

# Christina Crescent (Phase 1)

5661 Cristina Crescent, Nanaimo, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JULY 10, 2023

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Rationale
- L1.02 Landscape Concept Plan
- L1.03 Landscape Materials Plan
- L1.04 Landscape Grading Plan
- L1.05 Landscape Details
- L1.06 Landscape Details
- L2.01 Planting Plan Block 1
- L2.02 Planting Plan Block 2
- L2.03 Planting Plan Block 3
- L2.04 Planting Notes + Plant List



Refer to CITY FILE NO: ENG 01597 / SUB 1118  
sheet L2.01 for the Tree Management Plan for  
5661 Christina Crescent.

**NOT FOR CONSTRUCTION**

## DESIGN PRECEDENTS

### PLANTINGS



01 Lush, colourful mix of perennials + grasses for visual interest and to attract birds + pollinators



02 Layered planting of indigenous species, ornamental grasses, perennials + trees



03 Evergreen indigenous groundcovers form foundation for plantings



04 Riparian planting in restoration area extends into development area



05 Cornus 'Eddies White Wonder' (White Flowering Dogwood)



06 Parrotia persica (Persian Ironwood)



07 Acer Palmatum 'Osakazuki' (Greenleaf Japanese Maple)



08 Acer griseum (Paper Bark Maple)

### FEATURES + SITE FURNITURE



09 Boulders, logs and plantings in communal area creates opportunities for informal play



10 Boulder cheek wall



11 Concrete seat wall steps integrated into the slope of the common area



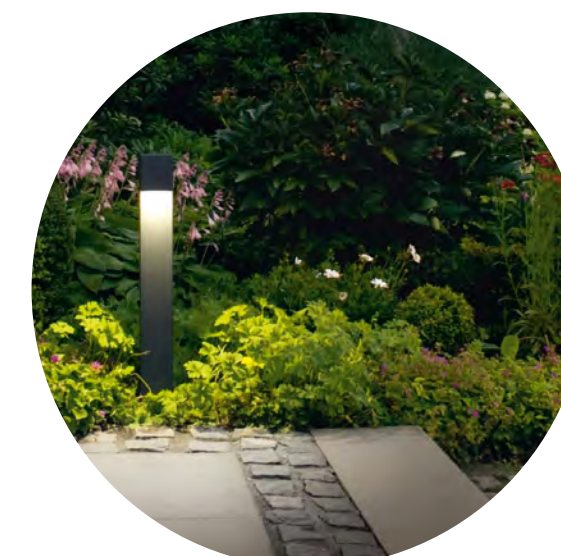
12 Common sitting area + pergola



13 Post + rail fence around riparian areas and communal space



14 Metal slatted panel screens between buildings to screen waste bins



15 Low bollard lighting in common area



16 Post mounted lighting for parking and driveway lane

## DESIGN RATIONALE

### CONTEXT

Located at 5661 Christina Crescent in Nanaimo, BC, the project is a proposed multi-family residential development situated between the Nanaimo Parkway to the west and the E&N Rail line to the east.

The site is sloped, generally from east to west, offering views over Brannen Lake to Mount Benson beyond. A small urban watercourse and restored riparian landscape forms the western edge of the development area (the restoration is part of a separate application #ENG01597/ SUB01118).

The site also falls within the Nanaimo Parkway Development Permit Area. This includes a 15m 'Character Protection Zone' and an additional 20m 'Tree Protection Zone' from the lot line adjacent to Highway 19. Plantings within the Character and Tree Protection zones establish an urban tree canopy and reinforce the sense of a Parkway that cuts through the forest (see also application #ENG01597/ SUB01118).

### DESIGN CONCEPT

The design harnesses the development process to reveal the movement of water through an urban ecosystem and build relationships between people and nature through interaction with naturalized systems.

The planting palette relies on indigenous species layered with complementary ornamental grasses, trees and other species to reference local Coastal Douglas fir ecosystems. Plant species are selected to thrive in a city, attract birds and pollinators and strengthen people's experience of place. Generous tree coverage creates an urban canopy of forest pockets and street trees for visual interest, comfort and connectivity, reinforcing the Nanaimo Parkway Design Guidelines and City Plan desired outcomes. Planted areas also play a functional role in the management of rainwater with bioswales that link architecture, infrastructure, landscape and local ecology.

A sloped gathering space is surrounded by plantings that immerse residents in a naturalized setting. This local amenity provides a communal focal point that incorporates elements such as logs and stepping stones to provide opportunities for open-ended informal play that connects children and nature.

Materials, including a pergola, concrete sit walls and screens and fencing, evoke the warmth, colours and textures found in the unique coastal environment of Vancouver Island, but are designed with clean, contemporary sophistication and creative flair.

