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# RE-ISSUED FOR DEVELOPEMENT PERMIT

## March 19, 2024

# CAR WASH

for Zen Group

Civic Address: 3180 Island Highway North, Nanaimo

### CONSULTANT TEAM

OWNER:	Zen Group
LANDSCAPE:	ETA Landscape Architecture
ARCHITECT:	BFA Studio Architects
CIVIL:	Aplin Martin

Sheet	Drawing Title
L0.0	Cover Sheet
L1.0	Landscape Materials & Grading Plan
L2.0	Landscape Planting Plan
L3.0	Soil Depths & Irrigated Areas Plan
L4.0	Landscape Details & Sections

**ALL PLANTS TO BE NURSERY GROWN**  
**ALL PLANT MATERIALS AND LABOUR TO CONFORM**  
**TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.**

**ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.**

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

#### TEXTURE

\*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%  
 \*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%  
 \*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%  
 \*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%  
 \*CLAY (SMALLER THAN 0.002mm): 0-20%  
 \*CLAY AND SILT COMBINED: MAXIMUM 25%

**ORGANIC CONTENT:** 3-10%

**Acidity (pH):** 6.0-7.0 as per CSLA Standards

**DRAINAGE:** PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T.6.3.5.5 OF THE CURRENT EDITION CSLA LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	900mm(35")
TREES (10m3 PER TREE)	600mm (24")	750mm(30")
LARGE SHRUBS	600mm(24")	500-900mm(20"-36")
SMALL SHRUBS	450mm(18")	300-500mm(12"-20")
GROUNDCOVERS	300mm(12")	225mm(9")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS  **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

**SITE INSPECTION**  
 EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO INDICATED SOIL DEPTH.

**PLANT COUNTS**  
**IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.**

**BIRD FRIENDLY PLANTING**  
 PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

### GENERAL NOTES

- DO NOT SCALE DIRECTLY FROM DRAWINGS.
- WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING IMMEDIATELY, PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED.
- DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE CITY.
- THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE AND CIVIL ENGINEER'S DRAWINGS
- VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
- ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

### PLANTING NOTES- REFER TO CURRENT NOTES LIST.

- THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
- TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT WITHIN TREE PROTECTION ZONE.
- FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES) BEYOND THE DRIFLINE.
- EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE SOIL QUALITY CRITERIA RELATIVE TO -- AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA AAPC.
- EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE BY THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.
- REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER SPECIFIED INFO.
- CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF PLANT SPECIES OR SIZES.
- ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO (2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
- FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND REQUIREMENTS.
- A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW PRIOR TO INSTALLATION.
- LIGHT-WEIGHT BLOWN-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY STRUCTURAL ENGINEER.
- A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

### HARD LANDSCAPE & FURNITURE NOTES

- PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
- UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE UNDERTAKING INSTALLATION.
- CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.
- ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS) MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS.
- ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL.

### SITE LAYOUT & GRADING NOTES

- ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
- SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
- ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
- STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN NECESSARY AND AS APPROVED BY ENGINEER.
- CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
- FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR PAVEMENT.

### IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED (TYP. 2". CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE. TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF OFFSITE AREAS, PER CITY STANDARDS.
- ALL IRRIGATION VALVE BOXES TO BE QUIPPED WITH QUICK COUPLERS.
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS.
- MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
- PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

### LANDSCAPE LIGHTING NOTES

- ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND PHOTOMETRIC 'S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION ON SITE.
- FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
- LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO CONSTRUCTION.
- STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT DRAWINGS AND MUNICIPAL STANDARDS.

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2023-10-06	Issued for DP
B	2024-03-19	Re-Issued for DP

