR: CHARCOAL
 SUPPLIER: BELGARD
 WEBSITE: belgard.com

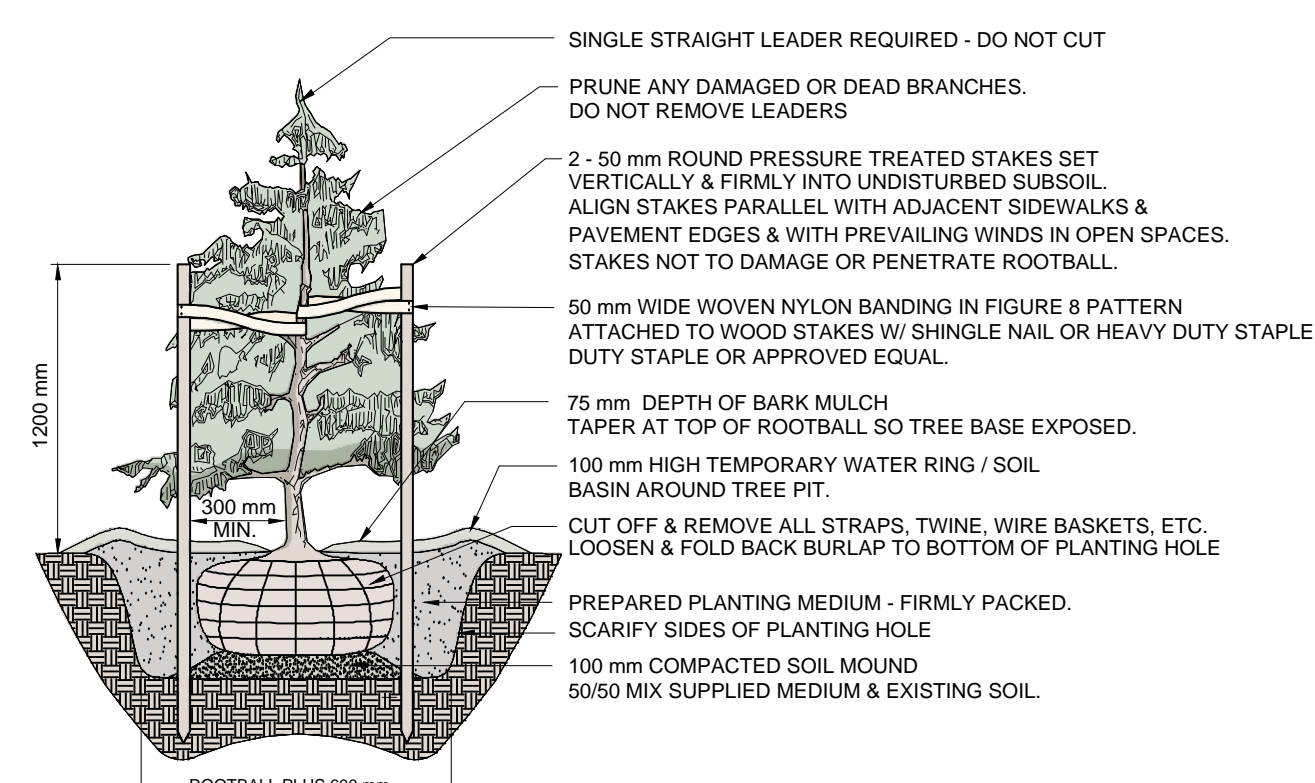
6 PAVERS

N.T.S.



