

355 NICOL ST

355 NICOL ST, NANAIMO, BC

SHEET LIST

L0.00 COVER SHEET

L0.01 TREE MANAGEMENT PLAN

L1.01 SITE PLAN

L2.01 TREE PLANTING PLAN

L2.02 PLANTING PLAN

L2.03 PLANT IMAGERY

L3.01 LIGHTING PLAN

GENERAL LANDSCAPE NOTES

GENERAL:

1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

STANDARDS:

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF NANAIMO DEVELOPMENT STANDARDS.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE Canadian Landscape Standard (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE Master Municipal Construction Documents Association PLATINUM EDITION (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
7. IRRIGATION DESIGN AND INSTALLATION TO IIABC STANDARDS AND CLS Section 5.

COORDINATION:

1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

SUBMITTALS:

1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

GROWING MEDIUM TESTING:

1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 6.2.7 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 6.3.5 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9.

COMPACTION TESTING:

1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

INSPECTIONS:

1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

SUBSTITUTIONS:

1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:

1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

ENVIRONMENTAL PROTECTION:

1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

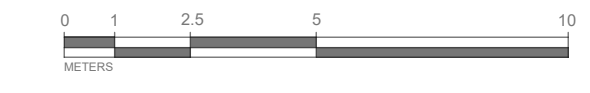
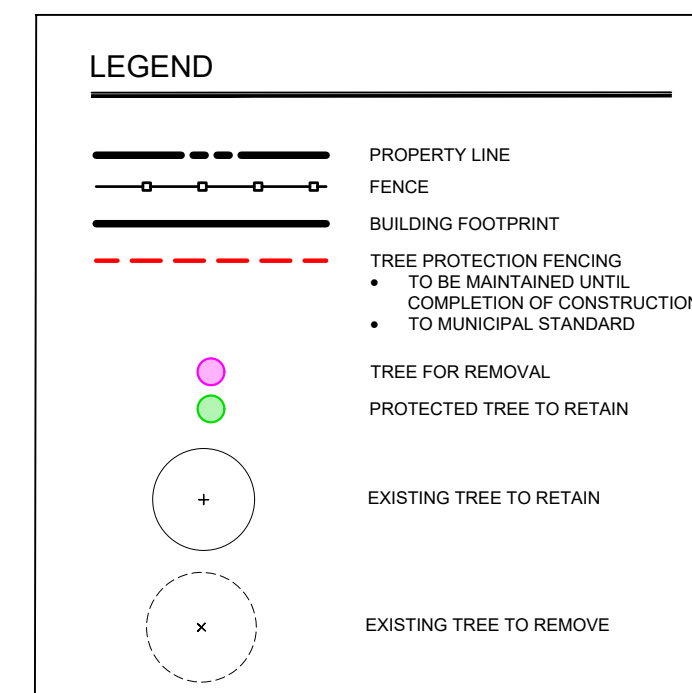
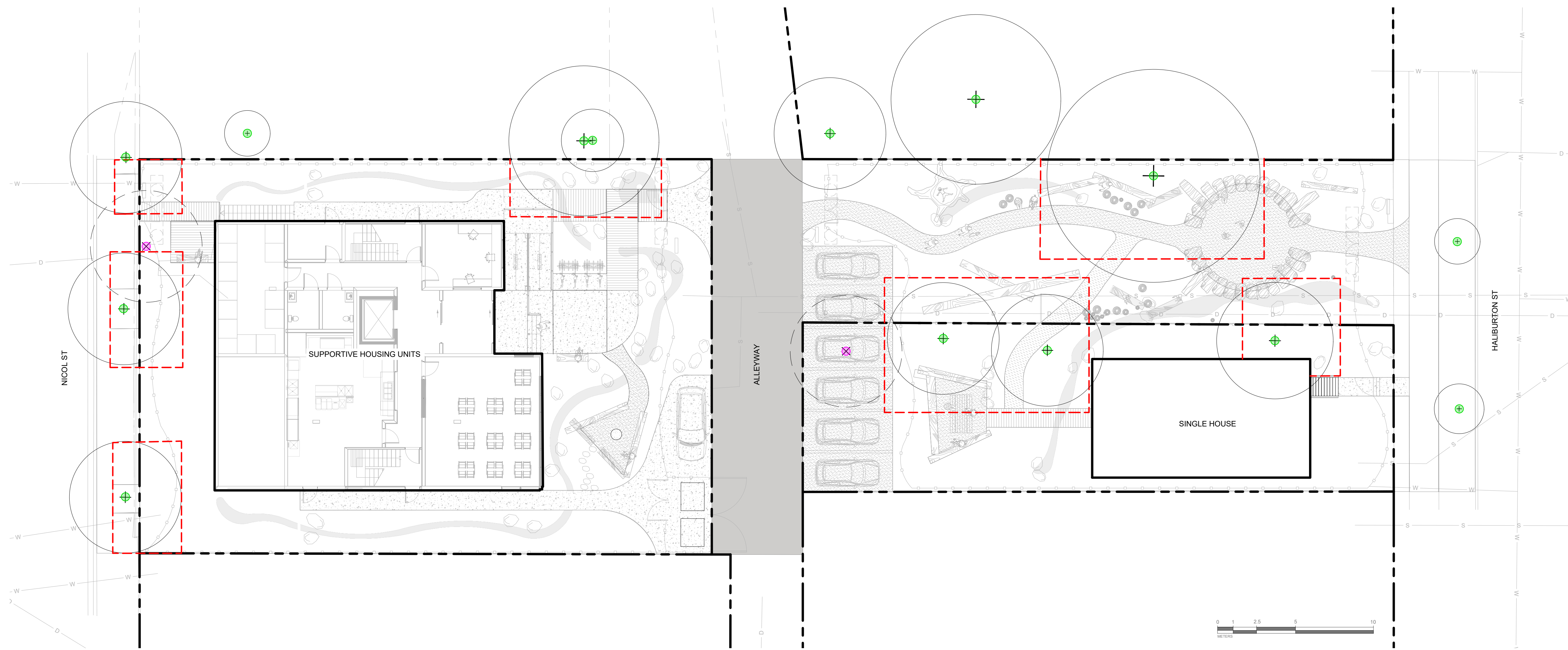