Professional Seal

Project

## Car Wash

3180 Island Highway North

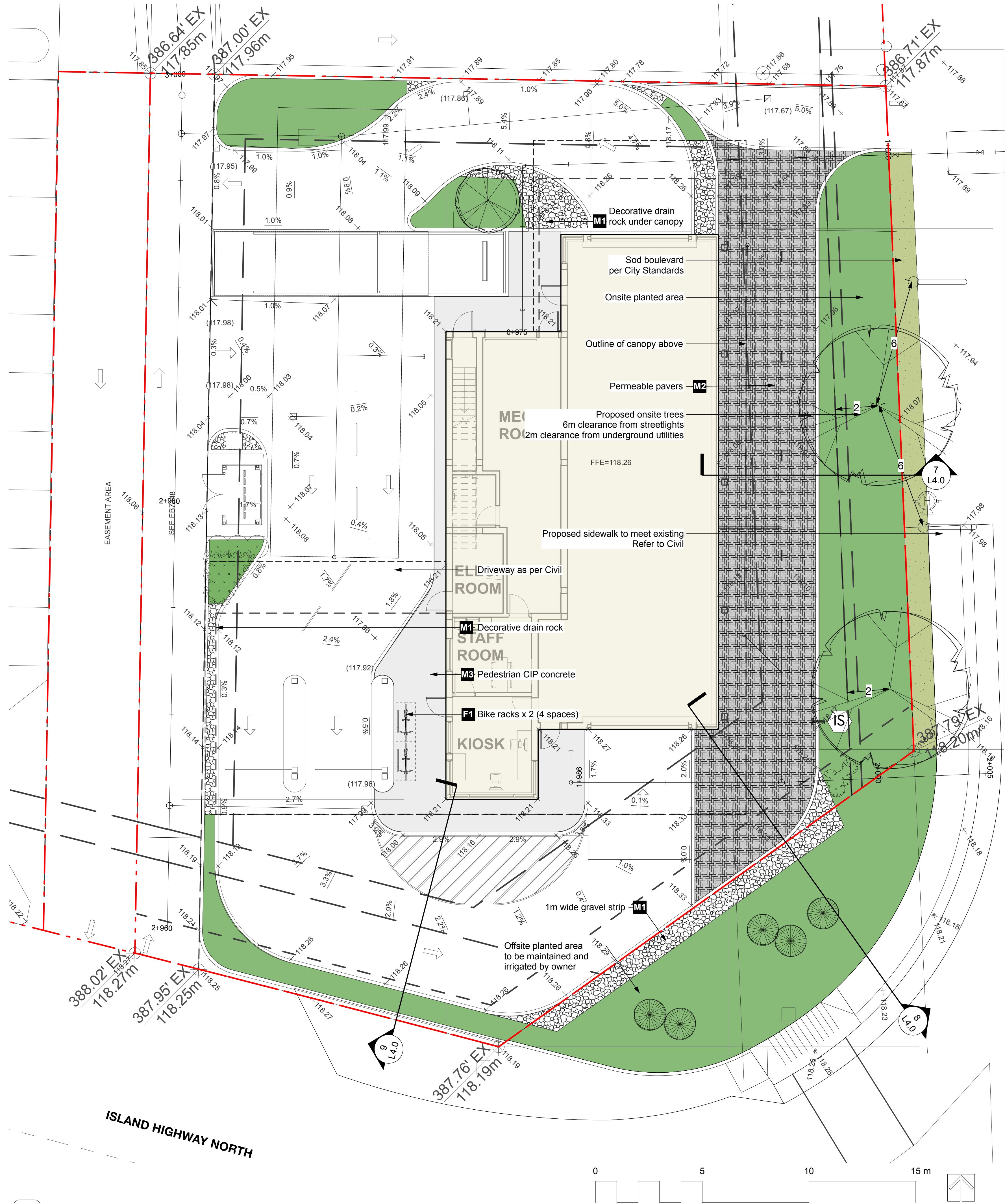
Nanaimo

Drawing Title

## Cover Sheet

**RECEIVED**  
**DP1324**  
**2024-APR-02**  
 Current Planning

Project Manager KD	Project ID 22318
Drawn By KD	Scale N/A
Reviewed By DT	Drawing No.
Date	<b>L0.0</b> 1 of 5



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Project  
**Car Wash**

3180 Island Highway North  
Nanaimo

Drawing Title

**Landscape Materials  
& Grading Plan**

**RECEIVED**  
Legal **DP1324**  
**2024-APR-02**  
Current Planning

Project Manager KD	Project ID 22318
Drawn By KD	Scale 1:100
Reviewed By DT	Drawing No.
Date	<b>L1.0</b>
	2 of 5

**IRRIGATED AREAS & SERVICING LEGEND**

(IS) Irrigation Stub-out

\*All onsite planted areas to be irrigated.\*  
Offsite planting irrigated as noted.

Note:  
1. Refer to Canadian landscape standard, typ.  
2. This sheet is for reference only. Contractor to refer to Irrigation drawings for the Irrigation design.  
3. Final locations per Mechanical.  
4. Shop drawings to be provided prior to installation for Landscape review.

**MATERIALS AND FURNISHINGS**

SITE FURNISHINGS	ID	DETAIL DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
F1	1/L2.0	Bike Rack	2x19x35"	Red	Metal	MBR-0500-00001	Maglin	2	Direct Burial

MATERIALS	ID	DETAIL DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
M1	6/L2.0	Decorative Drain Rock	2-3" dia	-	-	-	NW Landscape	-	-
M2	4/L2.0	Permeable Paver	4x8x3"	Gray	Herringbone	Eco Priora	Mutual Materials	-	-
M3	5/L2.0	CIP Pedestrian Concrete	-	-	-	-	-	-	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

1 Scale: 1:100



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Project  
**Car Wash**  
3180 Island Highway North  
Nanaimo

Drawing Title  
**Landscape Planting Plan**

**RECEIVED**  
Legal **DP1324**  
**2024-APR-02**  
Current Planning

Project Manager KD	Project ID 22318
Drawn By KD	Scale 1:100
Reviewed By DT	Drawing No. <b>L2.0</b>
Date	3 of 5