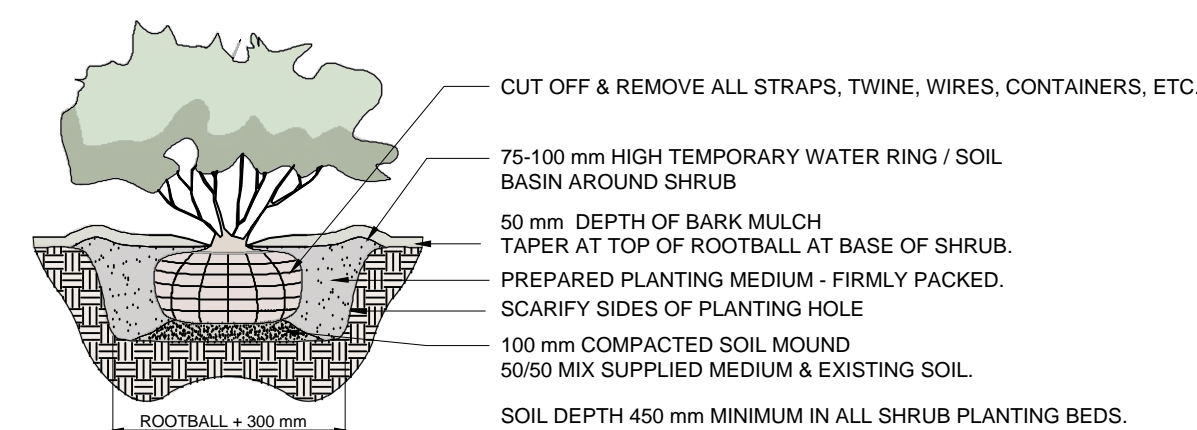
DECIDUOUS TREE

N.T.S.



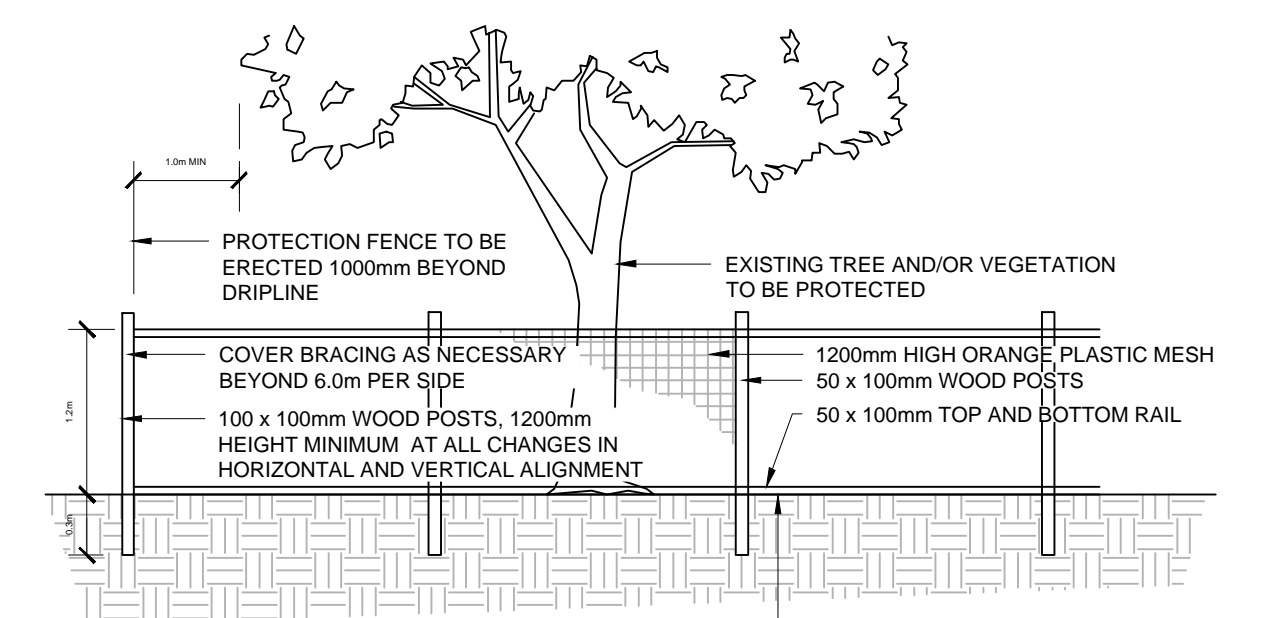
CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.



NOTES:

1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION DETAIL

N.T.S.



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5	23/12/12	ISSUED FOR RE-OP
4	23/11/28	ISSUED FOR DP
3	23/04/17	ISSUED FOR COORDINATION
2	23/03/24	ISSUED FOR CLIENT REVIEW
1	23/03/08	ISSUED FOR CLIENT REVIEW
NO. DATE: (y/m/d) DESCRIPTION:		
ISSUES & REVISIONS:		
SEAL:		

NORTH ARROW:

PROJECT NAME:

OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS:
 924 OLD VICTORIA ROAD
 NANIMMO, BC

DRAWING TITLE:

DETAILS

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	JT
PROJECT NO.:	220325-L

DRAWING NO.:

RECEIVED
 DP1307
 2023-DEC-21
 Current Planning

L2

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