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PROJECT ADDRESS:
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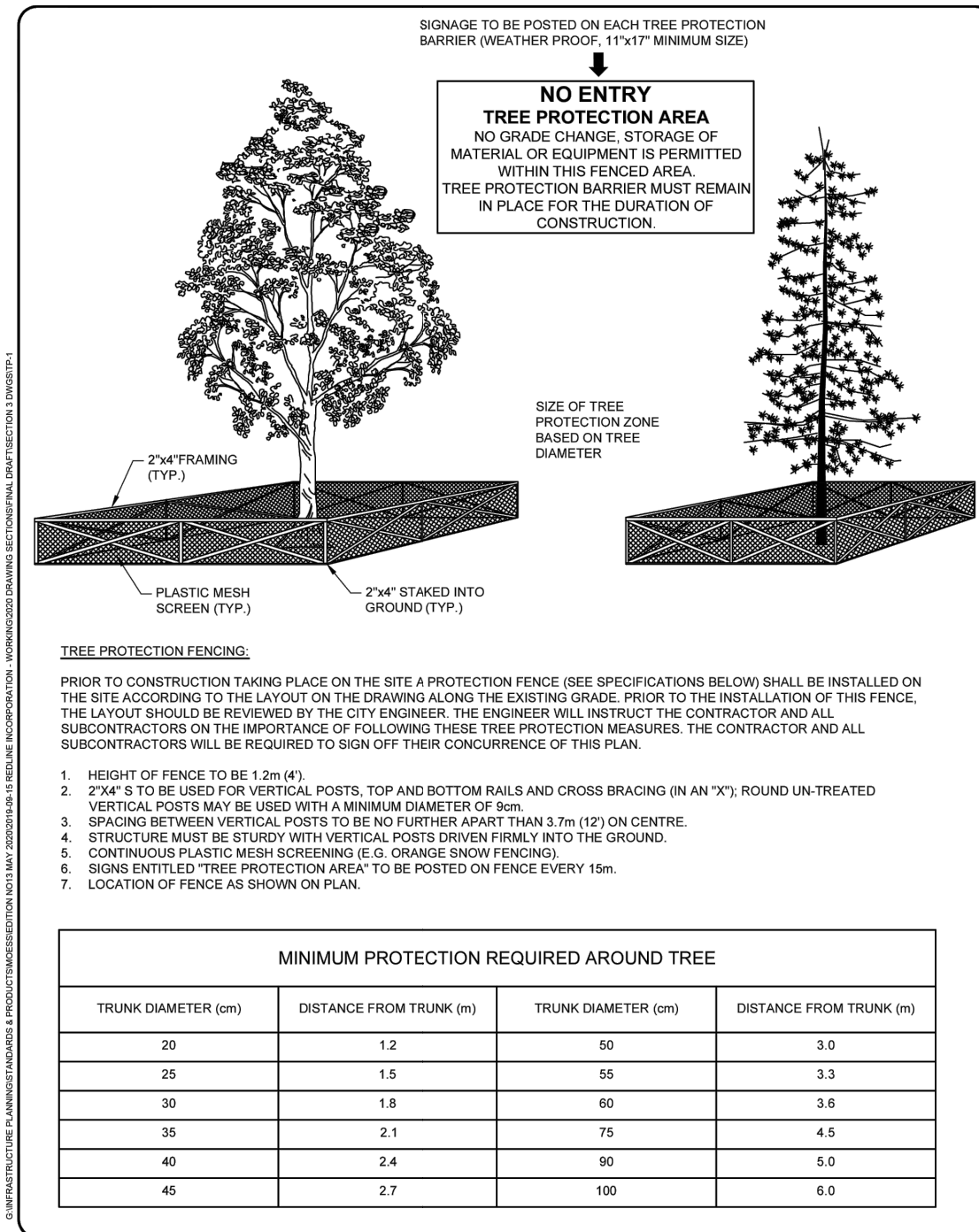
DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **LUCIA BLANCO**



TREE STATUS	TOTAL # OF PROTECTED TREES	# OF TREES TO BE REMOVED	# TREES TO NEW OR REPLACEMENT TREES TO BE PLANTED	# OF EXISTING NON-PROTECTED TREES COUNTED AS REPLACEMENTS	NET CHANGE (A+B+C-D)
ON-SITE TREES	6	3	6	0	TBD
OFF-SITE TREES	5	0	0	0	TBD
MUNICIPAL TREES	5	0	N/A	N/A	TBD
TOTAL	16	2	2	0	TBD

TREE MANAGEMENT PLAN NOTES

- AN ARBORIST REPORT HAS NOT BEEN COMPLETED FOR THIS SITE. THE TREE LOCATIONS, SPECIES, CONDITION ARE APPROXIMATE AND OBTAINED FROM SITE RECONNAISSANCE AND AIR PHOTO INFORMATION.
- TREE SUMMARY TABLE AND NUMBER OF REQUIRED REPLACEMENT TREES TO BE CONFIRMED WITH ARBORIST.
- TREES ALONG THE SITE PROPERTY LINE MAY BE PUBLIC TREES - TO BE CONFIRMED WITH THE CITY OF NANAIMO.
- IF REQUIRED, REPLACEMENT OF PUBLIC TREES ON PUBLIC PROPERTY TO BE COORDINATED WITH THE CITY OF NANAIMO.