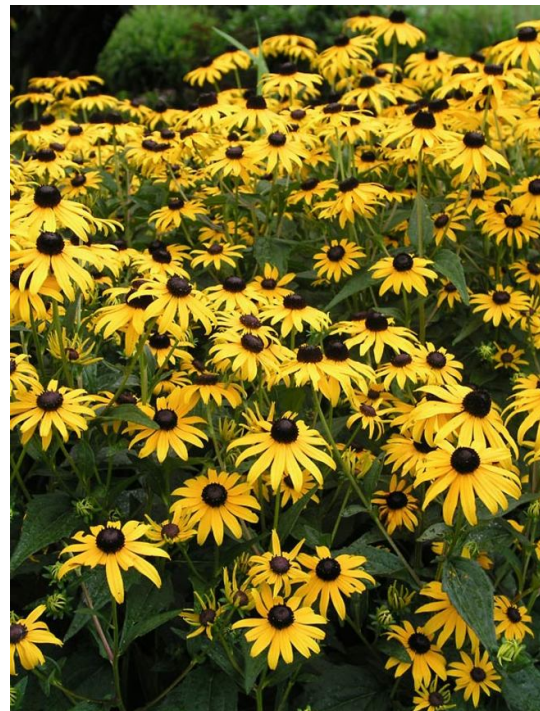
**PLANT PALETTE**



RIVER BIRCH



RUGOSA ROSE



BLACK-EYED SUSAN



MAIDEN GRASS



AUTUMN STONECROP



RUSSIAN SAGE



DWARF STRAWBERRY MADRONE



MOCK ORANGE

**PLANT LIST**

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
<b>TREES</b>							
Bnh	2	Betula nigra 'Heritage'	heritage river birch	as shown	6cm cal/B&B	multistem	
Pas	5	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pinas	shown	3m ht/B&B	full/ bushy canopy	E, S
Pte	1	Populus tremula 'Erecta'	Swedish columnar aspen	as shown	6cm cal/B&B	2m standard	N
<b>SHRUBS / GROUNDCOVERS / PERENNIALS</b>							
Auc	20	Arbutus unedo 'Compacta'	dwarf strawberry madrone	1.37	#10 cont.	full/ bushy plants	E, B, P, Ed, W
Cta	28	Choisya x dewitteana 'Aztec Pearl'	Aztec Pearl mock orange	1.07	#5 cont.	full/ bushy plants	E, P
Lp	117	Lonicera pileata	box leaf honeysuckle	0.91	#3 cont.	full/ bushy plants	E, B, P
Msg	36	Miscanthus sinensis 'Gracillimus'	maiden grass	0.91	#5 cont.	full/ bushy plants	B, W
Pbl	36	Perovskia 'Blue Spire'	Russian sage	0.61	#2 cont.	full/ bushy plants	P
Rfg	40	Rudbeckia fulgida 'Goldsturm'	black-eyed Susan	0.46	#1 cont.	full/ bushy plants	B, P
Rr	28	Rosa rugosa	rugosa rose	0.91	#3 cont.	full/ bushy plants	B, P
Saj	451	Sedum 'Autumn Joy'	autumn stonecrop	0.46	#1 cont.	full/ bushy plants	P, W
	0						

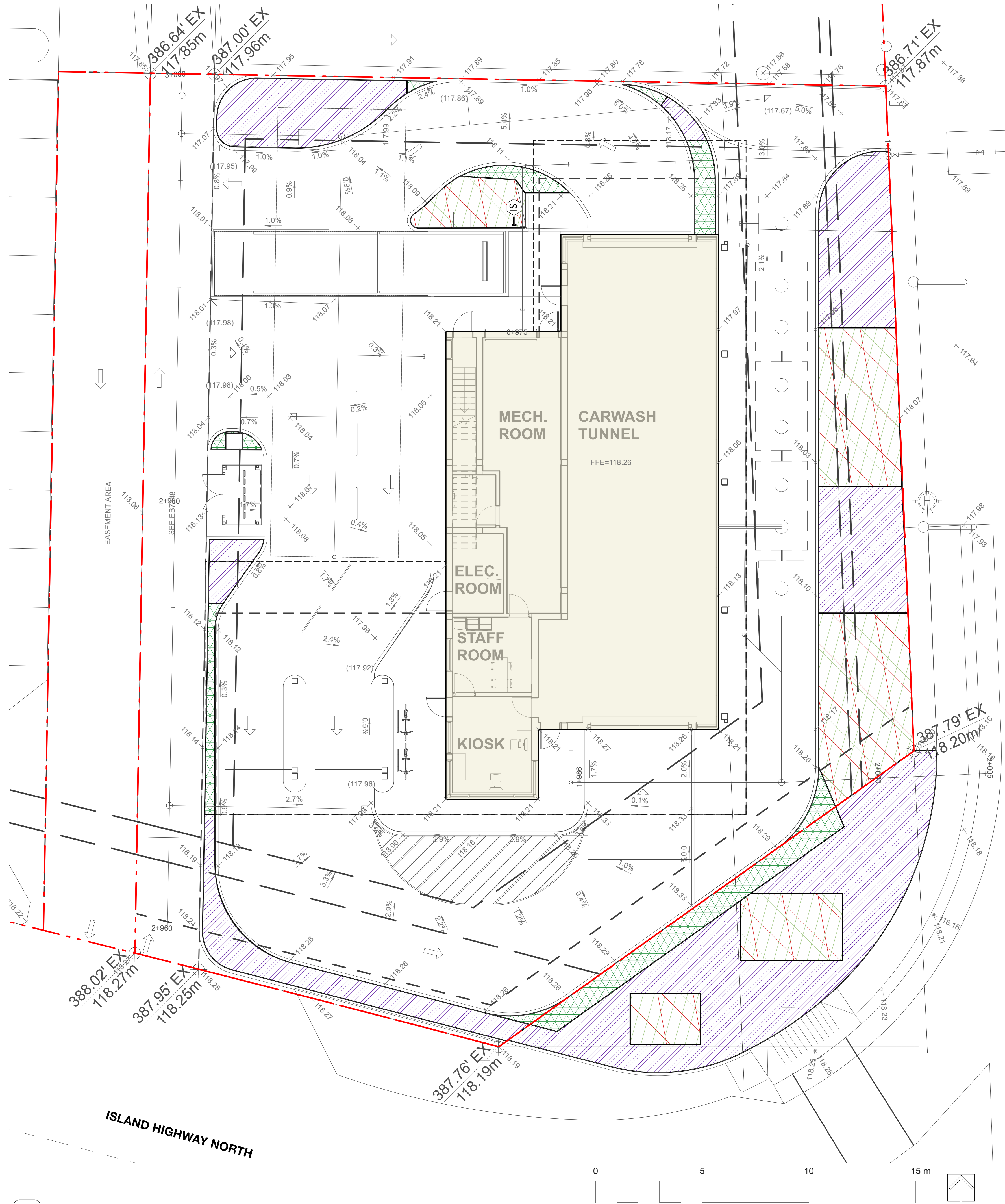
**NOTES:**

- ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
- SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
- N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
- IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.



1 Scale: 1:100





**LEGEND**

IS → Irrigation Stubout  
Final location per Mechanical

Note:  
1. All planting areas with shrubs and groundcovers to have min. 610mm growing medium  
2. All planting areas with trees to have min. 915 mm growing medium  
2. All planting areas to be irrigated  
2. Irrigation system design as per irrigation design build contractor

**PLANTING SOIL DEPTH LEGEND**

	150 mm (6") Drain Rock Depth 32.95 sq.m
	610 mm (24") Soil Depth 185.25sq.m = 113.00cu.m
	915 mm (36") Soil Depth 94.93sq.m = 86.86cu.m

Note:  
1. All softscape areas to include min. 75mm gravel drainage layers in addition to indicated soil depth for on slab conditions.  
2. All onsite planted areas to be irrigated. Irrigation design provided by others, Shop Drawings reviewed by Landscape prior to construction. Offsite irrigation per City standards.