#### CLIENT

CASA REALTY INVESTMENTS

#### CITY FILE NO.

#### NO. | DATE | ISSUE

1 | 2023-07-10 | DP SUBMISSION

#### NO. | DATE | REVISION

#### PROJECT

CHRISTINA CRESCENT (PHASE 1)

5661 Christina Crescent  
Nanaimo, BC

**LANDSCAPE DESIGN  
RATIONALE**

RECEIVED  
DP1319  
2023-SEP-22  
Current Planning

#### PROJECT ID 21002

DB CM CB KS

#### SCALE DATE

AUGUST 01, 2022

**L1.01**



- 1 COMMUNAL GATHERING SPACE**  
Capitalizing on the natural slope of the site, a communal gathering space that immerses residents in a naturalized setting provides a focal point for the development. Pathways connect residents and visitors to this welcoming place for people to come together to socialize, connect and play.
- 2 OPEN-ENDED PLAY**  
Natural elements such as logs, boulders, stepping stones and plantings, as well as pathways and a bioswale form an environment for creative play that is open-ended, imaginative and creates a connection to the natural world for children.
- 3 FOREST POCKETS**  
To reinforce the Nanaimo Parkway Development Permit Guidelines, and in keeping with the desired landscape character for the area which references a forest backdrop to suburban development, forest pockets comprised of stands of indigenous and complementary ornamental trees are located strategically across the site.
- 4 BIOSWALE**  
A bioswale along a communal path brings green infrastructure to the site, and reflects the riparian restoration planting. The process of collecting, cleaning and slowing surface runoff exposes the natural functioning of the urban ecosystem, and harnesses development to integrate environments for people and nature.
- 5 FRONT YARD PLANTING**  
To provide structure and visual interest to the streetscape, shading for comfort, and connectivity for birds and other biodiversity, layered front yard plantings are provided within the property line of each unit. A mix of indigenous & ornamental, evergreen & perennial, groundcovers, flowers, grasses and shrubs characterize this space.

# LANDSCAPE CONCEPT PLAN

SCALE 1:250



**LANDSCAPE NOTES**

**LANDSCAPE AREA TOTAL: 4636m<sup>2</sup>**  
 Grass & Planted Areas: 3043m<sup>2</sup>  
 Concrete Paths & Stairs: 194m<sup>2</sup>  
 Pavers: 466m<sup>2</sup>  
 Crushed Stone Surfacing: 800m<sup>2</sup>  
 Drainrock: 133m<sup>2</sup>

- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
- All landscape construction to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.

**NOT FOR CONSTRUCTION**

LANDSCAPE LEGEND	
	<b>BICYCLE RACK</b> Capacity: 2 Bikes Quantity: 5 (see detail 7, sheet L1.06)
	<b>BOULDER</b> Quantity: 16
	<b>FENCE TYPE 1: PRIVACY</b> Height: 1.8m (see detail 1, sheet L1.05)
	<b>FENCE TYPE 2: POST + RAIL</b> Height: 0.65m (see detail 2, sheet L1.05)
	<b>FENCE TYPE 3: CHAINLINK</b> Height: 0.65m (see detail 3, sheet L1.05)
	<b>LANDSCAPE LOG</b> Quantity: 4
	<b>LIGHTING TYPE 1: BOLLARD</b> Quantity: 15 (see detail 5, sheet L1.06)
	<b>LIGHTING TYPE 2: POLE MOUNTED</b> Quantity: 2 (see detail 6, sheet L1.06)
	<b>PAVER PATH</b> Quantity: 7 Pavers (0.60m x 0.60m concrete paver)
	<b>SCREEN</b> Height: 1.8m (see detail 4, sheet L1.05)
	<b>STEPPING STONE PATH</b> Quantity: 25 Stones
	<b>WASTE BINS</b> (Compost, Recycling, and Garbage)
	<b>BIOSWALE</b> Area: 94m <sup>2</sup> Soil Depth: 450mm (see Planting Plan Block 1, sheet L2.01)
	<b>CONCRETE</b> Area: 194m <sup>2</sup>
	<b>CRUSHED STONE SURFACE</b> Area: 800m <sup>2</sup>
	<b>DRAIN ROCK</b> Area: 133m <sup>2</sup>
	<b>GRASS AREA</b> Area: 966m <sup>2</sup> Soil Depth: 150mm
	<b>PLANTED AREA</b> Area: 1987m <sup>2</sup> Soil Depth: 450mm (see Planting Plan, sheets L2.01, L2.02, and L2.03)
	<b>CONCRETE UNIT PAVERS</b> <b>TYPE 01: Classic Standard</b> Size: 112.5mm x 225mm x 60mm Pattern: Herringbone Colour: Shadow Area: 296m <sup>2</sup>
	<b>UNIT PAVERS</b> <b>TYPE 02: Basaltite Natural Slab Paver</b> Size: 608mm x 608mm x 50mm Pattern: Running Bond Colour: Natural Area: 170m <sup>2</sup>