CITY OF NANAIMO
2024

TREE PROTECTION FENCING

Engineering Standards & Specifications
May 2020 Edition

Date: N.T.S.
Created: FEB 2024
Rev Date: MAY 2024
Cup No: 1011

1 TREE PROTECTION FENCING DETAIL
L0.01/ NTS

NO.	ISSUE	YYMMDD
3	RE- ISSUED FOR DP	24/01/31
2	ISSUED FOR DP	23/10/06
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Current Planning



DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:
L0.01

SCALE: 1:150



LEGEND

- PROPERTY LINE
- FENCE
- BUILDING FOOTPRINT
- PROJECT SIGNAGE
- NATURAL PLAY ELEMENTS
- CEREMONIAL BOWL
- WELCOME GATEWAYS
- FLAGSTONES
- LANDSCAPE BOULDERS
- BIKE RACKS
- CUSTOM TIMBER BENCH
- CUSTOM PICNIC TABLE
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- PROPOSED TREES

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	2024-02-13 14:45 QTY
[Green Swatch]	FOREST PLANTING COMMUNITY	868.4 m ²
[Grey Swatch]	CIP CONCRETE	166.8 m ²
[Wood Swatch]	WOOD BRIDGE	48.2 m ²
[Gravel Swatch]	GRAVEL STONE	202.2 m ²
[Mulch Swatch]	MULCH	17.2 m ²
[Seating Swatch]	CUSTOM SEATING	21.1 m ²



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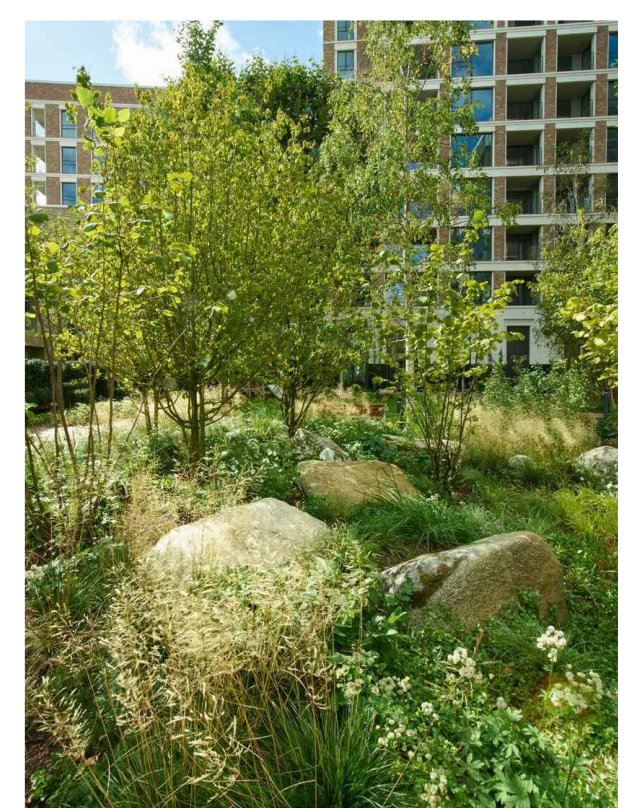
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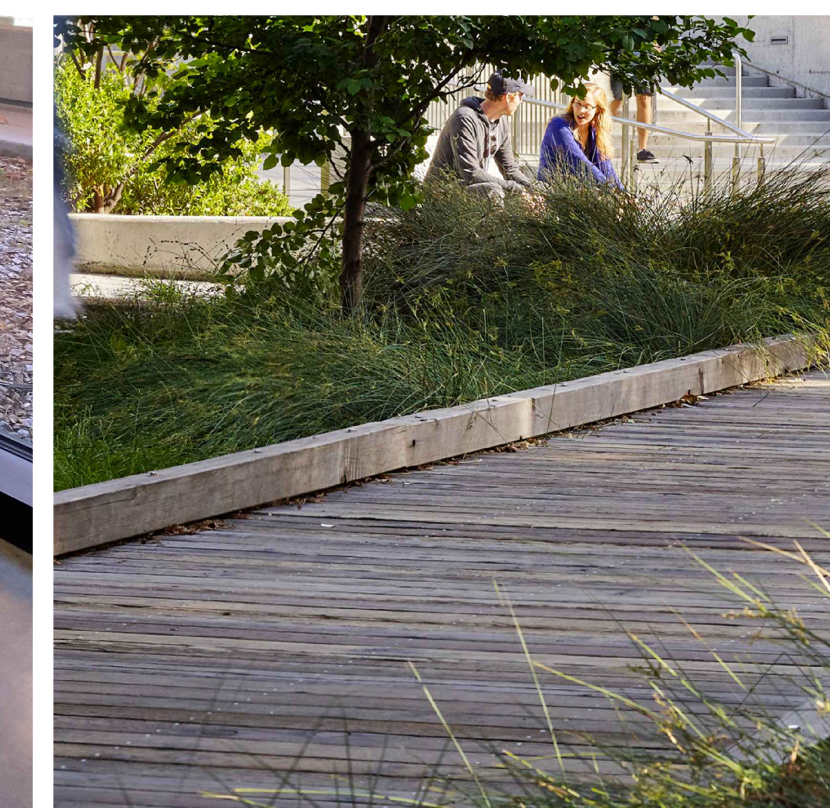
PRECEDENTS