1 Scale: 1:100

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**NORWELL DRIVE**

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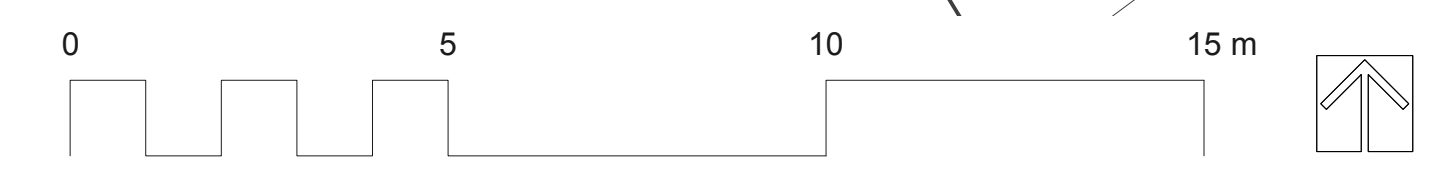
Project  
**Car Wash**

3180 Island Highway North  
Nanaimo

Drawing Title  
**Soil Depths & Irrigated Areas**

**RECEIVED**  
Legal  
**DP1324**  
**2024-APR-02**  
Current Planning

Project Manager KD	Project ID 22318
Drawn By KD	Scale N/A
Reviewed By DT	Drawing No. <b>L3.0</b>
Date	4 of 5



**500 SERIES**

**MBR-0500-00001**  
Legacy # MBR500-DB

**Sustainability Facts**

Unit Size: Size D) MBR-0500-00001 Bike Rack

Carbon footprint (GWP) 102 kg CO<sub>2</sub>-Eq  
Measured in Kilograms of carbon dioxide equivalent

Total energy use (TPE) 1770 MJ-Eq  
Measured in Megajoules of energy equivalent

Water use (DWY) 0.843 m<sup>3</sup> water  
Measured in cubic metres of water

Material recyclability 100%

LEED v4.1 Credits

Type III Environmental Product Declaration

Material Inventory

Low VOC Finishes

Free of lead and cadmium

For more information, visit: <https://www.epd.org/epd/products/mbp/>

DESCRIPTION: 500 Series - 500 Bike Rack: H.S. Steel Tube, Direct Burial, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. An optional galvanized finish is also available.

INSTALLATION: The bike rack is delivered pre-assembled. It is available in direct burial installation.

TO SPECIFY: Select MBR-0500-00001  
Choice: - Powdercoat Color

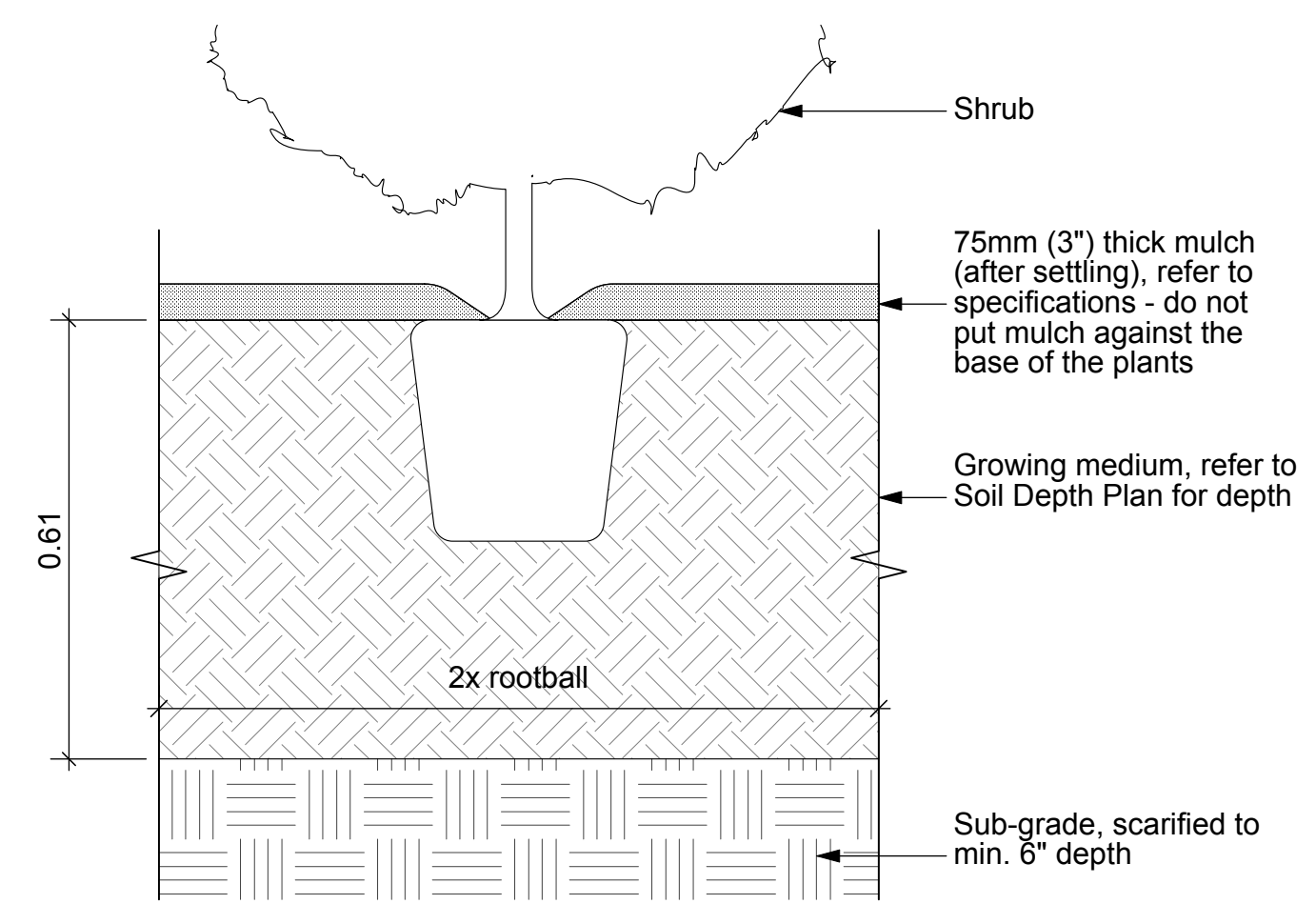
HEIGHT: 53" (134.6cm) LENGTH: 19.25" (48.9cm) DEPTH: 1.63" (4.1cm) WEIGHT: 19.4lbs (8.8kg)