**SLOPED PLANTING**  
40% max slope for all planted areas

**RETAINING WALL**  
concrete CIP wall, under fence

**RETAINING WALL**  
allan block wall system, sit-wall height (average 0.45m high)

**SLOPED PLANTING**  
40% max slope for all planted areas

**RETAINING WALL**  
concrete CIP wall, under fence

**RETAINING WALL**  
allan block wall system, sit-wall height (average 0.45m high)

**CONCRETE SIT-WALL**  
0.45m high, under pergola

**CONCRETE SIT-WALL STEPS**  
0.45m high, large steps for sitting

**PARKWAY TREE PROTECTION ZONE (1.8m from property line)**

**PROPERTY LINE**  
**LANDSCAPE BUFFER (1.8m from property line)**

**PARKWAY CHARACTER PROTECTION ZONE (15m from property line)**

**DRIVEWAY LANE**  
See Civil for Driveway Lane Grading

**DRIVEWAY LANE**  
See Civil for Driveway Lane Grading

**CHRISTINA CRESCENT**

**GRADING NOTES**

1. Refer to Civil Drawings for proposed site plan, site grading, and proposed offsite grading.
2. Ensure positive drainage in all planted areas to a minimum 2% slope away from building walls and foundations.
3. All landscape construction to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.

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**GRADING LEGEND**

**+ 00.00 ELEVATIONS**

**2% SLOPE OF FINISHED GRADE**  
A preferred slope of 2.0% will be accommodated wherever possible in areas indicating minimum slope requirements, while retaining positive drainage condition.

**5 STEPS**  
T | 0.30m  
R | 0.16m  
Note: Slope  
Tread @ 2%

**STAIRS**

**ABBREVIATIONS**

- EL Elevation
- FFE Finished Floor Elevation
- TS Top of Stair
- BS Bottom of Stair
- TW Top of Wall
- BW Bottom of Wall
- LP Low Point



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**PROJECT**  
**CHRISTINA CRESCENT (PHASE 1)**  
5661 Christina Crescent  
Nanaimo, BC

**PROJECT ID** 21002  
DB CM CB KS

**SCALE** 1:200  
**DATE** AUGUST 01, 2022

**LANDSCAPE GRADING PLAN**  
RECEIVED  
DP1319  
2023-SEP-22  
Current Planning

**L1.04**



**Notes:**  
Galvanized Colorbond Steel Privacy Fence or Equivalent.

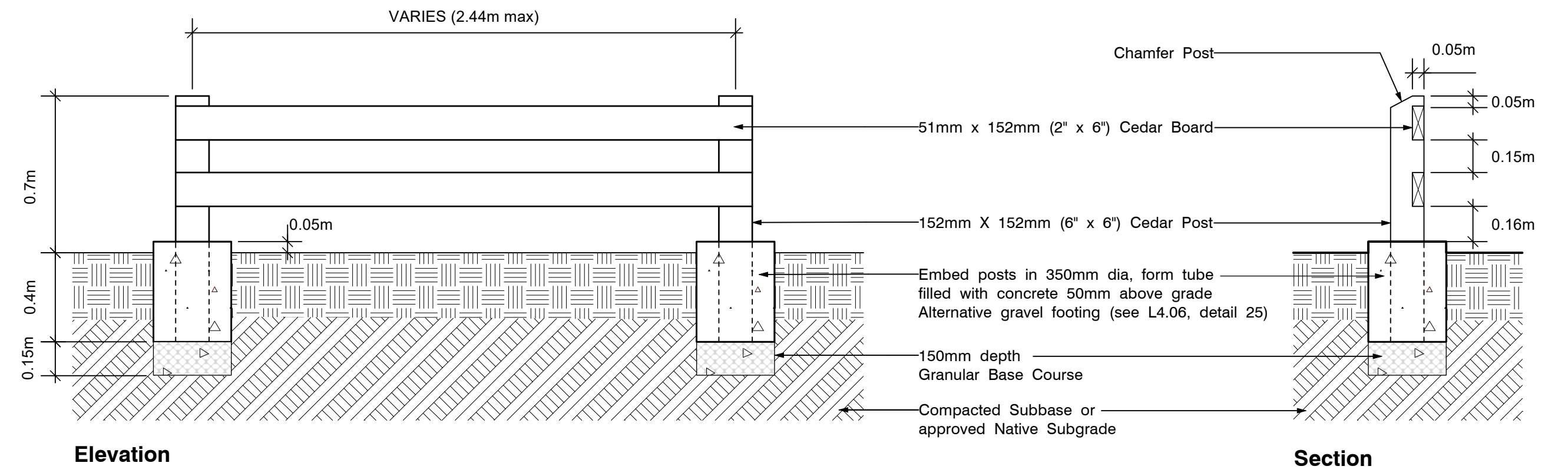
**Size:**  
6' high x 8' wide panel

**Colour:**  
Grey or Black to be determined in coordination with the Owner & Architect. Posts and panels to be the same colour (image shows black posts with grey panels, this is not the intent).