RAIN GARDENS



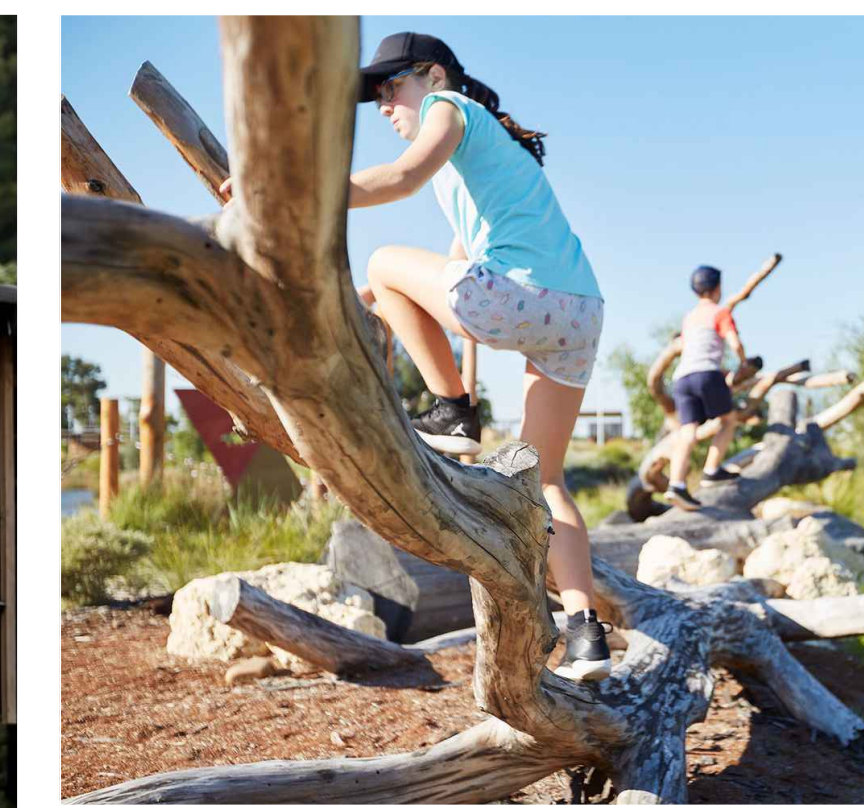
CUSTOM FURNITURE



RAINGARDEN BOARDWALKS



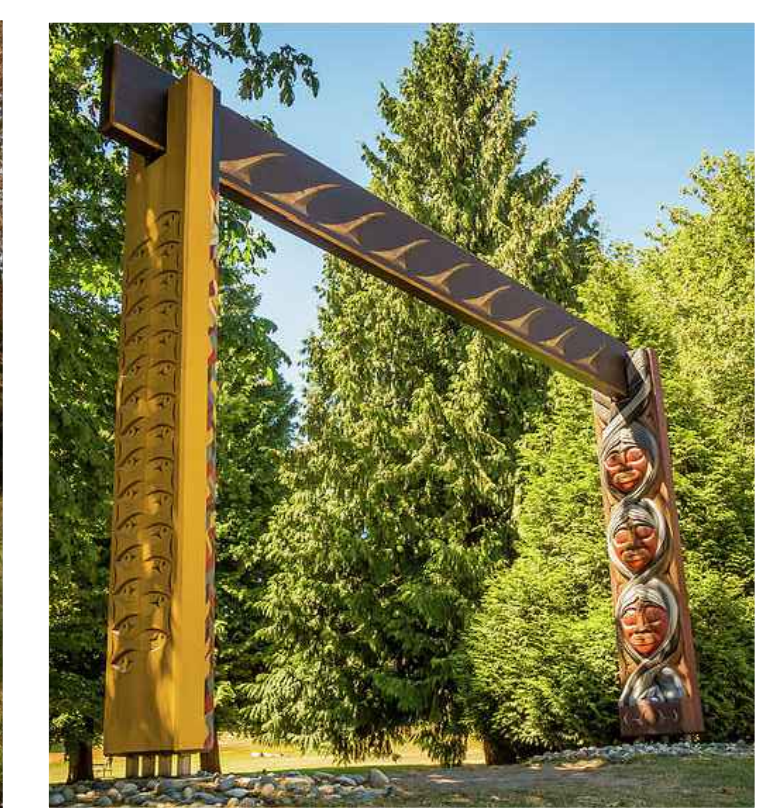
BURNT CEDAR BUILDING SIGNAGE



NATURAL PLAY ELEMENTS



CUSTOM LOG SEATING/ MEDITATION CIRCLE



WELCOME GATEWAYS

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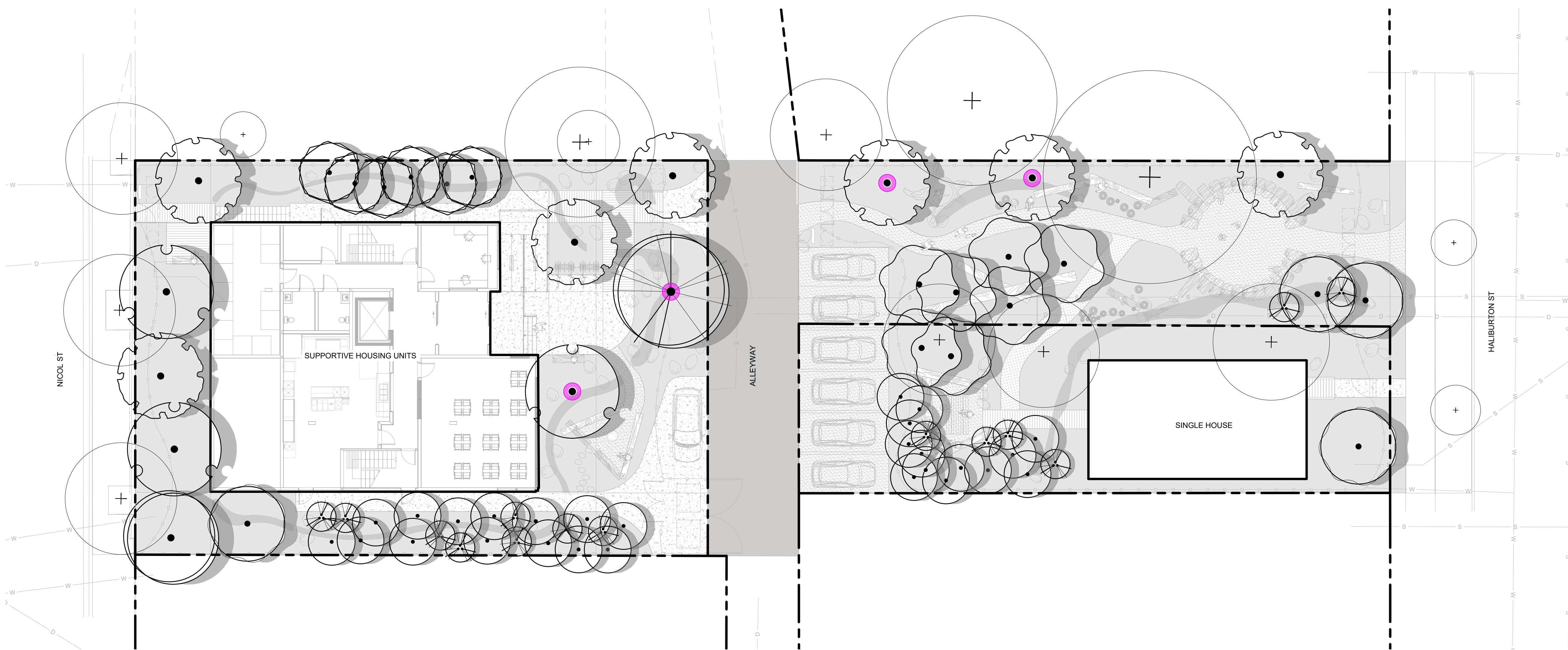


DRAWING TITLE:
SITE PLAN

DWG NO:

L1.01

SCALE: 1:150



LEGEND

- PROPERTY LINE
- FENCE
- BUILDING FOOTPRINT
- DESIGNATED REPLACEMENT TREE
- + Existing Trees to be Retain

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
TREES					
	AM	Acer macrophyllum / Big Leaf Maple	60mm Cal.	B&B	7
	AS	Amelanchier alnifolia / Serviceberry	5 Gallon/ Multi Stem	As Shown	14
	AP	Arbutus menziesii / Pacific Madrone	70mm Cal.	B&B	3
	CN	Cornus nuttallii / Pacific Dogwood	60mm Cal.	As Shown	6
	PB	Populus balsamifera trichocarpa / Black Cottonwood	70mm Cal.	B&B	4
	PT	Populus tremuloides / Quaking Aspen	50mm Cal.	As Shown	27
	PD	Pseudotsuga menziesii / Douglas Fir	70mm Cal.	B&B	7
	TP	Thuja plicata / Western Red Cedar	70mm Cal.	B&B	1
	TH	Tsuga heterophylla / Western Hemlock	70mm Cal.	B&B	1
		Existing Trees to be Retain			4