**MAGLIN**  
Site Furniture

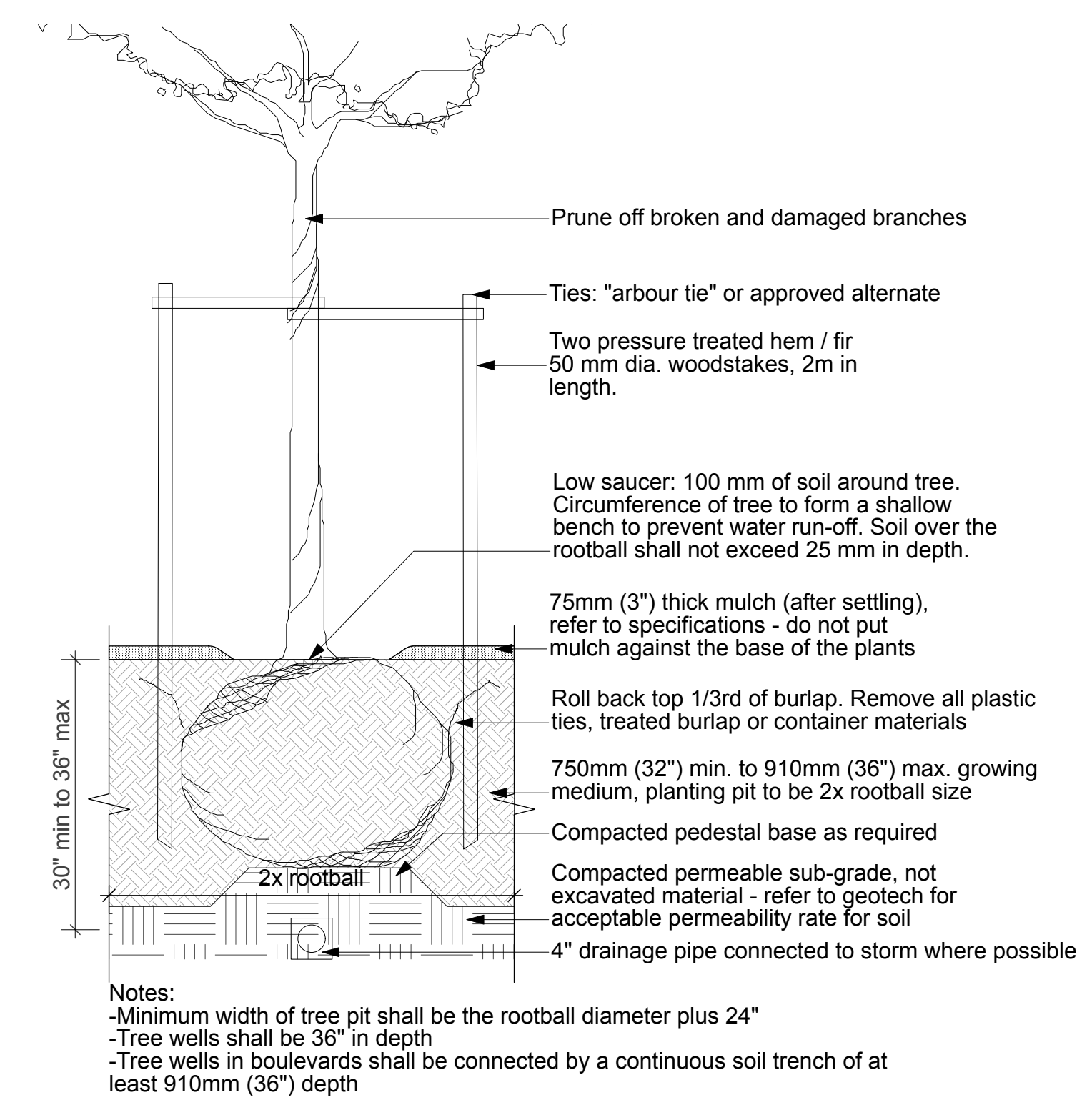
1 800 796 5508  
1 877 260 9393  
www.maglin.com  
sales@maglin.com

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to continuing improvements of our products.