**Concrete Post Footing:**  
Post set as per manufacturing instructions.

**Specifications:**  
18 Gauge Steel Posts  
22 Gauge Steel Fence Panels

**01 Fence Type 01: Privacy**  
L1.05 Scale: NTS



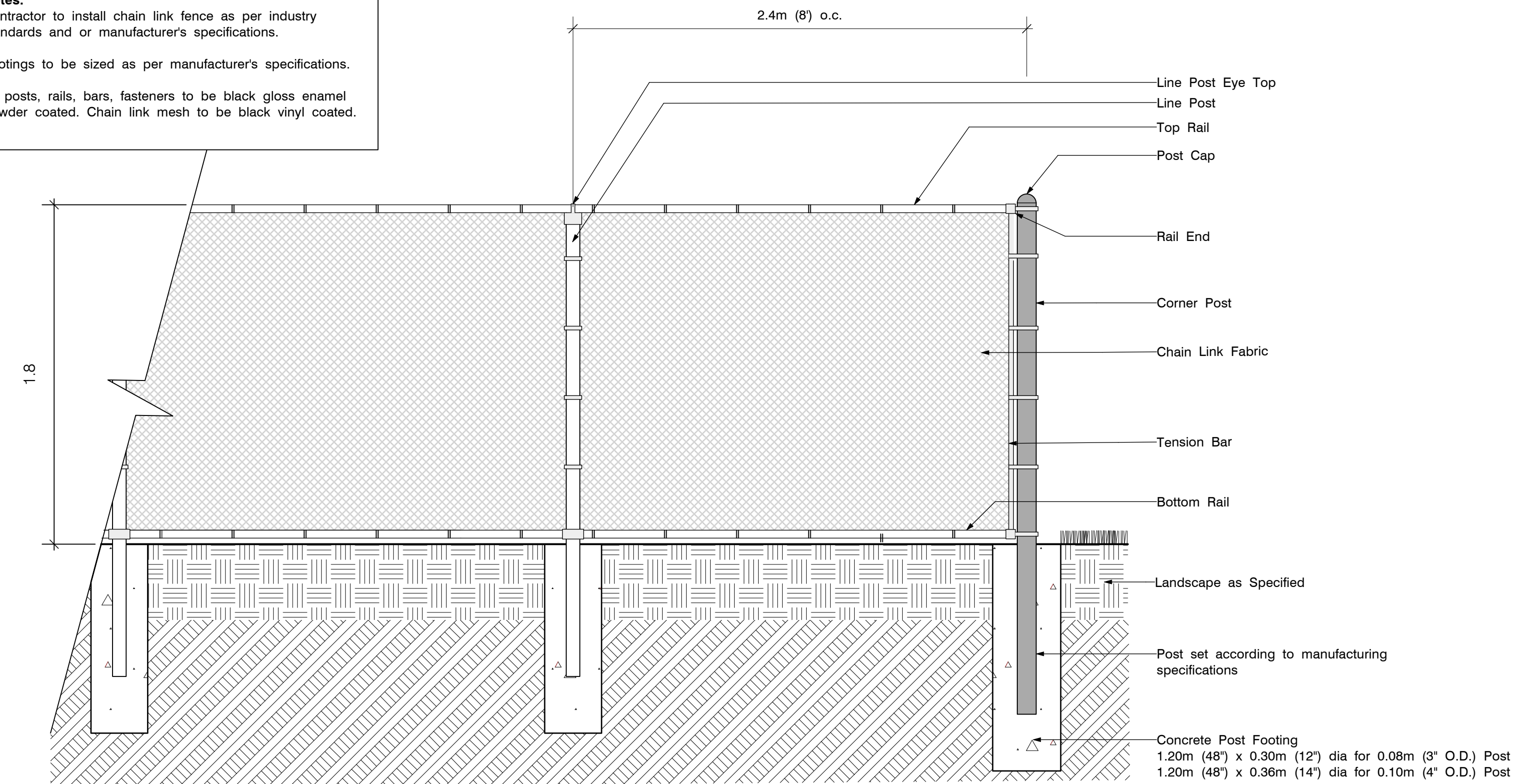
**Notes:**  
All wood to be selected tight knot cedar. No checks, splits, warps or waners. All cut ends to be properly sealed.  
All metal fasteners to be hot dipped galvanized.

Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

**02 Fence Type 02: Post + Rail**  
L1.05 Scale: 1:20

Elevation / Section

**Notes:**  
Contractor to install chain link fence as per industry standards and or manufacturer's specifications.  
Footings to be sized as per manufacturer's specifications.  
All posts, rails, bars, fasteners to be black gloss enamel powder coated. Chain link mesh to be black vinyl coated.



**03 Fence Type 02: Chainlink**  
L1.05 Scale: 1:20

Elevation



**Notes:**  
Galvanized Colorbond Steel Screen or Equivalent.

**Screen Size:**  
6' high x 6' wide single panel

**Colour:**  
Black

**Concrete Post Footing:**  
Post set as per manufacturing instructions.

**Specifications:**  
18 Gauge Steel Posts  
5/8" x 4" Horizontal Steel Slats  
3/4" gap between slats

**04 Screen**  
L1.05 Scale: NTS

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**SCALE** SEE SHEET  
**DATE** AUGUST 01, 2022

**LANDSCAPE DETAILS**



**L1.05**

**BEGA Exterior Bollard Light 99558 (or equal)**  
**Quantity: 15**  
**Specifications**  
 - Surface Mount (B79817 Anchorage kit)

Operating Voltage	120-277V AC
Luminaire Lumens	1662 Lumens (3000K)
Height	43-3/8" (1101mm)
Width	9-7/8" (251mm)
Depth	5-1/2" (244mm)
Finish	Matte black, textured powder coat with minimum 3mil thickness



**05 Bollard Lighting**  
 L1.06 Scale: NTS

**BEGA LED Pole-top Luminaire B84252 (or equal)**  
**Quantity: 2**  
**Specifications**  
 - Round pole and anchorage kit as per manufacturers specifications  
 - 12' high round aluminium pole, same finishing as luminaire

Luminaire Lumens:	2050 lm
LED Watts:	12.6W
System Watts:	17.0W
Controllability:	0-10V, TRIAL, and ELV dimmable
Finish:	Matte black, textured powder coat with minimum 3mil thickness