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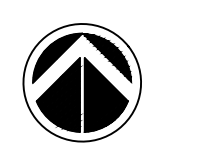
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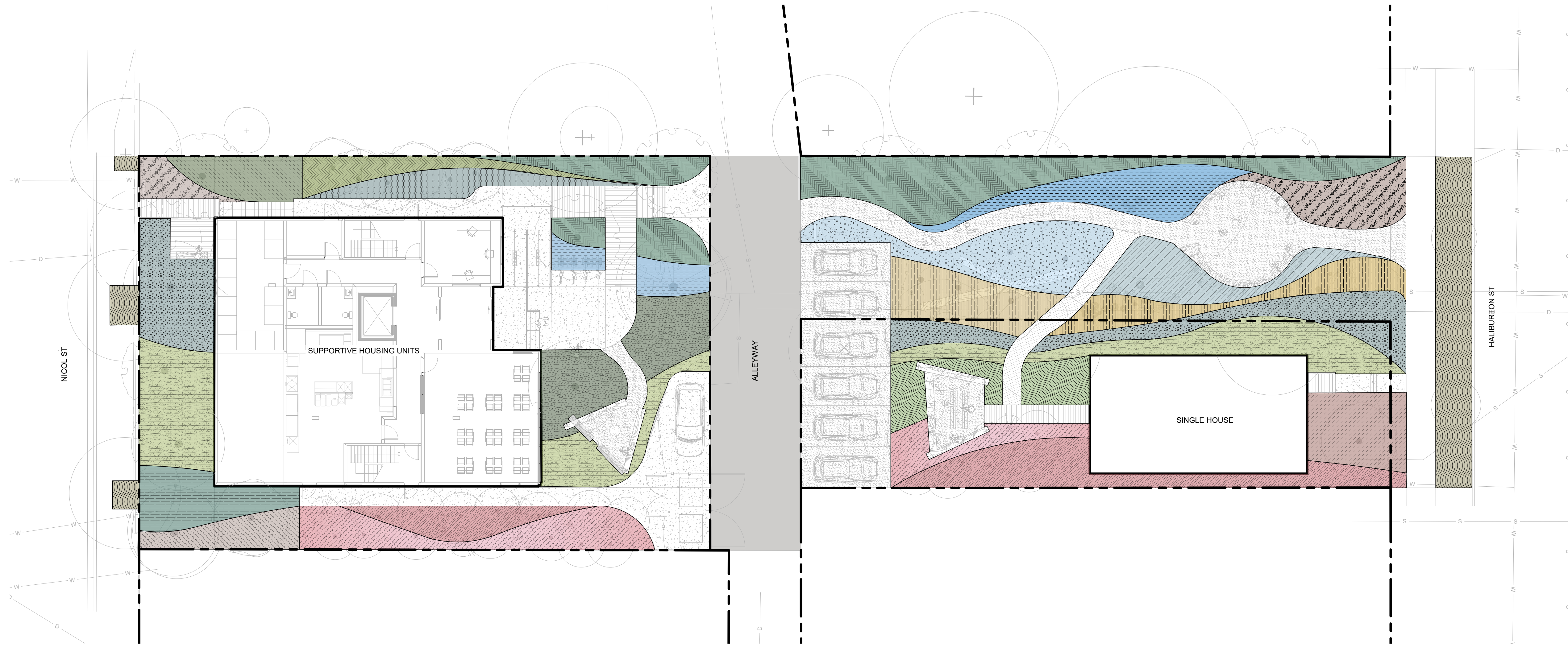


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

L2.01

SCALE: **1:150**



LEGEND

	PROPERTY LINE
	FENCE
	BUILDING FOOTPRINT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
SHRUB AREAS			
	Ay	Achillea millefolium / Common Yarrow	30.2 m ²
	Ac	Asarum canadense / Wild Ginger	51.3 m ²
	Af	Althium filix-femina / Common Lady Fern	21.2 m ²
	Ca	Chamerion angustifolium / Fireweed	58.8 m ²
	Fs	Festuca idahoensis roemerii / Roemer's Fescue	59.1 m ²
	Gs	Gaultheria shallon / Salal	79 m ²
	La	Lysichiton americanus / Stunk Cabbage	63 m ²
	Ma	Mahonia aquifolium / Oregon Grape	106.8 m ²
	Pp	Plantago major / Broad Leaved Plantain	36 m ²
	Pt	Polypodium glycyrrhiza / Licorice Fern	106.6 m ²
	Pm	Polystichum munitum / Western Sword Fern	46 m ²
	Rb	Ribes bracteatum / Stink Currant	20.4 m ²
	Rg	Rosa gymnocarpa / Wood Rose	46.2 m ²
	Rs	Rubus spectabilis / Salmonberry	19.2 m ²
	Sw	Salix stichensis / Sitka Willow	31.5 m ²
	Sd	Spiraea douglasii / Western Spiraea	71.4 m ²
	So	Symphoricarpos albus oreophilus / Snowberry	18.8 m ²
	Ud	Urtica dioica / Stinging Nettle	27.5 m ²
	Vo	Vaccinium ovatum / Evergreen Huckleberry	28.5 m ²



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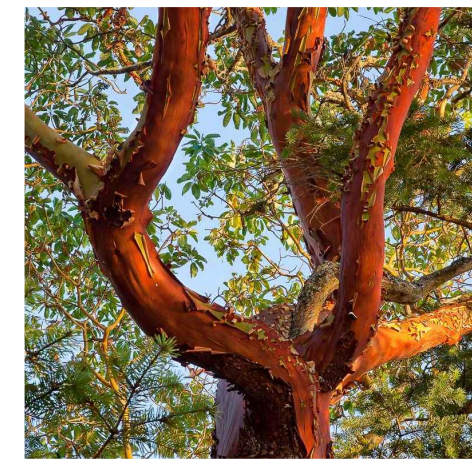
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PLANTING PLAN

DWG NO:

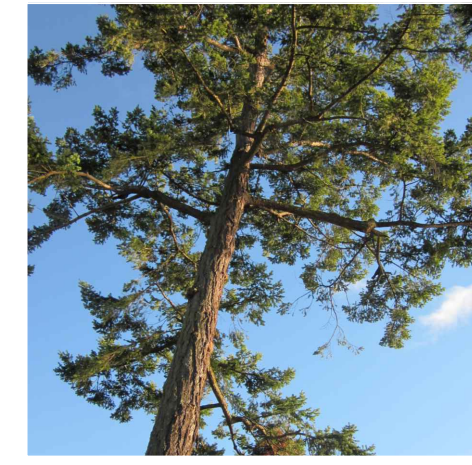
L2.02

SCALE: **1:150**

OVERSTORY PLANTING - TREES



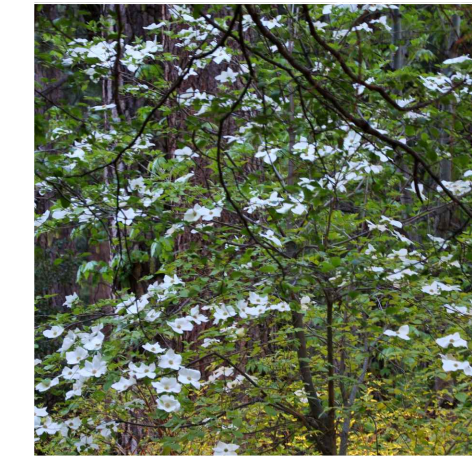
XPEY' / THUJA PLICATA/
WESTERN RED CEDAR