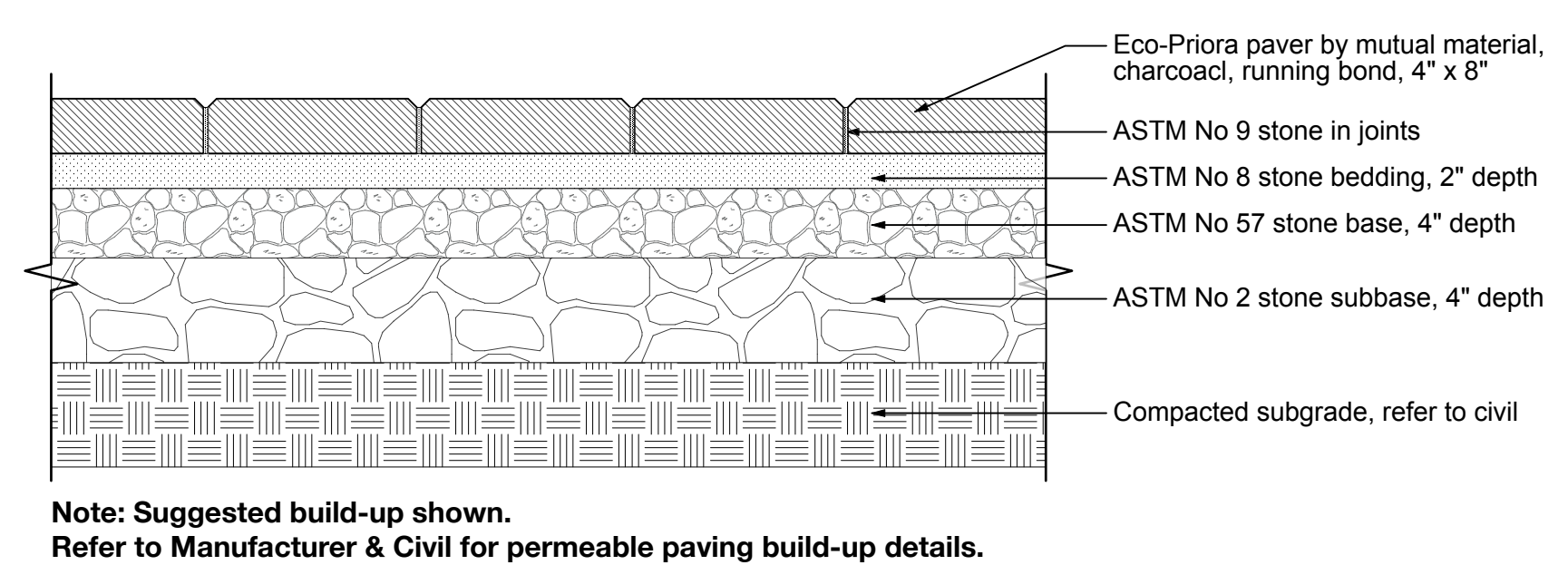
1 CUTSHEET: Bike Rack  
Scale: NTS



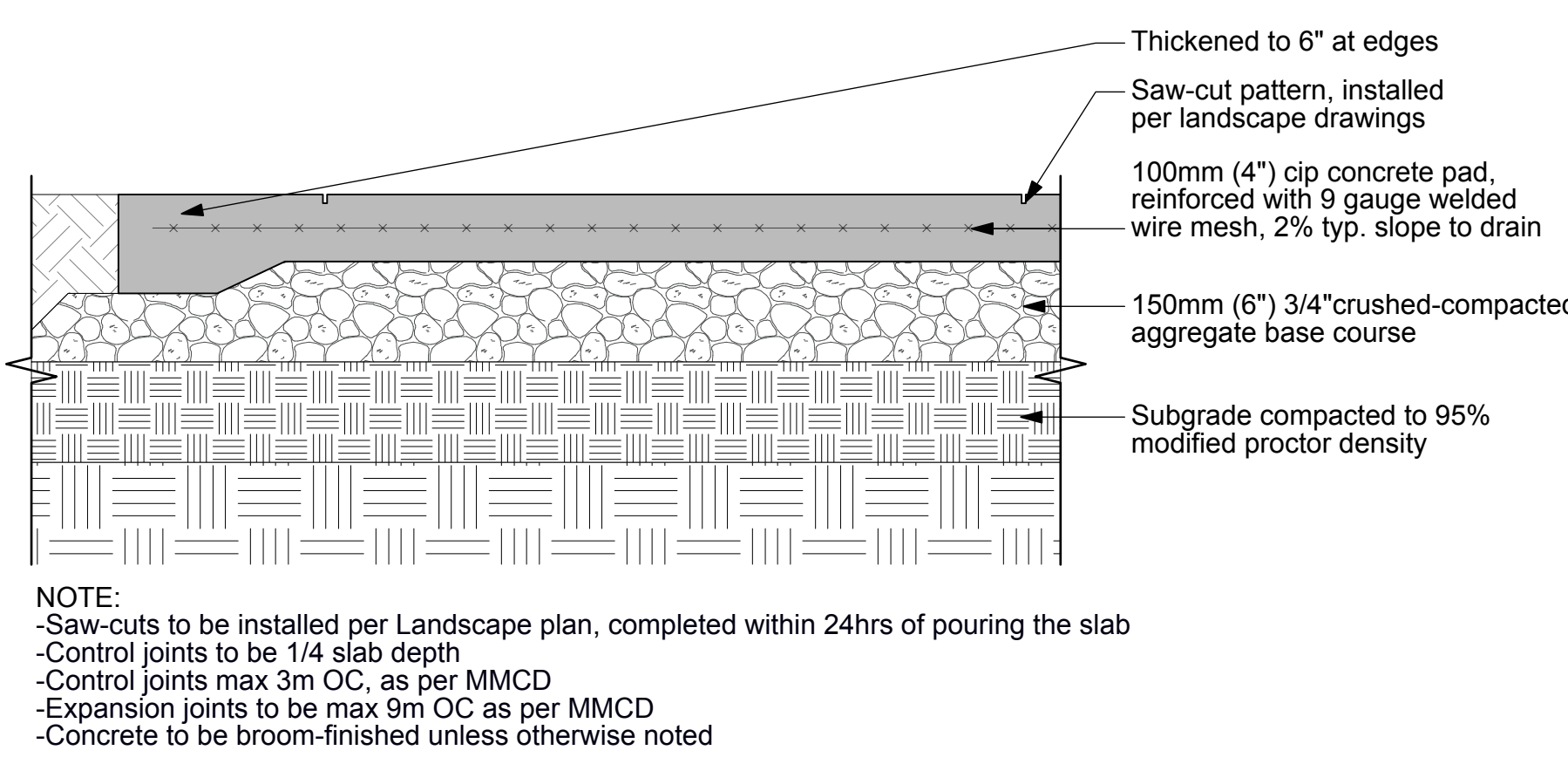
2 DETAIL: Planting at Grade  
Scale: 1:10