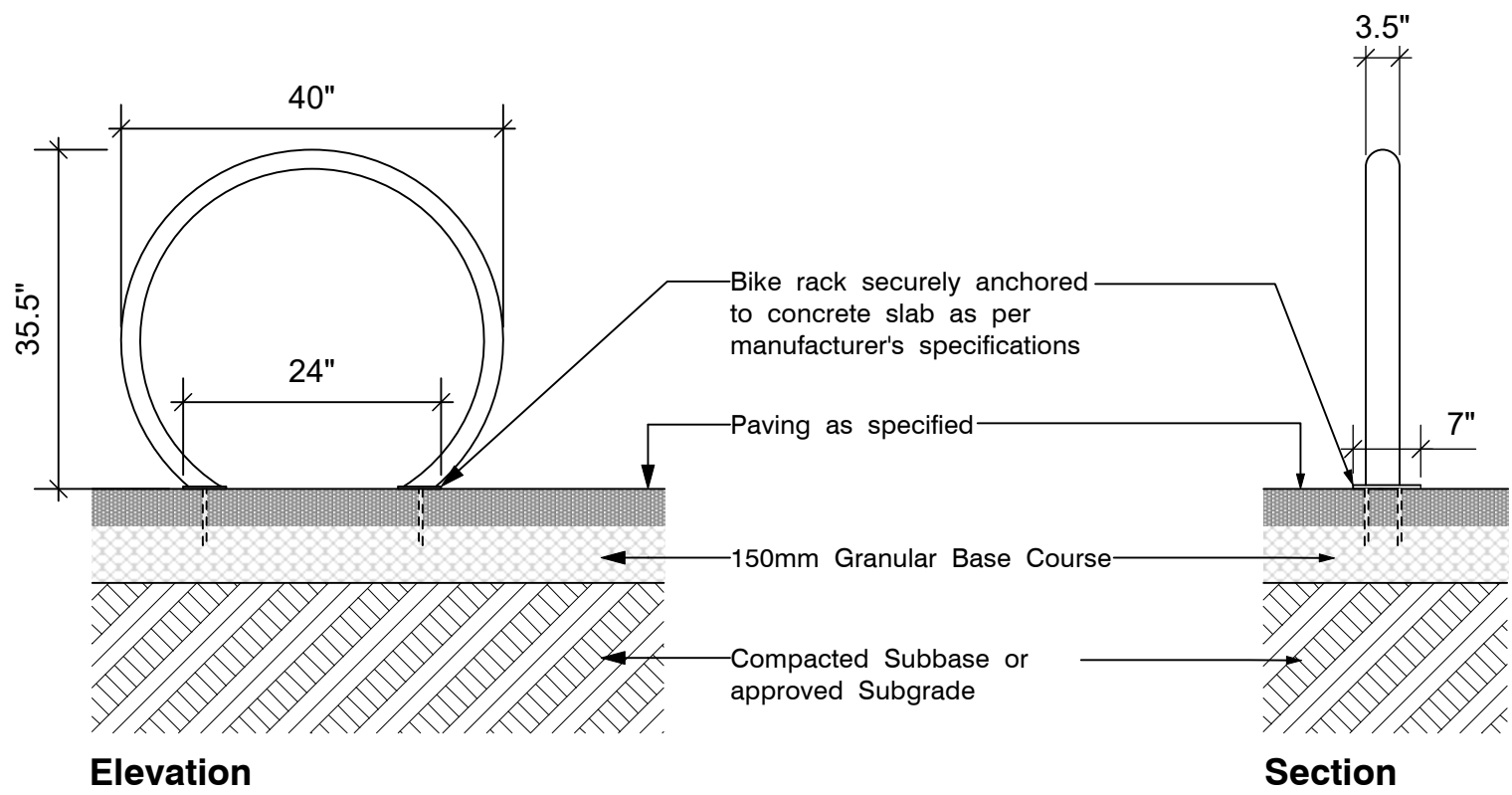


**06 Pole Mounted Lighting**  
 L1.06 Scale: NTS

**Loop 2 Space Bike Rack LBR-1 (or eq.)**  
**Specifications**  
 - Surface Mount (Galvanized steel mounting kit to be included)

Capacity	up to 2
Height	35.5" (902mm)
Width	40" (1016mm)
Weight	16 LBS (7.25kg)
Finish	Galvanized / Stainless

Wishbone Site Furnishings  
 210-27090 Gloucester Way  
 Langley, BC  
 1-866-626-0476  
 604-626-0476  
 www.wishbonetd.com



**07 Bike Rack**  
 L1.06 Scale: NTS Elevation / Section

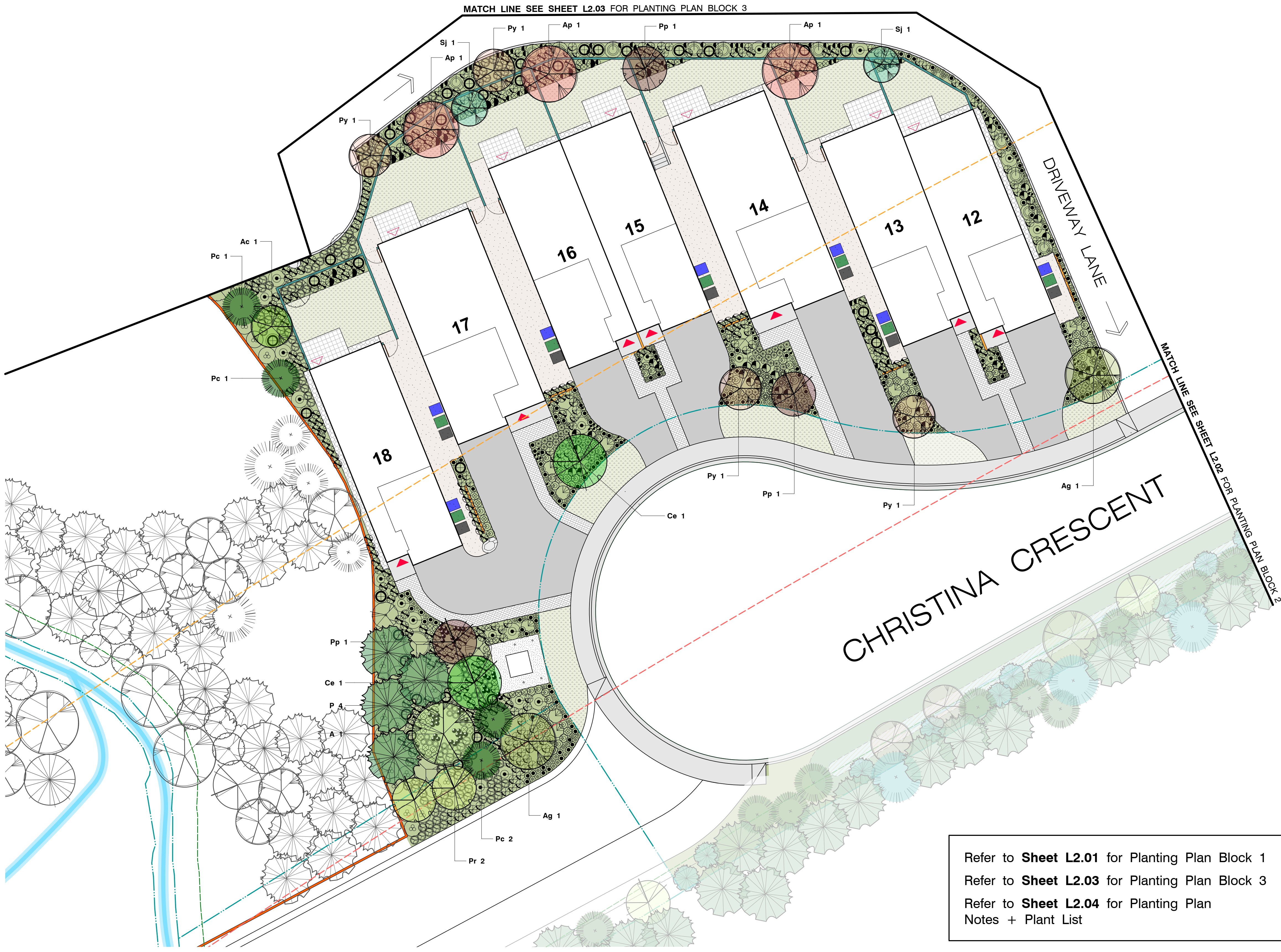
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Refer to **Sheet L2.02** for Planting Plan Block 2  
 Refer to **Sheet L2.03** for Planting Plan Block 3  
 Refer to **Sheet L2.04** for Planting Plan Notes, Plant List, and Plant + Tree Legend