TS'SEY' / PSEUDOTSUGA
MENZIESII / DOUGLAS-FIR



TS'ALHULHP / ACER
MACROPHYLLUM / BIGLEAF
MAPLE



KWI'TXULHP / CORNUS
NUTTALLII / FLOWERING
DOGWOOD



TSUW'NULHP / POPULUS
BALSAMIFERA SSP.
TRICHOCARPA / BLACK
COTTONWOOD



TUSHNETS / AMELANCHIER
ALNIFOLIA / SASKATOON
BERRY



THQ'IINLHP / TSUGA
HETEROPHYLLA /
WESTERN HEMLOCK



QW'IQW'I'YUL'USHULHP /
POPULUS TREMULOIDES /
DANCING TREE

UNDERSTORY PLANTING - SHRUBS, FERNS AND GROUNDCOVERS



EPILOBIUM
ANGUSTIFOLIUM /
FIREWEED

MEDICINAL USE:
RICH IN VITAMIN C,
FLOWERS A GREAT
SOURCE OF HONEY
NECTAR; MATURE STEMS
PRODUCE FIBRE FOR
CORDAGE



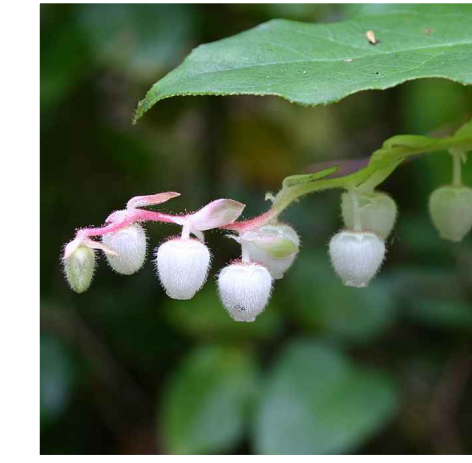
ATHYRIUM FILIX-FEMINA/
LADY FERN

MEDICINAL USE:
WOUND HEALING



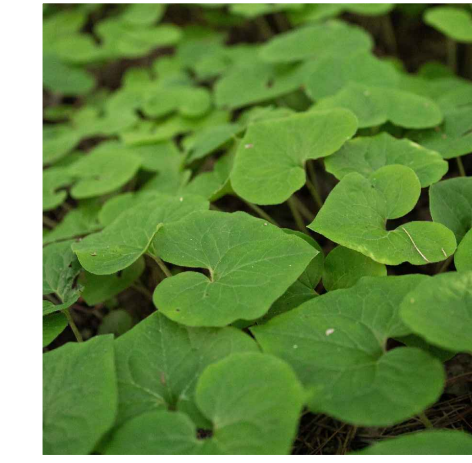
SUNII'ULHP / MAHONIA
NERVOSA / OREGON-GRAPE

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



T'EQE / GAULTHERIA
SHALLON / SALAL

MEDICINAL USE:
EDIBLE BERRIES, USED
AROUND FOOD IN
PITCOOKING AS
FLAVOURING



TTH'ULETTH'LE / ASARUM
CAUDATUM / WILD GINGER

MEDICINAL USE:
AROMATIC PLANT FOR
GOOD FORTUNE, STEMS
USED TO ALLEVIATE
INDIGESTION, BLOATING,
AND OTHER DIGESTIVE
DISCOMFORTS



TL'USIIP / POLYPODIUM
GLYCYRRHIZA / LICORICE
FERN

MEDICINAL USE:
GOOD FOR COUGHS,
COLDS, SORE THROATS



T'ULIQW'ULHP / ACHILLEA
MILLEFOLIUM / YARROW

MEDICINAL USE:
AROMATIC BATH FOR SICK
PEOPLE, USED TO TREAT
COLDS AND RESPIRATORY
AILMENTS, TEA DRUNK AS
TONIC



TS'A'KWA' / LYSICHTON
AMERICANUS /
SKUNK-CABBAGE

MEDICINAL USE:
LEAVES USED LIKE TO
WRAP FOOD, AS A
SURFACE FOR DRYING
BERRIES, FOR MAKESHIFT
CUPS AND DISHES AND TO
TREAT BURNS



SXU'ENHWEEN / PLANTAGO
MAJOR / BROADLEAVED
PLANTAIN

MEDICINAL USE:
LEAVES USED AS A
POULTICE FOR BURNS,
SORES AND STINGS



T'EETS'ULHP / SPIRAEA
DOUGLASII / HARDHACK

MEDICINAL USE:
WOOD USED FOR SALMON
SPREADERS



LILA' / RUBUS SPECTABILIS/
SALMONBERRY

MEDICINAL USE:
EDIBLE SHOOTS, PEELED
IN SPRING



P'UP'Q'YAASULHP /
SYMPHORICARPOS ALBUS /
SNOWBERRY

MEDICINAL USE:
BERRIES USED
MEDICINALLY AGAINST
WARTS, TWIGS BOILED AND
SOLUTION USED TO RELAX
MUSCLES



'AYUM SQW'IIL'MUHW /
EVERGREEN
HUCKLEBERRY / VACCINIUM
OVATUM

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



SXWELE'ULHP / SALIX
SITCHENSIS / SITKA WILLOW

MEDICINAL USE:
BARK USED GENERALLY AS
PAIN-KILLING MEDICINE



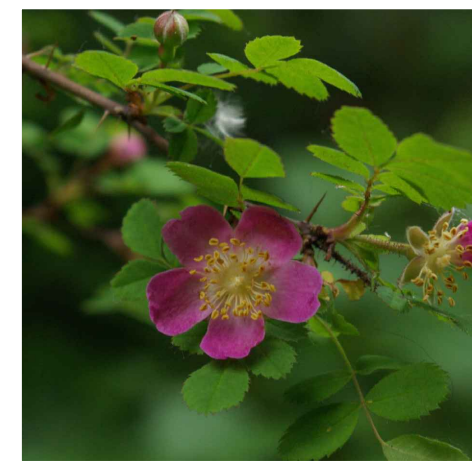
STHIXELUM / POLYSTICHUM
MUNITUM / SWORD FERN