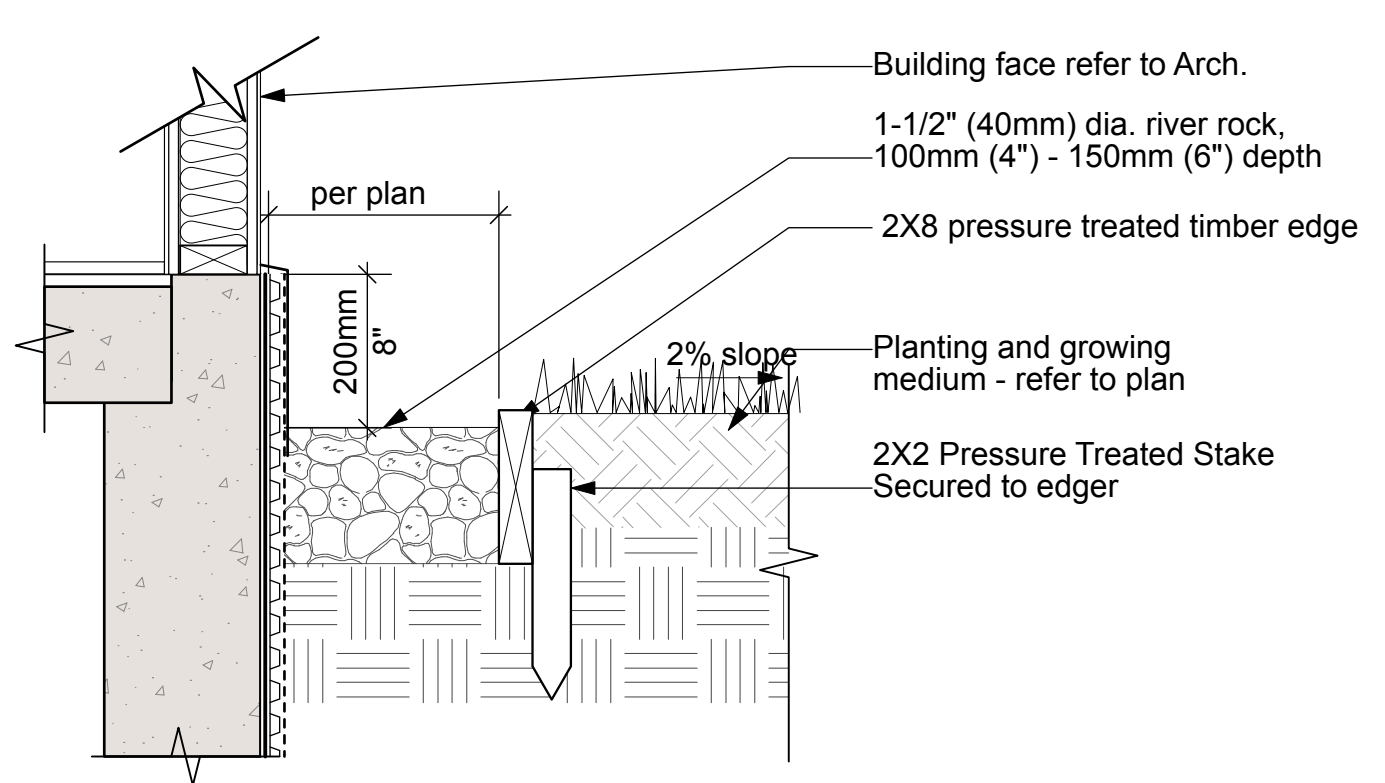
3 DETAIL: Tree at Grade  
Scale: 1:20



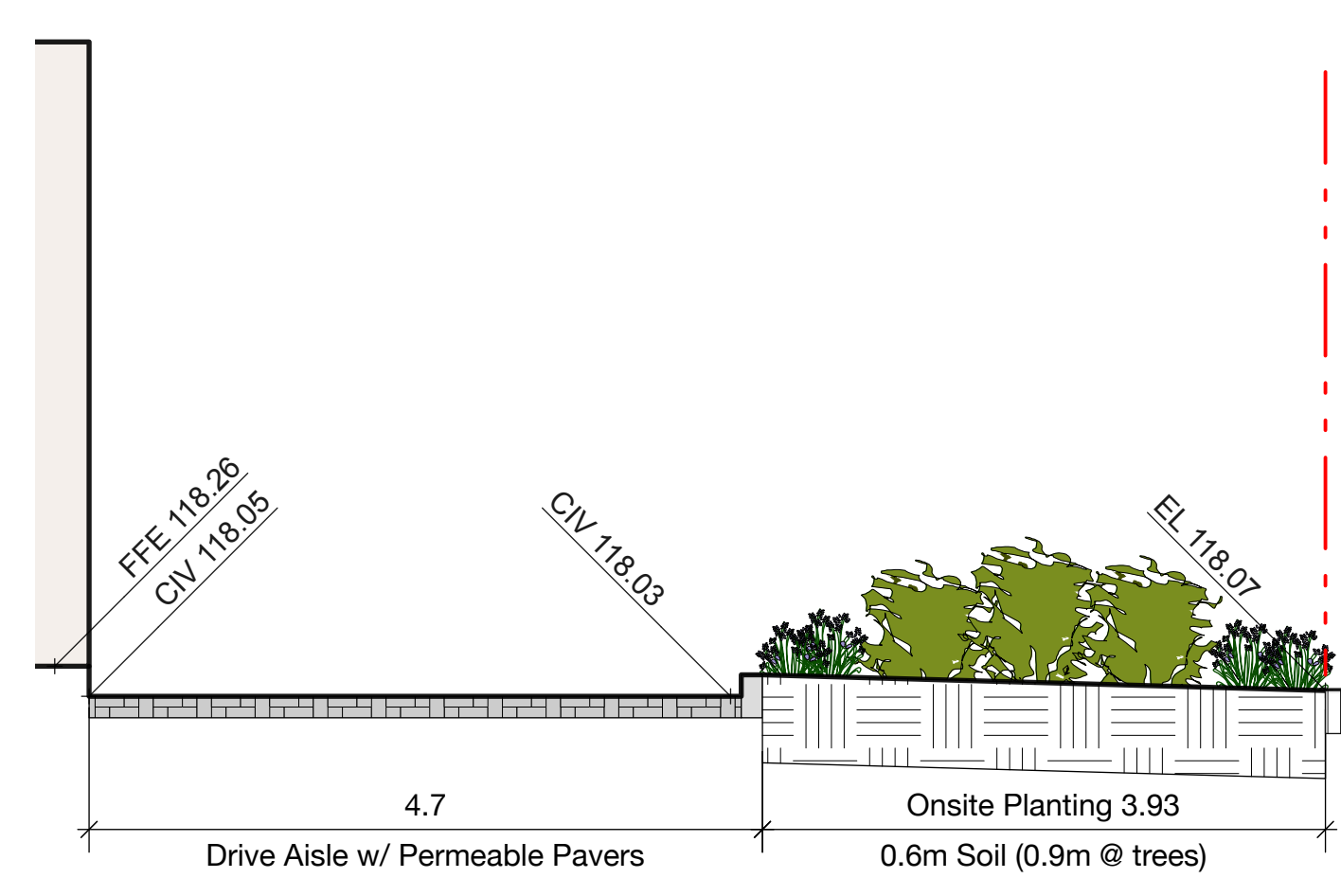
4 DETAIL: Permeable Pavers  
Scale: 1:10