**NOT FOR CONSTRUCTION**





MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN BLOCK 3

MATCH LINE SEE SHEET L2.04 FOR PLANTING PLAN BLOCK 2

Refer to **Sheet L2.01** for Planting Plan Block 1  
 Refer to **Sheet L2.03** for Planting Plan Block 3  
 Refer to **Sheet L2.04** for Planting Plan Notes + Plant List

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**CHRISTINA CRESCENT (PHASE 1)**  
 5661 Christina Crescent  
 Nanaimo, BC

**PROJECT ID** 21002  
 DB CM CB KS  
**SCALE** 1:250  
**DATE** AUGUST 01, 2022

**PLANTING PLAN BLOCK 2**  
 RECEIVED  
 DP1319  
 2023-SEP-22  
 Current Planning

**L2.02**



### PLANT + TREE LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
<b>Coniferous Trees</b>					
Po	12	Picea Omorika Bruns	Serbian Spruce	1.5m ht	
Pc	16	Pinus contorta var. contorta	Shore Pine	1.5m ht	
P	22	Pseudotsuga menziesii	Douglas Fir	#15	
<b>Deciduous Trees</b>					
Ac	11	Acer circinatum	Vine Maple	#7	Multistem
Ag	14	Acer griseum	Paper Bark Maple	5cm cal	1.8m branching ht
A	2	Acer macrophyllum	Big Leaf Maple	#20	
Ap	16	Acer palmatum 'Osakazuki'	Japanese Maple	#20	Multistem
Ce	12	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	1.8m branching ht
Pp	14	Parrotia persica 'Vanessa'	Persian Ironwood	5cm cal	1.8m branching ht
Pr	3	Prunus emarginata	Bitter Cherry	#7	
Py	15	Pyrus calleryana	Calleryana Pear	5cm cal	1.8m branching ht
Sj	8	Styrax japonicus	Snowbell Tree	5cm cal	1.8m branching ht
<b>Deciduous Shrubs</b>					
Am	37	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	Multistem
Ca	9	Cornus sericea 'artice fire'	Dwarf Red Twiggled Dogwood	#1	1.2m o.c.
Cs	9	Cornus sericea	Red Twig Dogwood	#1	2m o.c.
Oc	10	Omeleria cerasiformis	June Plum	#2	2m o.c.
Rs	109	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.
Rn	9	Rosa Nutkana	Nootka Rose	#1	1.2m o.c.
Sa	82	Symphoricarpos albus	Snowberry	#1	1.2m o.c.
V	38	Vaccinium (mix varieties)	Blueberry	#1	1.2m o.c.
<b>Evergreen Shrubs</b>					
A	10	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Li	48	Lavandula x intermedia 'Provence'	French Lavender	#1	1m o.c.
Vo	134	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
<b>Groundcovers &amp; Ferns</b>					
At	134	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.
Au	367	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Ev	37	Epimedium x versicolor	Epimedium	#1	60cm o.c.
Fc	603	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	283	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Gs	443	Gaultheria shallon	Santal	#1	60cm o.c.
Mn	619	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Pm	1152	Polystichum munium	Sword fern	#1	60cm o.c.
Sr	411	Sedum rupestre	Sedum Angelina	10cm	30cm o.c.
Tg	272	Tellima grandiflora	Fringecup	10cm	45cm o.c.
Tl	209	Trientalis latifolia	Western Starflower	10cm	45cm o.c.
To	34	Trillium ovatum	Western Trillium	10cm	45cm o.c.
<b>Ornamental Grasses</b>					
Hm	67	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.
Ln	108	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
Pa	110	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass	#1	60cm o.c.
<b>Perennials</b>					
Gi	352	Gaura lindheimeri	Bee blossom	#1	45cm o.c.
Np	219	Nepeta x faassenii 'Dropmore'	Catmint	#1	60cm o.c.
Sn	131	Salvia nemorosa 'Cardonna'	Purple Wood Sage	#1	60cm o.c.
Se	126	Sedum 'Autumn Joy'	Sedum	#1	60cm o.c.
<b>Bioswale</b>					
Co	34	Carex obnupta	Slough Sedge	10cm	60cm o.c.
Im	34	Iris missouriensis	Western Blue Flag Iris	10 cm	60cm o.c.
Je	34	Juncus effusus	Common Rush	10 cm	60cm o.c.
Sm	34	Scirpus microcarpus	Small-flowered Bulrush	10cm	60cm o.c.
<b>Vine</b>					
Cas	3	Clematis armandii 'Snowflake'	Evergreen Clematis	#1	1.2m o.c.
Lc	3	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	1.2m o.c.