MEDICINAL USE:
WOUND HEALING, FRONDS
USED IN CEREMONIAL
BATHING AND WINTER
DANCES



SP'EETTH' / RIBES
BRACTEOSUM / STINK
CURRANT

MEDICINAL USE:
ANTIOXIDANT, RICH IN
VITAMIN C



XWIINLHP / ROSA
GYMNOCARPA / DWARF
WILD ROSE

MEDICINAL USE:
PETALS CONSUMED FOR
THEIR POTENTIAL MILD
DIURETIC OR ASTRINGENT
PROPERTIES



TTH'UXTTH'UX / URTICA
DIOICA / STINGING NETTLE

MEDICINAL USE:
RELIEVE JOINT AND
MUSCLE PAIN.



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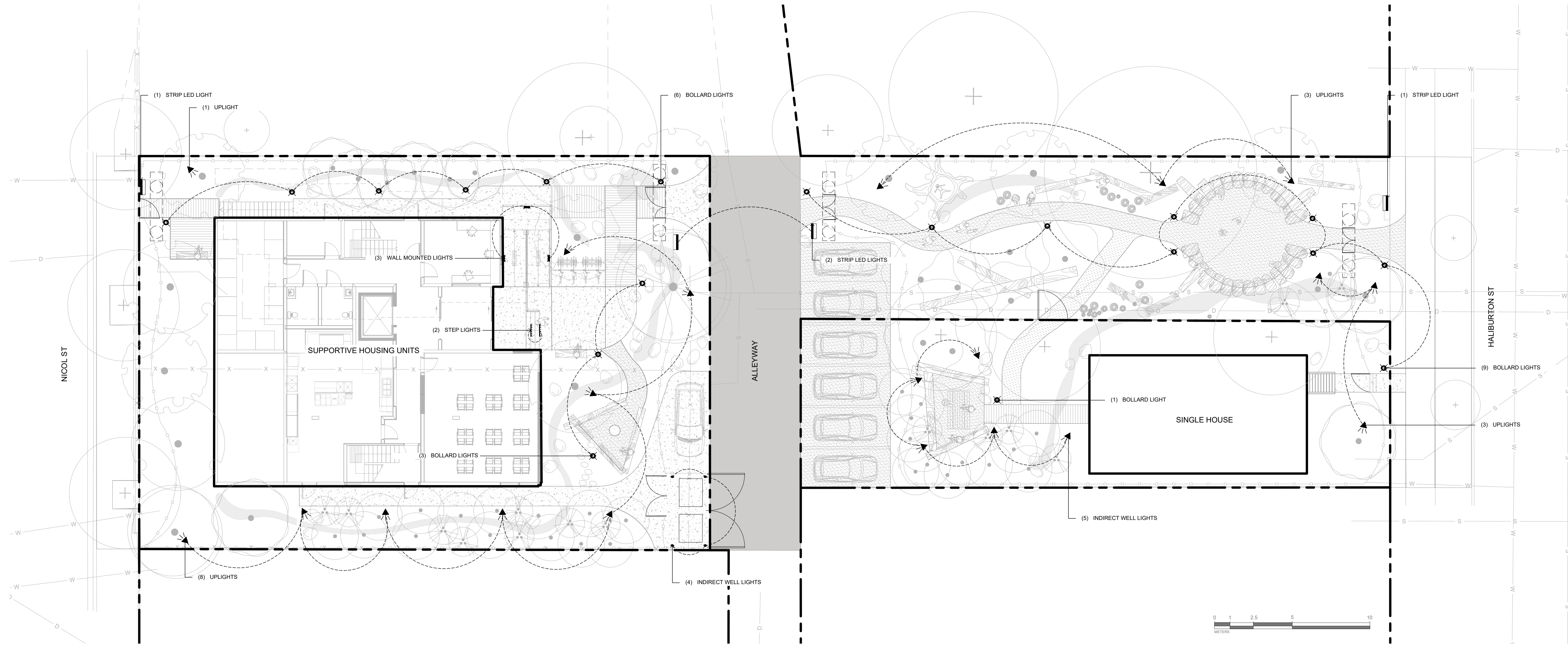


DRAWING TITLE:
PLANTING IMAGERY

DWG NO:

L2.03

SCALE: 1:150



LEGEND

- PROPERTY LINE
- FENCE
- BUILDING FOOTPRINT
- BOLLARD LIGHTS (19)
- UPLIGHTS (20)
- STEP LIGHTS (2)
- STRIP LED LIGHTS FOR SIGNAGE (4)
- WALL MOUNTED LIGHTS (3)
- INDIRECT WELL LIGHTS (4)



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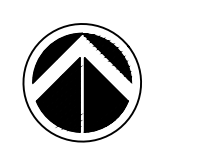
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