5 DETAIL: CIP Concrete Pedestrian Paving  
Scale: 1:10



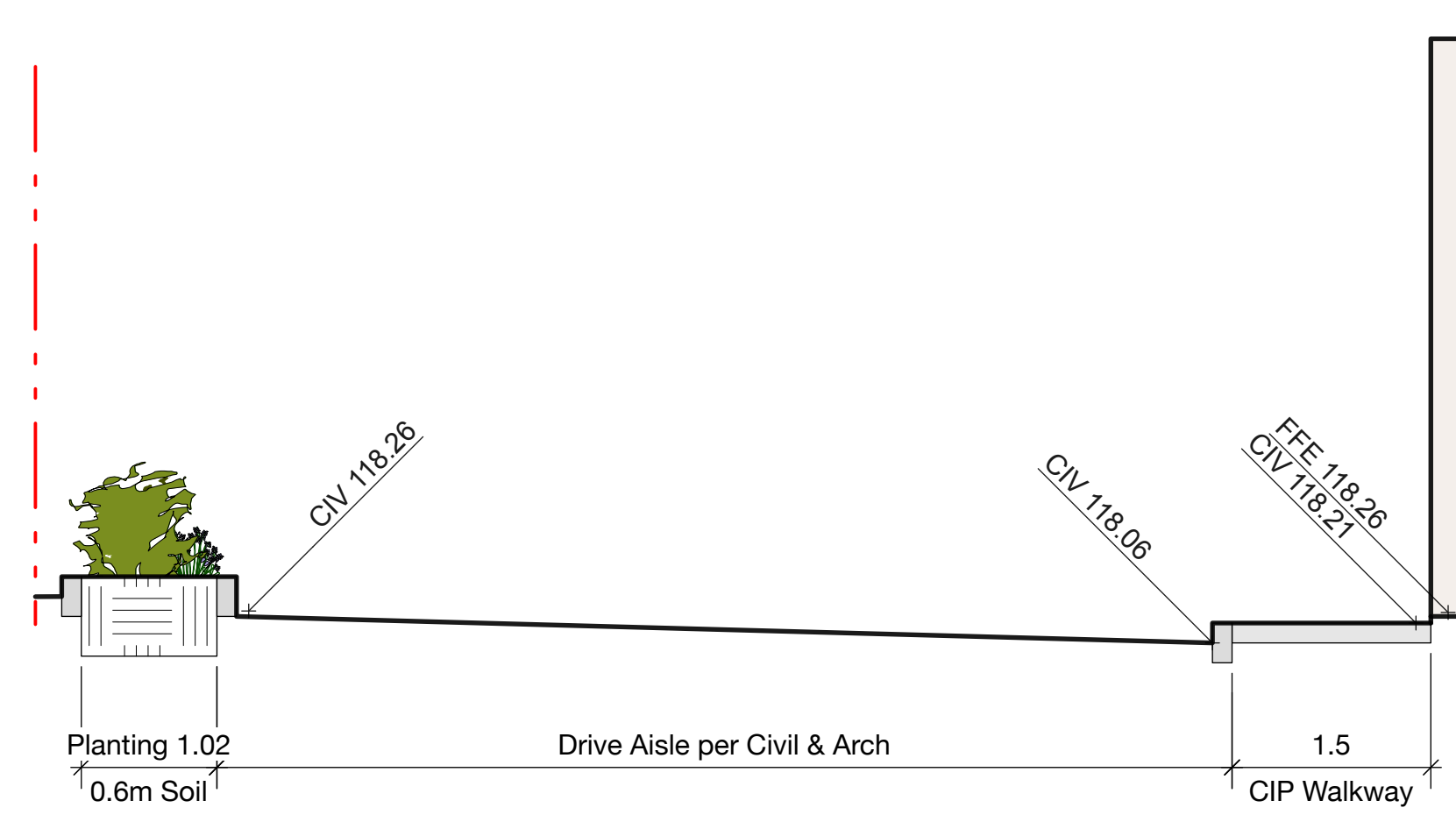
6 DETAIL: Drain Rock  
Scale: 1:10



7 SECTION: East PL  
Scale: 1:50



8 SECTION: Offsite Planting  
Scale: 1:50



9 SECTION: South PL  
Scale: 1:50

Revision No.	Date	Revision Notes
A	2023-10-06	Issued for DP
B	2024-03-19	Re-issued for DP

Issue No.	Date	Issue Notes
A	2023-10-06	Issued for DP
B	2024-03-19	Re-issued for DP

Professional Seal

**eta** landscape architecture

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Project  
**Car Wash**

3180 Island Highway North  
Nanaimo

Drawing Title  
**Landscape Details & Sections**

**RECEIVED**  
Legal  
**DP1324**  
**2024-APR-02**  
Current Planning

Project Manager KD	Project ID 22318
Drawn By KD	Scale AS SHOWN
Reviewed By DT	Drawing No.
Date	<b>L4.0</b>
	5 of 5