### PLANT + TREE LEGEND

**At** Achlys triphylla

**Am** Amelanchier grandiflora

**A** Arbutus unedo

**Au** Arctostaphylos uva-ursi

**Cas** Clematis armandii

**Ca** Cornus sericea 'artice fire'

**Cs** Cornus sericea

**Ev** Epimedium x versicolor

**Fc** Fragaria chiloensis

**Fv** Fragaria vesca

**Gs** Gaultheria shallon

**Gi** Gaura lindheimeri

**Hm** Hakonechloa macra

**Li** Lavandula x intermedia 'Provence'

**Lc** Lonicera ciliosa

**Ln** Luzula nivea

**Mn** Mahonia nervosa

**Np** Nepeta dropmore blue

**Oc** Omeleria cerasiformis

**Pa** Pennisetum alopecuroides

**Pm** Polystichum munium

**Rs** Ribes sanguineum

**Rn** Rosa Nutkana

**Sn** Salvia nemorosa 'Cardonna'

**Sr** Sedum 'Autumn Joy'

**Sr** Sedum rupestre

**Sa** Symphoricarpos albus

**Tg** Tellima grandiflora

**Tl** Trientalis latifolia

**To** Trillium ovatum

**V** Vaccinium (mix varieties)

**Vo** Vaccinium ovatum

**Coniferous Trees**

**Po (12)** Picea Omorika Bruns

**Pc (16)** Pinus contorta

**P (22)** Pseudotsuga menziesii

**Deciduous Trees**

**Ac (11)** Acer circinatum

**Ag (14)** Acer griseum

**A (2)** Acer macrophyllum

**Ap (16)** Acer palmatum 'Osakazuki'

**Ce (12)** Cornus eddies white wonder

**Pp (14)** Parrotia persica

**Pr (3)** Prunus emarginata

**Py (15)** Pyrus calleryana

**Sj (8)** Styrax japonicus

**GRASS AREA**  
Area: 966m<sup>2</sup>  
Soil Depth: 150mm  
Premium Pacific Seeds Drought Smart Mix or Equivalent.

**BIOSWALE BOTTOM**  
Area: 45m<sup>2</sup>  
Soil Depth: 450mm

Plant bottom with a mix of:  
1. Carex obnupta (34)  
2. Carex rostrata (34)  
3. Iris missouriensis (34)  
4. Scirpus microcarpus (34)

- ### PLANTING NOTES
- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
  - All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
  - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
  - Growing Medium Depths (unless otherwise specified):  
Tree Planting Areas: 1 cu. m. per tree  
Shrub & Ground Cover Areas: 450mm (18") depth  
Seeded Areas: 150mm (6") depth
  - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth over all tree, shrub, and groundcover planting areas.
  - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
  - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of 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 or major branches due to disease, damage or poor form will be accepted.
  - 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 to be high efficiency low volume rotary nozzles or drip irrigation equipment.
- Refer to **CITY FILE NO: ENG 01597 / SUB 1118**  
sheet **L2.01** for the **Tree Management Plan** for  
5661 Christina Crescent.
- Refer to **Sheet L2.01** for Planting Plan Block 1  
Refer to **Sheet L2.02** for Planting Plan Block 2  
Refer to **Sheet L2.03** for Planting Plan Block 3
- NOT FOR CONSTRUCTION

